

City of Houston, Texas, Ordinance No. 2023 - 90

**AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE MEMORIAL CITY REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER SEVENTEEN, CITY OF HOUSTON, TEXAS (MEMORIAL CITY ZONE); APPROVING THE FISCAL YEAR 2023 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2023-2027 CAPITAL IMPROVEMENTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, the Memorial City Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Seventeen, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2023 (the "Operating Budget") and a five-year Capital Improvements Budget for Fiscal Years 2023-2027 (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. 2002-1145; and

**WHEREAS**, the Budgets are based on the following assumptions:

1. The timely implementation of capital improvements in the Budgets may require the Authority to incur debt; and
2. The City's Chief Development Officer will assist the Authority in identifying cost-efficient methods to finance the costs of the capital improvements; 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 2023 from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone, subject to complying with the provisions of Texas Tax Code Section 311.010(i); and

**WHEREAS**, the City Council finds that the incremental costs of providing municipal services set forth in the Operating Budget attached hereto as Exhibit "A" are reasonable and will be paid from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone; and

**WHEREAS**, the City Council desires to approve the Budgets; **NOW, THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:**

**Section 1.** That the findings contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

**Section 2.** That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority, upon the approval of the City's Chief Development Officer, may transfer funds from one Line Item of Project Costs shown on Exhibit "A" to another. Unless approved by the City

Council, the Authority may only transfer funds (1) as needed for Debt Service; and (2) from one Line Item of Project Costs to another, provided that the aggregate of such transfers does not exceed \$400,000 during Fiscal Year 2023. 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 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 5.** That not later than March 31, 2023, the Zone and the Authority shall, in cooperation with City representatives, (1) identify surplus funds in the Authority's Fiscal Year 2023 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2023 Operating Budget for the Authority approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Authority for the purpose. The Zone and the Authority shall consider amendments to the Project Plan and Reinvestment Zone Financing Plan for the Zone that may be necessary to accomplish this purpose, and shall expedite any such amendments.

**Section 6.** That the approval of this Budget is contingent upon receipt by the City's Chief Development Officer of a document signed by the Administrator of the Authority and/or Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

Category I	Less than \$1,000.00
Category II	At least \$1,000.00 but less than \$10,000.00
Category III	At least \$10,000.00 but less than \$50,000.00
Category IV	At least \$50,000.00 but less than \$100,000.00
Category V	At least \$100,000.00 but less than \$500,000.00
Category VI	At least \$500,000.00 but less than \$1,000,000.00
Category VII	\$1,000,000.00 or more


**Section 7.** That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 8th day of February, 2023.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is FEB 14 2023.

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

Prepared by Legal Department Mark Swain  
MS/ems February 1, 2023 Senior Assistant City Attorney  
Requested by Andrew F. Icken, Chief Development Officer  
LD-RE-0000001048

Meeting 2/08/2023

Aye	No	
✓		<b>Mayor Turner</b>
....	....	<b>Council Members</b>
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
<b>Absent</b>		Martin
✓		Thomas
✓		Huffman
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
✓		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW  
 Date: 2/14/2023

**EXHIBIT "A"**

**Fiscal Year 2023 Annual Operating Budget for  
Memorial City Redevelopment Authority**

CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2023 BUDGET PROFILE

Fund Summary  
Fund Name: Memorial City Redevelopment Authority  
TIRZ: 17  
Fund Number: 7565/50

P R O F I L E	Base Year:		1999
	Base Year Taxable Value:	\$	509,671,530
	Projected Taxable Value (TY2022):	\$	4,284,312,850
	Current Taxable Value (TY2021):	\$	3,896,504,787
	Acres:		983.67
	Administrator (Contact):		Scott Bean
	Contact Number:		(713) 595-1213

N A R R A T I V E	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Zone Number Seventeen, City of Houston, Texas was created to provide plans and programs needed to address blighted conditions in the Memorial City area associated with failing infrastructure, lack of utility capacity, increased traffic congestion and declining retail sales resulting from increased competition to older inner-city malls and shopping centers from suburban retail centers.
	Completed construction of the W-140-01 Channel Improvements project.
	Gessner Road reconstruction from Interstate 10 to Long Point Road is complete.
	Reconstruction of Memorial Drive from Beltway 8 to Tallowood is under construction.
	Continued preliminary design and acquisition work on a detention basin on the south side of Interstate 10 known as Detention Basin A.
In design for the Deepening of the W140 Detention Basin and Straw Extensions project for improved drainage.	

P R O J E C T  P L A N		Total Plan	Cumulative Expenses (to 6/30/21)	Variance
		<b>Capital Projects:</b>		
	Roadway and Sidewalk Improvements	\$ 53,429,681	\$ 39,733,413	\$ 13,696,268
	Public Utility Improvements	120,856,453	95,125,730	25,730,723
	Parks and Recreational Facilities	11,889,119	382,265	11,506,854
		-	-	-
	<b>Total Capital Projects</b>	<b>\$ 186,175,253</b>	<b>\$ 135,241,408</b>	<b>\$ 50,933,845</b>
	Affordable Housing	-	-	-
	School & Education/Cultural Facilities	-	-	-
	Financing Costs	25,000,000	50,663,340	(25,663,340)
	Administration Costs/ Professional Services	-	-	-
	Creation Costs	5,952,851	6,093,351	(140,500)
	<b>Total Project Plan</b>	<b>\$ 217,128,104</b>	<b>\$ 191,998,099</b>	<b>\$ 25,130,005</b>

D E B T	Additional Financial Data	FY2022 Budget	FY2022 Estimate	FY2023 Budget
		<b>Debt Service</b>	\$ 7,291,022	\$ 7,291,022
	Principal	\$ 5,360,000	\$ 5,360,000	\$ 5,660,000
	Interest	\$ 1,931,022	\$ 1,931,022	\$ 1,703,049
		<b>Balance as of 6/30/21</b>	<b>Projected Balance as of 6/30/22</b>	<b>Projected Balance as of 6/30/23</b>
	Year End Outstanding (Principal)	\$ 49,885,000	\$ 44,525,000	\$ 38,865,000
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -



CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2023 BUDGET DETAIL

Fund Summary  
 Fund Name: Memorial City Redevelopment Authority  
 TIRZ: 17  
 Fund Number: 7565/50

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimate	FY2023 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 23,182,375	\$ 26,738,489	\$ 26,436,973
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 8,114,546	\$ 7,294,294	\$ 7,363,049
<b>Beginning Balance</b>	<b>\$ 31,296,921</b>	<b>\$ 34,032,783</b>	<b>\$ 33,800,022</b>
City tax revenue	\$ 17,668,650	\$ 17,334,501	\$ 20,623,443
County tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 17,668,650</b>	<b>\$ 17,334,501</b>	<b>\$ 20,623,443</b>
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 400,000	\$ 7,500	\$ 7,500
<b>Other Interest Income</b>	<b>\$ 400,000</b>	<b>\$ 7,500</b>	<b>\$ 7,500</b>
	\$ -	\$ -	\$ -
	\$ 1,724,123	\$ -	\$ 1,724,123
<b>Grant Proceeds</b>	<b>\$ 1,724,123</b>	<b>\$ -</b>	<b>\$ 1,724,123</b>
Series 2021	\$ 39,702,452	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ 39,702,452</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 90,792,146</b>	<b>51,374,784</b>	<b>56,155,088</b>

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2023 BUDGET DETAIL

Fund Summary  
 Fund Name: Memorial City Redevelopment Authority  
 TIRZ: 17  
 Fund Number: 7565/50

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimate	FY2023 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 15,000	\$ 15,000	\$ 16,650
Administration Salaries & Benefits	\$ 108,120	\$ 108,120	\$ 120,000
Auditor	\$ 21,500	\$ 23,000	\$ 23,865
Bond Services/Trustee/Financial Advisor	\$ 7,500	\$ 34,974	\$ 35,000
Insurance	\$ 1,000	\$ 1,378	\$ 1,530
Office Administration	\$ -	\$ -	\$ -
<b>TIRZ Administration and Overhead</b>	<b>\$ 153,120</b>	<b>182,472</b>	<b>197,045</b>
Engineering Consultants	\$ 60,000	\$ 31,427	\$ 60,000
Legal	\$ 50,000	\$ 12,752	\$ 50,000
Construction Audit	\$ 5,000	\$ -	\$ 5,000
Planning Consultants	\$ -	\$ -	\$ -
<b>Program and Project Consultants</b>	<b>\$ 115,000</b>	<b>\$ 44,179</b>	<b>\$ 115,000</b>
<b>Management consulting services</b>	<b>\$ 268,120</b>	<b>226,651</b>	<b>312,045</b>
Capital Expenditures (See CIP Schedule)	\$ 4,984,387	\$ 906,826	\$ 5,215,329
<b>TIRZ Capital Expenditures</b>	<b>\$ 4,984,387</b>	<b>906,826</b>	<b>5,215,329</b>
T&C Way Partners, LLC	\$ -	\$ -	\$ -
MetroNational - Detention & Roadway Construction	\$ 19,266,570	\$ 6,026,919	\$ 5,335,542
Town Center Partners, Ltd	\$ -	\$ -	\$ -
<b>Developer / Project Reimbursements</b>	<b>\$ 19,266,570</b>	<b>6,026,919</b>	<b>5,335,542</b>
Bond Series (Series 2016)			
Principal	\$ 695,000	\$ 695,000	\$ 2,975,000
Interest	\$ 399,397	\$ 399,397	\$ 355,174
Trustee Fee	\$ -	\$ -	\$ -
Cost of Issuance			
Bond Series (Series 2019)			
Principal	\$ 4,665,000	\$ 4,665,000	\$ 2,685,000
Interest	\$ 1,531,625	\$ 1,531,625	\$ 1,347,875
Cost of Issuance	\$ -	\$ -	\$ -
Bond Series (Series 2021)			
Principal	\$ -	\$ -	\$ -
Interest	\$ 823,524	\$ -	\$ -
Cost of Issuance	\$ 1,515,427	\$ -	\$ -
<b>System debt service</b>	<b>\$ 9,629,973</b>	<b>7,291,022</b>	<b>7,363,049</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 34,149,050</b>	<b>\$ 14,451,418</b>	<b>\$ 18,225,965</b>
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 883,433	\$ 866,725	\$ 1,031,172
County	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619
Municipal Services - Supplemental	\$ -	\$ -	\$ -
<b>Total Transfers</b>	<b>\$ 3,140,052</b>	<b>3,123,344</b>	<b>3,287,791</b>
<b>Total Budget</b>	<b>\$ 37,289,102</b>	<b>17,574,762</b>	<b>21,513,756</b>
RESTRICTED Funds - Capital Projects	\$ 37,915,125	\$ 26,436,973	\$ 27,278,509
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 15,587,919	\$ 7,363,049	\$ 7,362,823
<b>Ending Fund Balance</b>	<b>\$ 53,503,044</b>	<b>\$ 33,800,022</b>	<b>\$ 34,641,332</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 90,792,146</b>	<b>\$ 51,374,784</b>	<b>\$ 56,155,088</b>

Notes:

**EXHIBIT "B"**

**Fiscal Years 2023-2027 Capital Improvement Projects Budget for  
Memorial City Zone**

District	CIP No.	Project	Fiscal Year Planned Appropriation							FY23 - FY27 Total	Cumulative Total (To Date)
			Through 2021	Projected 2022	2023	2024	2025	2026	2027		
A.G	T-1725	Park and Green Space Improvements	\$ 163,993	-	125,000	125,000	100,000	40,000	-	390,000	553,993
A	T-1732A	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	\$ 14,039,922	1,025	-	-	-	-	-	202,870	14,040,947
A	T-1734	W140 Channel Improvements with Bldgs and Straws	\$ 18,469,052	215,594	102,870	100,000	-	-	-	202,870	18,887,516
G	T-1735	Detention Basin A	\$ 261,596	138	3,850,000	26,012,267	26,012,267	-	-	55,874,534	56,136,263
Q	T-1735A	Detention Basin B	\$ -	-	-	-	-	1,200,000	4,000,000	5,200,000	5,200,000
G	T-1735A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 24,958,612	207,464	171,065	-	-	-	-	171,065	25,335,341
G	T-1736B	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	\$ -	250,000	680,000	17,000,000	-	-	-	17,660,000	17,930,000
A.G	T-1738	Regional Drainage Solution Preparatory Engineering**	\$ -	-	-	-	-	-	-	-	-
A.G	T-1740	CIP FORM A	\$ -	-	-	-	-	-	-	-	-
A	T-1741	W140 Detention Basin Deepening and Ebbow Extensions	\$ -	232,605	226,394	7,000,000	-	-	-	7,226,394	7,458,989
A.G	T-1799	Concrete Panel Replacement Program	\$ -	-	60,000	60,000	60,000	60,000	60,000	300,000	300,000
<b>Total</b>			<b>\$ 87,911,375</b>	<b>\$ 906,826</b>	<b>\$ 5,216,328</b>	<b>\$ 60,297,267</b>	<b>\$ 26,172,267</b>	<b>\$ 1,390,000</b>	<b>4,060,000</b>	<b>87,044,883</b>	<b>\$ 146,853,064</b>

\* NOTE: CIP T-1735 and CIP T-1735A reflects the Memorial City Redevelopment Authority's commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.

\*\* NOTE:

Source of Funds	Fiscal Year Planned Appropriations							FY22 - FY27 Total	Cumulative Total (To Date)
	Through 2021	Projected 2022	2023	2024	2025	2026	2027		
TIRZ Funds	41,511,375	908,826	3,491,206	21,159,067	14,034,097	1,300,000	4,060,000	44,044,400	85,462,601
City of Houston	-	-	-	-	-	-	-	-	-
Grants	16,400,000	-	1,724,123	29,138,170	12,138,170	-	-	43,000,463	59,400,463
Other	-	-	-	-	-	-	-	-	-
<b>Project Total</b>	<b>57,911,375</b>	<b>908,826</b>	<b>5,215,329</b>	<b>50,297,237</b>	<b>26,172,267</b>	<b>1,300,000</b>	<b>4,060,000</b>	<b>87,044,863</b>	<b>145,063,064</b>

<b>Project:</b> Park and Green Space Improvements		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-1725</b>			
		Location: A,G		Geo. Ref.:							
		Served: A,G		Neighborhood: 10, 16							
<b>Description:</b> Provide pedestrian friendly environment throughout the TIRZ. This includes pedestrian trails, bikeways, and public green space.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2023	2024	2025	2026	2027	Total			
		Personnel	-	-	-	-	-	\$ -	-		
		Supplies	-	-	-	-	-	\$ -	-		
<b>Justification:</b> Projects include funding for route studies, design, construction, and ROW acquisition.		Svcs. & Chgs.	-	-	-	-	-	\$ -	-		
		Capital Outlay	-	-	-	-	-	\$ -	-		
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/21</b>	<b>2022 Budget</b>	<b>2022 Estimate</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>FY23 - FY27 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	103,835	25,000	-	25,000	25,000	-	-	-	\$ 50,000	\$ 153,835
4	Construction	60,000	100,000	-	100,000	100,000	100,000	40,000	-	\$ 340,000	\$ 400,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	158	-	-	-	-	-	-	-	\$ -	\$ 158
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		158	-	-	-	-	-	-	-	\$ -	\$ 158
<b>Total Allocations</b>		\$ 163,993	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993
<b>Source of Funds</b>											
TIRZ Funds		163,993	125,000	-	125,000	125,000	100,000	40,000	-	\$ 390,000	\$ 553,993
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 163,993	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993

\*NOTE:

<b>Project:</b>	W140 Channel Improvements with Bridge and Straws Straws	City Council District		Key Map:		WBS.:	T-1734	
		Location: A		Geo. Ref.:				
		Served: A		Neighborhood:				
<b>Description:</b>	W140-01 Channel from Gessner Road to the Briar Branch Detention Basin to the east.	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
<b>Justification:</b>	Increase capacity of W140-01 Channel to reduce flooding and street ponding in surrounding areas. Will provide approximately 14 acre feet of new detention capacity to the system.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs							-	

Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	1,641,097	-	-	-	-	-	-	-	\$ -	\$ 1,641,097
4 Construction	16,814,367	318,464	215,594	102,870	-	-	-	-	\$ 102,870	\$ 17,132,831
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	13,588	-	-	-	100,000	-	-	-	\$ 100,000	\$ 113,588
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	13,588	-	-	-	100,000	-	-	-	\$ 100,000	\$ 113,588
<b>Total Allocations</b>	\$ 18,469,052	\$ 318,464	\$ 215,594	\$ 102,870	\$ 100,000	\$ -	\$ -	\$ -	\$ 202,870	\$ 18,887,516
<b>Source of Funds</b>										
TIRZ Funds	18,469,052	318,464	215,594	102,870	100,000	-	-	-	\$ 202,870	\$ 18,887,516
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ 18,469,052	\$ 318,464	\$ 215,594	\$ 102,870	\$ 100,000	\$ -	\$ -	\$ -	\$ 202,870	\$ 18,887,516

\*NOTE:

<b>Project:</b>	Detention Basin A	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	T-1735	
		<b>Location:</b> G		<b>Geo. Ref.:</b>				
		<b>Served:</b> G		<b>Neighborhood:</b>				
<b>Description:</b>	Detention Basin A. Project may involve multiple phases.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2023	2024	2025	2026	2027	<b>Total</b>	
		Personnel	-	-	-	-	\$ -	
		Supplies	-	-	-	-	\$ -	
<b>Justification:</b>	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.	Svcs. & Chgs.	-	-	-	-	\$ -	
		Capital Outlay	-	-	-	-	\$ -	
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/21</b>	<b>2022 Budget</b>	<b>2022 Estimate</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>FY23 - FY27 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	281,596	-	138	-	-	-	-	-	\$ -	\$ 281,734
2	Acquisition	-	3,580,000	-	3,850,000	-	-	-	-	\$ 3,850,000	\$ 3,850,000
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	26,012,267	26,012,267	-	-	\$ 52,024,534	\$ 52,024,534
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 281,596	\$ 3,580,000	\$ 138	\$ 3,850,000	\$ 26,012,267	\$ 26,012,267	\$ -	\$ -	\$ 55,874,534	\$ 56,156,268
<b>Source of Funds</b>											
TIRZ Funds		281,596	3,580,000	138	2,125,877	13,874,097	13,874,097	-	-	\$ 29,874,071	\$ 30,155,805
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	1,724,123	12,138,170	12,138,170	-	-	\$ 26,000,463	\$ 26,000,463
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 281,596	\$ 3,580,000	\$ 138	\$ 3,850,000	\$ 26,012,267	\$ 26,012,267	\$ -	\$ -	\$ 55,874,534	\$ 56,156,268

NOTE: CIP T-1735 reflects the Memorial City Redevelopment Authority's commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.



<b>Project:</b> Detention Basin B		<b>City Council District:</b> G		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-1735A</b>															
		<b>Location:</b> G		<b>Geo. Ref.:</b>																			
		<b>Served:</b> G		<b>Neighborhood:</b>																			
<b>Description:</b> Detention Basin B. Project may involve multiple phases.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>																					
				2023		2024		2025		2026		2027		Total									
		Personnel		-		-		-		-		-		\$ -									
		Supplies		-		-		-		-		-		\$ -									
<b>Justification:</b> Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.		Svcs. & Chgs.		-		-		-		-		-		\$ -									
		Capital Outlay		-		-		-		-		-		\$ -									
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -									
		FTEs																					
<b>Fiscal Year Planned Expenses</b>																							
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/21</b>		<b>2022 Budget</b>		<b>2022 Estimate</b>		<b>2023</b>		<b>2024</b>		<b>2025</b>		<b>2026</b>		<b>2027</b>		<b>FY23 - FY27 Total</b>		<b>Cumulative Total (To Date)</b>			
<b>Phase</b>																							
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -			
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -			
3 Design		-		-		-		-		-		-		1,200,000		4,000,000		\$ 5,200,000		\$ 5,200,000			
4 Construction		-		-		-		-		-		-		-		-		\$ -		\$ -			
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -			
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -			
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -			
		-		-		-		-		-		-		-		-		\$ -		\$ -			
		-		-		-		-		-		-		-		-		\$ -		\$ -			
		-		-		-		-		-		-		-		-		\$ -		\$ -			
		-		-		-		-		-		-		-		-		\$ -		\$ -			
<b>Other Sub-Total:</b>		-		-		-		-		-		-		-		-		\$ -		\$ -			
<b>Total Allocations</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ 1,200,000		\$ 4,000,000		\$ 5,200,000		\$ 5,200,000			
<b>Source of Funds</b>																							
TIRZ Funds		-		-		-		-		-		-		-		1,200,000		4,000,000		\$ 5,200,000		\$ 5,200,000	
City of Houston		-		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Total Funds</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ 1,200,000		\$ 4,000,000		\$ 5,200,000		\$ 5,200,000	

NOTE: CIP T-1735A reflects the Memorial City Redevelopment Authority's commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.



Project:		Memorial Drive Drainage and Mobility Improvement Project - Phase 2**		City Council District		Key Map:		WBS.:		T-1738B		
Description:		Flooding and drainage improvements based on recommendations of the Regional Drainage Study to address flooding on the W153-00 and improve mobility and pedestrian safety on Memorial Drive within the boundaries of the TIRZ.		Location: G		Geo. Ref.:						
Justification:		Project will improve storm water drainage system and reconstruct Memorial Drive (from Tallwood Road to Bunker Hill City Limits).		Served: G		Neighborhood: 16						
Operating and Maintenance Costs: (\$ Thousands)												
		2023	2024	2025	2026	2027	Total					
Personnel		-	-	-	-	-	\$ -					
Supplies		-	-	-	-	-	\$ -					
Svcs. & Chgs.		-	-	-	-	-	\$ -					
Capital Outlay		-	-	-	-	-	\$ -					
Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
FTEs		-	-	-	-	-	-					
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)	
Phase		-	-	-	-	-	-	-	-	-	-	
1	Planning	-	50,000	50,000	-	-	-	-	-	\$ -	\$ 50,000	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	200,000	200,000	680,000	-	-	-	-	\$ 680,000	\$ 880,000	
4	Construction	-	-	-	-	17,000,000	-	-	-	\$ 17,000,000	\$ 17,000,000	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
<b>Total Allocations</b>		\$ -	\$ 250,000	\$ 250,000	\$ 680,000	\$ 17,000,000	\$ -	\$ -	\$ -	\$ 17,680,000	\$ 17,930,000	
Source of Funds												
TIRZ Funds		-	250,000	250,000	680,000	3,400,000	-	-	-	\$ 4,080,000	\$ 4,330,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	13,600,000	-	-	-	\$ 13,600,000	\$ 13,600,000	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
<b>Total Funds</b>		\$ -	\$ 250,000	\$ 250,000	\$ 680,000	\$ 17,000,000	\$ -	\$ -	\$ -	\$ 17,680,000	\$ 17,930,000	

NOTE:

<b>Project:</b> W140 Detention Basin Deepening and Straw Extensions		<b>City Council District:</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-1741</b>			
		<b>Location:</b> A		<b>Geo. Ref.:</b>							
		<b>Served:</b> A		<b>Neighborhood:</b>							
<b>Description:</b> Deepening of the existing W140 Detention Basin and extension of straws.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2023	2024	2025	2026	2027	Total			
		Personnel	-	-	-	-	-	\$ -	-		
		Supplies	-	-	-	-	-	\$ -	-		
<b>Justification:</b> Addition of 26 acre feet of capacity (50% increase) to the basin, and improvements to drainage for the residential areas to the north.		Svcs. & Chgs.	-	-	-	-	-	\$ -	-		
		Capital Outlay	-	-	-	-	-	\$ -	-		
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs	-	-	-	-	-	-	-		
<b>Fiscal Year Planned Expenses</b>											
Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	226,394	232,605	226,394	-	-	-	-	\$ 226,394	\$ 458,999
4	Construction	-	-	-	-	7,000,000	-	-	-	\$ 7,000,000	\$ 7,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 226,394	\$ 232,605	\$ 226,394	\$ 7,000,000	\$ -	\$ -	\$ -	\$ 7,226,394	\$ 7,458,999
<b>Source of Funds</b>											
TIRZ Funds		-	226,394	232,605	226,394	3,600,000	-	-	-	\$ 3,826,394	\$ 4,058,999
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	3,400,000	-	-	-	\$ 3,400,000	\$ 3,400,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 226,394	\$ 232,605	\$ 226,394	\$ 7,000,000	\$ -	\$ -	\$ -	\$ 7,226,394	\$ 7,458,999

<b>Project:</b> Concrete Panel Replacement Program		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-1799</b>			
		Location: A,G		Geo. Ref.:							
		Served: A,G		Neighborhood:							
<b>Description:</b> Sidewalk Improvement Program		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2023	2024	2025	2026	2027	Total			
<b>Justification:</b> Mobility improvements		Personnel	-	-	-	-	-	\$ -	-		
		Supplies	-	-	-	-	-	\$ -	-		
		Svcs. & Chgs.	-	-	-	-	-	\$ -	-		
		Capital Outlay	-	-	-	-	-	\$ -	-		
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs	-	-	-	-	-	-	-		
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/21</b>	<b>2022 Budget</b>	<b>2022 Estimate</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>FY23 - FY27 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
<b>Total Allocations</b>		\$ -	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000
<b>Source of Funds</b>											
TIRZ Funds		-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000