

City of Houston, Texas, Ordinance No. 2018 - 771

**AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE LAKE HOUSTON REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS (LAKE HOUSTON ZONE); APPROVING THE FISCAL YEAR 2019 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2019-2023 CAPITAL IMPROVEMENT PLAN BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, the City of Houston (the "City") designated Reinvestment Zone Number Ten, City of Houston, Texas (the "Zone" or "Lake Houston Zone"), on December 17, 1997 by Ordinance No. 97-1589, and enlarged the boundaries of the Zone by Ordinance No. 99-853 on August 11, 1999, by Ordinance No. 2011-741 on August 24, 2011, and by Ordinance No. 2014-254 on April 2, 2014; and

**WHEREAS**, the Lake Houston Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with the Zone, has submitted an Operating Budget for Fiscal Year 2019 (the "Operating Budget") and a Capital Improvement Plan 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. 2014-50 on January 22, 2014; 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 for the Authority on behalf of the Zone; **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 only transfer funds from one line item of Project Costs to another (1) as needed for debt service, and (2) provided that the aggregate of such transfer does not exceed the lesser of \$400,000 or 5% of Project Costs 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 shall, in cooperation with City representatives: (1) identify surplus funds in the Zone's Fiscal Year 2019 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2019 Operating Budget 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 Zone for that purpose. The Zone shall consider amendments to the Zone 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 approval of this Budget is contingent upon receipt by the City's Chief Development Officer of a document signed by the Administrator of the 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

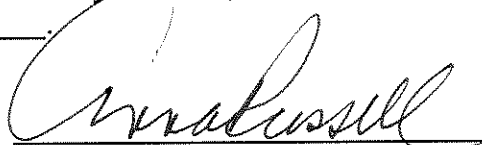
**Section 6.** That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the 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 26<sup>th</sup> day of September, 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 02 2018.

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

(Prepared by Legal Department

(JN:gd 09.13.2018)

(Requested by Andy Icken, Chief Development Officer, Office of the Mayor)

(L.D. File No. 042-1300016-013)

  
\_\_\_\_\_  
Assistant City Attorney

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

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: **OCT 02 2010**

**EXHIBIT "A"**

**Fiscal Year 2019 Operating Budget  
for the Lake Houston Redevelopment Authority**

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CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2019 BUDGET PROFILE

Fund Summary  
Fund Name: Lake Houston Redevelopment Authority  
TIRZ: 10  
Fund Number: 7558/50

P R O F I L E	Base Year:		1997
	Base Year Taxable Value:	\$	8,959,080
	Projected Taxable Value (TY2018):	\$	1,118,212,736
	Current Taxable Value (TY2017):	\$	1,079,870,030
	Acres:		3668.11
	Administrator (Contact):		Ralph De Leon
	Contact Number:		(832) 978-5910

N A R R A T I V E	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Zone Number Ten, City of Houston, Texas was created to provide plans and programs needed to facilitate planned residential and commercial developments and in a manner consistent with the Kingwood Annexation Service Plan which annexed the area into the City of Houston.

		Total Plan	Cumulative Expenses (to 6/30/17)	Variance
P R O J E C T          P L A N	Capital Projects:			
	Public Utilities	\$ 53,030,640	\$ 23,654,705	\$ 29,375,935
	Street Reconstruction	60,000,000	5,476,998	54,523,002
	Cultural and Public Facilities	41,059,850	9,069,186	31,990,664
	Wastewater Treatment	8,330,000	-	8,330,000
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	Total Capital Projects	\$ 162,420,490	\$ 38,200,889	\$ 124,219,601
	Affordable Housing	-	-	-
	School & Education/Cultural Facilities	60,000,000	110,675,325	(50,675,325)
	Financing Costs	-	-	-
	Administration Costs/ Professional Services	2,040,000	1,802,261	237,739
Creation Costs	260,000	260,000	-	
Total Project Plan	\$ 224,720,490	\$ 150,938,475	\$ 73,782,015	

	Additional Financial Data	FY2018 Budget	FY2018 Estimate	FY2019 Budget
D E B T	Debt Service Other	\$ -	\$ -	\$ 3,900,000
	Principal	\$ -	\$ -	\$ 3,900,000
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/17	Projected Balance as of 6/30/18	Projected Balance as of 6/30/19
	Year End Outstanding (Principal)			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ 45,698,514	\$ 42,708,065	\$ 30,775,227
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2018 BUDGET DETAIL

Fund Summary  
Fund Name: Lake Houston Redevelopment Authority  
TIRZ: 10  
Fund Number: 7558/50

TIRZ Budget Line Items	FY2018 Budget	FY2018 Estimate	FY2019 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 3,410,885	\$ 6,589,610	\$ 7,102,672
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
<b>Beginning Balance</b>	<b>\$ 3,410,885</b>	<b>\$ 6,589,610</b>	<b>\$ 7,102,672</b>
City tax revenue	\$ 4,964,658	\$ 5,125,928	\$ 5,265,894
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ 10,635,025	\$ 12,944,157	\$ 12,944,157
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 15,599,683</b>	<b>\$ 18,070,085</b>	<b>\$ 18,210,051</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ -	\$ 4,000	\$ 3,000
Interest Income	\$ 10,000	\$ 16,981	\$ 17,000
<b>Other Interest Income</b>	<b>\$ 10,000</b>	<b>\$ 20,981</b>	<b>\$ 20,000</b>
	\$ 1,213,000	\$ -	\$ 6,000,000
<b>City of Houston</b>	<b>\$ 1,213,000</b>	<b>\$ -</b>	<b>\$ 6,000,000</b>
	\$ -	\$ -	\$ -
<b>Grant Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ 60,530,000	\$ -	\$ 58,155,000
<b>Contract Revenue Bond Proceeds</b>	<b>\$ 60,530,000</b>	<b>\$ -</b>	<b>\$ 58,155,000</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 80,763,568</b>	<b>\$ 24,680,676</b>	<b>\$ 89,487,723</b>



CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2018 BUDGET DETAIL

Fund Summary  
Fund Name: Lake Houston Redevelopment Authority  
TIRZ: 10  
Fund Number: 7558/50

TIRZ Budget Line Items	FY2018 Budget	FY2018 Estimate	FY2019 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 15,000	\$ 11,020	\$ 15,000
Administration Salaries & Benefits	\$ 95,000	\$ 84,000	\$ 95,000
Auditor	\$ 10,000	\$ 10,500	\$ 11,000
Tax Consultant	\$ 12,000	\$ 15,589	\$ 12,000
Insurance	\$ 1,900	\$ 2,099	\$ 2,100
Office Administration	\$ 10,000	\$ 2,581	\$ 10,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 143,900</b>	<b>\$ 125,789</b>	<b>\$ 145,100</b>
Engineering Consultants	\$ 75,000	\$ -	\$ 90,000
Legal	\$ 60,000	\$ 42,461	\$ 60,000
Construction Audit	\$ 15,000	\$ 6,500	\$ 15,000
Planning Consultants	\$ -	\$ -	\$ -
<b>Program and Project Consultants</b>	<b>\$ 150,000</b>	<b>\$ 48,961</b>	<b>\$ 165,000</b>
<b>Management consulting services</b>	<b>\$ 293,900</b>	<b>\$ 174,750</b>	<b>\$ 310,100</b>
Capital Expenditures (See CIP Schedule)	\$ 4,892,960	\$ 1,006,822	\$ 11,070,224
<b>TIRZ Capital Expenditures</b>	<b>\$ 4,892,960</b>	<b>\$ 1,006,822</b>	<b>\$ 11,070,224</b>
Friendswood	\$ 1,800,000	\$ 1,800,000	\$ 3,000,000
Friendswood - Royal Brook	\$ -	\$ -	\$ -
Holley-Guniganti	\$ 476,252	\$ -	\$ 479,249
Forestar Group/Kingwood Partners	\$ 3,785,489	\$ 474,788	\$ 3,165,020
Classic Contractors/Gene Mendel	\$ 1,666,744	\$ 80,371	\$ 1,586,373
Amvest-Skylark	\$ 2,452,379	\$ 266,110	\$ 2,659,453
Riverpoint Village	\$ 100,000	\$ 46,078	\$ 100,000
Meritage	\$ 2,637,583	\$ 323,102	\$ 942,743
MainStreet - Lovett	\$ -	\$ -	\$ -
<b>Developer / Project Reimbursements</b>	<b>\$ 12,918,447</b>	<b>\$ 2,990,449</b>	<b>\$ 11,932,838</b>
<b>Bond Debt Service (Series 2018)</b>			
Principal	\$ 3,750,000	\$ -	\$ 3,900,000
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ 1,210,000	\$ -	\$ 1,250,333
<b>System Debt Service</b>	<b>\$ 4,960,000</b>	<b>\$ -</b>	<b>\$ 5,150,333</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 23,065,307</b>	<b>\$ 4,172,021</b>	<b>\$ 28,463,495</b>
Payment/transfer to ISD - educational facilities	\$ 10,635,025	\$ 12,944,157	\$ 12,944,157
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 248,233	\$ 256,296	\$ 263,295
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ 205,530	\$ 205,530	\$ 205,530
<b>Total Transfers</b>	<b>\$ 11,088,788</b>	<b>\$ 13,405,983</b>	<b>\$ 13,412,982</b>
<b>Total Budget</b>	<b>\$ 34,154,095</b>	<b>\$ 17,578,004</b>	<b>\$ 41,876,477</b>
RESTRICTED Funds - Capital Projects	\$ 42,859,473	\$ 7,102,672	\$ 43,711,246
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Debt Service	\$ 3,750,000	\$ -	\$ 3,900,000
<b>Ending Fund Balance</b>	<b>\$ 46,609,473</b>	<b>\$ 7,102,672</b>	<b>\$ 47,611,246</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 80,763,568</b>	<b>\$ 24,680,676</b>	<b>\$ 89,487,723</b>

Notes:

**EXHIBIT "B"**

**Fiscal Years 2019-2023 Capital Improvement Plan Budget  
for the Lake Houston Zone**

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2019 - 2023 CAPITAL IMPROVEMENT PLAN  
TIRZ NO.10 - LAKE HOUSTON REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative FY19 - FY23 Total (To Date)
			Through 2017	Projected 2018	2019	2020	2021	2022	2023				
E	T-1003	Kingwood Park and Community Center	\$ 176,000	-	-	-	-	-	-	-	176,000		
E	T-1005	Kingwood West Fire Station Land Acquisition	\$ 400,000	-	-	-	-	-	-	-	400,000		
E	T-1006	Intersection/Pedestrian Safety Improvements	\$ 332,428	779,284	651,968	-	-	-	-	-	1,763,680		
E	T-1007	Northpark Drive TIP Application and Planning	\$ 439,740	199,054	100,000	-	-	-	-	-	738,794		
E	T-1008	Kingwood Drive at Willow Terrace	\$ -	7,837	1,354,000	-	-	-	-	-	1,361,837		
E	T-1009	Kingwood Drive at Trail Wood Village & Woodland	\$ -	10,134	-	1,166,032	-	-	-	-	1,176,166		
E	T-1010	Kingwood Drive at Chestnut Ridge Drive	\$ -	10,513	-	1,701,604	-	-	-	-	1,712,117		
E	T-1011	Mill Branch Drive Reconstruction between	\$ -	-	-	-	-	866,865	5,667,909	6,534,774	6,534,774		
E	T-1012	Woodland Hills Extension	\$ -	-	-	-	-	300,000	300,000	600,000	600,000		
E	T-1013	Northpark Drive Overpass Project	\$ -	-	6,000,000	32,801,155	-	-	-	38,801,155	38,801,155		
E	T-1014	Northpark Drive Reconstruction	\$ -	-	-	-	-	6,533,674	40,835,468	47,369,142	47,369,142		
E	T-1015	Kingwood Drive at Woodland Hills Drive	\$ -	-	2,919,256	-	-	-	-	2,919,256	2,919,256		
E	T-1016	Kingwood Rive at Royal Forest Drive	\$ -	-	-	-	1,135,524	-	-	1,135,524	1,135,524		
E	T-1017	Kingwood Drive at Green Oak Drive	\$ -	-	-	-	1,123,060	-	-	1,123,060	1,123,060		
E	T-1039	Concrete Panel Replacement Program	\$ -	-	45,000	45,000	45,000	45,000	45,000	225,000	225,000		
Totals			\$ 1,348,168	\$ 1,006,822	\$ 11,070,224	\$ 35,713,791	\$ 2,303,584	\$ 7,745,539	\$ 46,848,377	\$ 103,681,515	\$ 106,036,505		

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

2019 - 2023 CAPITAL IMPROVEMENT PLAN  
TIRZ NO.10 - LAKE HOUSTON REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations							FY19 - FY23 Total	Cumulative Total (To Date)
	Through 2017	Projected 2018	2019	2020	2021	2022	2023		
TIRZ Funds	1,348,168	1,006,822	5,070,224	26,268,791	2,303,584	7,745,539	15,849,152	57,027,290	59,382,280
City of Houston	-	-	6,000,000	9,455,000	-	-	-	15,455,000	15,455,000
Grants	-	-	-	-	-	-	31,199,225	31,199,225	31,199,225
Other	-	-	-	-	-	-	-	-	-
Project Total	1,348,168	1,006,822	11,070,224	35,713,791	2,303,584	7,745,539	46,848,377	103,681,515	106,036,505

2019 - 2023 CAPITAL IMPROVEMENT PLAN  
TIRZ NO. 10 - LAKE HOUSTON REDEVELOPMENT AUTHORITY

**CITY OF HOUSTON - TIRZ PROGRAM**  
**Economic Development Division**

Project:	Intersection/Pedestrian Safety Improvements	City Council District	Key Map:	WBS.:	T-1006					
		Location: E	Geo. Ref.:							
		Served: E	Neighborhood:							
Description:	Mobility Improvements including intersection and pedestrian safety improvements at West Lake Houston Parkway at Kings Crossing, Northpark Drive at West Lake Houston Parkway.	Operating and Maintenance Costs: (\$ Thousands)								
		2019	2020	2021	2022	2023	Total			
Justification:	Increased commercial development and growth of adjacent residential subdivisions have triggered safety considerations and congestion at key intersections.	Personnel	-	-	-	-	-			
		Supplies	-	-	-	-	-			
		Svcs. & Chgs.	-	-	-	-	-			
		Capital Outlay	-	-	-	-	-			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -			
	FTEs	-	-	-	-	-	-			
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)
Phase										
1 Planning	103,428	-	-	-	-	-	-	-	\$ -	\$ 103,428
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	229,000	-	-	-	-	-	-	-	\$ 229,000	\$ 229,000
4 Construction	-	-	779,284	651,968	-	-	-	-	\$ 651,968	\$ 1,431,252
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ 332,428	\$ -	\$ 779,284	\$ 651,968	\$ -	\$ -	\$ -	\$ -	\$ 651,968	\$ 1,763,680
Source of Funds										
TIRZ Funds	332,428	-	779,284	651,968	-	-	-	-	\$ 651,968	\$ 1,763,680
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 332,428	\$ -	\$ 779,284	\$ 651,968	\$ -	\$ -	\$ -	\$ -	\$ 651,968	\$ 1,763,680

Project: Northpark Drive TIP Application and Planning		City Council District		Key Map:		WBS.:		T-1007					
		Location: E		Geo. Ref.:									
		Served: E		Neighborhood:									
Description:		Operating and Maintenance Costs: (\$ Thousands)											
Northpark Drive is one of two major thoroughfares connecting the Kingwood community to IH 69 (US 59). A grade separation is proposed along Northpark Drive over UPRR tracks and State Loop 494, providing an evacuation route for an estimated 81,692 City Residents.		2019		2020		2021		2022		2023		Total	
		Personnel		-		-		-		-		-	
		Supplies		-		-		-		-		-	
		Svcs. & Chgs.		-		-		-		-		-	
		Capital Outlay		-		-		-		-		-	
Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
FTEs													
Justification:													
Increased rail traffic on UPRR tracks is causing excessive delays to Kingwood Community. Emergency response time is severely impaired when the UPRR tracks are blocked by a train; accident rate at this RR crossing is increasing.													
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)		
Phase													
1	Planning	439,740	-	199,054	100,000	-	-	-	-	\$ 100,000	\$ 738,794		
2	Acquisition	-	2,000,000	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	2,600,920	-	-	-	-	-	-	\$ -	\$ -		
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
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Project:	Kingwood Drive at Willow Terrace Intersection Improvements	City Council District		Key Map:	WBS.:		T-1008				
		Location:	E	Geo. Ref.:							
		Served:	E	Neighborhood:							
Description:	Key intersection and pedestrian/bicycle safety improvements at key intersections identified by the Kingwood Mobility Study.	Operating and Maintenance Costs: (\$ Thousands)									
		2019	2020	2021	2022	2023	Total				
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
Justification:	Project will reduce of congestion, decrease delay/travel time and enhance quality of life for Kingwood residents.	Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs						-			
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)
Phase											
1	Planning	-	-	7,837	-	-	-	-	-	\$ -	\$ 7,837
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	94,800	-	186,000	-	-	-	-	\$ 186,000	\$ 186,000
4	Construction	-	-	-	1,168,000	-	-	-	-	\$ 1,168,000	\$ 1,168,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
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	Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 94,800	\$ 7,837	\$ 1,354,000	\$ -	\$ -	\$ -	\$ -	\$ 1,354,000	\$ 1,361,837
Source of Funds											
TIRZ Funds		-	94,800	7,837	1,354,000	-	-	-	-	\$ 1,354,000	\$ 1,361,837
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 94,800	\$ 7,837	\$ 1,354,000	\$ -	\$ -	\$ -	\$ -	\$ 1,354,000	\$ 1,361,837

\*NOTE:

**CITY OF HOUSTON - TIRZ PROGRAM**  
**Economic Development Division**

**\*NOTE:**



**CITY OF HOUSTON - TIRZ PROGRAM**  
**Economic Development Division**

Project:	Kingwood Drive at Chestnut Ridge Drive	City Council District	Key Map:	WBS.:		T-1010				
		Location:	E	Geo. Ref.:						
Description:	Key intersection and pedestrian/bicycle safety improvements at key intersections identified by the Kingwood Mobility Study.	Served:	E	Neighborhood:						
		Operating and Maintenance Costs: (\$ Thousands)								
Justification:	Project will reduce of congestion, decrease delay/travel time and enhance quality of life for Kingwood residents.	2019	2020	2021	2022	2023	Total			
		Personnel	-	-	-	-	-	-		
		Supplies	-	-	-	-	-			
		Svcs. & Chgs.	-	-	-	-	-			
		Capital Outlay	-	-	-	-	-			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs	-	-	-	-	-			
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)
Phase										
1 Planning	-	-	10,513	-	-	-	-	-	\$ -	\$ 10,513
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	83,120	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	234,704	-	-	-	\$ 234,704	\$ 234,704
5 Equipment	-	-	-	-	1,466,900	-	-	-	\$ 1,466,900	\$ 1,466,900
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
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Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ 83,120	\$ 10,513	\$ -	\$ 1,701,604	\$ -	\$ -	\$ -	\$ 1,701,604	\$ 1,712,117
Source of Funds										
TIRZ Funds	-	83,120	10,513	-	1,701,604	-	-	-	\$ 1,701,604	\$ 1,712,117
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ 83,120	\$ 10,513	\$ -	\$ 1,701,604	\$ -	\$ -	\$ -	\$ 1,701,604	\$ 1,712,117

2019 - 2023 CAPITAL IMPROVEMENT PLAN  
TRZ NO. 10 - LAKE HOUSTON REDEVELOPMENT

2019 - 2023 CAPITAL IMPROVEMENT PLAN  
TRZ NO. 10 - LAKE HOUSTON REDEVELOPMENT

2019 - 2023 CAPITAL IMPROVEMENT PLAN  
TRZ NO. 10 - LAKE HOUSTON REDEVELOPMENT

2019 - 2023 CAPITAL IMPROVEMENT PLAN  
TRZ NO. 10 - LAKE HOUSTON REDEVELOPMENT

Project:		Mill Branch Drive Reconstruction between Northpark Drive and Kingwood Drive				City Council District		E	Key Map:		WBS.:		T-1011	
Description:		Reconstruction of Mills Branch Drive from Kingwood Drive to Northpark Drive including traffic signals at the intersections of Mills Branch Drive and Kingwood Drive, ADA compliant crosswalks, sidewalks, and lighting.				Location:		E	Geo. Ref.:					
Justification:						Substantially increased residential densities have resulted in significant delays, pedestrian/bicycle safety and vehicular capacity issues.				Served:		E	Neighborhood:	
								2019	2020	2021	2022	2023	Total	
						Personal		-	-	-	-	-	-	
						Supplies		-	-	-	-	-	-	
						Svcs. & Chgs.		-	-	-	-	-	-	
						Capital Outlay		-	-	-	-	-	-	
						Total		\$	-	\$	-	\$	-	-
						FTEs		-	-	-	-	-	-	
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)		
Phase														
1	Planning	-		-	-	-	-	-	-	-	\$	-	-	
2	Acquisition	-		-	-	-	-	-	-	-	\$	-	-	
3	Design	-		-	-	-	-	-	-	-	\$	-	-	
4	Construction	-		-	-	-	-	-	866,865	5,667,909	\$ 6,534,774	\$ 6,534,774	-	
5	Equipment	-		-	-	-	-	-	-	-	\$	-	-	
6	Close-Out	-		-	-	-	-	-	-	-	\$	-	-	
7	Other	-		-	-	-	-	-	-	-	\$	-	-	
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	Other Sub-Total:	-		-	-	-	-	-	-	-	\$	-	-	
Total Allocations		\$	-	\$	-	\$	-	\$	-	\$ 866,865	\$ 5,667,909	\$ 6,534,774	\$ 6,534,774	
Source of Funds														
TIRZ Funds		-	-	-	-	-	-	-	866,865	5,667,909	\$ 6,534,774	\$ 6,534,774	-	
City of Houston		-	-	-	-	-	-	-	-	-	\$	-	-	
Grants		-	-	-	-	-	-	-	-	-	\$	-	-	
Other		-	-	-	-	-	-	-	-	-	\$	-	-	
Total Funds		\$	-	\$	-	\$	-	\$	-	\$ 866,865	\$ 5,667,909	\$ 6,534,774	\$ 6,534,774	

Project: Woodland Hills Extension		City Council District		Key Map:		WBS.:		T-1012													
		Location: E		Geo. Ref.:																	
		Served: E		Neighborhood:																	
Description:		Planning and project development process needed for preparation for H-GAC's Transportation Improvement Program (TIP) Call for Projects.		Operating and Maintenance Costs: (\$ Thousands)																	
		2019		2020		2021		2022		2023		Total									
		Personnel																			
		Supplies																			
		Svcs. & Chgs.																			
		Capital Outlay																			
		Total																			
		FTEs																			
Justification: Kingwood, Texas lacks adequate access and egress connections to the regional transportation grid creating an unsafe environment for approximately 75,000 City of Houston residents.																					
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)	
Phase																					
1 Planning																					
2 Acquisition																					
3 Design																					
4 Construction																					
5 Equipment																					
6 Close-Out																					
7 Other																					
Other Sub-Total:																					
Total Allocations		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
Source of Funds																					
TIRZ Funds																					
City of Houston																					
Grants																					
Other																					
Total Funds		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			

**CITY OF HOUSTON - TIRZ PROGRAM**  
**Economic Development Division**

## NOTES

Project: Northpark Drive Reconstruction		City Council District		Key Map:		WBS.:		T-1014			
		Location: E		Geo. Ref.:							
		Served: E		Neighborhood:							
Description: Reconstruction of Northpark Drive from Russell Palmer Road to Woodland Hills Drive including elevation of roadway at Briar Branch above 500 year flood elevation and a pedestrian underpass at Plum Valley Drive.				Operating and Maintenance Costs: (\$ Thousands)							
Justification: Excessive vehicular congestion combined with regular roadway inundation at Briar Branch prohibits emergency access to Kingwood residents during high water events.		2019	2020	2021	2022	2023	Total				
	Personnel		-	-	-	-	-	\$ -	-		
	Supplies		-	-	-	-	-	\$ -	-		
	Svcs. & Chgs.		-	-	-	-	-	\$ -	-		
	Capital Outlay		-	-	-	-	-	\$ -	-		
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	FTEs								-		
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)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	6,533,674	-	\$ 6,533,674	\$ 6,533,674
4	Construction	-	-	-	-	-	-	-	40,835,468	\$ 40,835,468	\$ 40,835,468
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
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Project: Kingwood Drive at Woodland Hills Drive		City Council District		Key Map:		WBS.:		T-1015													
		Location: E		Geo. Ref.:																	
		Served: E		Neighborhood:																	
Description:		Key intersection and pedestrian/bicycle safety improvements at key intersections identified by the Kingwood Mobility Study.		Operating and Maintenance Costs: (\$ Thousands)																	
				2019		2020		2021		2022		2023		Total							
		Personnel												\$ -							
		Supplies												\$ -							
		Svcs. & Chgs.												\$ -							
		Capital Outlay												\$ -							
		Total												\$ -							
		FTEs												\$ -							
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)	
Phase																					
1 Planning																		\$ -		\$ -	
2 Acquisition																		\$ -		\$ -	
3 Design								402,656										\$ 402,656		\$ 402,656	
4 Construction								2,516,600										\$ 2,516,600		\$ 2,516,600	
5 Equipment																		\$ -		\$ -	
6 Close-Out																		\$ -		\$ -	
7 Other																		\$ -		\$ -	
																		\$ -		\$ -	
																		\$ -		\$ -	
																		\$ -		\$ -	
																		\$ -		\$ -	
Other Sub-Total:																		\$ -		\$ -	
Total Allocations		\$ -		\$ -		\$ -		\$ 2,919,256		\$ -		\$ -		\$ -		\$ -		\$ 2,919,256		\$ 2,919,256	
Source of Funds																					
TIRZ Funds								2,919,256										\$ 2,919,256		\$ 2,919,256	
City of Houston																		\$ -		\$ -	
Grants																		\$ -		\$ -	
Other																		\$ -		\$ -	
Total Funds		\$ -		\$ -		\$ -		\$ 2,919,256		\$ -		\$ -		\$ -		\$ -		\$ 2,919,256		\$ 2,919,256	

Project:	Kingwood Rive at Royal Forest Drive	City Council District		Key Map:		WBS.:	T-1016			
		Location:	E	Geo. Ref.:						
		Served:	E	Neighborhood:						
Description:	Key intersection and pedestrian/bicycle safety improvements at key intersections identified by the Kingwood Mobility Study.			Operating and Maintenance Costs: (\$ Thousands)						
			2019	2020	2021	2022	2023	Total		
		Personnel		-	-	-	-	\$ -		
		Supplies		-	-	-	-	\$ -		
		Svcs. & Cngs.		-	-	-	-	\$ -		
		Capital Outlay		-	-	-	-	\$ -		
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs						-		
Justification:	Project will reduce of congestion, decrease delay/travel time and enhance quality of life for Kingwood residents.									
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)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	156,624	-	-	\$ 156,624	\$ 156,624
4 Construction	-	-	-	-	-	978,900	-	-	\$ 978,900	\$ 978,900
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,135,524	\$ -	\$ -	\$ 1,135,524	\$ 1,135,524
Source of Funds										
TIRZ Funds	-	-	-	-	-	1,135,524	-	-	\$ 1,135,524	\$ 1,135,524
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,135,524	\$ -	\$ -	\$ 1,135,524	\$ 1,135,524

<b>Project:</b> Kingwood Drive at Green Oak Drive		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-1017</b>	
<b>Description:</b> Key intersection and pedestrian/bicycle safety improvements at key intersections identified by the Kingwood Mobility Study.		<b>Location:</b> E		<b>Geo. Ref.:</b>		<b>Served:</b> E			
<b>Justification:</b> Project will reduce of congestion, decrease delay/travel time and enhance quality of life for Kingwood residents.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>		<b>2019</b>		<b>2020</b>		<b>2021</b>	



Project:		Concrete Panel Replacement Program		City Council District		Key Map:		WBS.:		T-1099											
		Location:		E		Geo. Ref.:															
		Served:		E		Neighborhood:															
Description:		HPW Street Maintenance Program		Operating and Maintenance Costs: (\$ Thousands)																	
				2019		2020		2021		2022		2023		Total							
		Personnel												-							
		Supplies												-							
		Svcs. & Chgs.												-							
		Capital Outlay												-							
		Total												-							
		FTEs												-							
Justification:		Mobility improvements to extend life of roads.																			
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)	
Phase																					
1 Planning																					
2 Acquisition																					
3 Design																					
4 Construction																					
5 Equipment																					
6 Close-Out																					
7 Other																					