

City of Houston, Texas, Ordinance No. 2023- 69

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 2023 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2023-2027 CAPITAL IMPROVEMENT PLAN 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 2023 (the "Operating Budget") and a five-year Capital Improvement Plan 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 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; 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 2023, 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 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 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 Four Hundred Thousand Dollars (\$400,000) of the Project Costs 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 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 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 2023 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 1st 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 07 2023.

Art J. Aloniel
City Secretary

DocuSigned by:

Kent Kelsey

Prepared by Legal Department

(KTK:gd September 23, 2022)

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

LD-RE-0000000510

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Senior Assistant City Attorney

Meeting 2/01/2023

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

Captions Published in DAILY COURT REVIEW

Date: 2/7/2023

EXHIBIT A

**Fiscal Year 2023 Operating Budget for
Main Street/Market Square Redevelopment Authority
d/b/a Downtown Redevelopment Authority**

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2023 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 (TY2022):	\$ 5,724,363,060
	Current Taxable Value (TY2021):	\$ 5,504,195,250
	Acres:	1,052.24
	Administrator (Contact):	Allen Douglas
Contact Number:	(713) 752-0827	

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Zone Purpose:

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. In 2019, the Zone was expanded to incorporate the Warehouse District and several city blocks west of Main Street. The purpose of the 2019 expansion was to provide funds to capitalize on the once-in-a-lifetime opportunity to reshape the edges of downtown in concert with the NHHIP highway reconfiguration. In 2020, Sam Houston Park was de-annexed and transferred to TIRZ #14.

- Issued 2015 tax increment contract revenue bonds to net \$40 million used to complete capital streetscape projects on Dallas, Main, Allen Parkway and the Southern Downtown Park. All these project funds have now been utilized.
- SoDo on Main (formerly SkyHouse), Block 334, The Star, Market Square Tower and Aris Market Square residential projects are complete and open. Fairfield is under construction with estimated completion in summer 2022.
- Hotel Alessandra suspended hotel operations in January 2021 and re-opened in January 2022 under new management as the Laura Hotel.
- The Southern Downtown Park, which has been named Trebly Park, began construction in March of 2021 and is expected to open in July of 2022 with Tout Suite as its restaurant operator.
- Continued contribution for operation of the project facilities at Buffalo Bayou Park.
- Continued maintenance agreement with the Houston Downtown Management District for the Allen Parkway Improvements.
- Completed construction on the \$28 million Bagby Street Improvement project in November 2021.
- Continued operation of the 17,000 sq ft Downtown Launch Pad innovation hub.
- Paid ongoing grant commitments to MassChallenge and Gener8tor, entered into agreement with Houston Angel Network as innovation partners.
- Provided funding for design development of Jones Plaza redevelopment to be renamed the Lynn Wyatt Square For the Performing Arts.
- Continued planning & facilitation on the NHHIP highway project.
- Paid 2nd installment to Buffalo Bayou Partnership for the hike/bike trails east of Allen's Landing.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/21)	Variance
	Capital Projects:			
Roadways and Streets	\$	47,500,000	\$ 60,041,860	\$ (12,541,860)
Infrastructure, Mobility, Transit Improvements		43,334,450	27,751,507	15,582,943
Real Property Improvements		57,520,266	23,568,269	33,951,997
Parking Facilities		10,156,417	-	10,156,417
Historic Preservation Improvements		26,351,008	16,629,706	9,721,302
Parks and Recreational Facilities		273,044,167	9,243,505	263,800,662
Theater District Improvements		11,504,799	7,113,627	4,391,172
Cultural and Public Facilities Improvements		10,000,000	1,503,555	8,496,445
Economic Development Programs		166,800,000	42,058,388	124,741,612
Institutional Facilities Improvements		22,000,000	10,678,800	11,321,200
Total Capital Projects	\$	668,211,107	\$ 198,589,217	\$ 469,621,890
Affordable Housing		-	-	-
School & Education/Cultural Facilities		82,541,820	48,418,718	34,123,102
Financing Costs		48,930,000	25,398,257	23,531,743
Administration Costs/ Professional Services		16,934,426	6,815,543	10,118,883
Creation Costs		-	-	-
Total Project Plan	\$	816,617,353	\$ 279,221,735	\$ 537,395,618

D E B T	Additional Financial Data	FY2022 Budget	FY2022 Estimate	FY2023 Budget
	Debt Service	\$	4,273,781	\$ 4,273,781
Principal	\$	2,200,000	\$ 2,200,000	\$ 1,405,000
Interest	\$	2,073,781	\$ 2,073,781	\$ 2,013,398
		Balance as of 6/30/21	Projected Balance as of 6/30/22	Projected Balance as of 6/30/23
Year End Outstanding (Principal)		\$ 46,550,000	\$ 44,350,000	\$ 42,945,000
Bond Debt	\$	-	\$ -	\$ -
Bank Loan	\$	-	\$ -	\$ -
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	-	\$ -	\$ -
Other (Rosemont Bridge)	\$	-	\$ -	\$ -
Other (HHFC)	\$	-	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2023 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimate	FY2023 Budget
RESOURCES			
RESTRICTED Funds - Projects	\$ 15,005,102	\$ 16,530,362	10,582,049
RESTRICTED Funds - Bond Proceeds	\$ -	\$ -	-
RESTRICTED Funds - Buffalo Bayou Park	\$ 2,599,125	\$ 2,542,446	2,618,719
RESTRICTED Funds - Bond Debt Service	\$ 8,638,276	\$ 8,639,181	8,639,181
Beginning Balance	\$ 26,242,503	\$ 27,711,989	\$ 21,839,949
City tax revenue	\$ 20,596,121	\$ 19,630,034	\$ 21,713,852
County tax revenue	\$ 302,761	\$ 310,642	\$ 310,642
ISD tax revenue	\$ 5,041,195	\$ 5,069,997	\$ 5,069,997
ISD tax revenue - Pass Through	\$ 2,173,848	\$ 2,173,848	\$ 2,449,510
Incremental property tax revenue	\$ 28,113,925	\$ 27,184,521	\$ 29,544,001
Parking Revenue (Blocks 6 & 7)	\$ -	\$ 4,953	\$ -
Bagby Reimbursements	\$ -	\$ 2,440,587	\$ -
Miscellaneous revenue	\$ -	\$ 2,445,540	\$ -
COH TIRZ interest	\$ -	\$ 40,723	\$ -
Interest Income	\$ 36,000	\$ 12,000	\$ 25,000
Other Interest Income	\$ 36,000	\$ 52,723	\$ 25,000
Return of local Match Southeast Sidewalks	\$ -	\$ -	\$ -
City of Houston Public Works - Dallas Street Improvements	\$ -	\$ -	\$ -
Sundance Theater Revenue Sharing	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Series 2015 Tax Increment Contract Revenue Bonds	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 54,392,428	57,394,773	51,408,950

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2023 BUDGET DETAIL**

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

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimate	FY2023 Budget
EXPENDITURES			
Accounting	\$ 2,500	\$ -	\$ 2,500
Administration Salaries & Benefits	\$ 325,500	\$ 336,000	\$ 700,000
Auditor	\$ 17,500	\$ 17,500	\$ 18,000
Bond Services/Trustee/Financial Advisor	\$ 25,000	\$ 25,000	\$ 25,000
Insurance	\$ 36,500	\$ 36,500	\$ 36,500
Office Administration	\$ 7,500	\$ 7,500	\$ 7,500
TIRZ Administration and Overhead	\$ 414,500	\$ 422,500	\$ 789,500
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 18,000	\$ 16,118	\$ 18,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ -	\$ -	\$ -
Project/Planning Management	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 18,000	\$ 16,118	\$ 18,000
Management consulting services	\$ 432,500	\$ 438,618	\$ 807,500
Capital Expenditures (See CIP Schedule)	\$ 17,876,000	\$ 16,569,253	\$ 3,376,000
TIRZ Capital Expenditures	\$ 17,876,000	\$ 16,569,253	\$ 3,376,000
Developer / Project Reimbursements			
Real Property Improvements			
Post Office Project	\$ 425,000	\$ -	\$ 425,000
Historic Preservation Improvements			
806 Main Street	\$ 316,952	\$ 250,545	\$ 260,344
Sam Houston Park	\$ -	\$ -	\$ -
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	\$ 1,000,000	\$ 500,000	\$ 1,000,000
Theater District Improvements			
Sundance Theater	\$ -	\$ -	\$ -
Alley Theatre	\$ -	\$ -	\$ -
Theater District Public Realm Improvements	\$ -	\$ -	\$ -
Retail/Economic Development			
Buffalo Bayou Park - Shepherd to Sabine	\$ 2,599,195	\$ 2,542,446	\$ 2,618,719
Hotel Alessandra/Laura	\$ 134,357	\$ -	\$ 73,976
Holiday Inn - 1616 Main	\$ 31,172	\$ 28,535	\$ 29,392
Provident - The Star 1111 Rusk	\$ 410,755	\$ 394,793	\$ 407,571
Skyhouse I - Houston	\$ 332,583	\$ 303,880	\$ 312,996
Skyhouse II - Main	\$ 354,468	\$ 314,947	\$ 324,395
Alliance Block 334	\$ 163,609	\$ 192,923	\$ 198,710
Market Square Tower	\$ 736,110	\$ 699,698	\$ 720,688
Aris Market Square	\$ 560,696	\$ 464,741	\$ 478,683
AC Hotel - 723 Main	\$ 61,800	\$ 16,821	\$ 17,326
Fairfield Residential	\$ -	\$ -	\$ 283,506
Downtown Launch Pad	\$ 497,820	\$ 497,820	\$ 497,820
Downtown Living Initiative	\$ 10,000	\$ 29,596	\$ 10,000
Retail/Economic Development Initiative	\$ 50,000	\$ 11,054	\$ 50,000
Mass Challenge	\$ 404,000	\$ 404,000	\$ 404,000
Gener8tor	\$ 250,000	\$ 250,000	\$ 250,000
Developer / Project Reimbursements	\$ 9,338,497	\$ 6,901,799	\$ 9,363,126

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2023 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimate	FY2023 Budget
Bond Debt Service (Series 2012)			
Principal	\$ 2,200,000	\$ 2,200,000	\$ 1,405,000
Interest	\$ 98,231	\$ 98,231	\$ 53,348
New Bond Sale (Series 2015)			
Principal	\$ -	\$ -	\$ 775,000
Interest	\$ 1,975,550	\$ 1,975,550	\$ 1,960,050
Cost of Issuance	\$ -	\$ -	\$ -
System debt service	\$ 4,273,781	\$ 4,273,781	\$ 4,193,398
TOTAL PROJECT COSTS	\$ 31,920,778	28,183,451	17,740,024
Payment/transfer to ISD - educational facilities	\$ 2,217,606	\$ 2,130,491	\$ 2,130,491
Payment/transfer to ISD - educational facilities (Pass Through)	\$ 2,173,848	\$ 2,173,848	\$ 2,449,510
Administration Fees:			
City	\$ 1,029,806	\$ 981,502	\$ 1,085,693
County	\$ 15,138	\$ 15,532	\$ 15,532
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
Prior Year Increment Adj. (2014 thru 2017)	\$ -	\$ -	\$ -
HHFC Payment	\$ -	\$ -	\$ -
Total Transfers	\$ 7,506,398	\$ 7,371,373	\$ 7,751,226
Total Budget	\$ 39,427,176	\$ 35,554,824	25,491,250
RESTRICTED Funds - Projects	\$ 3,688,793	10,582,049	14,621,424
RESTRICTED Funds - Bond Proceeds	\$ -	-	-
RESTRICTED Funds - Buffalo Bayou Park	\$ 2,638,183	2,618,719	2,658,000
RESTRICTED Funds - Bond Debt Service	\$ 8,638,276	8,639,181	8,638,276
Ending Fund Balance	\$ 14,965,252	21,839,949	25,917,700
Total Budget & Ending Fund Balance	\$ 54,392,428	\$ 57,394,773	\$ 51,408,950

EXHIBIT B

**Fiscal Years 2023-2027 Capital Improvement Plan Budget for
Tax Increment Reinvestment Zone Number Three
(Main Street/Market Square Zone)**

2023 - 2027 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							FY23 - FY27 Total	Cumulative Total (To Date)
			Through 2021	Projected 2022	2023	2024	2025	2026	2027		
I	T-0307	Trebley Park (Southern Downtown Pocket Park)	\$ 3,890,440	4,872,230	1,456,000	456,000	465,000	492,000	492,000	3,361,000	12,223,670
I	T-0308	Lynn Wyatt Square For The Performing Arts (reconstruction of Jones Plaza)	\$ 2,541,390	7,476,185	-	-	-	-	-	-	10,017,575
I	T-0312	Main Street Corridor Improvement Project	\$ 14,360,985	-	-	-	-	-	-	-	14,360,985
I	T-0313	Jesse H. Jones Library Plaza	\$ 675,370	-	-	-	-	-	-	-	675,370
I	T-0314	Shopping District Improvements	\$ 16,687,237	-	-	-	-	-	-	-	16,687,237
C	T-0319	Allen Parkway Improvements	\$ 15,163,428	150,000	150,000	150,000	150,000	150,000	150,000	750,000	16,063,428
I	T-0324	Walker Street Improvements	\$ -	-	-	-	-	-	-	-	-
I	T-0325	Bagby Street Improvements	\$ 25,386,015	3,720,838	-	-	-	-	-	-	29,106,853
C, H, I	T-0326	NHHP Planning	\$ 1,001,694	250,000	250,000	250,000	250,000	250,000	250,000	1,250,000	2,501,694
H	T-0328	North Canal Improvements	\$ -	-	-	-	-	4,000,000	4,000,000	8,000,000	8,000,000
H	T-0335	San Jacinto Connection	\$ -	-	-	-	7,000,000	7,000,000	7,000,000	21,000,000	21,000,000
C,H	T-0337	Montrose Bridge at Allen Parkway	\$ -	-	1,000,000	1,000,000	-	-	-	-	2,000,000
H,I	T-0339	Pedestrian Lighting Improvements	\$ -	-	-	3,000,000	3,000,000	3,000,000	3,000,000	12,000,000	12,000,000
H,I	T-0340	Targeted Blight Remediation	\$ -	-	500,000	10,000,000	5,750,000	-	-	16,250,000	16,250,000
C, H, I	T-0399	Concrete Panel or Sidewalk Replacement Program	\$ -	-	20,000	-	-	-	-	20,000	20,000
Total			\$ 78,906,660	\$ 18,569,263	\$ 3,376,000	\$ 14,866,000	\$ 18,615,000	\$ 14,892,000	\$ 14,892,000	\$ 64,831,000	\$ 161,106,613

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2023 - 2027 CAPITAL IMPROVEMENT PLAN
 TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
 Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations							FY23 - FY27 Total	Cumulative Total (To Date)
	Through 2021	Projected 2022	2023	2024	2025	2026	2027		
TIRZ Funds	79,906,560	16,569,253	3,376,000	14,856,000	16,615,000	14,892,000	14,892,000	64,631,000	161,106,813
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Project Total	79,906,560	16,569,253	3,376,000	14,856,000	16,615,000	14,892,000	14,892,000	64,631,000	161,106,813

2023 - 2027 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

Project: North Canal Improvements		City Council District		Key Map:		WBS.:		T-0328													
		Location: H		Geo. Ref.:																	
		Served: H		Neighborhood:																	
Description: TIRZ #3 project with Buffalo Bayou Partnership to include civic improvements surrounding the North Canal flood control project. Improvements include enhanced landscaping, trails, lighting and recreation areas.		Operating and Maintenance Costs: (\$ Thousands)																			
				2023		2024		2025		2026		2027		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
Justification: The enhancements developed on the banks of Buffalo Bayou continue to foster economic development and benefits for the Houston community. This is a continuation of the park/trail system.		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		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		-		-		-		-		\$ -		\$ -	
4 Construction		-		-		-		-		-		4,000,000		4,000,000		8,000,000		\$ 8,000,000		\$ 8,000,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Allocations		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ 4,000,000		\$ 4,000,000		\$ 8,000,000		\$ 8,000,000	
Source of Funds																					
TIRZ Funds		-		-		-		-		-		-		4,000,000		4,000,000		8,000,000		\$ 8,000,000	
City of Houston		-		-		-		-		-		-		-		-		-		\$ -	
Grants		-		-		-		-		-		-		-		-		-		\$ -	
Other		-		-		-		-		-		-		-		-		-		\$ -	
Total Funds		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ 4,000,000		\$ 4,000,000		\$ 8,000,000		\$ 8,000,000	

2022 - 2026 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Project: San Jacinto Connection		City Council District		Key Map:		WBS.:		T-0335			
		Location: H		Geo. Ref.:							
		Served: H		Neighborhood:							
Description: Street construction of San Jacinto Street north of the rebuilt freeway to connect Hardy Yards area into downtown.		Operating and Maintenance Costs: (\$ Thousands)									
									Total		
		Personnel	-	-	-	-	-	-	\$ -		
		Supplies	-	-	-	-	-	-	\$ -		
		Svcs. & Chgs.	-	-	-	-	-	-	\$ -		
Justification: Request from community to improve access from the near northside into downtown.		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	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	7,000,000	7,000,000	7,000,000	-	\$ 21,000,000	\$ 21,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 21,000,000	\$ 21,000,000	\$ 21,000,000
Source of Funds											
TIRZ Funds		-	-	-	-	7,000,000	7,000,000	7,000,000	-	\$ 21,000,000	\$ 21,000,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 21,000,000	\$ 21,000,000	\$ 21,000,000

*NOTE:

2023 - 2027 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Project: Pedestrian Lighting Improvements		City Council District		Key Map:		WBS.:		T-0339													
		Location: H.I.:		Geo. Ref.:																	
		Served:		Neighborhood:																	
Description: Project scope to be determined after lighting assessment has been completed by the downtown district. The project would install enhanced pedestrian lighting through key walkable corridors in downtown. Contemplates partnership with TIRZ #24.		Operating and Maintenance Costs: (\$ Thousands)																			
Justification: Public safety and security for walkable street connections within downtown.				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		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		-		-		-		-		\$ -		\$ -	
4 Construction		-		-		-		-		3,000,000		3,000,000		3,000,000		3,000,000		\$ 12,000,000		\$ 12,000,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Allocations		\$ -		\$ -		\$ -		\$ -		\$ 3,000,000		\$ 3,000,000		\$ 3,000,000		\$ 3,000,000		\$ 12,000,000		\$ 12,000,000	
Source of Funds																					
TIRZ Funds		-		-		-		-		3,000,000		3,000,000		3,000,000		3,000,000		\$ 12,000,000		\$ 12,000,000	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ -		\$ -		\$ -		\$ 3,000,000		\$ 3,000,000		\$ 3,000,000		\$ 3,000,000		\$ 12,000,000		\$ 12,000,000	

*NOTE:

2023 - 2027 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Project: Concrete Panel or Sidewalk Replacement Program		City Council District		Key Map:		493		WBS.:		T-0399		
		Location: C, H, I		Geo. Ref.:								
		Served: C, H, I		Neighborhood:		61						
Description: Street maintenance program.		Operating and Maintenance Costs: (\$ Thousands)										
		2023		2024		2025		2026		2027		Total
Justification: Mobility improvements to extend life of roads.		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	-	-	-	-	-	-	-	-	\$ -	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -	
4	Construction	-	20,000	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	
Source of Funds												
TIRZ Funds		-	20,000	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	