

City of Houston, Texas, Ordinance No. 2019- 874

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 2020 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2020-2024 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 2020 (the "Operating Budget") and a five-year Capital Improvement Projects Budget for Fiscal Years 2020-2024 (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 2020, 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 2020 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 2020. 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, 2020, the Zone and the Authority shall, in cooperation with City representatives: (1) identify surplus funds in the Authority's Fiscal Year 2020 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2020 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 2020 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 13th day of November, 2019.

APPROVED this _____ day of _____, 2019.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is NOV 19 2019.



City Secretary **Assistant**

Prepared by Legal Department 
(OUT October 25, 2019) Senior Assistant City Attorney
Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor)

L.D. File No.

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
	ABSENT	BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		MARTHA CASTEX-TATUM
	ABSENT	KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: **NOV 19 2019**

EXHIBIT A

**Fiscal Year 2020 Operating Budget for
Main Street/Market Square Redevelopment Authority
d/b/a Downtown Redevelopment Authority**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2020 BUDGET PROFILE

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

P R O F I L E	Base Year:		1995
	Base Year Taxable Value:	\$	22,231,380
	Projected Taxable Value (TY2018):	\$	3,390,196,609
	Current Taxable Value (TY2017):	\$	3,259,804,432
	Acres:		653.61
	Administrator (Contact):		Jackie Traywick
	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> <p>-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. Allen Parkway already needs a refresh so we have included some funding to replace trees, light fixtures and irrigation in the budget.</p> <p>-SkyHouse Houston, SkyHouse Main, Block 334, The Star, Market Square Tower, and Aris Market Square residential projects complete and open. Fairfield has been granted an extension of time and is currently getting ready to move into construction.</p> <p>-723 Main AC hotel is under construction and nearing completion.</p> <p>-Secured site and approved long term lease for South Downtown Park, programming and design has begin in 2019, park opening in fall of 2020.</p> <p>-Continued contribution for operation of project facilities at Buffalo Bayou Park, gave additional grant of \$375K to replenish capital maintenance fund after Harvey.</p> <p>-Began detailed design for reconstruction of Bagby Street and completed Westside Civic Facilities Master Plan.</p> <p>-Entered into economic development agreement to facilitate Mass Challenge tech incubator/accelerator entry into Houston.</p> <p>-Provided a grant to Buffalo Bayou Partnership for construction of enhanced hike & bike trails east of Allen's Landing.</p> <p>-Provided funding for design development of Jones Plaza redevelopment.</p>

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/18)	Variance
	Capital Projects:			
Roadways and Streets	\$	22,500,000	\$ 34,366,133	\$ (11,866,133)
Infrastructure, Mobility, Transit Improvements		18,334,450	27,499,658	(9,165,408)
Real Property Improvements		57,520,266	21,281,066	36,239,200
Parking Facilities		10,156,417	-	10,156,417
Historic Preservation Improvements		26,351,008	14,381,693	11,969,315
Parks and Recreational Facilities		32,044,167	5,597,959	26,446,208
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	24,142,428	142,657,572
Institutional Facilities Improvements		22,000,000	10,678,800	11,321,200
Total Capital Projects	\$	377,211,107	\$ 143,766,302	\$ 233,444,805
Affordable Housing		-	-	-
School & Education/Cultural Facilities		82,541,820	41,313,956	41,227,864
Financing Costs		21,650,000	19,579,452	2,070,548
Administration Costs/ Professional Services		6,934,426	5,714,830	1,219,596
Creation Costs		-	-	-
Total Project Plan	\$	488,337,353	\$ 210,374,540	\$ 277,962,813

D E B T	Additional Financial Data	FY2019 Budget	FY2019 Estimate	FY2020 Budget
	Debt Service			
Principal	\$	4,277,331	\$ 4,277,331	\$ 4,280,726
Interest	\$	2,045,000	\$ 2,045,000	\$ 2,100,000
	\$	2,232,331	\$ 2,232,331	\$ 2,180,726
		Balance as of 6/30/18	Projected Balance as of 6/30/19	Projected Balance as of 6/30/20
Year End Outstanding (Principal)				
Bond Debt	\$	52,840,000	\$ 50,795,000	\$ 48,695,000
Bank Loan	\$	-	\$ -	\$ -
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	-	\$ -	\$ -
Other (Rosemont Bridge)	\$	-	\$ -	\$ -
Other (HHFC)	\$	3,000,000	\$ 2,250,000	\$ 1,500,000

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2020 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2019 Budget	FY2019 Estimate	FY2020 Budget
RESOURCES			
RESTRICTED Funds - Projects	\$ 29,213,993	\$ 29,161,016	31,976,008
RESTRICTED Funds - Bond Proceeds	\$ 650,000	\$ 543,392	300,000
RESTRICTED Funds - Buffalo Bayou Park	\$ 2,354,187	\$ 2,737,974	2,389,500
RESTRICTED Funds - Bond Debt Service	\$ 8,656,599	\$ 8,651,531	8,651,531
Beginning Balance	\$ 40,874,779	\$ 41,093,913	\$ 43,317,039
City tax revenue	\$ 20,933,909	\$ 17,256,617	\$ 17,377,147
County tax revenue	\$ 360,136	\$ 303,343	\$ 376,348
ISD tax revenue	\$ 5,338,118	\$ 5,468,673	\$ 5,398,080
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Prior Year Revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 26,632,163	\$ 23,028,633	\$ 23,151,575
Parking Revenue (Blocks 6 & 7)	\$ 125,000	\$ 76,304	\$ -
Allen Parkway Reimbursement	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ 125,000	\$ 76,304	\$ -
COH TIRZ interest	\$ -	\$ 40,723	\$ -
Interest Income	\$ 50,562	\$ 703,470	\$ 500,000
Other Interest Income	\$ 50,562	\$ 744,193	\$ 500,000
Return of local Match Southeast Sidewalks	\$ -	\$ -	\$ -
City of Houston Public Works - Dallas Street Improvements	\$ -	\$ -	\$ -
Sundance Theater Revenue Sharing	\$ 3,000	\$ -	\$ -
Grant Proceeds	\$ 3,000	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Series 2015 Tax Increment Contract Revenue Bonds	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 67,685,504	\$ 64,943,043	66,968,614

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2020 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2019 Budget	FY2019 Estimate	FY2020 Budget
EXPENDITURES			
Accounting	\$ 11,000	\$ 3,013	\$ 2,500
Administration Salaries & Benefits	\$ 280,000	\$ 301,148	\$ 316,000
Auditor	\$ 16,500	\$ 16,200	\$ 16,500
Bond Services/Trustee/Financial Advisor	\$ 10,000	\$ 25,669	\$ 25,000
Insurance	\$ 2,500	\$ 4,950	\$ 5,000
Office Administration	\$ 24,000	\$ 19,001	\$ 20,000
TIRZ Administration and Overhead	\$ 344,000	\$ 369,981	\$ 385,000
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 25,000	\$ 12,194	\$ 25,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ -	\$ -	\$ -
Project/Planning Management	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 25,000	\$ 12,194	\$ 25,000
Management consulting services	\$ 369,000	\$ 382,175	\$ 410,000
Capital Expenditures (See CIP Schedule)	\$ 10,610,000	\$ 4,284,727	19,280,000
TIRZ Capital Expenditures	\$ 10,610,000	\$ 4,284,727	\$ 19,280,000
Developer / Project Reimbursements			
Infrastructure, Mobility, Transit Improvements			
METRO Communication Cabinets Relocation	\$ -	\$ -	\$ -
806 Main Curb Cut/Infrastructure	\$ -	\$ -	\$ -
Real Property Improvements			
Post Office Project	\$ 850,000	\$ 15,431	\$ 1,000,000
Historic Preservation Improvements			
402 Main Street	\$ -	\$ -	\$ -
412 Main Street	\$ -	\$ 2,620	\$ -
202 Travis Street	\$ -	\$ -	\$ -
806 Main Street	\$ 220,902	\$ 259,935	\$ 270,180
Sam Houston Park	\$ -	\$ 35,000	\$ -
108/110/114 Main	\$ -	\$ 514	\$ -
900 Commerce	\$ -	\$ -	\$ -
International Coffee Building	\$ -	\$ -	\$ -
Kellum/Noble House	\$ -	\$ 1,028	\$ -
Craft Beer Cellar	\$ -	\$ -	\$ -
Future Projects	\$ 1,000,000	\$ -	\$ 1,000,000
Parks, Plaza and Recreational Facilities Improvements			
Sabine to Bagby Promenade	\$ -	\$ -	\$ -
Houston Parks Board Hike and Bike Trails	\$ 470,000	\$ 500,000	\$ 1,000,000
Theater District Improvements			
Sundance Theater	\$ -	\$ -	\$ -
Alley Theatre	\$ -	\$ -	\$ -
Retail/Economic Development			
GreenStreet	\$ -	\$ 1,286	\$ -
Comcast NBC Universal	\$ -	\$ -	\$ -
Buffalo Bayou Park- Shepherd to Sabine	\$ 2,354,187	\$ 2,737,974	\$ 2,389,500
Hotel Alessandra	\$ 103,000	\$ 100,000	\$ 103,000
Holiday Inn 1616 Main	\$ 63,635	\$ 53,544	\$ 33,870
Provident -The Star 1111 Rusk	\$ 329,154	\$ 403,653	\$ 539,835
Skyhouse I - Houston	\$ 338,163	\$ 278,327	\$ 286,676
Skyhouse II - Main	\$ 315,258	\$ 298,716	\$ 307,677
Alliance Block 334	\$ 119,480	\$ 160,812	\$ 165,636

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2020 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2019 Budget	FY2019 Estimate	FY2020 Budget
Woodbranch Tower	\$ 463,500	\$ 681,634	\$ 702,083
Hines Market Square	\$ 344,048	\$ 335,979	\$ 346,059
AC Hotel 723 Main	\$ -	\$ 3,487	\$ -
Fairfield Residential	\$ -	\$ 1,835	\$ -
907 Franklin	\$ -	\$ -	\$ -
1111 Main/1010 Lamar	\$ 75,000	\$ 62,592	\$ -
Downtown Living Initiative	\$ -	\$ 11,531	\$ -
Retail Initiative	\$ -	\$ 24,217	\$ -
Mass Challenge	\$ -	\$ 500,000	\$ 788,000
Plan Downtown	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 7,046,327	\$ 6,470,115	\$ 8,932,516
Bond Debt Service (Series 2012)			
Principal	\$ 2,045,000	\$ 2,045,000	\$ 2,100,000
Interest	\$ 256,781	\$ 256,781	\$ 205,176
New Bond Sale (Series 2015)			
Principal	\$ -	\$ -	\$ -
Interest	\$ 1,975,550	\$ 1,975,550	\$ 1,975,550
Cost of Issuance	\$ -	\$ -	\$ -
System debt service	\$ 4,277,331	\$ 4,277,331	\$ 4,280,726
TOTAL PROJECT COSTS	\$ 22,302,658	\$ 15,414,348	\$ 32,903,242
Payment/transfer to ISD - educational facilities	\$ 2,513,658	\$ 2,513,658	\$ 2,541,818
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 1,046,695	\$ 862,831	\$ 868,857
County	\$ 18,007	\$ 15,167	\$ 18,817
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	\$ 6,398,360	\$ 6,211,656	\$ 6,249,492
Total Budget	\$ 28,701,018	\$ 21,626,004	\$ 39,152,734
RESTRICTED Funds - Projects	\$ 30,938,387	\$ 31,976,008	\$ 16,739,006
RESTRICTED Funds - Bond Proceeds	\$ -	\$ 300,000	\$ -
RESTRICTED Funds - Buffalo Bayou Park	\$ 2,389,500	\$ 2,389,500	\$ 2,425,343
RESTRICTED Funds - Bond Debt Service	\$ 5,656,599	\$ 8,651,531	\$ 8,651,531
Ending Fund Balance	\$ 38,984,486	\$ 43,317,039	\$ 27,815,880
Total Budget & Ending Fund Balance	\$ 67,685,504	\$ 64,943,043	\$ 66,968,614

Notes:

EXHIBIT B

**Fiscal Years 2020-2024 Capital Improvement Projects Budget for
Tax Increment Reinvestment Zone Number Three
(Main Street/Market Square Zone)**

2020 - 2024 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							FY20 - FY24 Total	Cumulative Total (to Date)
			Through 2019	Projected 2019	2020	2021	2022	2023	2024		
I	T-0307	Southern Downtown Pocket Park	\$ 41,270	390,000	4,360,000	3,460,000	460,000	460,000	460,000	9,200,000	9,631,270
I	T-0308	Jones Plaza	\$ -	1,000,000	8,000,000	2,000,000	-	-	-	10,000,000	11,000,000
I	T-0312	Main Street Corridor Improvement Project	\$ 11,754,603	25,000	-	-	-	-	-	-	11,779,603
I	T-0313	Jesse H. Jones Library Plaza	\$ 663,475	4,727	-	-	-	-	-	-	668,202
I	T-0314	Shopping District Improvements	\$ 16,846,631	15,000	-	-	-	-	-	-	16,861,631
C	T-0319	Allen Parkway Re-Construction	\$ 14,467,379	300,000	150,000	150,000	150,000	150,000	-	600,000	15,367,379
I	T-0323	TxDOT Southeast Sidewalks	\$ 1,675	-	-	-	-	-	-	-	1,675
I	T-0324	Walker Street Improvements	\$ -	-	-	300,000	2,000,000	9,000,000	9,000,000	20,300,000	20,300,000
I	T-0325	Bagby Street Improvements	\$ 83,797	2,300,000	6,600,000	12,000,000	8,000,000	-	-	26,500,000	28,883,797
C, G, H, I	T-0326	Local Connections NHP	\$ -	250,000	250,000	260,000	5,000,000	5,000,000	5,000,000	15,500,000	15,750,000
C, G, H, I	T-0399	Concrete Panel Replacement Program	\$ -	-	20,000	-	-	-	-	20,000	20,000
Totals			\$ 43,856,830	\$ 4,284,727	\$ 18,280,000	\$ 18,160,000	\$ 16,610,000	\$ 14,610,000	\$ 14,460,000	82,120,060	\$ 130,263,667

* NOTE:
** NOTE:
*** NOTE:

Source of Funds	Fiscal Year Planned Appropriations								FY20 - FY24 Total	Cumulative Total (To Date)
	Through 2018	Projected 2019	2020	2021	2022	2023	2024			
TIRZ Funds	43,858,630	4,284,727	19,280,000	18,160,000	15,610,000	14,610,000	14,460,000	82,120,000	130,263,557	
City of Houston	-	-	-	-	-	-	-	-	-	
Grants	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	
Project Total	43,858,630	4,284,727	19,280,000	18,160,000	15,610,000	14,610,000	14,460,000	82,120,000	130,263,557	

Project: Jones Plaza		City Council District		Key Map:				WBS.:		T-0308					
		Location: I		Geo. Ref.:											
		Served: I		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.		Operating and Maintenance Costs: (\$ Thousands)													
				2020		2021		2022		2023		2024		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
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.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs		-		-		-		-		-		-	
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	-	1,000,000	-	-	-	-	-	\$ -	\$ 1,000,000				
4	Construction	-	2,000,000	-	8,000,000	2,000,000	-	-	-	\$ 10,000,000	\$ 10,000,000				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Allocations		\$ -	\$ 2,000,000	\$ 1,000,000	\$ 8,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 11,000,000				
Source of Funds															
TIRZ Funds		-	2,000,000	1,000,000	8,000,000	2,000,000	-	-	-	\$ 10,000,000	\$ 11,000,000				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ -	\$ 2,000,000	\$ 1,000,000	\$ 8,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 11,000,000				

Project: Allen Parkway Re-Construction		City Council District		Key Map:				WBS.:		T-0319		
		Location: C		Geo. Ref.:								
		Served: ALL		Neighborhood:								
Description: Design & Construction to reconfigure Allen Parkway.		Operating and Maintenance Costs: (\$ Thousands)										
		2020		2021		2022		2023		2024		Total
Personnel		-		-		-		-		-		\$ -
Supplies		-		-		-		-		-		\$ -
Svcs & Chgs		-		-		-		-		-		\$ -
Capital Outlay		-		-		-		-		-		\$ -
Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
FTEs		-		-		-		-		-		-
Justification: Allen Parkway needs to be reconfigured to provide additional parking for Buffalo Bayou Park, improve public safety, and enhance pedestrian connections to the park given the increase in public use the park has been completed.												
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -	
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	300,000	150,000	150,000	150,000	150,000	-	\$ 600,000	\$ 900,000	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
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Project: Walker Street Improvements		City Council District		Key Map:				WBS.:		T-0324					
		Location: I		Geo. Ref.:											
		Served: ALL		Neighborhood:											
Description: Walker Street from San Jacinto to Smith; align lanes, widen sidewalks, repavement, lighting and landscaping.		Operating and Maintenance Costs: (\$ Thousands)													
				2020		2021		2022		2023		2024		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
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.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	300,000	-	-	-	-	\$ 300,000	\$ 300,000				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	-	-	-	2,000,000	-	-	-	\$ 2,000,000	\$ 2,000,000				
4	Construction	-	-	-	-	-	9,000,000	9,000,000	-	\$ 18,000,000	\$ 18,000,000				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 2,000,000	\$ 9,000,000	\$ 9,000,000	\$ 20,300,000	\$ 20,300,000				
Source of Funds															
TIRZ Funds		-	-	-	300,000	2,000,000	9,000,000	9,000,000	-	\$ 20,300,000	\$ 20,300,000				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ -	\$ -	\$ -	\$ 300,000	\$ 2,000,000	\$ 9,000,000	\$ 9,000,000	\$ 20,300,000	\$ 20,300,000					

