

City of Houston, Texas, Ordinance No. 2018- 751

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY D/B/A DOWNTOWN REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS (MAIN STREET/MARKET SQUARE ZONE); APPROVING THE FISCAL YEAR 2019 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2019-2023 CAPITAL IMPROVEMENT PROJECTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the Main Street/Market Square Redevelopment Authority d/b/a Downtown Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Three, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2019 (the "Operating Budget") and a five-year Capital Improvement Projects 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 the Tri-Party agreement among the City, the Authority, and the Zone approved by Ordinance No. 2000-240 on April 5, 2000; and

WHEREAS, the City designated the Zone on December 13, 1995, by Ordinance No. 95-1323, over a certain area within the central business district of the City ("Original Area") and enlarged the boundaries of the Zone by Ordinance No. 98-1204 approved on December 16, 1998, by Ordinance No. 2005-1049 approved on December 14, 2005, by Ordinance No. 2007-1422 approved on December 12, 2007; and by Ordinance No. 2011-988 approved on November 16, 2011; and

WHEREAS, the Budgets are based upon the following assumptions:

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

3. The first \$750,000.00 of tax increment revenue received from taxes levied and collected in the Original Area will be paid to the Houston Housing Finance Corporation ("HHFC") pursuant to the Agreement among the City, the Zone, and HHFC approved by Ordinance No. 96-909, as amended by Ordinance No. 2000-396; and

4. The Authority may receive grants from the state and federal agencies during Fiscal Year 2019, and may receive grants from other sources, which may require the Authority to pay a local match; 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 may need to transfer funds from

one Line Item of Project Costs shown on **Exhibit A** to another. Unless approved by the City Council, the Authority may only transfer funds (1) as needed for Debt Service; and (2) from one Line Item of Project Costs to another, if the aggregate of such transfers does not exceed the lesser of Four Hundred Thousand Dollars (\$400,000) or five percent (5%) of the 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 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 that purpose. The Zone and the Authority 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 Authority is authorized to spend any grant money not reflected in the Operating Budget that it receives during Fiscal Year 2019 in the manner prescribed by law. In the event the Authority is required to pay a matching share of any such grant, the Authority, after consultation with and approval by the Chief Development Officer, may spend an amount not to exceed ten percent (10%) of the Operating Budget for such match.

Section 6. That the City's Chief Development Officer is directed to assist the Authority in identifying a cost-efficient method for financing public infrastructure consistent with financing principles used by the City.

Section 7. That the 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 8. 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 19th day of September, 2018.

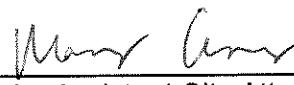
APPROVED this _____ day of _____, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is SEP 25 2018.



City Secretary

Prepared by Legal Department 

MC:mc August 31, 2018

Senior Assistant City Attorney

Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor)

L.D. File No. 0421300014011

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
ABSENT-CITY BUSINESS		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
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW DATE: SEP 25 2018

EXHIBIT A

**Fiscal Year 2019 Operating Budget for
Main Street/Market Square Redevelopment Authority
d/b/a Downtown Redevelopment Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2019 BUDGET PROFILE

Fund Summary
 Fund Name: Main Street/Market Square Redevelopment Authority
 TIRZ: 03
 Fund Number: 7551/50

P R O J E C T P L A N	Base Year:		1995
	Base Year Taxable Value:	\$	22,231,380
	Projected Taxable Value (TY2018):	\$	4,085,718,703
	Current Taxable Value (TY2017):	\$	3,296,185,078
	Acres:		653.61
	Administrator (Contact):		Ryan Leach
	Contact Number:		(713) 752-0827

N A R R A T I V E	Zone Purpose:
	<p>Tax Increment Reinvestment Zone Number Three, City of Houston, Texas was created in 1995 to stimulate new residential development in the 9-Block area surrounding the Rice Hotel. In 1998, the Zone was expanded to include Main Street and the northern Blocks of the Central Business District along Buffalo Bayou, primarily to create pedestrian and transit amenities and to catalyze new investment and enhance connections between the eastern and western sectors of downtown. In 2005, two Blocks were added to provide a new mixed-use retail and entertainment project. In 2007, the Zone was expanded to include public and institutional parcels in and around City Hall and the Jones Library. In 2011, the boundaries were further enlarged to include the Buffalo Bayou Parklands west to Shepherd Drive.</p> <ul style="list-style-type: none"> • Issued 2015 tax increment contract revenue bonds to net \$40 million used to complete capital streetscape projects on Dallas, Main, and Allen Parkway. All three projects complete. • International Coffee Building complete and open. • Historic facade restorations completed at 402 Main, 202 Travis, and 412 Main. • Historic facade restorations completed in 100 Block of Main and 900 Block of Commerce. • SkyHouse Houston, SkyHouse Main, Block 334, The Star, Market Square Tower, and Aris Market Square residential projects complete and open. • JW Marriott, Alessandra, and Holiday Inn hotels complete and open, 723 Main AC hotel under construction. • Library Plaza renovation project Phase I completed. • Secured site and approved long term lease for South Downtown Park, programming and design to begin in 2019, park opening in summer of 2020. • Continued contribution for operation of project facilities at Buffalo Bayou Park. • Terminated GreenStreet economic development grant. • Began planning process for renovation of west side of downtown and reconstruction of Bagby Street.

		Total Plan	Cumulative Expenses (to 6/30/17)	Variance
P R O J E C T P L A N	Capital Projects:			
	Roadways and Streets	\$ 22,500,000	\$ 33,921,273	\$ (11,421,273)
	Infrastructure, Mobility, Transit Improvements	18,334,450	26,919,778	(8,585,328)
	Real Property Improvements	57,520,266	20,519,320	37,000,946
	Parking Facilities	10,156,417	-	10,156,417
	Historic Preservation Improvements	26,351,008	13,029,622	13,321,386
	Parks and Recreational Facilities	32,044,167	4,837,714	27,206,453
	Theater District Improvements	11,504,799	4,314,810	7,189,989
	Cultural and Public Facilities Improvements	10,000,000	1,503,555	8,496,445
	Economic Development Programs	166,800,000	19,865,508	146,934,492
	Institutional Facilities Improvements	22,000,000	10,668,960	11,331,040
	Total Capital Projects	\$ 377,211,107	\$ 135,580,540	\$ 241,630,567
	Affordable Housing	-	-	-
	School & Education/Cultural Facilities	82,541,820	38,776,265	43,765,555
Financing Costs	21,650,000	17,536,521	4,113,479	
Administration Costs/ Professional Services	6,934,426	5,372,351	1,562,075	
Creation Costs	-	-	-	
Total Project Plan	\$ 488,337,353	\$ 197,265,677	\$ 291,071,676	

Additional Financial Data		FY2018 Budget	FY2018 Estimate	FY2019 Budget
D E B T	Debt Service	\$ 4,277,629	\$ 4,326,745	\$ 4,277,331
	Principal	\$ 1,995,000	\$ 1,995,000	\$ 2,045,000
	Interest	\$ 2,282,629	\$ 2,331,745	\$ 2,232,331
		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	\$ 58,814,335	\$ 56,819,335	\$ 54,774,335
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other (Rosemont Bridge)	\$ 525,000	\$ -	\$ -
	Other (HHFC)	\$ 3,750,000	\$ 3,000,000	\$ 2,250,000

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2019 BUDGET DETAIL

Fund Summary
 Fund Name: Main Street/Market Square Redevelopmer
 TIRZ: 03
 Fund Number: 7551/50

TIRZ Budget Line Items	FY2018 Budget	FY2018 Estimate	FY2019 Budget
RESOURCES			
RESTRICTED Funds - Projects	\$ 24,691,151	\$ 24,170,444	\$ 29,213,993
RESTRICTED Funds - Bond Proceeds	\$ 3,650,000	\$ 1,576,788	\$ 650,000
RESTRICTED Funds - Buffalo Bayou Park	\$ 2,301,239	\$ 2,301,239	\$ 2,354,187
RESTRICTED Funds - Bond Debt Service	\$ 8,657,838	\$ 8,656,599	\$ 8,656,599
Beginning Balance	\$ 39,300,228	\$ 36,705,070	\$ 40,874,779
City tax revenue	\$ 17,692,616	\$ 16,369,928	\$ 20,933,909
County tax revenue	\$ 1,709,043	\$ 770,336	\$ 360,136
ISD tax revenue	\$ 5,338,118	\$ 5,343,223	\$ 5,338,118
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Prior Year Revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 24,739,777	\$ 22,483,487	\$ 26,632,163
Parking Revenue (Blocks 6 & 7)	\$ 125,000	\$ 124,180	\$ 125,000
Allen Parkway Reimbursement	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ 125,000	\$ 124,180	\$ 125,000
COH TIRZ Interest	\$ -	\$ 40,723	\$ -
Interest Income	\$ 48,614	\$ 273,439	\$ 50,562
Other Interest Income	\$ 48,614	\$ 314,162	\$ 50,562
Return of local Match Southeast Sidewalks	\$ -	\$ -	\$ -
City of Houston Public Works - Dallas Street Improvements	\$ -	\$ -	\$ -
Sundance Theater Revenue Sharing	\$ 3,000	\$ 2,836	\$ 3,000
Grant Proceeds	\$ 3,000	\$ 2,836	\$ 3,000
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Series 2015 Tax Increment Contract Revenue Bonds	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 64,216,619	\$ 59,629,735	\$ 67,685,504

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2019 BUDGET DETAIL

Fund Summary
 Fund Name: Main Street/Market Square Redevelopmer
 TIRZ: 03
 Fund Number: 7551/50

TIRZ Budget Line Items	FY2018 Budget	FY2018 Estimate	FY2019 Budget
EXPENDITURES			
Accounting	\$ 11,000	\$ 10,970	\$ 11,000
Administration Salaries & Benefits	\$ 280,000	\$ 267,000	\$ 280,000
Auditor	\$ 16,500	\$ 15,600	\$ 16,500
Bond Services/Trustee/Financial Advisor	\$ 10,000	\$ 30,925	\$ 10,000
Insurance	\$ 2,500	\$ 2,500	\$ 2,500
Office Administration	\$ 24,000	\$ 11,745	\$ 24,000
TIRZ Administration and Overhead	\$ 344,000	\$ 338,740	\$ 344,000
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 25,000	\$ 16,288	\$ 25,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ -	\$ -	\$ -
Project/Planning Management	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 25,000	\$ 16,288	\$ 25,000
Management consulting services	\$ 369,000	\$ 355,028	\$ 369,000
Capital Expenditures (See CIP Schedule)	\$ 9,472,000	\$ 1,942,510	\$ 10,610,000
TIRZ Capital Expenditures	\$ 9,472,000	\$ 1,942,510	\$ 10,610,000
Developer / Project Reimbursements			
Infrastructure, Mobility, Transit Improvements			
METRO Communication Cabinets Relocation	\$ -	\$ -	\$ -
806 Main Curb Cut/Infrastructure	\$ -	\$ -	\$ -
Real Property Improvements			
Post Office Project	\$ -	\$ -	\$ 850,000
Historic Preservation Improvements			
402 Main Street	\$ -	\$ -	\$ -
412 Main Street	\$ -	\$ 591	\$ -
202 Travis Street	\$ -	\$ 77	\$ -
806 Main Street	\$ 255,713	\$ 239,238	\$ 220,902
The Heritage Society	\$ -	\$ -	\$ -
108/110/114 Main	\$ -	\$ 456,753	\$ -
900 Commerce	\$ 400,000	\$ 402,268	\$ -
International Coffee Building	\$ -	\$ -	\$ -
Kellum/Noble House	\$ -	\$ -	\$ -
Craft Beer Cellar	\$ -	\$ -	\$ -
Future Historic Preservation Project	\$ 600,000	\$ -	\$ 1,000,000
Parks, Plaza and Recreational Facilities Improvements			
Sabine to Bagby Promenade	\$ -	\$ -	\$ -
Houston Parks Board Hike and Bike Trails	\$ 650,000	\$ -	\$ 470,000
Theater District Improvements			
Sundance Theater	\$ -	\$ -	\$ -
Alley Theatre	\$ -	\$ -	\$ -
Retail/Economic Development			
GreenStreet	\$ 240,000	\$ 10,152	\$ -
Comcast NBC Universal	\$ -	\$ -	\$ -
Buffalo Bayou Park- Shepherd to Sabine	\$ 2,301,239	\$ 2,319,396	\$ 2,354,187
Hotel Alessandra	\$ 100,000	\$ 100,000	\$ 103,000
Holiday Inn 1616 Main	\$ 63,876	\$ 61,782	\$ 63,635
Provident -The Star 1111 Rusk	\$ 490,037	\$ 319,567	\$ 329,154
Skyhouse I - Houston	\$ 379,512	\$ 328,314	\$ 338,163
Skyhouse II - Main	\$ 393,798	\$ 306,076	\$ 315,258
Alliance Block 334	\$ 163,138	\$ 191,060	\$ 119,480

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2019 BUDGET DETAIL

Fund Summary
 Fund Name: Main Street/Market Square Redevelopmer
 TIRZ: 03
 Fund Number: 7551/50

TIRZ Budget Line Items	FY2018 Budget	FY2018 Estimate	FY2019 Budget
Woodbranch Tower	\$ 450,000	\$ 450,000	\$ 463,500
Hines Market Square	\$ 336,270	\$ 334,028	\$ 344,048
AC Hotel 723 Main	\$ 80,000	\$ 411	\$ -
Fairfield Residential	\$ -	\$ 411	\$ -
907 Franklin	\$ -	\$ -	\$ -
1111 Main/1010 Lamar	\$ -	\$ 185,000	\$ 75,000
Downtown Living Initiative	\$ -	\$ 4,001	\$ -
Retail Initiative	\$ 250,000	\$ 5,960	\$ -
Downtown Planning Initiative	\$ 150,000	\$ 250,000	\$ -
Developer / Project Reimbursements	\$ 7,303,583	\$ 5,965,085	\$ 7,046,327
Bond Debt Service (Series 2012)			
Principal	\$ 1,995,000	\$ 1,995,000	\$ 2,045,000
Interest	\$ 307,079	\$ 307,079	\$ 256,781
New Bond Sale (Series 2015)			
Principal	\$ -	\$ -	\$ -
Interest	\$ 1,975,550	\$ 1,975,550	\$ 1,975,550
Cost of Issuance	\$ -	\$ -	\$ -
System debt service	\$ 4,277,629	\$ 4,277,629	\$ 4,277,331
TOTAL PROJECT COSTS	\$ 21,422,212	\$ 12,540,252	\$ 22,302,658
Payment/transfer to ISD - educational facilities	\$ 2,513,658	\$ 2,537,691	\$ 2,513,658
Payment/transfer to ISD - educational facilities (Pass Through)	\$ 1,571,396	\$ -	\$ -
Administration Fees:			
City	\$ 884,631	\$ 818,496	\$ 1,046,695
County	\$ 85,452	\$ 38,517	\$ 18,007
ISD	\$ 25,000	\$ 25,000	\$ 25,000
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 1,065,000	\$ 1,065,000	\$ 1,065,000
Municipal Services - Supplemental	\$ 980,000	\$ 980,000	\$ 980,000
Certificate of Obligation (Payable to COH)	\$ -	\$ -	\$ -
HHFC Payment	\$ 750,000	\$ 750,000	\$ 750,000
Total Transfers	\$ 7,875,137	\$ 6,214,704	\$ 6,398,360
Total Budget	\$ 29,297,349	\$ 18,754,956	\$ 28,701,018
RESTRICTED Funds - Projects	\$ 23,871,354	\$ 29,213,993	\$ 30,938,387
RESTRICTED Funds - Bond Proceeds	\$ -	\$ 650,000	\$ -
RESTRICTED Funds - Buffalo Bayou Park	\$ 2,404,814	\$ 2,354,187	\$ 2,389,500
RESTRICTED Funds - Bond Debt Service	\$ 8,643,102	\$ 8,656,599	\$ 5,656,599
Ending Fund Balance	\$ 34,919,270	\$ 40,874,779	\$ 38,984,486
Total Budget & Ending Fund Balance	\$ 64,216,619	\$ 59,629,735	\$ 67,685,504

Notes:

EXHIBIT B

**Fiscal Years 2019-2023 Capital Improvement Projects Budget for
Tax Increment Reinvestment Zone Number Three
(Main Street/Market Square Zone)**

2019 - 2023 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

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			
I	T-0307	Southern Downtown Pocket Park	\$ 41,270	187,289	3,540,000	2,450,000	450,000	450,000	460,000	7,380,000	7,605,559		
I	T-0308	Jones Plaza	\$ -	500,000	2,000,000	2,500,000	-	-	-	4,500,000	5,000,000		
I	T-0312	Main Street Corridor Improvement Project	\$ 11,754,503	521,510	-	-	-	-	-	-	12,276,113		
I	T-0313	Jesse H. Jones Library Plaza	\$ 663,475	4,727	-	-	-	-	-	-	668,202		
I	T-0314	Shopping District Improvements	\$ 16,846,531	26,385	-	-	-	-	-	-	16,872,916		
C	T-0319	Allen Parkway Re-Construction	\$ 14,467,378	7,598	-	-	-	-	-	-	14,474,976		
I	T-0323	TXDOT Southeast Sidewalks	\$ 1,675	-	-	-	-	-	-	-	1,675		
I	T-0324	Walker Street Improvements	\$ -	-	-	-	2,000,000	13,000,000	2,500,000	17,500,000	17,500,000		
I	T-0325	Bagby Street Improvements	\$ 83,797	445,000	4,800,000	16,000,000	2,000,000	2,000,000	-	22,800,000	23,328,797		
C, G, H, I	T-0326	Local Connections NHHIP	\$ -	250,000	250,000	250,000	3,500,000	5,000,000	14,000,000	23,000,000	23,250,000		
C, G, H, I	T-0399	Concrete Panel Replacement Program	\$ -	-	20,000	-	-	-	-	20,000	20,000		
Totals			\$ 43,858,630	\$ 1,942,510	\$ 10,610,000	\$ 21,210,000	\$ 7,960,000	\$ 18,480,000	\$ 16,960,000	\$ 75,200,000	\$ 121,001,340		

* NOTE:
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2019 - 2023 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2017	Projected 2018	2019	2020	2021	2022	2023	FY19 - FY23 Total			
TIRZ Funds	43,858,830	1,942,510	10,610,000	21,210,000	7,960,000	18,460,000	16,960,000	75,200,000	121,001,340		
City of Houston	-	-	-	-	-	-	-	-	-		
Grants	-	-	-	-	-	-	-	-	-		
Other	-	-	-	-	-	-	-	-	-		
Project Total	43,858,830	1,942,510	10,610,000	21,210,000	7,960,000	18,460,000	16,960,000	75,200,000	121,001,340		

Project:	Southern Downtown Pocket Park		City Council District	Key Map:	494	WBS.:	T-0307
	Location:	1	Geo. Ref.:				
	Served:	1	Neighborhood:	61			
Description:	Acquire 1/2-1 block at the southern end of the Central Business District and develop a green public space that would serve the growing residential population, workers and the public.						
Justification:	Due to the growing residential population a green public space is needed to serve the residents and stimulate economic growth. This project will be a joint effort of the Downtown Management District, City of Houston Parks Dept. and TIRZ 3.						
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	41,270	-	-	-	-	-	-	-	\$ -	\$ 41,270
2 Acquisition	-	352,000	37,289	90,000	460,000	460,000	460,000	460,000	\$ 1,930,000	\$ 1,967,289
3 Design	-	600,000	150,000	450,000	-	-	-	-	\$ 450,000	\$ 600,000
4 Construction	-	-	-	3,000,000	2,000,000	-	-	-	\$ 5,000,000	\$ 5,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ 41,270	\$ 952,000	\$ 187,289	\$ 3,540,000	\$ 2,460,000	\$ 460,000	\$ 460,000	\$ 460,000	\$ 7,380,000	\$ 7,608,559
Source of Funds										
TIRZ Funds	41,270	952,000	187,289	3,540,000	2,460,000	460,000	460,000	460,000	\$ 7,380,000	\$ 7,608,559
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 41,270	\$ 952,000	\$ 187,289	\$ 3,540,000	\$ 2,460,000	\$ 460,000	\$ 460,000	\$ 460,000	\$ 7,380,000	\$ 7,608,559

Project: Jones Plaza	City Council District:	Key Map:	WBS.:	T-0308
	Location:	Geo. Ref.:		
	Served:	Neighborhood:		
Description:	The first step is to develop a concept/design that reflects the vision and objectives of the stakeholder and major tenants of the Theater District. This is an inclusive process and is vital to the effective utilization of the facility.			
Justification:	This is a centrally located, public facility in the heart of Houston's Theatre District. In order to more effectively and better serve Houston residents and visitors, this facility requires some enhancements and/or reprogramming.			
	Operating and Maintenance Costs: (\$ Thousands)			
	2019	2020	2021	2022
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	-	-	500,000	-	-	-	-	-	\$ -	\$ 500,000
4 Construction	-	5,000,000	-	2,000,000	2,500,000	-	-	-	\$ 4,500,000	\$ 4,500,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ 5,000,000	\$ 500,000	\$ 2,000,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 5,000,000

Source of Funds	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	5,000,000	500,000	2,000,000	2,500,000	-	\$ 4,500,000	\$ 5,000,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ 5,000,000	\$ 2,000,000	\$ 2,500,000	\$ -	\$ 4,500,000	\$ 5,000,000

Project: Walker Street Improvements		City Council District		Key Map:		WBS.:		T-0324		
Location:		1		Geo. Ref.:						
Served:		ALL		Neighborhood:						
		Operating and Maintenance Costs: (\$ Thousands)								
		2019	2020	2021	2022	2023	Total			
Description:		Personnel	-	-	-	-	-	-	\$	
		Supplies	-	-	-	-	-	-	\$	
		Svcs. & Chgs.	-	-	-	-	-	-	\$	
		Capital Outlay	-	-	-	-	-	-	\$	
		Total	\$	\$	\$	\$	\$	\$	\$	
Justification:		Walker Street is a main thoroughfare out of downtown and the road is in need of resurfacing and the lanes need to be re-aligned. It is a hazard with the way the lanes shift. The sidewalks are in need of improvement and beautification.								
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	-	1,000,000	-	-	2,000,000	-	-	-	\$ 2,000,000	\$ 2,000,000
4 Construction	-	-	-	-	-	-	13,000,000	2,500,000	\$ 15,500,000	\$ 15,500,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
Other Sub-Total:	-	-	-	-	-	-	-	-	\$	\$
Total Allocations	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 13,000,000	\$ 2,500,000	\$ 17,500,000	\$ 17,500,000
Source of Funds										
TIRZ Funds	-	1,000,000	-	-	-	2,000,000	13,000,000	2,500,000	\$ 17,500,000	\$ 17,500,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 13,000,000	\$ 2,500,000	\$ 17,500,000	\$ 17,500,000

Project:	Bagby Street Improvements	City Council District	Key Map:	WBS.:	T-0325		
		Location:	Geo. Ref.:				
		Served:	Neighborhood:				
Description:	Bagby Street from Franklin to Dallas; roadway improvements, sidewalks, pavers, lighting and landscaping. Potential improved bayou access.	2019	2020	2021	2022	2023	Total
Justification:	Bagby Street is the gateway to the Theater District and should be a showcase for the west side of the City.	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	83,797	-	145,000	-	-	-	-	-	\$ -	\$ 228,797
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	300,000	1,800,000	-	-	-	-	\$ 1,800,000	\$ 2,100,000
4 Construction	-	-	-	3,000,000	16,000,000	2,000,000	-	-	\$ 21,000,000	\$ 21,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:									\$ -	\$ -
Total Allocations	\$ 83,797	\$ -	\$ 445,000	\$ 4,800,000	\$ 16,000,000	\$ 2,000,000	\$ -	\$ -	\$ 22,800,000	\$ 23,328,797

Source of Funds	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
TIRZ Funds	83,797	-	-	-	-	\$ 83,797	\$ 83,797
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 83,797	\$ -	\$ 445,000	\$ 4,800,000	\$ 16,000,000	\$ 22,800,000	\$ 23,328,797

Project:		Local Connections NHHIP		City Council District		Key Map:		WBS.:											
Description: TxDOT will be moving forward with the realignment of I-45/I-10/I-59/69 around downtown. Local street connections will need to be reconfigured to support the new freeway infrastructure.		Location: C, G, H, I		2020		2021		2022		2023		Total							
		Served: ALL		Neighborhood:		2019		2020		2021		2022		2023		Total			
Justification: Traffic flow and ease of transportation connections are critical to support the workforce and economic activity of the Central Business District. TxDOT will not pay for the local street connections as part of the overall highway project.		Personnel		-		-		-		-		-		-		\$			
		Supplies		-		-		-		-		-		-		-		\$	
		Svcs. & Chgs.		-		-		-		-		-		-		-		\$	
		Capital Outlay		-		-		-		-		-		-		-		\$	
		Total		\$		-		-		-		-		-		-		\$	
		FTEs																	
Fiscal Year Planned Expenses																			
Project Allocation	Phase	Projected Expenses thru 6/30/17	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)								
1	Planning	-	-	250,000	250,000	250,000	-	-	-	500,000	750,000								
2	Acquisition	-	-	-	-	-	-	-	-	-	-								
3	Design	-	-	-	-	-	-	-	-	-	-								
4	Construction	-	-	-	3,500,000	5,000,000	14,000,000	14,000,000	14,000,000	22,500,000	22,500,000								
5	Equipment	-	-	-	-	-	-	-	-	-	-								
6	Close-Out	-	-	-	-	-	-	-	-	-	-								
7	Other	-	-	-	-	-	-	-	-	-	-								
	Other Sub-Total:	-	-	-	-	-	-	-	-	-	-								
Total Allocations		\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 3,500,000	\$ 5,000,000	\$ 14,000,000	\$ 23,000,000	\$ 23,250,000								
Source of Funds																			
TIRZ Funds		-	-	250,000	250,000	250,000	3,500,000	5,000,000	14,000,000	23,000,000	23,250,000								
City of Houston		-	-	-	-	-	-	-	-	-	-								
Grants		-	-	-	-	-	-	-	-	-	-								
Other		-	-	-	-	-	-	-	-	-	-								
Total Funds		\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 3,500,000	\$ 5,000,000	\$ 14,000,000	\$ 23,000,000	\$ 23,250,000								

Project: Concrete Panel Replacement Program		City Council District: 493		Key Map:		WBS.: T-0399	
Description: Street maintenance program		Location: C, G, H, I		Geo. Ref.:			
Justification: Mobility improvements to extend life of roads.		Served: C, G, H, I		Neighborhood: 61			
		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	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	20,000	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000

Source of Funds	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	20,000	-	-	-	-	\$ 20,000	\$ 20,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000