

City of Houston, Texas, Ordinance No. 2024 - 822

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE SAINT GEORGE PLACE REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER ONE, CITY OF HOUSTON, TEXAS; APPROVING THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2025-2029 CAPITAL IMPROVEMENTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the Saint George Place Redevelopment Authority (the “Authority”), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number One, City of Houston, Texas (the “Zone”), has submitted an Operating Budget for Fiscal Year 2025 (the “Operating Budget”) and a five-year Capital Improvements Budget for Fiscal Years 2025-2029 (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. 2000-597; and

WHEREAS, the Budgets are based on 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 improvement projects; 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 2025 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 transfer funds only (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 2025. 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, 2025, the Zone and the Authority shall, in cooperation with City representatives (1) identify surplus funds in the Authority's Fiscal Year

2025 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2025 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 5. That the City's Chief Development Officer is directed to assist the Authority in identifying a cost-efficient method of financing public infrastructure consistent with financing principles used by the City.

Section 6. That 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

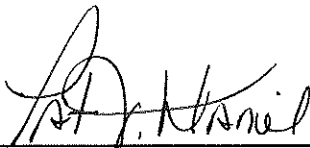
Section 7. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; 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 30th day of October, 2024.

APPROVED this _____ day of _____, 2024.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is NOV 05 2024.



City Secretary

DocuSigned by:
Mark Swain
E28CE021DE8C42B

Prepared by Legal Department
MS/ems September 20, 2024 Senior Assistant City Attorney
Requested by Gwen Tillotson-Bell, Chief Development Officer
LD-RE-000000

Meeting 10/30/2024

Aye	No	
✓		Mayor Whitmire
....	Council Members
✓		Peck
✓		Jackson
✓		Kamin
Absent on personal business		Evans-Shabazz
✓		Flickinger
Absent on personal business		Thomas
✓		Huffman
✓		Castillo
✓		Martinez
✓		Pollard
✓		Castex-Tatum
Absent on personal business		Ramirez
✓		Davis
Absent on personal business		Carter
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW
 Date: 11/5/2024

EXHIBIT "A"

**Fiscal Year 2025 Operating Budget for
Saint George Place Redevelopment Authority**

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 BUDGET PROFILE**

Fund Summary
Fund Name: **St George Place Redevelopment Authority**
TIRZ: **01**
Fund Number: **7512/50**

P R O J E C T P L A N	Base Year:		1991
	Base Year Taxable Value:	\$	27,150,340
	Projected Taxable Value (TY2024):	\$	1,936,043,032
	Current Taxable Value (TY2023):	\$	1,950,721,835
	Acres:		1,054.60
	Administrator (Contact):	Hawes Hill & Associates	
	Contact Number:	(713) 595-1209	

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number One, City of Houston, Texas was created to stabilize property values, address deteriorated buildings and incompatible land uses and provide for the design and construction of roadway and streets, public utility systems, sidewalks, landscaping and land acquisition in a district of the City known as St. George Place (formerly known as Lamar Terrace).
	Accomplishments:
	The City Council approved a Fourth Amended Project Plan and Reinvestment Zone Financing Plan in the Fall of 2015. In doing so, the term of the zone was extended 30 years ending in 2045. The expansion and extension of the zone is intended to reconstruct and construct new north/south mobility projects, add additional drainage and storage capacity and provide park improvements. The purpose of these projects which total \$105.8 million is to enhance the redevelopment of the area located between Chimney Rock, Westheimer, Hillcroft and Westpark. The intended result is better mobility, increased development resulting in additional sales tax and increased property values over the long term. Completed projects in FY24 include Schumacher and Star Lane Reconstruction, regional flood mitigation, and Chimney Rock design and right of way acquisitions. Projects currently in progress are Bering Drive reconstruction from Richmond Ave to Val Verde, continued pedestrian safety improvements and safe school sidewalks, east and west greenridge safety and mobility improvements, and improvements to Anderson Park.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/23)	Variance
	Capital Projects:			
Storm Drainage, Water, Wastewater and other Utilities	\$	24,973,315	\$ 2,975,502	\$ 21,997,813
Roadway, Sidewalk, Intersection, Pedestrian Pathways and other Mobility related corridor improvements	\$	60,875,419	\$ 27,833,568	\$ 33,041,851
Landscaping and Barrier Fencing	\$	14,393,480	\$ 2,889,760	\$ 11,503,720
Parks, Open Space & Amenities		1,000,000	680,184	319,816
Contingencies		11,027,913	518	11,027,395
Total Capital Projects	\$	112,270,127	\$ 34,379,532	\$ 77,890,595
Affordable Housing		31,785,702	21,610,744	10,174,958
School & Education/Cultural Facilities		18,771,094	8,646,579	10,124,515
Financing Costs		2,280,000	11,212,787	(8,932,787)
Professional Services		793,000	832,283	(39,283)
Administration/ Creation Costs		542,000	8,134,575	(7,592,575)
Total Project Plan	\$	166,441,923	\$ 84,816,500	\$ 81,625,423

D E B T	Additional Financial Data	FY2024 Budget	FY2024 Estimate	FY2025 Budget
	Debt Service		\$ 1,581,513	\$ 1,751,513
Principal		\$ 910,000	\$ 1,080,000	\$ 1,110,000
Interest		\$ 671,513	\$ 671,513	\$ 1,151,888
	Balance as of 6/30/23		Projected Balance as of 6/30/24	Projected Balance as of 6/30/25
Year End Outstanding (Principal)				
Bond Debt	\$	29,340,000	\$ 28,730,000	\$ 28,095,000
City of Houston CO	\$	-	\$ -	\$ -
City of Houston ROW	\$	1,579,224	\$ 1,279,224	\$ 979,224
Developer Agreement	\$	-	\$ -	\$ -
Other	\$	-	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2025 BUDGET PROFILE

Fund Summary
 Fund Name: St. George Place Redevelopment Authority
 TIRZ: 01
 Fund Number: 7512/50

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimate	FY2025 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 15,942,067	\$ 16,654,949	\$ 10,711,035
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 2,265,413	\$ -	\$ 2,261,888
Beginning Balance	\$ 18,207,480	16,654,949	12,972,923
City tax revenue	\$ 4,851,074	\$ 4,395,565	\$ 4,520,308
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ 1,386,661	\$ 1,153,162	\$ 1,116,684
ISD tax revenue - Pass Through	\$ 756,351	\$ 756,351	\$ 991,447
Community College tax revenue	\$ -	\$ -	\$ -
Incremental Property Tax Revenue	\$ 6,994,086	6,305,078	6,628,439
City of Houston	\$ 130,000	\$ 130,000	\$ -
Harris County Precinct 4	\$ -	\$ -	\$ -
Uptown Houston	\$ -	\$ -	\$ 12,500
Developer Participation	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ 130,000	\$ 130,000	12,500
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 250,000	\$ 675,539	\$ 150,000
Other Interest Income	\$ 250,000	\$ 675,539	150,000
Grant	\$ -	\$ -	\$ -
Grant Proceeds	\$ 1,155,261	\$ -	\$ 1,155,261
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ 7,500,000	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 34,238,827	23,765,566	20,919,123

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 BUDGET PROFILE**

Fund Summary
Fund Name: St. George Place Redevelopment Authority
TIRZ: 01
Fund Number: 7512/50

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimate	FY2025 Budget
EXPENDITURES			
Accounting	\$ 21,200	\$ 22,000	\$ 25,000
Administration Consultant	\$ 37,800	\$ 37,800	\$ 45,045
Auditor/Financial Statements	\$ 18,500	\$ 17,750	\$ 19,000
Bond Services/Trustee/Financial Advisor	\$ 7,000	\$ 7,000	\$ 7,000
Insurance	\$ 4,000	\$ 4,000	\$ 4,200
Website	\$ 4,200	\$ 4,200	\$ 4,200
Office Administration	\$ 8,500	\$ 8,500	\$ 9,500
TIRZ Administration and Overhead	\$ 101,200	\$ 101,250	\$ 113,945
Engineering Consultants	\$ -	\$ -	\$ -
Property Tax Consultant	\$ 3,000	\$ 3,000	\$ 3,000
Legal	\$ 40,000	\$ 31,000	\$ 70,000
Project Management	\$ 77,700	\$ 77,700	\$ 89,355
Zoning Enforcement	\$ 12,000	\$ 12,000	\$ 24,000
Livable Centers Study	\$ -	\$ -	\$ 25,000
Planning Consultants	\$ 50,000	\$ 40,000	\$ 75,000
Program and Project Consultants	\$ 182,700	\$ 163,700	\$ 285,355
Management Consulting Services	\$ 283,900	\$ 264,950	\$ 400,300
	\$ -	\$ -	\$ -
Capital Expenditures (See CIP Schedule)	\$ 11,501,993	\$ 4,979,446	\$ 7,792,250
TIRZ Capital Expenditures	\$ 11,501,993	\$ 4,979,446	\$ 7,792,250
Developer Agreement	\$ -	\$ -	\$ -
Mandarin School Perimeter Fence (HISD)	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ -	\$ -	\$ -
Bond Series (2019)	\$ -	\$ -	\$ -
Principal	\$ 610,000	\$ 610,000	\$ 635,000
Interest	\$ 671,513	\$ 671,513	\$ 646,613
Bond Series (2022)	\$ -	\$ -	\$ -
Principal	\$ 170,000	\$ 170,000	\$ 175,000
Interest	\$ 513,900	\$ 513,900	\$ 505,275
City of Houston ROW Payment	\$ -	\$ -	\$ -
Principal	\$ 300,000	\$ 300,000	\$ 300,000
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
System Debt Service	\$ 2,265,413	\$ 2,265,413	\$ 2,261,888
TOTAL PROJECT COSTS	\$ 14,051,306	\$ 7,509,809	10,454,438

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2025 BUDGET PROFILE

Fund Summary
 Fund Name: St. George Place Redevelopment Authority
 TIRZ: 01
 Fund Number: 7512/50

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimate	FY2025 Budget
Payment/transfer to ISD - educational facilities	\$ 384,867	\$ 218,691	\$ 196,773
Payment/transfer to ISD - educational facilities (Pass Through)	\$ 504,234	\$ 504,234	\$ 660,965
Administration Fees:			
City	\$ 242,554	\$ 219,778	\$ 226,015
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 1,617,025	\$ 1,465,188	\$ 1,506,769
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ 462,220	\$ 384,387	\$ 372,228
ISD Pass Through	\$ 252,117	\$ 252,117	\$ 330,482
Municipal Services (Payable to COH)	\$ 232,718	\$ 213,439	\$ 232,718
Total Transfers	\$ 3,720,735	\$ 3,282,834	\$ 3,550,950
Total Budget	\$ 17,772,041	10,792,643	14,005,388
RESTRICTED Funds - Capital Projects	\$ 14,199,373	\$ 10,711,035	\$ 4,648,322
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 2,265,413	\$ 2,261,888	\$ 2,265,413
Ending Fund Balance	\$ 16,464,786	12,972,923	6,913,735
Total Budget & Ending Fund Balance	\$ 34,236,827	23,765,566	20,919,123

Notes:

EXHIBIT "B"

**Fiscal Years 2025-2029 Capital Improvement Projects Budget for
Saint George Place Zone**

**2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 1 - ST GEORGE PLACE REDEVELOPMENT AUTHORITY
CIP by Project**

**CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division**

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)	
			Through 2023	Projected 2024	2025	2026	2027	2028	2029	FY25 - FY29 Total				
J	T-0103	McCulloch Circle/Fairdale Sound Barrier	\$ 213,829	-	-	-	-	-	-	-	-	-	-	213,829
J	T-0104	Street Light Reconstruction Project	\$ 19,959	-	-	-	-	-	-	-	-	-	-	19,959
J	T-0105	Mandarin School Perimeter Fence	\$ 104,330	-	-	-	-	-	-	-	-	-	-	104,330
J	T-0106	Richmond Avenue Tree Replacement & Sidewalks	\$ 341,650	-	-	-	-	-	-	-	-	-	-	341,650
J	T-0107	Chimney Rock Improvements	\$ 1,985,085	312,008	50,000	-	-	-	-	-	-	-	50,000	2,347,094
J	T-0108	Anderson Park Improvements	\$ 668,386	110,000	100,000	4,200,000	-	-	-	-	-	-	4,300,000	5,078,386
J	T-0109	Bering Drive Improvements (Richmond to Val Verde)	\$ 504,323	129,735	5,248,750	-	-	-	-	-	-	-	5,248,750	5,882,808
J	T-0110	North South Connection (Enclose W142 Baring Ditch)	\$ 270,840	-	-	-	-	-	-	-	-	-	-	270,840
J	T-0112	Sub-Regional Detention	\$ 346,808	-	-	-	-	-	-	-	-	-	-	346,808
J	T-0113	Hidalgo Street Park	\$ 198,280	-	-	-	-	-	-	-	-	-	-	198,280
J	T-0114	Pavement Marking Replacement	\$ 1,928	-	-	-	-	-	-	-	-	-	-	1,928
J	T-0115	Richmond Avenue Medians Beautification(S Rice to Hillcroft)	\$ 2,003,222	345,000	93,500	36,750	-	-	-	-	-	-	130,250	2,478,472
J	T-0116	Sidewalk Replacement and Improvements	\$ 1,203,617	-	-	-	-	-	-	-	-	-	-	1,203,617
J	T-0116A	Pedestrian Safety Improvements & Safe School Sidewalks	\$ 448,920	366,301	665,000	560,000	20,000	20,000	20,000	20,000	20,000	20,000	1,285,000	2,100,221
J	T-0117	Regional Flood Mitigation Project	\$ 934,680	285,340	-	-	-	-	-	-	-	-	-	1,200,000
J	T-0118	Park and Greenspace Improvements	\$ 11,798	48,000	175,000	-	-	-	-	-	-	-	175,000	234,798
J	T-0119	Strategic Plan for Expanded Area of TIRZ 1 & Master Plan for "Redox"	\$ 4,840	-	-	-	-	-	-	-	-	-	-	4,840
J	T-0120	Schumacher Area Improvements	\$ 17,182,859	3,303,061	-	-	-	-	-	-	-	-	-	20,485,920
J	T-0121	Fountain View & Richmond Intersection Enhancement	\$ 16,000	-	100,000	275,000	-	-	-	-	-	-	375,000	391,000
J	T-0123	East & West Greenidge Safety Improvements	\$ 1,700	100,000	1,010,000	285,000	-	-	-	-	-	-	1,305,000	1,406,700
J	T-0128	Greenidge Drive (Westheimer to Beverly Hill)	\$ -	-	100,000	540,000	5,800,000	-	-	-	-	-	6,440,000	6,440,000
J	T-0129	W-142 Trail North to Westheimer	\$ -	-	150,000	600,000	100,000	100,000	3,920,000	1,962,600	100,000	100,000	6,732,600	6,732,600
J	T-0130	Chic Art	\$ -	-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	500,000	500,000
			\$ 26,549,629	\$ 4,979,446	\$ 7,792,260	\$ 6,605,760	\$ 6,020,000	\$ 4,040,000	\$ 2,082,600	\$ 26,541,600	\$ 58,070,675			

2025 - 2029 CAPITAL IMPROVEMENT PLAN
 TIRZ NO. 1 - ST GEORGE PLACE REDEVELOPMENT AUTHORITY
 CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM
 Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2023	Projected 2024	2025	2026	2027	2028	2029	FY25- FY29 Total			
TIRZ Funds	21,349,629	4,849,446	6,643,750	5,907,750	620,000	4,040,000	2,082,600	19,294,100	45,493,175		
City of Houston	2,550,000	130,000	-	-	-	-	-	-	2,680,000		
Grants	2,250,000	-	1,148,500	699,000	5,400,000	-	-	7,247,500	9,497,500		
Other	400,000	-	-	-	-	-	-	-	400,000		
Project Total	26,549,629	4,979,446	7,792,250	6,606,750	6,020,000	4,040,000	2,082,600	26,641,600	58,070,675		

2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 1 - ST. GEORGE PLACE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Project:		Chimney Rock Improvements		Key Map:		WBS.:		T-0107			
Location:		City Council District		Geo. Ref.:		2026		2027			
Served:		ALL		Neighborhood:		2025		2028			
		2024		Operating and Maintenance Costs: (\$ Thousands)		2026		2028			
		Personnel						Total			
		Supplies									
		Svcs. & Chgs.									
		Capital Outlay									
		Total									
		FTEs									
Description:		Complete reconstruction of Chimney Rock from L-69 to Westheimer. Multimodal improvements including wide sidewalks and enhanced pedestrian safety crossings. Area wide drainage improvements designed to accommodate future regional drainage solutions. Harris County will be responsible for the detailed design and construction of the project.									
Justification:		Major traffic congestion along Chimney Rock. The intersection improvements will increase traffic flows and provide safer vehicular and pedestrian movements at Richmond Ave and at Westheimer Road. Future roadway expansion and drainage improvements will reduce traffic congestion and help alleviate area flooding.									
Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	-	-
2	Acquisition	1,027,944	-	-	-	-	-	-	-	-	\$ 1,027,944
3	Design	906,564	500,000	312,009	-	-	-	-	-	-	\$ 1,218,573
4	Construction	-	-	-	-	-	-	-	-	-	-
5	Equipment	-	-	-	-	-	-	-	-	-	-
6	Close-Out	-	-	-	-	-	-	-	-	-	-
7	Other	50,577	-	-	50,000	-	-	-	-	50,000	\$ 100,577
Other Sub-Total:		50,577	-	-	50,000	-	-	-	-	50,000	\$ 100,577
Total Allocations		\$ 1,985,085	\$ 500,000	\$ 312,009	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 2,347,094
Source of Funds											
TIRZ Funds		1,985,085	500,000	312,009	50,000	-	-	-	-	50,000	\$ 2,347,094
City of Houston		-	-	-	-	-	-	-	-	-	-
Grants		-	-	-	-	-	-	-	-	-	-
Other		-	-	-	-	-	-	-	-	-	-
Total Funds		\$ 1,985,085	\$ 500,000	\$ 312,009	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 2,347,094

**2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 1 - ST. GEORGE PLACE REDEVELOPMENT AUTHORITY**

**CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division**

Project:	Anderson Park Improvements		City Council District	J	Key Map:		WBS.:	T-0108
	Location:	J	Geo. Ref.:		Neighborhood:			
Description:	Create a park master plan based on community engagement to provide recommendations for phased improvements to this existing park. Includes site grading, infrastructure and utilities, natural detention bio swales, sports and recreational amenities, and enhanced landscape and hardscape. Art park theme elements. Harris County will be responsible for the final design and construction of the project.							
Justification:	Anderson Park is a 7.1 acre park located in Park Sector 9 and surrounded by areas deemed by the current Parks Master Plan for the City as having a "very high to high need" for park and open space. The project will enable park improvements to address existing deficiencies and enhance the quality of life for the community.							
	Operating and Maintenance Costs: (\$ Thousands)	2024	2025	2026	2027	2028	2029	Total
	Personnel	-	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs							

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase										
1 Planning	5,946	50,000	-	-	-	-	-	-	\$ -	\$ 5,946
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	662,440	200,000	110,000	100,000	-	-	-	-	\$ 100,000	\$ 872,440
4 Construction	-	-	-	-	4,200,000	-	-	-	\$ 4,200,000	\$ 4,200,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	50,000	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	50,000	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ 668,386	\$ 300,000	\$ 110,000	\$ 100,000	\$ 4,200,000	\$ -	\$ -	\$ -	\$ 4,300,000	\$ 5,078,386

Source of Funds	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
TIRZ Funds	300,000	110,000	100,000	4,200,000	-	-	-	\$ 4,300,000	\$ 5,078,386
City of Houston	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 300,000	\$ 110,000	\$ 100,000	\$ 4,200,000	\$ -	\$ -	\$ -	\$ 4,300,000	\$ 5,078,386

2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 1 - ST. GEORGE PLACE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Project:	Pedestrian Safety Improvements & Safe School Sidewalks	City Council District	J	Key Map:		WBS.:	T-0116A	
		Location:	J	Geo. Ref.:				
		Served:	J	Neighborhood:				
Description:	Includes "Safe Routes To School" sidewalk for Pilgrim Academy along HCFCD channel, pedestrian safety improvements at the intersection of Fountain View and Fairdale Lane, area wide intersection safety improvements, and Safe School Crossings at Hillcroft near Wisdom High School.	Operating and Maintenance Costs: (\$ Thousands)	2024	2025	2026	2027	2028	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs	-	-	-	-	-	-
Justification:	Provide safe pedestrian environment for students walking to neighborhood schools. Currently students traverse along the banks of the open Berling Ditch, which is potentially dangerous. Hazardous intersections with poor pavement markings and inadequate signage.							

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	171,889	-	51,301	140,000	-	-	-	-	\$ 140,000	\$ 363,190
4 Construction	277,031	547,500	275,000	485,000	520,000	20,000	20,000	20,000	\$ 1,065,000	\$ 1,617,031
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	32,310	40,000	40,000	40,000	-	-	-	\$ 80,000	\$ 120,000
Other Sub-Total:	-	32,310	40,000	40,000	40,000	-	-	-	\$ 80,000	\$ 120,000

Total Allocations	\$ 448,920	\$ 579,810	\$ 366,301	\$ 665,000	\$ 560,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 1,285,000	\$ 2,100,221
Source of Funds										
TIRZ Funds	248,920	44,549	236,301	266,500	110,000	20,000	20,000	20,000	\$ 436,500	\$ 921,721
City of Houston	50,000	130,000	130,000	-	-	-	-	-	\$ -	\$ 180,000
Grants	150,000	405,261	-	398,500	450,000	-	-	-	\$ 848,500	\$ 998,500
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 448,920	\$ 579,810	\$ 366,301	\$ 665,000	\$ 560,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 1,285,000	\$ 2,100,221

*NOTE:

2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 1 - ST. GEORGE PLACE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Project:	Fountain View & Richmond Intersection Enhancement	City Council District	J	Key Map:		WBS.:	T-0121
Description:	Goal is to reduce collisions at intersection, particularly those related to peds and cyclists in accordance with Vision Zero Houston.	Location:	J	Geo. Ref.:			
Justification:	Currently very hazardous intersection crossing and environment for pedestrians.	Served:	J	Neighborhood:			
		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 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase										
1 Planning	16,000	-	-	-	-	-	-	-	\$ -	\$ 16,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
4 Construction	-	-	-	-	250,000	-	-	-	\$ 250,000	\$ 250,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	25,000	-	-	-	\$ 25,000	\$ 25,000
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:					25,000				\$ 25,000	\$ 25,000
Total Allocations	\$ 16,000	\$ -	\$ -	\$ 100,000	\$ 275,000	\$ -	\$ -	\$ -	\$ 375,000	\$ 391,000

Source of Funds	2023	2024	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
TIRZ Funds									
City of Houston									
Grants									
Other									
Total Funds	\$ 16,000	\$ -	\$ 100,000	\$ 275,000	\$ -	\$ -	\$ -	\$ 375,000	\$ 391,000

*NOTE:

2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 1 - ST. GEORGE PLACE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Project:	East & West Greenridge Safety Improvements		City Council District	Key Map:		WBS.:		T-0123	
Description:	Project was identified in the TIRZ 1 Master Plan. It involves conversion of triangular intersections located on East and West Greenridge at Beverly Hills Street into functional safe traffic circles. Awarded Federal grant.		Location:	Geo. Ref.:		2026		2027	
Justification:	Current intersections configuration creates acute angles and makes it difficult for vehicles and pedestrians to safely navigate. New improvements will enhance traffic flow and safety for all modes of traffic.		Served:	Neighborhood:		2028		Total	
	Personnel		2024	2025	2026	2027	2028	Total	
	Supplies								
	Svcs. & Chgs.								
	Capital Outlay								
	Total		\$	\$	\$	\$	\$	\$	\$
	FTEs								

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase										
1 Planning	1,700	-	-	-	-	-	-	-	\$	\$ 1,700
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	-	215,000	100,000	115,000	-	-	-	-	\$ 115,000	\$ 215,000
4 Construction	-	750,000	-	750,000	250,000	-	-	-	\$ 1,000,000	\$ 1,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	145,000	-	145,000	45,000	-	-	-	\$ 190,000	\$ 190,000
									\$	\$
									\$	\$
									\$	\$
									\$	\$
Other Sub-Total:		145,000	100,000	145,000	45,000	-	-	-	\$ 190,000	\$ 190,000
Total Allocations	\$ 1,700	\$ 1,110,000	\$ 100,000	\$ 1,010,000	\$ 295,000	\$	\$	\$	\$ 1,305,000	\$ 1,406,700

Source of Funds	Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
TIRZ Funds	1,700	360,000	100,000	260,000	295,000	-	-	-	\$ 555,000	\$ 656,700
City of Houston	-	-	-	-	-	-	-	-	\$	\$
Grants	-	750,000	-	750,000	-	-	-	-	\$ 750,000	\$ 750,000
Other	-	-	-	-	-	-	-	-	\$	\$
Total Funds	\$ 1,700	\$ 1,110,000	\$ 100,000	\$ 1,010,000	\$ 295,000	\$	\$	\$	\$ 1,305,000	\$ 1,406,700

2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 1 - ST. GEORGE PLACE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Project:	W-142 Trail North to Westheimer		City Council District	Key Map:		WBS.:		T-0129	
Description:	Extend existing trail along W-142 north from Beverly Hill St to Westheimer Rd. Concept is inclusive of boxing sections of the channel to avoid property acquisition and enable the creation of a linear park concept.		Location:	Geo. Ref.:		2016		2017	
Justification:	Project connects public transportation, several area schools, and high density housing.		Served:	Neighborhood:		2018		Total	
			Personnel						
			Supplies						
			Svcs. & Chgs.						
			Capital Outlay						
			Total	\$		\$		\$	
			FTEs						

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	150,000	-	-	-	-	\$ 150,000	\$ 150,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	600,000	100,000	-	-	\$ 700,000	\$ 700,000
4 Construction	-	-	-	-	-	-	3,500,000	1,752,400	\$ 5,252,400	\$ 5,252,400
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	420,000	210,200	\$ 630,200	\$ 630,200
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	420,000	210,200	\$ 630,200	\$ 630,200

Total Allocations	\$	-	\$	150,000	\$	600,000	\$	100,000	\$	3,920,000	\$	1,962,600	\$	6,732,600	\$	6,732,600
Source of Funds																
TIRZ Funds	-	-	-	150,000	351,000	100,000	3,920,000	1,962,600	\$ 6,483,600	\$ 6,483,600	\$ 6,483,600	\$ -	\$ -	\$ -	\$ -	\$ -
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grants	-	-	-	-	249,000	-	-	-	\$ 249,000	\$ 249,000	\$ 249,000	\$ -	\$ -	\$ -	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funds	\$	-	\$	150,000	\$	600,000	\$	100,000	\$	3,920,000	\$	1,962,600	\$	6,732,600	\$	6,732,600

