

City of Houston, Texas, Ordinance No. 2020 - 748

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE GULFGATE REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS (GULFGATE ZONE); APPROVING THE FISCAL YEAR 2021 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2021-2025 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") created Reinvestment Zone Number Eight, City of Houston, Texas (the "Zone" or "Gulfgate") by Ordinance No. 1997-1524 effective December 10, 1997; and

WHEREAS, the Gulfgate 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 2021 (the "Operating Budget") and a Capital Improvement Plan Budget for Fiscal Years 2021-2025 (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. 1997-1571, as amended by Ordinance No. 2001-411; 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 2021 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 amend (increase, decrease, or adjust) its Budgets; provided, however, that budget amendments that involve an increase, decrease, or adjustment of \$400,000 or more must be approved by the City Council. 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, 2021, the Zone shall, in cooperation with City representatives: (1) identify surplus funds in the Zone's Fiscal Year 2021 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2021 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 the Budgets 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 2nd day of September, 2020.

APPROVED this _____ day of _____, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is SEP 08 2020.

Pat J. Kamin
City Secretary

Prepared by Legal Department
AH/sec 08/25/20
Requested by Andy Icken
Chief Development Officer, Office of the Mayor
L.D. File No. 042-1300159-011

DocuSigned by:
Arwa L. Howard
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Sr. Assistant City Attorney

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: SEP 08 2020

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

EXHIBIT "A"

**Fiscal Year 2021 Operating Budget
for the Gulfgate Redevelopment Authority**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary
Fund Name: Gulfgate Redevelopment Authority
TIRZ: 08

P R O F I L E	Base Year:		1997
	Base Year Taxable Value:	\$	25,127,840
	Projected Taxable Value (TY2020):	\$	1,684,390,706
	Current Taxable Value (TY2019):	\$	1,613,906,806
	Acres:		8,265.70
	Administrator (Contact):	Hawes Hill & Associates, LLP	
	Contact Number:	(713) 595-1209	

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Eight, City of Houston, Texas was created with the purpose of acquiring and repositioning the ailing Gulfgate Shopping Center. The Zone was enlarged in 1999 with the purpose of facilitating the redevelopment of the surrounding areas by providing for utility relocation, traffic signalization & realignments, refurbishment of the Loop 610 Pedestrian Bridge and landscaping.
	In December 2014, City Council expanded the boundaries and extend of the life of the TIRZ 30 years. The expansion allows the Gulfgate Redevelopment Authority, on behalf of the TIRZ, to plan and construct public improvements within six corridors: Broadway, Bellfort, Telephone, Dixie, Long and Mykawa. The Board of the Redevelopment Authority issued debt financing to eliminate privately held debt and to provide funding to construct public improvements in the six corridors.
	Staff of the Redevelopment Authority developed a needs analysis in Fiscal Year 2016 that was used to develop the Five Year Capital Improvement Plan.
	The Board has invested \$1.5 million in the Broadway Corridor to support mobility improvements on Broadway Boulevard. This project will act as a catalyst to leverage public and private dollars as well as set the standard for future development initiatives throughout the Zone.

Currently the Board is implementing improvements that will provide greater community access to Sims Bayou Greenway. The focus for FY21 will be improvements to Park Place Boulevard from I-45 to Highway 3 and short-term mobility projects throughout the Zone.

	Total Plan	Cumulative Expenses (to 6/30/19)	Variance
Capital Projects:			
Property Acquisition	\$ 5,250,000	\$ 5,391,214	\$ (141,214)
Infrastructure improvements	3,907,686	2,222,385	1,685,301
		-	-
Area Wide Projects:			
Parks, trails, public spaces	4,000,000	99,627	3,900,373
Public facilities	5,000,000	-	5,000,000
Targeted blight removal costs	5,000,000	5,768	4,994,232
Corridor and Area Projects:			
Long Road Corridor	15,530,000	-	15,530,000
Dixie Road Corridor	10,950,000	-	10,950,000
Bellfort Avenue Corridor	14,250,000	126,914	14,123,086
Telephone Road Corridor	11,300,000	111,125	11,188,875
Broadway Street Corridor	2,300,000	1,568,399	731,601
Mykawa Area	16,000,000	537,447	15,462,553
Total Capital Projects	\$ 93,487,686	\$ 10,062,879	\$ 83,424,807
Affordable Housing	-	-	-
School & Education/Cultural Facilities	15,867,222	6,828,354	9,038,868
Financing Costs	8,931,920	6,497,189	2,434,731
Creation/Admin Costs	1,250,000	1,657,876	(407,876)
Total Project Plan	\$ 119,536,828	\$ 25,046,298	\$ 94,490,530

	Additional Financial Data	FY2020 Budget	FY2020 Estimate	FY2021 Budget
D E B T	Debt Service	\$ -	\$ 647,239	\$ -
	Principal	\$ -	\$ 445,000	\$ -
	Interest	\$ -	\$ 202,239	\$ -
		Balance as of 6/30/19	Projected Balance as of 6/30/20	Projected Balance as of 6/30/21
	Year End Outstanding (Principal)			
	Bond Debt	\$ -	\$ -	\$ 30,000,000
	Bank Loan - BBVA Compass	\$ 5,550,000	\$ 5,105,000	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary
 Fund Name: Gulfgate Redevelopment Authority
 TIRZ: 08

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 7,853,494	\$ 7,862,990	\$ 3,038,483
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Debt Service	\$ -	\$ -	\$ -
Beginning Balance	\$ 7,853,494	\$ 7,862,990	\$ 3,038,483
City tax revenue	\$ 2,913,974	\$ 2,642,991	3,211,748
County tax revenue	\$ -	\$ -	-
ISD tax revenue	\$ 1,074,697	\$ 1,092,713	1,092,713
ISD tax revenue - Pass Through	\$ 227,412	\$ 215,847	215,847
Incremental property tax revenue	\$ 4,216,083	\$ 3,951,551	\$ 4,520,308
City of Houston	\$ 1,300,000	\$ 1,200,000	\$ -
Miscellaneous revenue	\$ 1,300,000	\$ 1,200,000	\$ -
COH TIRZ interest	\$ 8,400	\$ 8,400	\$ 8,400
Interest Income	\$ -	\$ -	\$ -
Other Interest Income	\$ 8,400	\$ 8,400	\$ 8,400
TxDOT Reconciliation	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ 12,500,000		\$ 24,325,517
TOTAL AVAILABLE RESOURCES	\$ 25,877,977	13,022,941	31,892,708.00

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary
 Fund Name: Gulfgate Redevelopment Authority
 TIRZ: 08

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
EXPENDITURES			
Accounting	\$ 6,500	\$ 14,583	\$ 8,400
Administration Salaries & Benefits	\$ 79,400	\$ 74,400	\$ 76,800
Auditor	\$ 9,500	\$ 9,750	\$ 9,750
Bond Services/Trustee/Financial Advisor	\$ 3,500	\$ -	\$ 3,500
Insurance	\$ 1,000	\$ 965	\$ 1,000
Equitax	\$ 20,000	\$ 17,325	\$ 20,000
Office Administration	\$ 4,000	\$ 6,100	\$ 6,500
TIRZ Administration and Overhead	\$ 123,900	\$ 123,123	\$ 125,950
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 40,000	\$ 14,000	\$ 40,000
Planning Consultants	\$ 50,000	\$ -	\$ -
Planning Studies	\$ -	\$ -	\$ -
Website Design and Maintenance	\$ 4,200	\$ 4,200	\$ 4,200
Program and Project Consultants	\$ 94,200	\$ 18,200	\$ 44,200
Management consulting services	\$ 218,100	\$ 141,323	\$ 170,150
Capital Expenditures (See CIP Schedule)	\$ 11,589,000	7,724,973	\$ 8,539,408
TIRZ Capital Expenditures	\$ 11,589,000	\$ 7,724,973	\$ 8,539,408
Verdes Comunites on Broadway Street - Developer Agreement Peluda, LP	\$ 60,000	\$ -	\$ 150,000
Developer / Project Reimbursements	\$ 60,000	\$ -	\$ 150,000
Bond Debt Service (Series 2020)			
Principal	\$ -	\$ -	\$ 1,020,000
Interest	\$ 383,281	\$ -	\$ 630,000
BBVA Compas Bank Note			
Principal	\$ -	\$ 445,000	\$ -
Interest	\$ -	\$ 202,239	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
System debt service	\$ 383,281	\$ 647,239	\$ 1,650,000
TOTAL PROJECT COSTS	\$ 12,250,381	8,513,535	10,509,558

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary
 Fund Name: Gulfgate Redevelopment Authority
 TIRZ: 08

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
Payment/transfer to ISD - educational facilities	\$ 512,257	\$ 590,596	\$ 590,596
Payment/transfer to ISD - educational facilities (Pass Through)	\$ 227,412	\$ 215,847	\$ 215,847
Administration Fees:			
City	\$ 145,699	\$ 132,150	\$ 160,587
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ 507,330	\$ 507,330	\$ 507,330
Total Transfers	\$ 1,417,698	\$ 1,470,923	\$ 1,499,360
Total Budget	\$ 13,668,079	9,984,458	12,008,918
RESTRICTED Funds - Capital Projects	\$ 12,209,898	3,038,483	19,883,790
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	12,209,898	3,038,483	19,883,790
Total Budget & Ending Fund Balance	\$ 25,877,977	\$ 13,022,941	\$ 31,892,708

EXHIBIT "B"

**Fiscal Years 2021-2025 Capital Improvement Plan Budget
for the Gulfgate Zone**

2021 - 2025 CAPITAL IMPROVEMENT PLAN
TIRZ No. 8 - Gulfgate Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)		
			Through 2019	Projected 2020	2021	2022	2023	2024	2025	FY21 - FY25 Total					
I	T-0801	Broadway Corridor Improvement	\$ 1,561,625	-	-	-	-	-	-	-	-	-	-	-	1,561,625
D, I	T-0802	Corridor Mobility Projects	\$ 56,000	-	900,000	3,350,000	4,600,000	4,600,000	4,600,000	4,600,000	4,600,000	4,600,000	4,600,000	18,050,000	18,106,000
D, I	T-0802A	Short Term Corridor Mobility Improvements	\$ 94,000	3,380,720	1,744,000	1,075,000	-	-	-	-	-	-	2,819,000	6,293,720	
D	T-0803	MLK & Airport Blvd Intersection Improvements *	\$ 127,000	1,415,000	221,750	-	-	-	-	-	-	-	221,750	1,763,750	
D	T-0804	Mykawa Road & CenterPoint Easement *	\$ 79,000	-	730,000	341,000	-	-	-	-	-	-	1,071,000	1,150,000	
D, I	T-0805	Lighting Below Bridges & Freeways *	\$ 15,000	-	-	-	-	-	-	-	-	-	-	15,000	
I	T-0806	Telephone Rd & Reveille Rd Connections *	\$ 111,125	10,000	438,000	677,000	-	-	-	-	-	-	1,115,000	1,236,125	
I	T-0807	Westover Gateway Trailhead & Connection *	\$ 100,000	-	500,000	1,000,000	1,000,000	-	-	-	-	-	2,500,000	2,600,000	
I	T-0808	Public Improvements along Park Place Blvd	\$ -	2,889,253	2,455,658	-	-	-	-	-	-	-	2,455,658	5,344,911	
I	T-0809	Park Place Entry Pre-Ticketed Area	\$ -	-	1,200,000	600,000	-	-	-	-	-	-	1,800,000	1,800,000	
I	T-0810	Charlton Park & Community Center Improvements	\$ -	30,000	150,000	500,000	-	-	-	-	-	-	650,000	680,000	
I	T-0811	Parks and Greenspace Improvements	\$ -	-	150,000	-	-	-	-	-	-	-	150,000	150,000	
D, I	T-0813	Affordable Housing	\$ -	-	50,000	150,000	-	-	-	-	-	-	200,000	200,000	
D, I	T-0899	Concrete Panel Replacement Program	\$ -	-	-	-	-	-	-	-	-	-	-	-	
Totals			\$ 2,143,750	\$ 7,724,973	\$ 8,539,408	\$ 7,693,000	\$ 5,600,000	\$ 4,600,000	\$ 4,600,000	\$ 4,600,000	\$ 31,032,408	\$ 40,901,131			

* NOTE: Sims Bayou Greenway Project

** NOTE:

*** NOTE:

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2019	Projected 2020	2021	2022	2023	2024	2025	FY21 - FY25 Total			
TIRZ Funds	2,143,750	6,524,973	8,439,408	7,693,000	5,600,000	4,600,000	4,600,000	4,600,000	30,932,408	39,601,131	
City of Houston	-	1,200,000	100,000	-	-	-	-	-	100,000	1,300,000	
Grants	-	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	-	
Project Total	2,143,750	7,724,973	8,539,408	7,693,000	5,600,000	4,600,000	4,600,000	4,600,000	31,032,408	40,901,131	

Project:	Corridor Mobility Projects		City Council District		Key Map:		WBS.:		T-0802
	Location:	Served:	D, I	D, I	Geo. Ref.:	Neighborhood:	2023	2024	
							Operating and Maintenance Costs: (\$ Thousands)		
Description:	The corridor mobility projects will work in conjunction with the COH "Southeast Houston Mobility Plan." The projects will focus on improving area mobility, safety, and beautification along major thoroughfares.		2021	2022	2023	2024	2025	Total	
Justification:	Many of the streets throughout each of the development corridors are in need of repair or replacement. Until increment increases this work will be done through initial bonds funds and annual increment.		Personnel	Supplies	Svcs. & Chgs.	Capital Outlay	Total	FTEs	
			\$	\$	\$	\$	\$	\$	\$

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	56,000	500,000	-	900,000	200,000	400,000	400,000	400,000	\$ 2,300,000	\$ 2,356,000
4 Construction	-	-	-	-	3,000,000	4,000,000	4,000,000	4,000,000	\$ 15,000,000	\$ 15,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	-	-	-	150,000	200,000	200,000	200,000	\$ 750,000	\$ 750,000
									\$	\$
									\$	\$
									\$	\$
									\$	\$
									\$	\$
Other Sub-Total:					150,000	200,000	200,000	200,000	\$ 750,000	\$ 750,000
Total Allocations	\$ 56,000	\$ 500,000	\$ -	\$ 900,000	\$ 3,350,000	\$ 4,600,000	\$ 4,600,000	\$ 4,600,000	\$ 18,050,000	\$ 18,106,000

Source of Funds	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	-	-
City of Houston	56,000	500,000	900,000	3,350,000	4,600,000	18,050,000	18,106,000
Grant	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-
Total Funds	\$ 56,000	\$ 500,000	\$ 900,000	\$ 3,350,000	\$ 4,600,000	\$ 18,050,000	\$ 18,106,000

*NOTE:

Project:	Short Term Corridor Mobility Improvements		City Council District		Key Map:		WBS.:		T-0802A	
	Location	Served:	D, I	D, I	Geo. Ref.:	Neighborhood:	2023	2024		
			2021	2022			2025	Total		
Description:	Short-term will include implementing improvements that will provide immediate impacts to the zone, such as panel replacements, upgrading sidewalks & non-compliant ramps, etc.									
Justification:	Many of the streets throughout each of the development corridors are in need of repair or replacement. Until increment increases, this work will be done through initial bonds funds and annual increment.									
	Personnel	-	-	-	-	-	-	-	\$ -	
	Supplies	-	-	-	-	-	-	-	\$ -	
	Svcs. & Chgs.	-	-	-	-	-	-	-	\$ -	
	Capital Outlay	-	-	-	-	-	-	-	\$ -	
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	FTEs	-	-	-	-	-	-	-	-	
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	94,000	125,000	-	94,000	-	-	-	-	\$ 94,000	\$ 188,000
4 Construction	-	3,100,000	3,160,000	1,500,000	1,000,000	-	-	-	\$ 2,500,000	\$ 5,660,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	220,000	220,720	150,000	75,000	-	-	-	\$ 225,000	\$ 445,720
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:	-	220,000	220,720	150,000	75,000	-	-	-	\$ 225,000	\$ 445,720
Total Allocations	\$ 94,000	\$ 3,445,000	\$ 3,380,720	\$ 1,744,000	\$ 1,075,000	\$ -	\$ -	\$ -	\$ 2,819,000	\$ 6,293,720
Source of Funds										
TIRZ Funds	94,000	3,445,000	3,380,720	1,744,000	1,075,000	-	-	-	\$ 2,819,000	\$ 6,293,720
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grant	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 94,000	\$ 3,445,000	\$ 3,380,720	\$ 1,744,000	\$ 1,075,000	\$ -	\$ -	\$ -	\$ 2,819,000	\$ 6,293,720

Project:	MLK & Airport Blvd Intersection Improvements *	City Council District		Key Map:		WBS.:		T-0803		
		Location:	D	Geo. Ref.:	D	Neighborhood:	2023		2024	
		Served:	D	Neighborhood:	2022	2023	2024		2025	
Description:	Houston Parks Board has purchased a parcel adjacent to the NE side of MLK and Airport Blvd intersection to be developed into a prominent park and trailhead complete with gateway, parking, signage, benches, landscaping.	2021	2022	2023	2024	2025	Total			
Justification:	The existing sidewalk is too narrow for a trail crossing. Currently limited access to nearby trail systems. Unsafe cross walk conditions.	Personnel	-	-	-	-	\$			
		Supplies	-	-	-	-	\$			
		Svcs. & Chgs.	-	-	-	-	\$			
		Capital Outlay	-	-	-	-	\$			
		Total	\$	\$	\$	\$	\$			
		FTEs	-	-	-	-	-			
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	127,000	-	100,000	-	-	-	-	-	\$	\$ 227,000
4 Construction	-	1,410,000	1,300,000	200,000	-	-	-	-	\$	\$ 1,500,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	25,000	15,000	21,750	-	-	-	-	\$	\$ 36,750
									\$	\$
									\$	\$
									\$	\$
									\$	\$
									\$	\$
Other Sub-Total:		25,000	15,000	21,750	-	-	-	-	\$	\$ 36,750
Total Allocations	\$ 127,000	\$ 1,435,000	\$ 1,415,000	\$ 221,750	\$	\$	\$	\$	\$	\$ 1,763,750
Source of Funds										
TIRZ Funds	127,000	1,435,000	1,415,000	221,750	-	-	-	-	\$	\$ 1,763,750
City of Houston	-	-	-	-	-	-	-	-	\$	\$
Grants	-	-	-	-	-	-	-	-	\$	\$
Other	-	-	-	-	-	-	-	-	\$	\$
Total Funds	\$ 127,000	\$ 1,435,000	\$ 1,415,000	\$ 221,750	\$	\$	\$	\$	\$	\$ 1,763,750

*NOTE:

Project:	Mykawa Road & CenterPoint Easement *	City Council District	Key Map:	WBS.:	T-0804
Description:	Improvements will provide greater community access to Sims Bayou Greenway and near by police station, improving CenterPoint right of way would provide for better community connectivity to Law Park and Sims Bayou.	Location: Served:	Geo. Ref.: Neighborhood:		
Justification:	Provide very populated area with greater and safer access to parks and bayou trail systems.	2021	2022	2023	2024
		Personnel			Total
		Supplies			\$
		Svcs. & Chgs.			\$
		Capital Outlay			\$
		Total	\$	\$	\$
		FTEs			

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	79,000	80,000	-	80,000	-	-	-	-	\$ 80,000	\$ 159,000
4 Construction	-	650,000	-	650,000	341,000	-	-	-	\$ 991,000	\$ 991,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
Other Sub-Total:	-	-	-	-	-	-	-	-	\$	\$
Total Allocations	\$ 79,000	\$ 730,000	\$ -	\$ 730,000	\$ 341,000	\$ -	\$ -	\$ -	\$ 1,071,000	\$ 1,150,000
Source of Funds										
TIRZ Funds	79,000	730,000	-	730,000	341,000	-	-	-	\$ 1,071,000	\$ 1,150,000
City of Houston	-	-	-	-	-	-	-	-	\$	\$
Grants	-	-	-	-	-	-	-	-	\$	\$
Other	-	-	-	-	-	-	-	-	\$	\$
Total Funds	\$ 79,000	\$ 730,000	\$ -	\$ 730,000	\$ 341,000	\$ -	\$ -	\$ -	\$ 1,071,000	\$ 1,150,000

Project:	Telephone Rd & Reveille Rd Connections *				City Council District	Key Map:		WBS.:	T-0806		
	Location:		Geo. Ref.:			2023	2024			2025	Total
	Served:		Neighborhood:			2022	2023			2024	2025
Description:	Provide community trail connections to area retail centers, along with landscape improvements and amenities.										
Justification:	Proposed USACE trail from Stuart Park to Reveille Park plan will bypass the neighborhood below the bridges. New trail connections will allow better community access to area retail centers.										
	Personnel										
	Supplies										
	Svcs. & Chgs.										
	Capital Outlay										
	Total										
	FTEs										
Fiscal Year Planned Expenses											
Project Allocation	Phase	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
	1 Planning	-	-	-	-	-	-	-	-	\$	\$
	2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
	3 Design	111,125	100,000	10,000	100,000					\$ 100,000	\$ 221,125
	4 Construction	-	228,000	-	338,000	677,000				\$ 1,015,000	\$ 1,015,000
	5 Equipment	-	-	-	-	-	-	-	-	\$	\$
	6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
	7 Other	-	-	-	-	-	-	-	-	\$	\$
		-	-	-	-	-	-	-	-	\$	\$
		-	-	-	-	-	-	-	-	\$	\$
		-	-	-	-	-	-	-	-	\$	\$
		-	-	-	-	-	-	-	-	\$	\$
		-	-	-	-	-	-	-	-	\$	\$
	Other Sub-Total:	-	-	-	-	-	-	-	-	\$	\$
Total Allocations		\$ 111,125	\$ 328,000	\$ 10,000	\$ 438,000	\$ 677,000	\$	\$	\$	\$ 1,115,000	\$ 1,236,125
Source of Funds											
TIRZ Funds		111,125	328,000	10,000	438,000	677,000				\$ 1,115,000	\$ 1,236,125
City of Houston										\$	\$
Grants										\$	\$
Other										\$	\$
Total Funds		\$ 111,125	\$ 328,000	\$ 10,000	\$ 438,000	\$ 677,000	\$	\$	\$	\$ 1,115,000	\$ 1,236,125

*NOTE:

Project:	Westover Gateway Trailhead & Connection *		City Council District		Key Map:		WBS.:		T-0807
	Location:	Served:	2021	2022	Geo. Ref.:	Neighborhood:	2023	2024	
			Operating and Maintenance Costs: (\$ Thousands)				2025	Total	
Description:	Provides a safe link between Hartman Middle School and Stuart Park. Provides direct and safe access route to Sims Bayou Greenway from surrounding neighborhoods and school. Traffic modifications and park development.								
Justification:	Existing open space, parks, and trails are underutilized. New trailhead & connections would better maximize area greenspace potential. Existing traffic conditions are very hazardous. Provides stimulus for economic development and affordable housing.								
	Personnel								
	Supplies								
	Svcs. & Chgs.								
	Capital Outlay								
	Total								
	FTEs								

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	48,500	-	-	-	-	-	-	-	\$ -	\$ 48,500
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	51,500	500,000	-	500,000	-	-	-	-	\$ 500,000	\$ 551,500
4 Construction	-	-	-	-	1,000,000	1,000,000	-	-	\$ 2,000,000	\$ 2,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:									\$ -	\$ -
Total Allocations	\$ 100,000	\$ 500,000	\$ -	\$ 500,000	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ 2,500,000	\$ 2,600,000

Source of Funds	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	500,000	-	500,000	1,000,000	1,000,000	-	-	\$ 2,500,000	\$ 2,600,000
City of Houston	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ 2,500,000	\$ 2,600,000

*NOTE:

Project:	Public Improvements along Park Place Blvd		Key Map:		WBS.:	T-0808		
	City Council District	Location	Geo. Ref.:	Neighborhood:				
	Served:							
Description:	Asphalt mill and overlay, new 8' sidewalks, upgraded lighting along Park Place Blvd from IH-45 to SH-3. Joint venture project with District I Office and HPW that agreed to contribute \$1.2 million towards the project.		Operating and Maintenance Costs: (\$ Thousands)		2023	2024	2025	Total
Justification:	Park Place will become the main thoroughfare to enter into the new Houston Botanical Gardens. Parts of the existing street are sinking, and the sidewalks are not adequate or non-existent. The new lighting and sidewalk upgrades will promote public safety for near by schools. Improvements to the Highway 3 at Park Place intersection will also be implemented to provide for safe access the Highway 3 sidewalks that lead to Milby Park.		2021	2022	2023	2024	2025	Total
	Personnel	-	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs	-	-	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Phase	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	300,000	487,794	54,199	-	-	-	-	\$ 54,199	\$ 541,993
4	Construction	-	3,150,000	2,263,309	2,263,309	-	-	-	-	\$ 2,263,309	\$ 4,526,618
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	200,000	138,150	138,150	-	-	-	-	\$ 138,150	\$ 276,300
	Other Sub-Total:	-	200,000	138,150	138,150	-	-	-	-	\$ 138,150	\$ 276,300

Total Allocations	\$ -	\$ 3,650,000	\$ 2,889,253	\$ 2,455,658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,455,658	\$ 5,344,911
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Source of Funds	TIRZ Funds	City of Houston	Grants	Other	Total Funds
	-	3,650,000	1,689,253	2,455,658	4,144,911
	-	-	1,200,000	-	1,200,000
	-	-	-	-	-
	-	-	-	-	-
	-	\$ 3,650,000	\$ 2,889,253	\$ 2,455,658	\$ 5,344,911

Project:	Park Place Entry Pre-Ticketed Area	City Council District		Key Map:		WBS.:	T-0809
		Location:		Geo. Ref.:			
		Served:		Neighborhood:			
Description: Provide amenities and improvements in the pre-ticketed area outside the Houston Botanical Gardens including picnic grove, area landscape, stormwater wetlands, pedestrian lighting, educational signage, and infrastructure.		2021	2022	2023	2024	2025	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
Justification: Provide amenities for general public in pre-ticketed area outside of Botanical Gardens.		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning									\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	600,000	-	1,200,000	600,000	-	-	-	\$ 1,800,000	\$ 1,800,000
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ 600,000	\$ -	\$ 1,200,000	\$ 600,000	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 1,800,000
Source of Funds										
TIRZ Funds	-	600,000	-	1,200,000	600,000	-	-	-	\$ 1,800,000	\$ 1,800,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ 600,000	\$ -	\$ 1,200,000	\$ 600,000	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 1,800,000

*NOTE:

Project:	City Council District		Key Map:		WBS.:	T-0811
			Location:	Geo. Ref.:		
		Served:	Neighborhood:			
Description: The enhancement and beautification of existing parks and pedestrian realm spaces and also identify opportunities for new and potential parks and greenspaces.	2021	2022	2023	2024	2025	Total
	Personnel	-	-	-	-	-
	Supplies	-	-	-	-	-
	Svcs. & Chgs.	-	-	-	-	-
Justification: The zone is deficient and lacks abundant safe parks and greenspaces for families and the community as a whole. Existing parks are poised for improvements.	Capital Outlay	-	-	-	-	-
	Total	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Phase	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
1	Planning	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
										\$ -	\$ -
										\$ -	\$ -
										\$ -	\$ -
										\$ -	\$ -
										\$ -	\$ -
										\$ -	\$ -
Other Sub-Total:										\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
Source of Funds											
TIRZ Funds		-	-	-	150,000	-	-	-	-	\$ 150,000	\$ 150,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000

*NOTE:

Project:	Affordable Housing		City Council District		Key Map:		WBS.:		T-0818	
	Location:	D, I	D, I		Geo. Ref.:					
	Served:				Neighborhood:					
Description:	Seed funding to support affordable housing projects in the Zone.									
Justification:	Support/encourage the development of needed affordable housing in the Zone, in coordination with other entities/partners.									
			Operating and Maintenance Costs: (\$ Thousands)							
			2021	2022	2023	2024	2025	Total		
Personnel			-	-	-	-	-	\$ -	-	
Supplies			-	-	-	-	-	\$ -	-	
Svcs. & Chgs.			-	-	-	-	-	\$ -	-	
Capital Outlay			-	-	-	-	-	\$ -	-	
Total			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FTEs			-	-	-	-	-	-	-	
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21- FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	50,000	150,000	-	-	-	\$ 200,000	\$ 200,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ 50,000	\$ 150,000	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
Source of Funds										
TIRZ Funds	-	-	-	50,000	150,000	-	-	-	\$ 200,000	\$ 200,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ 50,000	\$ 150,000	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000

