

City of Houston, Texas, Ordinance No. 2018 - 810

**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 2019 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2019-2023 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 2019 (the "Operating Budget") and a five-year Capital Improvements Budget for Fiscal Years 2019-2023 (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 2019 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 2019. 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, 2019, the Zone and the Authority shall, in cooperation with City representatives (1) identify surplus funds in the Authority's Fiscal Year 2019 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2019 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 10<sup>th</sup> day of October 2018.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is OCT 16 2018

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

(Prepared by Legal Department )  
(MFB:mfb August 17, 2018) Senior Assistant City Attorney  
(Requested by Andrew F. Icken, Chief Development Officer)  
(L.D. File No. 0421400110007)

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CAPTION PUBLISHED IN DAILY COURT  
 REVIEW DATE: **OCT 16 2018**

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

**EXHIBIT "A"**

**Fiscal Year 2019 Operating Budget for  
Saint George Place Redevelopment Authority**

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2019 BUDGET PROFILE

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

P R O F I L E	Base Year:		1991
	Base Year Taxable Value:	\$	27,150,340
	Projected Taxable Value (TY2018):	\$	1,488,451,934
	Current Taxable Value (TY2017):	\$	1,431,203,782
	Acres:		1,053.57
	Administrator (Contact):	Hawes Hill & Associates	
Contact Number:	(713) 595-1209		

N A R R A T I V E	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Zone Number 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 TIRZ Board approved five new building permits within its boundary, a decrease from the previous year. The Board approved replats that affected 8 lots. The Board also continued its efforts enforcing the city's zoning ordinance with regard to blighted properties. The TIRZ 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 TIRZ Board continues 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.

P R O J E C T  P L A N		Total Plan	Cumulative Expenses (to 6/30/17)	Variance
	<b>Capital Projects:</b>			
Storm Drainage, Water, Wastewater and other Utilities	\$	24,973,315	\$ 1,148,136	\$ 23,825,179
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	\$ 434,938	\$ 13,958,542
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	\$ 8,120,625	\$ 104,149,502
Affordable Housing		31,785,702	12,884,320	18,901,382
School & Education/Cultural Facilities		18,771,094	6,127,695	12,643,399
Financing Costs		2,280,000	6,222,944	(3,942,944)
Professional Services		793,000	832,283	(39,283)
Administration/ Creation Costs		542,000	4,107,301	(3,565,301)
<b>Total Project Plan</b>	\$	166,441,923	\$ 38,295,168	\$ 128,146,755

D E B T	Additional Financial Data	FY2018 Budget	FY2018 Estimate	FY2019 Budget
	Debt Service	\$	516,133	\$ 516,133
Principal	\$	470,000	\$ 470,000	\$ 475,000
Interest	\$	46,133	\$ 46,133	\$ 36,946
		<b>Balance as of 6/30/17</b>	<b>Projected Balance as of 6/30/18</b>	<b>Projected Balance as of 6/30/19</b>
Year End Outstanding (Principal)				
Bond Debt	\$	935,000	\$ 765,000	\$ 590,000
City of Houston CO	\$	-	\$ -	\$ -
City of Houston ROW	\$	2,779,224	\$ 2,479,224	\$ 2,179,224
Developer Agreement	\$	-	\$ -	\$ -
Other	\$	-	\$ -	\$ -



CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2019 BUDGET PROFILE

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

TIRZ Budget Line Items	FY2018 Budget	FY2018 Estimate	FY2019 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 634,506	\$ 1,654,404	\$ 1,271,550
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 1,010,378	\$ 321,554	\$ 1,091,288
<b>Beginning Balance</b>	<b>\$ 1,644,884</b>	<b>\$ 1,975,958</b>	<b>\$ 2,362,838</b>
City tax revenue	\$ 2,502,476	\$ 2,403,694	\$ 2,867,208
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ 1,448,825	\$ 1,496,764	\$ 1,407,503
ISD tax revenue - Pass Through	\$ 319,309	\$ 505,268	\$ 505,268
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental Property Tax Revenue</b>	<b>\$ 4,270,610</b>	<b>\$ 4,405,726</b>	<b>\$ 4,779,979</b>
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Developer Advances	\$ -	\$ 10,000	\$ 2,090,000
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 2,116	\$ 1,638	\$ 5,514
<b>Other Interest Income</b>	<b>\$ 2,116</b>	<b>\$ 11,638</b>	<b>\$ 2,095,514</b>
EDA Grant	\$ -	\$ -	\$ 700,000
<b>Grant Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 700,000</b>
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ 11,617,973	\$ -	\$ 13,118,689
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 17,535,583</b>	<b>\$ 6,393,322</b>	<b>\$ 23,057,020</b>

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2019 BUDGET PROFILE

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

TIRZ Budget Line Items	FY2018 Budget	FY2018 Estimate	FY2019 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 13,700	\$ 13,700	\$ 15,000
Administration Consultant	\$ 24,000	\$ 24,000	\$ 25,500
Auditor/Financial Statements	\$ 12,250	\$ 14,150	\$ 15,000
Bond Services/Trustee/Financial Advisor	\$ 4,000	\$ 7,000	\$ 7,000
Insurance	\$ 3,000	\$ 3,658	\$ 4,000
Website	\$ 3,150	\$ 4,200	\$ 4,200
Office Administration	\$ 8,000	\$ 7,400	\$ 8,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 68,100</b>	<b>\$ 74,108</b>	<b>\$ 78,700</b>
Engineering Consultants	\$ -	\$ -	\$ -
Property Tax Consultant	\$ 3,000	\$ 3,000	\$ 3,000
Legal	\$ 25,000	\$ 17,000	\$ 25,000
Legal - Zoning Enforcement	\$ 40,000	\$ -	\$ 40,000
Construction Audit	\$ -	\$ -	\$ -
TIRZ Expansion	\$ -	\$ 52,772	\$ -
Project Management (Formerly Known as Zoning Project Management)	\$ 48,000	\$ 48,000	\$ 51,000
Zoning Enforcement	\$ 12,000	\$ 12,000	\$ 12,000
Planning Consultants	\$ 80,500	\$ 80,500	\$ 100,000
<b>Program and Project Consultants</b>	<b>\$ 208,500</b>	<b>\$ 213,272</b>	<b>\$ 231,000</b>
<b>Management Consulting Services</b>	<b>\$ 276,600</b>	<b>\$ 287,380</b>	<b>\$ 309,700</b>
Capital Expenditures (See CIP Schedule)	\$ 1,178,000	\$ 570,000	\$ 6,837,000
<b>TIRZ Capital Expenditures</b>	<b>\$ 1,178,000</b>	<b>\$ 570,000</b>	<b>\$ 6,837,000</b>
Developer Agreement	\$ 104,000	\$ -	\$ 104,000
Mandarin School Perimeter Fence (HISD)	\$ 35,500	\$ -	\$ -
<b>Developer / Project Reimbursements</b>	<b>\$ 139,500</b>	<b>\$ -</b>	<b>\$ 104,000</b>
Bond Series (2001)			
Principal	\$ 170,000	\$ 170,000	\$ 175,000
Interest	\$ 46,133	\$ 46,133	\$ 36,946
Bond Series (2018)			
Principal + Interest	\$ 679,730	\$ -	\$ 870,342
Interest	\$ -	\$ -	\$ -
City of Houston CO			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
City of Houston ROW Payment			
Principal	\$ 300,000	\$ 300,000	\$ 300,000
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
<b>System Debt Service</b>	<b>\$ 1,195,863</b>	<b>\$ 516,133</b>	<b>\$ 1,382,288</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 2,789,963</b>	<b>\$ 1,373,513</b>	<b>\$ 8,632,988</b>

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2019 BUDGET PROFILE

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

TIRZ Budget Line Items	FY2018 Budget	FY2018 Estimate	FY2019 Budget
Payment/transfer to ISD - educational facilities	\$ 460,283	\$ 473,648	\$ 437,545
Payment/transfer to ISD - educational facilities (Pass Through)	\$ 319,309	\$ 336,845	\$ 336,845
Administration Fees:			
City	\$ 125,124	\$ 120,185	\$ 143,360
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 834,159	\$ 801,231	\$ 955,736
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ 482,942	\$ 498,921	\$ 469,168
ISD Pass Through	\$ -	\$ 168,423	\$ 168,423
Municipal Services (Payable to COH)	\$ 232,718	\$ 232,718	\$ 232,718
<b>Total Transfers</b>	<b>\$ 2,479,535</b>	<b>\$ 2,656,971</b>	<b>\$ 2,768,795</b>
<b>Total Budget</b>	<b>\$ 5,269,498</b>	<b>\$ 4,030,484</b>	<b>\$ 11,401,783</b>
RESTRICTED Funds - Capital Projects	\$ 11,235,789	\$ 1,271,550	\$ 10,574,817
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 1,030,296	\$ 1,091,288	\$ 1,080,420
<b>Ending Fund Balance</b>	<b>\$ 12,266,085</b>	<b>\$ 2,362,838</b>	<b>\$ 11,655,237</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 17,535,583</b>	<b>\$ 6,393,322</b>	<b>\$ 23,057,020.00</b>

Notes:

**EXHIBIT "B"**

**Fiscal Years 2019-2023 Capital Improvement Projects Budget for  
Saint George Place Zone**

2019 - 2023 CAPITAL IMPROVEMENT PLAN  
 TIRZ NO. 1 - ST GEORGE PLACE REDEVELOPMENT AUTHORITY  
 CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM  
 Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)	
			Through 2017	Projected 2018	2019	2020	2021	2022	2023	FY19 - FY23 Total				
G, J	T-0103	McCulloch Circle/Fairdale Sound Barrier	\$ 167,195	-	-	-	-	-	-	-	-	-	-	167,195
G	T-0106	Richmond Avenue Tree Replacement & Sidewalks	\$ -	108,000	207,000	-	-	-	-	-	-	-	207,000	315,000
G, J	T-0107	Chimney Rock (Westheimer to US 59)	\$ -	145,000	2,790,000	1,180,000	16,932,000	-	-	-	-	-	20,902,000	21,047,000
J	T-0109	Bearing Drive (Westheimer to US 59)	\$ -	45,000	110,000	30,000	-	-	-	-	-	-	140,000	185,000
J	T-0110	North South Connection (Enclose W142 Bearing Ditch)	\$ -	175,000	500,000	1,375,000	1,250,000	800,000	23,500,000	-	-	-	27,425,000	27,600,000
J	T-0112	Sub-Regional Detention	\$ -	10,000	2,790,000	4,000,000	-	-	-	-	-	-	6,790,000	6,800,000
G	T-0113	Hidalgo Street Park	\$ -	87,000	110,000	-	-	-	-	-	-	-	110,000	197,000
J	T-0114	Pavement Marking Replacement	\$ -	-	60,000	-	-	-	-	-	-	-	60,000	60,000
J	T-0115	Richmond Avenue Medians Beautification	\$ -	-	250,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	650,000	650,000
G, J	T-0199	Concrete Panel Replacement Program	\$ -	-	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	100,000	100,000
<b>Totals</b>			\$ 167,195	\$ 570,000	\$ 6,837,000	\$ 6,705,000	\$ 18,302,000	\$ 920,000	\$ 23,620,000	\$ 56,384,000	\$ 57,121,195			

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

2019 - 2023 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)
	2017	Projected 2018	2019	2020	2021	2022	2023	FY19 - FY23 Total			
TIRZ Funds	167,195	560,000	4,047,000	2,705,000	6,002,000	920,000	5,620,000	19,294,000	20,021,195		
City of Houston	-	-	-	-	-	-	-	-	-	-	
Grants	-	-	700,000	1,300,000	12,300,000	-	18,000,000	32,300,000	32,300,000		
Other	-	10,000	2,090,000	2,700,000	-	-	-	4,790,000	4,800,000		
<b>Project Total</b>	<b>167,195</b>	<b>570,000</b>	<b>6,837,000</b>	<b>6,705,000</b>	<b>18,302,000</b>	<b>920,000</b>	<b>23,620,000</b>	<b>56,384,000</b>	<b>57,121,195</b>		

Project:		Richmond Avenue Tree Replacement & Sidewalks			City Council District		Key Map:		WBS.:		T-0106	
					Location: G		Geo. Ref.:					
		Served: ALL			Neighborhood:							
Description:	Justification:	Projected Expenses thru 6/30/16	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	Operating and Maintenance Costs: (\$ Thousands)		Total
										2019	2020	
	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.											
	Over the years existing trees have been damaged and/or eliminated through vehicular activity. The purpose to provide replacement trees where they no longer exist.											
					Personnel							
					Supplies							
					Svcs. & Chgs.							
					Capital Outlay							
					Total							
					FTEs							
<b>Fiscal Year Planned Expenses</b>												
Project Allocation	Phase	Projected Expenses thru 6/30/16	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)	
1	Planning	-	-	-	-	-	-	-	-	\$	\$	
2	Acquisition	-	-	-	-	-	-	-	-	\$	\$	
3	Design	-	83,000	68,000	15,000	-	-	-	-	\$ 15,000	\$ 83,000	
4	Construction	-	150,000	40,000	192,000	-	-	-	-	\$ 192,000	\$ 232,000	
5	Equipment	-	-	-	-	-	-	-	-	\$	\$	
6	Close-Out	-	-	-	-	-	-	-	-	\$	\$	
7	Other	-	-	-	-	-	-	-	-	\$	\$	
Other Sub-Total:										\$	\$	
<b>Total Allocations</b>		\$	\$ 233,000	\$ 108,000	\$ 207,000	\$	\$	\$	\$	\$ 207,000	\$ 315,000	
<b>Source of Funds</b>												
TIRZ Funds										\$	\$ 207,000	\$ 315,000
City of Houston										\$	\$	\$
Grants										\$	\$	\$
Other										\$	\$	\$
<b>Total Funds</b>		\$	\$ 233,000	\$ 108,000	\$ 207,000	\$	\$	\$	\$	\$ 207,000	\$ 315,000	

<b>Project:</b>	Chimney Rock (Westheimer to US 59)	<b>City Council District:</b>	G, J	<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>					
		2019	2020	2021	2022	2023	Total
<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.						
		Personnel					\$ -
		Supplies					\$ -
		Svcs. & Chgs.					\$ -
		Capital Outlay					\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs					

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/16	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	125,000	145,000	15,000	-	-	-	-	\$ 15,000	\$ 160,000
2 Acquisition	-	-	-	1,550,000	290,000	-	-	-	\$ 1,940,000	\$ 1,940,000
3 Design	-	-	-	1,000,000	800,000	-	-	-	\$ 1,800,000	\$ 1,800,000
4 Construction	-	-	-	-	-	16,600,000	-	-	\$ 16,600,000	\$ 16,600,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	332,000	-	-	\$ 332,000	\$ 547,000
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	125,000	90,000	332,000	-	-	\$ 547,000	\$ 547,000

<b>Total Allocations</b>	\$ -	\$ 125,000	\$ 145,000	\$ 2,790,000	\$ 1,180,000	\$ 16,932,000	\$ -	\$ -	\$ 20,902,000	\$ 21,047,000
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<b>Source of Funds</b>										
TIRZ Funds	-	125,000	145,000	2,790,000	1,180,000	4,632,000	-	-	\$ 8,602,000	\$ 8,747,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	12,300,000	-	-	\$ 12,300,000	\$ 12,300,000
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ 125,000	\$ 145,000	\$ 2,790,000	\$ 1,180,000	\$ 16,932,000	\$ -	\$ -	\$ 20,902,000	\$ 21,047,000



<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>Description:</b>		<b>Location:</b> J	<b>Geo. Ref.:</b>				
<b>Justification:</b>		<b>Served:</b> J	<b>Neighborhood:</b>				
		<b>Operating and Maintenance Costs: (\$ Thousands)</b>					
		2019	2020	2021	2022	2023	Total
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.		-	-	-	-	-	\$ -
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>	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs	-	-	-	-	-

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/16	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	50,000	45,000	20,000	-	-	-	-	\$ 20,000	\$ 65,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	50,000	-	65,000	5,000	-	-	-	\$ 70,000	\$ 70,000
4 Construction	-	-	-	25,000	25,000	-	-	-	\$ 50,000	\$ 50,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ 100,000	\$ 45,000	\$ 110,000	\$ 30,000	\$ -	\$ -	\$ -	\$ 140,000	\$ 185,000

Source of Funds	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	100,000	30,000	-	-	-	\$ 140,000	\$ 185,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ 100,000	\$ 45,000	\$ 110,000	\$ 30,000	\$ 140,000	\$ 185,000

NOTE:  
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T-0109



<b>Project:</b>	Sub-Regional Detention		<b>City Council District</b>	Key Map:		<b>WBS.:</b>		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>						
			2019	2020	2021	2022	2023	Total	
Personnel			-	-	-	-	-	\$ -	
Supplies			-	-	-	-	-	\$ -	
Svcs. & Chgs.			-	-	-	-	-	\$ -	
Capital Outlay			-	-	-	-	-	\$ -	
<b>Total</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>FTEs</b>			-	-	-	-	-	-	

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/16	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	100,000	10,000	90,000	-	-	-	-	\$ 90,000	\$ 100,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	200,000	-	700,000	-	-	-	-	\$ 700,000	\$ 700,000
4 Construction	-	-	-	2,000,000	4,000,000	-	-	-	\$ 6,000,000	\$ 6,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ 300,000	\$ 10,000	\$ 2,790,000	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 6,790,000	\$ 6,800,000

Source of Funds	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	1,300,000	-	-	-	\$ 1,300,000	\$ 1,300,000
Other	-	2,090,000	-	-	-	\$ 2,090,000	\$ 2,090,000
<b>Total Funds</b>	\$ -	\$ 300,000	\$ 10,000	\$ 2,790,000	\$ 4,000,000	\$ 6,790,000	\$ 6,800,000

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

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/17	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	20,000	67,000	15,000	-	-	-	-	\$ 15,000	\$ 82,000
4 Construction	-	80,000	20,000	95,000	-	-	-	-	\$ 95,000	\$ 115,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -

<b>Total Allocations</b>	\$ -	\$ 100,000	\$ 87,000	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ 110,000	\$ 197,000
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Source of Funds	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	100,000	-	-	-	-	\$ 100,000	\$ 100,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ 100,000	\$ 87,000	\$ 110,000	\$ -	\$ 110,000	\$ 197,000

\*NOTE:

Project: Pavement Marking Replacement		City Council District	Key Map:	WBS.:		T-0114				
Location: J		J	Geo. Ref.:							
Served: J		J	Neighborhood:							
		2019	2020	2021	2022	2023	Total			
<b>Description:</b> Replace all pavement markings within the Saint George Place boundaries. Minor repairs to sidewalks and curbs.										
<b>Justification:</b> The existing pavement markings are faded and worn creating a hazard.										
		Personnel					\$ -			
		Supplies					\$ -			
		Svcs. & Chgs.					\$ -			
		Capital Outlay					\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs								
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/12	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	10,000	-	-	-	-	\$ 10,000	\$ 10,000
4 Construction	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
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									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
<b>Other Sub-Total:</b>									\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ 60,000
<b>Source of Funds</b>										
TIRZ Funds	-	-	-	60,000	-	-	-	-	\$ 60,000	\$ 60,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ 60,000

Project:		Richmond Avenue Medians Beautification		City Council District		Key Map:		WBS.:		T-0115	
Location:		J		J		Geo. Ref.:					
Served:		J		J		Neighborhood:					
Operating and Maintenance Costs: (\$ Thousands)		2019		2020		2021		2022		2023	
Description:		Personnel		-		-		-		-	
		Supplies		-		-		-		-	
		Svcs. & Chgs.		-		-		-		-	
		Capital Outlay		-		-		-		-	
Total		\$		-		-		-		-	
FTEs											
<b>Fiscal Year Planned Expenses</b>											
Project Allocation	Projected Expenses thru 6/30/12	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)	
<b>Phase</b>											
1 Planning	-	-	-	-	-	-	-	-	\$	\$	
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$	
3 Design	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000	
4 Construction	-	-	-	150,000	100,000	100,000	100,000	100,000	\$ 550,000	\$ 550,000	
5 Equipment	-	-	-	-	-	-	-	-	\$	\$	
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$	
7 Other	-	-	-	-	-	-	-	-	\$	\$	
Other Sub-Total:	-	-	-	-	-	-	-	-	\$	\$	
<b>Total Allocations</b>	\$	\$	\$	\$ 250,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 650,000	\$ 650,000	
<b>Source of Funds</b>											
TIRZ Funds	-	-	-	250,000	100,000	100,000	100,000	100,000	\$ 650,000	\$ 650,000	
City of Houston	-	-	-	-	-	-	-	-	\$	\$	
Grants	-	-	-	-	-	-	-	-	\$	\$	
Other	-	-	-	-	-	-	-	-	\$	\$	
<b>Total Funds</b>	\$	\$	\$	\$ 250,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 650,000	\$ 650,000	

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

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/16	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	-	-	-	-	-	-	-	-	\$	\$
4 Construction	-	20,000	-	20,000	20,000	20,000	20,000	20,000	\$ 100,000	\$ 100,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	20,000	-	-	-	-	-	-	\$	\$
7 Other	-	-	-	-	-	-	-	-	\$	\$
<b>Other Sub-Total:</b>	-	20,000	-	-	-	-	-	-	\$	\$

<b>Total Allocations</b>	\$	20,000	\$	20,000	\$	20,000	\$	20,000	\$	20,000	\$	100,000
<b>Source of Funds</b>												
TIRZ Funds	-	20,000	-	20,000	20,000	20,000	20,000	20,000	\$	100,000	\$	100,000
City of Houston	-	-	-	-	-	-	-	-	\$	\$	\$	\$
Grants	-	-	-	-	-	-	-	-	\$	\$	\$	\$
Other	-	-	-	-	-	-	-	-	\$	\$	\$	\$
<b>Total Funds</b>	\$	20,000	\$	20,000	\$	20,000	\$	20,000	\$	100,000	\$	100,000