

City of Houston, Texas, Ordinance No. 2017 - 738

**AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE SAINT GEORGE PLACE REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER ONE, CITY OF HOUSTON, TEXAS (SAINT GEORGE PLACE ZONE); APPROVING THE FISCAL YEAR 2018 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2018-2022 CAPITAL IMPROVEMENTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, the Saint George Place Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number One, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2018 (the "Operating Budget") and a five-year Capital Improvements Budget for Fiscal Years 2018-2022 (the "CIP Budget" and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to that certain agreement among the City, the Authority, and the Zone approved by Ordinance No. 2000-597; 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 improvement projects; 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 2018 from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone, subject to complying with the provisions of Texas Tax Code Section 311.010(i); and

**WHEREAS**, the City Council finds that the incremental costs of providing municipal services set forth in the Operating Budget attached hereto as Exhibit "A" are reasonable and will be paid from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone; and

**WHEREAS**, the City Council desires to approve the Budgets; **NOW, THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:**

**Section 1.** That the findings contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

**Section 2.** That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority, 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 transfer funds only (1) as needed for Debt Service; and (2)

from one Line Item of Project Costs to another, provided that the aggregate of such transfers does not exceed \$400,000 during Fiscal Year 2018. 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, 2018, the Zone and the Authority shall, in cooperation with City representatives (1) identify surplus funds in the Authority's Fiscal Year 2018 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2018 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 5.** That the City's Chief Development Officer is directed to assist the Authority in identifying a cost-efficient method of financing public infrastructure consistent with financing principles used by the City.

**Section 6.** That approval of this Budget is contingent upon receipt by the Chief Development Officer of a document signed by the Administrator of the Authority and/or

Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

Category I	Less than \$1,000.00
Category II	At least \$1,000.00 but less than \$10,000.00
Category III	At least \$10,000.00 but less than \$50,000.00
Category IV	At least \$50,000.00 but less than \$100,000.00
Category V	At least \$100,000.00 but less than \$500,000.00
Category VI	At least \$500,000.00 but less than \$1,000,000.00
Category VII	\$1,000,000.00 or more

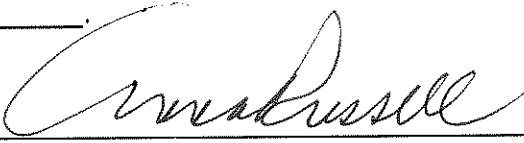
**Section 7.** That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the 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 27<sup>th</sup> day of September, 2017.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is OCT 03 2017.

  
\_\_\_\_\_  
City Secretary

(Prepared by Legal Department May Brock <sup>and</sup>)  
(MFB:mfb September 19, 2017) Senior Assistant City Attorney  
(Requested by Andrew F. Icken, Chief Development Officer)  
(L.D. File No. 0421400110006)

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CAPTION PUBLISHED IN DAILY COURT  
REVIEW DATE: OCT 03 2017

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
<b>ABSENT</b>		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

**EXHIBIT "A"**

**Fiscal Year 2018 Operating Budget for  
Saint George Place Redevelopment Authority**

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2018 BUDGET PROFILE

Fund Summary  
 Fund Name: St Georges Place Redevelopment Authority  
 TIRZ: 01  
 Fund Number: 7512/50

<b>P R O J E C T  P L A N</b>	<b>Base Year:</b>		1991
	<b>Base Year Taxable Value:</b>	\$	27,150,340
	<b>Projected Taxable Value (TY2017):</b>	\$	341,104,763
	<b>Current Taxable Value (TY2016):</b>	\$	327,985,349
	<b>Acres:</b>		1,053.57
	<b>Administrator (Contact):</b>		Hawes Hill Calderon
	<b>Contact Number:</b>		(713) 595-1209

<b>N A R R A T I V E</b>	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Zone Number One, City of Houston, Texas was created to stabilize property values, address deteriorated buildings and incompatible land uses and provide for the design and construction of roadway and streets, public utility systems, sidewalks, landscaping and land acquisition in a district of the City known as St. George Place (formerly known as Lamar Terrace).
	<b>Accomplishments In FY17 (Projects Underway):</b> The Zone approved five new building permits within its boundary. This was a decrease from the past year. Also, the Zone approved replats that affected 8 lots. The Zone continued its efforts enforcing the city's zoning ordinance with regard to blighted properties. The Zone's board worked with its engineering consultants and the city to finalize a neighborhood mobility construction plan. This plan was implemented in FY 2015 through its capital improvement budget. The Zone board of directors continue to effectively manage the Public Improvement District (PID) Budget and services. The TIRZ Board is under contract with the city to manage the PID services. The primary PID services include zoning enforcement, landscape maintenance and additional public safety efforts. The TIRZ Board utilize the PID Funds to market the area.  The City council approved a Fourth Amended Project Plan and Reinvestment Zone Financing Plan in the Fall of 2015. In doing so, the term of the zone was extended 30 years ending in 2045. The expansion and extension of the zone is intended to reconstruct and construct new north/south mobility projects, add additional drainage and storage capacity and provide park improvements. The purpose of these projects which total \$105.8 million is to enhance the redevelopment of the area located between Chimney Rock, Westheimer, Hillcroft and Westpark. The intended result is better mobility, increased development resulting in additional sales tax and increased property values over the long term.

		Total Plan	Cumulative Expenses (to 6/30/16)	Variance
<b>P R O J E C T  P L A N</b>	<b>Capital Projects:</b>			
	Storm Drainage, Water, Wastewater and other Utilities	\$ 24,973,315	\$ 1,025,422	\$ 23,947,893
	Roadway, Sidewalk, Intersection, Pedestrian Pathways and other Mobility related corridor improvements	\$ 60,875,419	\$ 6,537,033	\$ 54,338,386
	Landscaping and Barrier Fencing	\$ 14,393,480	\$ 281,078	\$ 14,112,402
	Parks, Open Space & Amenities	1,000,000	-	1,000,000
	Contingencies	11,027,913	518	11,027,395
	<b>Total Capital Projects</b>	\$ 112,270,127	\$ 7,844,051	\$ 104,426,076
	Affordable Housing	31,785,702	11,652,311	20,133,391
	School & Education/Cultural Facilities	18,771,094	5,667,412	13,103,682
	Financing Costs	2,280,000	6,168,106	(3,888,106)
	Professional Services	793,000	832,283	(39,283)
	Administration/ Creation Costs	542,000	3,523,951	(2,981,951)
	<b>Total Project Plan</b>	\$ 166,441,923	\$ 35,688,114	\$ 130,753,809

		FY2017 Budget	FY2017 Estimate	FY2018 Budget
<b>D E B T</b>	<b>Additional Financial Data</b>			
	Debt Service	\$ 714,837	\$ 639,087	\$ 516,133
	Principal	\$ 660,000	\$ 584,250	\$ 470,000
	Interest	\$ 54,837	\$ 54,837	\$ 46,133
		<b>Balance as of 6/30/16</b>	<b>Projected Balance as of 6/30/17</b>	<b>Projected Balance as of 6/30/18</b>
	<b>Year End Outstanding (Principal)</b>			
	Bond Debt	\$ 1,095,000	\$ 935,000	\$ 765,000
	City of Houston CO	\$ 124,250	\$ -	\$ -
	City of Houston ROW	\$ 2,779,224	\$ 2,479,224	\$ 2,179,224
	Developer Agreement	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	



CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2018 BUDGET PROFILE

Fund Summary  
 Fund Name: St. George Place Redevelopment Authority  
 TIRZ: 01  
 Fund Number: 7512/50

TIRZ Budget Line Items	FY2017 Budget	FY2017 Estimate	FY2018 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ -	\$ 159,220	\$ 159,220
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 225,785	\$ 1,010,378	\$ 1,010,378
UNRESTRICTED Funds	\$ 326,996	\$ -	\$ 475,286
<b>Beginning Balance</b>	<b>\$ 552,781</b>	<b>\$ 1,169,598</b>	<b>\$ 1,644,884</b>
City tax revenue	\$ 1,780,346	\$ 2,247,200	\$ 2,502,476
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ 1,366,209	\$ 1,448,825	\$ 1,448,825
ISD tax revenue - Pass Through	\$ -	\$ 319,309	\$ 319,309
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental Property Tax Revenue</b>	<b>\$ 3,146,555</b>	<b>\$ 4,015,334</b>	<b>\$ 4,270,610</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 3,895	\$ 3,895	\$ 2,116
<b>Other Interest Income</b>	<b>\$ 3,895</b>	<b>\$ 3,895</b>	<b>\$ 2,116</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Grant Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ 11,617,973
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,617,973</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 3,703,231</b>	<b>\$ 5,188,827</b>	<b>\$ 17,535,583</b>

TIRZ Budget Line Items	FY2017 Budget	FY2017 Estimate	FY2018 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 13,700	\$ 13,700	\$ 13,700
Administration Consultant	\$ 12,100	\$ 12,100	\$ 24,000
Auditor/Financial Statements	\$ 12,000	\$ 12,250	\$ 12,250
Bond Services/Trustee/Financial Advisor	\$ 3,500	\$ 3,735	\$ 4,000
Insurance	\$ 5,000	\$ 2,989	\$ 3,000
Website			\$ 3,150
Office Administration	\$ 8,000	\$ 7,381	\$ 8,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 54,300</b>	<b>\$ 52,155</b>	<b>\$ 68,100</b>
Engineering Consultants	\$ 80,000	\$ 80,000	
Property Tax Consultant		\$ 2,880	\$ 3,000
Legal	\$ 20,000	\$ 26,011	\$ 25,000
Legal - Zoning Enforcement	\$ 40,000	\$ 19,584	\$ 40,000
Construction Audit			
TIRZ Expansion		\$ 52,772	
Project Management (Formerly Known as Zoning Project Management)	\$ 47,200	\$ 47,200	\$ 48,000
Zoning Enforcement			\$ 12,000
Planning Consultants			\$ 80,500
<b>Program and Project Consultants</b>	<b>\$ 187,200</b>	<b>\$ 228,447</b>	<b>\$ 208,500</b>
<b>Management Consulting Services</b>	<b>\$ 241,500</b>	<b>\$ 280,602</b>	<b>\$ 276,600</b>
Capital Expenditures (See CIP Schedule)	\$ 197,200	\$ 138,245	\$ 1,178,000
<b>TIRZ Capital Expenditures</b>	<b>\$ 197,200</b>	<b>\$ 138,245</b>	<b>\$ 1,178,000</b>
Kensinger Donnelly Developer Agreement (Detention Basin A)			\$ 104,000
Mandarin School Perimeter Fence (HISD)	\$ 105,000	\$ 104,330	\$ 35,500
<b>Developer / Project Reimbursements</b>	<b>\$ 105,000</b>	<b>\$ 104,330</b>	<b>\$ 139,500</b>
Bond Series (2001)			
Principal	\$ 160,000	\$ 160,000	\$ 170,000
Interest	\$ 54,837	\$ 54,837	\$ 46,133
Bond Series (2018)			
Principal + Interest			\$ 679,730
Interest			
Bond Series			
Principal			
Interest			
City of Houston CO			
Principal		\$ 124,250	
Interest	\$ 30,000		
City of Houston ROW Payment			
Principal	\$ 500,000	\$ 300,000	\$ 300,000
Interest			
Cost of Issuance			
<b>System Debt Service</b>	<b>\$ 744,837</b>	<b>\$ 639,087</b>	<b>\$ 1,195,863</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 1,288,537</b>	<b>\$ 1,162,264</b>	<b>\$ 2,789,963</b>

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2018 BUDGET PROFILE

Fund Summary  
 Fund Name: St. George Place Redevelopment Authority  
 TIRZ: 01  
 Fund Number: 7512/50

TIRZ Budget Line Items	FY2017 Budget	FY2017 Estimate	FY2018 Budget
Payment/transfer to ISD - educational facilities	\$ 424,739	\$ 460,283	\$ 460,283
Payment/transfer to ISD - educational facilities (Pass Through)	\$ 319,309	\$ 319,309	\$ 319,309
Administration Fees:			
City	\$ 89,017	\$ 112,360	\$ 125,124
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 593,449	\$ 749,067	\$ 834,159
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ 455,403	\$ 482,942	\$ 482,942
ISD Pass Through	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ 232,718	\$ 232,718	\$ 232,718
<b>Total Transfers</b>	<b>\$ 2,139,635</b>	<b>\$ 2,381,679</b>	<b>\$ 2,479,535</b>
<b>Total Budget</b>	<b>\$ 3,428,172</b>	<b>\$ 3,543,943</b>	<b>\$ 5,269,498</b>
RESTRICTED Funds - Capital Projects	\$ -	\$ 159,220	\$ 159,220
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 226,514	\$ 1,010,378	\$ 1,030,296
UNRESTRICTED Funds	\$ 43,545	\$ 475,286	\$ 11,076,569
<b>Ending Fund Balance</b>	<b>\$ 275,059</b>	<b>\$ 1,644,884</b>	<b>\$ 12,266,085</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 3,703,231</b>	<b>\$ 5,188,827</b>	<b>\$ 17,535,583</b>

Notes:

**EXHIBIT "B"**

**Fiscal Years 2018-2022 Capital Improvement Projects Budget for  
Saint George Place Zone**

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

2018 - 2022 CAPITAL IMPROVEMENT PLAN  
TIRZ NO. 1 - ST GEORGE PLACE REDEVELOPMENT AUTHORITY  
CIP by Project

		Fiscal Year Planned Appropriations									
Council District	CIP No.	Project	Through 06/30/2016	Projected 2017	2018	2019	2020	2021	2022	FY18- FY22 Total	Cumulative Total (To Date)
G, J	T-0103	McCulloch Circle/Fairdale Sound Barrier	\$ 167,195	99,394	-	-	-	-	-	-	266,589
G, J	T-0104	Street Light Reconstruction Project	\$ -	16,851	-	-	-	-	-	-	16,851
G	T-0106	Richmond Avenue Tree Replacement & Sidewalks	\$ -	-	233,000	25,000	-	-	-	258,000	258,000
G, J	T-0107	Chimney Rock (Westheimer to US 59)	\$ -	-	125,000	125,000	-	-	600,000	850,000	850,000
J	T-0109	Bering Drive (Westheimer to US 59)	\$ -	-	100,000	-	-	-	-	100,000	100,000
J	T-0110	North South Connection (Enclose W/142 Bering Ditch)	\$ -	-	300,000	2,000,000	4,000,000	4,000,000	-	10,300,000	10,300,000
G, J	T-0112	Sub-Regional Detention	\$ -	-	300,000	-	-	-	-	300,000	300,000
G	T-0113	Hidalgo Street Park	\$ -	22,000	100,000	-	-	-	-	100,000	122,000
G, J	T-0199	Concrete Panel Replacement Program	\$ -	-	20,000	-	-	-	-	20,000	20,000
<b>Totals</b>			<b>\$ 167,195</b>	<b>\$ 138,245</b>	<b>\$ 1,175,000</b>	<b>\$ 2,150,000</b>	<b>\$ 4,000,000</b>	<b>\$ 4,000,000</b>	<b>\$ 600,000</b>	<b>\$ 11,928,000</b>	<b>\$ 12,233,440</b>

\* NOTE:  
\*\* NOTE:  
\*\*\* NOTE:

2018 - 2022 CAPITAL IMPROVEMENT PLAN  
 TIRZ NO. 1 - ST GEORGE PLACE REDEVELOPMENT AUTHORITY  
 CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM  
 Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	2016	Projected 2017	2018	2019	2020	2021	2022	FY18 - FY22 Total			
TIRZ Funds	167,195	138,245	1,178,000	2,150,000	4,000,000	4,000,000	600,000	11,928,000	12,233,440		
City of Houston	-	-	-	-	-	-	-	-	-		
Grants	-	-	-	-	-	-	-	-	-		
Other	-	-	-	-	-	-	-	-	-		
<b>Project Total</b>	<b>167,195</b>	<b>138,245</b>	<b>1,178,000</b>	<b>2,150,000</b>	<b>4,000,000</b>	<b>4,000,000</b>	<b>600,000</b>	<b>11,928,000</b>	<b>12,233,440</b>		

Project:		Richmond Avenue Tree Replacement & Sidewalks		City Council District	Key Map:	WBS.:		T-0106		
Description:		Project to replace damaged trees and to plant additional trees on Richmond Avenue. Replace or improve existing sidewalks as necessary. Project boundaries are north side of Richmond from Rice to Chimney Rock.		Location:	Geo. Ref.:					
Justification:		Over the years existing trees have been damaged and/or eliminated through vehicular activity. The purpose is to provide replacement trees where they no longer exist.		Served:	Neighborhood:					
		Operating and Maintenance Costs: (\$ Thousands)							Total	
		2018	2019	2020	2021	2022				
	Personnel	-	-	-	-	-	\$ -			
	Supplies	-	-	-	-	-	\$ -			
	Svcs. & Chgs.	-	-	-	-	-	\$ -			
	Capital Outlay	-	-	-	-	-	\$ -			
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	FTEs									
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18- FY22 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	83,000	-	-	-	-	\$ 83,000	\$ 83,000
4 Construction	-	-	-	150,000	25,000	-	-	-	\$ 175,000	\$ 175,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 233,000	\$ 25,000	\$ -	\$ -	\$ -	\$ 258,000	\$ 258,000
<b>Source of Funds</b>										
TIRZ Funds	-	-	-	233,000	25,000	-	-	-	\$ 258,000	\$ 258,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ 233,000	\$ 25,000	\$ -	\$ -	\$ -	\$ 258,000	\$ 258,000

<b>Project:</b> Chimney Rock (Westheimer to US 59)	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	T-0107
	<b>Location:</b> G. J		<b>Geo. Ref.:</b>			
	<b>Served:</b> ALL		<b>Neighborhood:</b>			
<b>Description:</b>	Reconstruct Chimney Rock into a 6-lane boulevard roadway section with a new storm sewer system that will provide additional in-line detention, sidewalks on both sides and replacement of public utilities.					<b>Operating and Maintenance Costs: (\$ Thousands)</b>
<b>Justification:</b>	This will provide needed additional north-south traffic capacity in the area and also additional in-line detention that would provide some relief to the area. The sidewalks will also promote a pedestrian friendly environment.					<b>Total</b>
	2018	2019	2020	2021	2022	
Personnel	-	-	-	-	-	\$ -
Supplies	-	-	-	-	-	\$ -
Svcs. & Chgs.	-	-	-	-	-	\$ -
Capital Outlay	-	-	-	-	-	\$ -
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs	-	-	-	-	-	-

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18- FY22 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	125,000	125,000	-	-	-	\$ 250,000	\$ 250,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	600,000	-	\$ 600,000	\$ 600,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ 600,000	\$ 850,000	\$ 850,000

Source of Funds	2018	2019	2020	2021	2022	FY18- FY22 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	125,000	125,000	-	-	600,000	\$ 850,000	\$ 850,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ 600,000	\$ 850,000	\$ 850,000



<b>Project:</b>	Bering Drive (Westheimer to US 59)	<b>City Council District</b>	J	<b>Key Map:</b>		<b>WBS.:</b>	T-0109
		<b>Location:</b>	J	<b>Geo. Ref.:</b>			
		<b>Served:</b>	J	<b>Neighborhood:</b>			
<b>Description:</b>	Reconstruct existing two-lane open-ditch roadway as a three-lane curb and gutter section with a new storm sewer system. Extend Bering Drive northward to Westheimer to provide additional North/South collector from Westheimer to US 59.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>					
		2018	2019	2020	2021	2022	Total
<b>Justification:</b>	Provide relieve to adjacent intersections on Westheimer at Fountain View and Chimney Rock and will be another North/South connection between Westheimer and US 59. Storm sewer system will provide some flooding relief.						
		Personnel	-	-	-	-	\$ -
		Supplies	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>FTEs</b>					

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18- FY22 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>										
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000

Source of Funds	2018	2019	2020	2021	2022	FY18- FY22 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	100,000	-	-	-	-	\$ 100,000	\$ 100,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000

\*NOTE:

Project:	North South Connection (Enclose W142 Bering Ditch)		Key Map:		WBS.:					
	Location:	City Council District	Geo. Ref.:			T-0110				
	Served:	ALL	Neighborhood:							
<b>Description:</b>	Converting the existing open channel W142 into a curb & gutter roadway section with sidewalks from US-59 to Westheimer. Includes \$150,000 provision for cleaning Bering Ditch.						Total			
<b>Justification:</b>	Currently, Hillcroft, Fountain View and Chimney Rock are the only three continuous north-south connectors in the entire district. Additional north-south connections will be needed to improve mobility in the zone and give some relief to the other north-south streets									
<b>Operating and Maintenance Costs: (\$ Thousands)</b>										
	2018	2019	2020	2021	2022	Total				
Personnel	-	-	-	-	-	\$ -				
Supplies	-	-	-	-	-	\$ -				
Svcs. & Chgs.	-	-	-	-	-	\$ -				
Capital Outlay	-	-	-	-	-	\$ -				
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
FTEs										
<b>Fiscal Year Planned Expenses</b>										
<b>Project Allocation</b>	<b>Projected Expenses thru 6/30/16</b>	<b>2017 Budget</b>	<b>2017 Estimate</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>FY18 - FY22 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>										
1 Planning	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
2 Acquisition	-	-	-	-	1,000,000	500,000	-	-	\$ 1,500,000	\$ 1,500,000
3 Design	-	-	-	100,000	500,000	500,000	-	-	\$ 1,100,000	\$ 1,100,000
4 Construction	-	-	-	-	500,000	3,000,000	4,000,000	-	\$ 7,500,000	\$ 7,500,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	150,000	-	-	-	-	\$ 150,000	\$ 150,000
<b>Other Sub-Total:</b>	-	-	-	150,000	-	-	-	-	\$ 150,000	\$ 150,000
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 300,000	\$ 2,000,000	\$ 4,000,000	\$ 4,000,000	\$ -	\$ 10,300,000	\$ 10,300,000
<b>Source of Funds</b>										
TIRZ Funds	-	-	-	300,000	2,000,000	4,000,000	4,000,000	-	\$ 10,300,000	\$ 10,300,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ 300,000	\$ 2,000,000	\$ 4,000,000	\$ 4,000,000	\$ -	\$ 10,300,000	\$ 10,300,000

<b>Project:</b>	Sub-Regional Detention		<b>City Council District</b>	Key Map:		WBS.:		T-0112	
<b>Description:</b>	Multiple detention basins within the TIRZ boundary.		<b>Location:</b>	Geo. Ref.:					
<b>Justification:</b>	Storm water storage needed per drainage study recommendations specific to 100-year flood event to alleviate flooding problems within the TIRZ boundary.		<b>Served:</b>	Neighborhood:					
			<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2018	2019	2020	2021	2022	Total	
Personnel			-	-	-	-	-	-	
Supplies			-	-	-	-	-	-	
Svcs. & Chgs.			-	-	-	-	-	-	
Capital Outlay			-	-	-	-	-	-	
<b>Total</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FTEs			-	-	-	-	-	-	

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	200,000	-	-	-	-	\$ 200,000	\$ 200,000
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000

Source of Funds	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	300,000	-	-	-	-	\$ 300,000	\$ 300,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000

<b>Project:</b> Hidalgo Street Park		<b>City Council District</b>	<b>Key Map:</b>	<b>WBS.:</b>	<b>T-0113</b>
<b>Description:</b> Beautification plan for Hidalgo Street Park.		<b>Location:</b> G	<b>Geo. Ref.:</b>		
<b>Justification:</b> Fuller utilization of existing green spaces and public amenities		<b>Served:</b> G	<b>Neighborhood:</b>		
		<b>Operating and Maintenance Costs: (\$ Thousands)</b>			
		2018	2019	2020	2021
		2022	Total		
Personnel		-	-	-	-
Supplies		-	-	-	-
Svcs. & Chgs.		-	-	-	-
Capital Outlay		-	-	-	-
<b>Total</b>		\$	\$	\$	\$
FTEs					

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	-	-	22,000	20,000	-	-	-	-	\$ 20,000	\$ 42,000
4 Construction	-	-	-	80,000	-	-	-	-	\$ 80,000	\$ 80,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	-	-	-	-	-	-	-	\$	\$
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$	\$

<b>Total Allocations</b>	\$	-	\$	22,000	\$	100,000	\$	-	\$	100,000	\$	122,000
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Source of Funds	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)	
TIRZ Funds	100,000	-	-	-	-	\$ 100,000	\$ 100,000	
City of Houston	-	-	-	-	-	\$	\$	
Grants	-	-	-	-	-	\$	\$	
Other	-	-	-	-	-	\$	\$	
<b>Total Funds</b>	\$	-	\$	22,000	\$	100,000	\$	122,000

\*NOTE:

<b>Project:</b> Concrete Panel Replacement Program		<b>City Council District</b>	<b>Key Map:</b>	<b>WBS.:</b>	<b>T-0199</b>
		<b>Location:</b> G.J	<b>Geo. Ref.:</b>		
		<b>Served:</b> G.J	<b>Neighborhood:</b>		
<b>Description:</b>	Street maintenance program	2018	2019	2020	2021
<b>Justification:</b>	Mobility improvements to extend life of roads.	Personnel	-	-	-
		Supplies	-	-	-
		Svcs. & Chgs.	-	-	-
		Capital Outlay	-	-	-
		<b>Total</b>	\$ -	\$ -	\$ -
		FTEs	-	-	-

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18- FY22 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000
				-	-	-	-	-	\$ -	\$ -
				-	-	-	-	-	\$ -	\$ -
				-	-	-	-	-	\$ -	\$ -
				-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>				20,000	-	-	-	-	\$ 20,000	\$ 20,000
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000
<b>Source of Funds</b>										
TIRZ Funds	-	-	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000