City of Houston, Texas, Ordinance No. 2015 - 863

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 2016 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2016-2020 CAPITAL IMPROVEMENT PROJECTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * * * *

WHEREAS, the Main Street/Market Square Redevelopment Authority d/b/a Downtown Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Three, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2016 (the "Operating Budget") and a five-year Capital Improvement Projects Budget for Fiscal Years 2016-2020 (the "CIP Budget" and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to the Tri-Party agreement among the City, the Authority, and the Zone approved by Ordinance No. 2000-240 on April 5, 2000; and

WHEREAS, the City designated the Zone on December 13, 1995, by Ordinance No. 95-1323, over a certain area within the central business district of the City ("Original Area") and enlarged the boundaries of the Zone by Ordinance No. 98-1204 approved on December 16, 1998, by Ordinance No. 2005-1049 approved on December 14, 2005, by Ordinance No. 2007-1422 approved on December 12, 2007; and by Ordinance No. 2011-988 approved on November 16, 2011; and

WHEREAS, the Budgets are based upon the following assumptions:

1. The timely implementation of capital improvement projects in the Budgets may require the Authority to incur debt; and

2. The City's Chief Development Officer will assist the Authority in identifying a cost-efficient method to finance the costs of the capital improvements; and

3. The first $750,000.00 of tax increment revenue received from taxes levied and collected in the Original Area will be paid to the Houston Housing Finance Corporation ("HHFC") pursuant to the Agreement among the City, the Zone, and HHFC approved by Ordinance No. 96-909, as amended by Ordinance No. 2000-396; and

4. The Authority may receive grants from the state and federal agencies during Fiscal Year 2016, 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 2016 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, provided that the aggregate of such transfers does not exceed the lesser of Four Hundred Thousand Dollars ($400,000) or five percent (5%) of the Project Costs during Fiscal Year 2016. 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, 2016, the Zone and the Authority shall, in cooperation with City representatives: (1) identify surplus funds in the Authority's Fiscal Year 2016 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2016 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 2016 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 16th **day of** September**, 2015.**

APPROVED this _____ day of _____, 2015.

_____
Mayor

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is SEP 22 2015.

City Secretary

Prepared by Legal Department Donna Capps GMS
DRC:drc September 9, 2015 Assistant City Attorney
Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor)

L.D. File No. 0421300014003

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CAPTION PUBLISHED IN DAILY COURT REVIEW
DATE: SEP 22 2015

AYE	NO	
✓		MAYOR PARKER
••••	••••	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
	ABSENT	BOYKINS
	ABSENT	MARTIN
✓		NGUYEN
✓		PENNINGTON
✓		GONZALEZ
✓		GALLEGOS
✓		LASTER
✓		GREEN
	ABSENT	COSTELLO
✓		ROBINSON
✓		KUBOSH
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

MAY 017 Rev. 01/14

EXHIBIT A

Fiscal Year 2016 Operating Budget for
Main Street/Market Square Redevelopment Authority
d/b/a Downtown Redevelopment Authority

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2016 BUDGET PROFILE

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

PROFILE

Base Year:		1995
Base Year Taxable Value:	$	22,231,380
Projected Taxable Value (TY2015):	$	2,340,706,610
Current Taxable Value (TY2014):	$	2,250,679,433
Acres:		653.61
Administrator (Contact):		Bob Eury
Contact Number:		(713) 752-0827

NARRATIVE

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.

- Issued new tax increment contract revenue bonds to net $40 million to be used for capital projects on Dallas, Main, Allen Parkway, and the South Downtown Park.
- Began construction of Dallas Street Shopping District Improvements with projected cost of $16 million.
- Began construction of Main Street Improvements with projected cost of $12 million.
- Completed design work on Allen Parkway reconfiguration, project bid in June 2015.
- Continued grant payment for Green Street Project, executed fourth amendment and economic development agreement for Hotel Alessandra.
- Completed additional phases of Buffalo Bayou Park and began payment of pro-rated maintenance obligations.
- SkyHouse residential project was completed, sidewalk improvements installed.
- Five additional residential DLI projects are currently under construction.
- Approved TIRZ #3 Downtown Living Program agreements with Skyhouse II and Fairfield for new residential projects.
- Opened 806 Main JW Marriott Hotel and paid $2.3 million initial infrastructure reimbursement.
- Work in progress on historic facade grants for 412 Main and Alley Theater.
- Led RFQ process for redevelopment of 1111 Main, former Sakowitz Building, including significant retail.

PROJECT PLAN

	Total Plan	Cumulative Expenses (to 6/30/14)	Variance
Capital Projects:			
Roadways and Streets	$ 22,500,000	$ 2,778,994	$ 19,721,006
Infrastructure, Mobility, Transit Improvements	18,334,450	13,098,642	5,235,808
Real Property Improvements	57,520,266	18,233,783	39,286,483
Parking Facilities	10,156,417	-	10,156,417
Historic Preservation Improvements	26,351,008	9,420,914	16,930,094
Parks and Recreational Facilities	32,044,167	4,806,608	27,237,559
Theater District Improvements	11,504,799	2,293,702	9,211,097
Cultural and Public Facilities Improvements	10,000,000	1,503,555	8,496,445
Economic Development Programs	166,800,000	10,862,880	155,937,120
Institutional Facilities Improvements	22,000,000	10,055,709	11,944,291
Total Capital Projects	$ 377,211,107	$ 73,054,787	$ 304,156,320
Affordable Housing	-	-	-
School & Education/Cultural Facilities	82,541,820	31,234,535	51,307,285
Financing Costs	21,650,000	11,528,060	10,121,940
Administration Costs/ Professional Services	6,934,426	4,511,419	2,423,007
Creation Costs	-	-	-
Total Project Plan	$ 488,337,353	$ 120,328,801	$ 368,008,552

DEBT

Additional Financial Data	FY2015 Budget	FY2015 Estimate	FY2016 Budget
Debt Service	$ 2,300,690	$ 2,300,690	$ 3,879,505
Principal	$ 1,850,000	$ 1,850,000	$ 1,895,000
Interest	$ 450,690	$ 450,690	$ 1,984,505
	Balance as of 6/30/14	**Projected Balance as of 6/30/15**	**Projected Balance as of 6/30/16**
Year End Outstanding (Principal)			
Bond Debt	$ 19,025,000	$ 58,680,000	$ 56,785,000
Bank Loan	$ -	$ -	$ -
Line of Credit	$ -	$ -	$ -
Developer Agreement	$ -	$ -	$ -
Other (Rosemont Bridge)	$ 1,500,000	$ 1,025,000	$ 525,000
Other (HHFC)	$ 4,500,000	$ 3,750,000	$ 3,000,000

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2016 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2015 Budget	FY2015 Estimate	FY2016 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	$ 12,500,000	$ 12,500,000	$ 40,615,473
RESTRICTED Funds - Bond Proceeds	$ 615,473	$ 612,799	$ 615,473
RESTRICTED Funds - Buffalo Bayou Park	$ 2,213,615	$ 2,213,615	$ 2,275,596
RESTRICTED Funds - Bond Debt Service	$ 2,301,194	$ 2,300,690	$ 4,365,400
Unrestricted Funds/Net Current Activity	$ 1,270,227	$ 4,638,510	$ 9,966,510
Beginning Balance	**$ 18,900,509**	**$ 22,265,614**	**$ 57,838,452**
City tax revenue	$ 12,687,644	$ 12,295,658	$ 12,849,413
County tax revenue	$ 910,964	$ 905,891	$ 949,644
ISD tax revenue	$ 5,244,955	$ 5,236,199	$ 5,236,199
ISD tax revenue - Pass Through	$ 1,856,817	$ 1,856,817	$ 1,856,817
	$ -	$ -	$ -
Incremental property tax revenue	**$ 20,700,380**	**$ 20,294,565**	**$ 20,892,073**
Parking Revenue (Blocks 6 & 7)	$ 100,000	$ 100,000	$ 100,000
Allen Parkway Reimbursement	$ 10,905,000	$ -	$ -
Miscellaneous revenue	**$ 11,005,000**	**$ 100,000**	**$ 100,000**
COH TIRZ interest		$ -	$ -
Interest Income	$ 23,380	$ 17,748	$ 71,546
Other Interest Income	**$ 23,380**	**$ 17,748**	**$ 71,546**
Return of local Match Southeast Sidewalks	$ -	$ 396,477	$ -
City of Houston Public Works - Dallas Street Improvements		$ -	$ 1,669,520
Sundance Theater Revenue Sharing	$ -	$ 2,836	$ 3,000
Grant Proceeds	**$ -**	**$ 399,313**	**$ 1,672,520**
	$ -	$ -	$ -
Proceeds from Bank Loan	**$ -**	**$ -**	**$ -**
Series 2015 Tax Increment Contract Revenue Bonds	$ -	$ 45,967,806	$ -
Contract Revenue Bond Proceeds	**$ -**	**$ 45,967,806**	**$ -**
TOTAL AVAILABLE RESOURCES	**$ 50,629,269**	**$ 89,045,046**	**$ 80,574,591**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2016 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2015 Budget	FY2015 Estimate	FY2016 Budget
EXPENDITURES			
Accounting	$ 10,000	$ 10,000	$ 10,000
Administration Salaries & Benefits	$ 145,000	$ 145,000	$ 150,000
Auditor	$ 15,000	$ 15,300	$ 15,500
Bond Services/Trustee/Financial Advisor	$ 8,925	$ 8,500	$ 8,925
Insurance	$ 2,625	$ 2,500	$ 2,625
Office Administration	$ 25,000	$ 25,000	$ 25,500
TIRZ Administration and Overhead	**$ 206,550**	**$ 206,300**	**$ 212,550**
Engineering Consultants	$ -	$ -	$ -
Legal	$ 25,200	$ 30,000	$ 25,000
Construction Audit	$ -	$ -	$ -
Planning Consultants	$ -	$ -	$ -
Project/Planning Management	$ -	$ -	$ -
Program and Project Consultants	**$ 25,200**	**$ 30,000**	**$ 25,000**
Management consulting services	**$ 231,750**	**$ 236,300**	**$ 237,550**
Capital Expenditures (See CIP Schedule)	$ 21,685,473	$ 11,518,765	$ 40,615,473
TIRZ Capital Expenditures	**$ 21,685,473**	**$ 11,518,765**	**$ 40,615,473**
Developer / Project Reimbursements			
Infrastructure, Mobility, Transit Improvements			
METRO Communication Cabinets Relocation	$ 93,000	$ -	$ -
806 Main Curb Cut/Infrasture	$ -	$ 2,363,198	$ -
Historic Preservation Improvements			
402 Main Street	$ 257,571	$ 1,089	$ 257,571
412 Main Street	$ 800,000	$ 1,509,601	$ -
500 Fannin Street	$ -	$ -	$ -
202 Travis Street	$ 300,000	$ 320	$ 300,000
806 Main Street	$ -	$ -	$ 481,423
The Heritage Society	$ -	$ -	$ -
International Coffee Building	$ 650,000	$ 3,174	$ 958,230
Future Historic Preservation Project	$ 500,000	$ -	$ 500,000
Byrds Lofts	$ -	$ 4,587	$ 119,000
Parks, Plaza and Recreational Facilities Improvements			
Sabine to Bagby Promenade	$ -	$ -	$ -
Houston Parks Board Hike and Bike Trails	$ -	$ -	$ -
Theater District Improvements			
Sundance Theater	$ -	$ -	$ -
Alley Theatre	$ 750,000	$ 2,006,146	$ -
Retail/Economic Development			
GreenStreet	$ 208,607	$ 219,766	$ 231,124
Comcast NBC Universal	$ 106,708	$ 108,357	$ -
Buffalo Bayou Park- Shepherd to Sabine	$ 2,213,615	$ 1,537,223	$ 2,275,596
Hotel Alessandra	$ -	$ 1,413	$ -
Holiday Inn 1616 Main	$ 250,000	$ 500,419	$ -
Texaco Building 1111 Rusk	$ -	$ 12,061	$ -
Skyhouse Houston	$ -	$ 4,406	$ 321,930
Alliance Block 334	$ -	$ 77	$ -
Hines Market Square	$ -	$ -	$ -
Woodbranch Tower Market Square	$ -	$ 645	$ -
Downtown Living Initiative	$ -	$ 4,639	$ -
Retail Initiative	$ -	$ -	$ -
Developer / Project Reimbursements	**$ 6,129,501**	**$ 8,277,121**	**$ 5,444,874**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2016 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2015 Budget	FY2015 Estimate	FY2016 Budget
Bond Debt Service (Series 2012)			
Principal	$ 1,850,000	$ 1,850,000	$ 1,895,000
Interest	$ 450,690	$ 450,690	$ 404,065
New Bond Sale (Series 2015)			
Principal	$ -	$ -	$ -
Interest	$ -	$ -	$ 1,580,440
Cost of Issuance	$ -	$ 1,601,735	$ -
Line of Credit			
Principal	$ -	$ -	$ -
Interest	$ -	$ -	$ -
Convenience Fee	$ -	$ -	$ -
System debt service	**$ 2,300,690**	**$ 3,902,425**	**$ 3,879,505**
TOTAL PROJECT COSTS	**$ 30,347,414**	**$ 23,934,611**	**$ 50,177,402**
Payment/transfer to ISD - educational facilities	$ 2,423,024	$ 2,442,588	$ 2,442,588
Payment/transfer to ISD - educational facilities (Pass Through)	$ 1,856,817	$ 1,856,817	$ 1,856,817
Administration Fees:			
City	$ 634,382	$ 614,783	$ 642,471
County	$ 45,548	$ 45,295	$ 47,482
ISD	$ 25,000	$ 25,000	$ 25,000
Affordable Housing:			
City	$ -	$ -	$ -
County	$ -	$ -	$ -
ISD to City of Houston	$ -	$ -	$ -
Municipal Services (Payable to COH)	$ 980,000	$ 980,000	$ 980,000
Certificate of Obligation (Payable to COH)	$ 557,500	$ 557,500	$ 556,375
HHFC Payment	$ 750,000	$ 750,000	$ 750,000
Total Transfers	**$ 7,272,271**	**$ 7,271,983**	**$ 7,300,733**
Total Budget	$ 37,619,685	$ 31,206,594	$ 57,478,135
RESTRICTED Funds - Projects	$ 8,200,000	$ 40,615,473	$ 6,000,000
RESTRICTED Funds - Bond Proceeds		$ 615,473	$ -
RESTRICTED Funds - Buffalo Bayou Park	$ 2,275,598	$ 2,275,596	$ 2,339,313
RESTRICTED Funds - Bond Debt Service	$ 2,299,065	$ 4,365,400	$ 4,281,745
Unrestricted Funds/Net Current Activity	$ 234,923	$ 9,966,510	$ 10,475,399
Ending Fund Balance	**$ 13,009,586**	**$ 57,838,452**	**$ 23,096,456**
Total Budget & Ending Fund Balance	**$ 50,629,271**	**$ 89,045,046**	**$ 80,574,591**

Notes: The Allen Parkway Project represents revenue that is reserved for the Allen Parkway reconfiguration project.
Tax increment is planned as the source of funding for the project; the entire project's cost is reflected in the capital expenditure budget.

EXHIBIT B

Fiscal Years 2016-2020 Capital Improvement Projects Budget for Tax Increment Reinvestment Zone Number Three (Main Street/Market Square Zone)

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								
			Through 2014	Projected 2015	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
H,I	T-0301	Main Street Corridor E-W Improvements	$ 2,311,367	-	-	-	-	-	-	-	2,311,367
H,I	T-0302	Market Square Park	$ 2,941,827	-	-	-	-	-	-	-	2,941,827
H,I	T-0304	Julia Ideson - Phase II Renovation	$ 10,000,041	-	-	-	-	-	-	-	10,000,041
H,I	T-0305	Pedestrian Bridge - Ballet Academy	$ 1,503,810	-	-	-	-	-	-	-	1,503,810
H,I	T-0307	Southern Downtown Pocket Park	$ -	8,001	9,600,000	5,000,000	-	-	-	14,600,000	14,608,001
H,I	T-0308	Jones Plaza	$ -	-	-	-	5,000,000	-	-	5,000,000	5,000,000
H,I	T-0309	City Hall Sidewalk Improvements	$ 4,596	-	-	-	-	-	-	-	4,596
H,I	T-0312	Main Street Corridor Improvement Project	$ 9,359	2,612,967	8,800,000	-	-	-	-	8,800,000	11,422,326
H,I	T-0313	Jesse H. Jones Library Plaza	$ 58,528	5,690	615,473	-	-	-	-	615,473	679,691
H,I	T-0314	Shopping District Improvements	$ -	7,346,521	10,000,000	-	-	-	-	10,000,000	17,346,521
H,I	T-0317	Downtown Public Parking Garage	$ -	-	-	-	-	10,000,000	-	10,000,000	10,000,000
H,I	T-0319	Allen Parkway Re-Construction	$ -	1,545,483	11,200,000	1,000,000	-	-	-	12,200,000	13,745,483
I	T-0323	TxDOT Southeast Sidewalks	$ -	103	400,000	-	-	-	-	400,000	400,103
Totals			**$ 16,829,528**	**$ 11,518,765**	**$ 40,615,473**	**$ 6,000,000**	**$ 5,000,000**	**$ 10,000,000**	**$ -**	**$ 61,615,473**	**$ 89,963,766**

* NOTE: The Zone/Redevelopment intends to prioritize the reconfiguration of Allen Parkway to provide parking adjacent to Buffalo Bayou Park.

** NOTE:

*** NOTE:

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2014	Projected 2015	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
TIRZ Funds	16,829,528	11,518,765	40,615,473	6,000,000	5,000,000	10,000,000	-	61,615,473	89,963,766
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Project Total	**16,829,528**	**11,518,765**	**40,615,473**	**6,000,000**	**5,000,000**	**10,000,000**	**-**	**61,615,473**	**89,963,766**

Project:	Southern Downtown Pocket Park	City Council District		Key Map:	494	WBS.:	T-0307
		Location:	H,I	Geo. Ref.:			
		Served:	H,I	Neighborhood:	61		

Description: Acquire 1/2-1 block at the southern end of the Central Business District and develop a green public space that would serve the growing residential population, workers and the public.

Justification: Due to the growing residential population a green public space is needed to serve the residents and stimulate economic growth. This project will be a joint effort of the Downtown Management District, City of Houston Parks Dept. and TIRZ 3.

Operating and Maintenance Costs: ($ Thousands)

	2016	2017	2018	2019	2020	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	300,000	-	-	-		$ 300,000	$ 300,000
2 Acquisition	-	-	-	9,000,000	-	-	-	-	$ 9,000,000	$ 9,000,000
3 Design	-	-	-	300,000	-	-	-	-	$ 300,000	$ 300,000
4 Construction	-	-	-	-	5,000,000	-	-	-	$ 5,000,000	$ 5,000,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	8,001	-	-	-	-	-	$ -	$ 8,001
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	8,001	-	-	-	-	-	$ -	$ 8,001
Total Allocations	$ -	$ -	$ 8,001	$ 9,600,000	$ 5,000,000	$ -	$ -	$ -	$ 14,600,000	$ 14,608,001
Source of Funds										
TIRZ Funds	-	-	8,001	9,600,000	5,000,000	-	-	-	$ 14,600,000	$ 14,608,001
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ 8,001	$ 9,600,000	$ 5,000,000	$ -	$ -	$ -	$ 14,600,000	$ 14,608,001

Project:	Jones Plaza	City Council District		Key Map:		WBS.:	T-0308
		Location:	H,I	Geo. Ref.:			
		Served:	H,I	Neighborhood:			

Description: The first step is to develop a concept/design that reflects the vision and objectives of the stakeholder and major tenants of the Theater District. This is an inclusive process and is vital to the effective utilization of the facility.

Justification: This is a centrally located, public facility in the heart of Houston's Theatre District. In order to more effectively and better serve Houston residents and visitors, this facility requires some enhancements and/or reprogramming.

Operating and Maintenance Costs: ($ Thousands)

	2016	2017	2018	2019	2020	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-	-	-	-	-	-	-	-	$ -	$ -
4 Construction	-	-		-	-	5,000,000	-	-	$ 5,000,000	$ 5,000,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-		-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ -	$ -	$ -	$ -	$ 5,000,000	$ -	$ -	$ 5,000,000	$ 5,000,000
Source of Funds										
TIRZ Funds	-	-	-	-	-	5,000,000	-	-	$ 5,000,000	$ 5,000,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ -	$ -	$ -	$ 5,000,000	$ -	$ -	$ 5,000,000	$ 5,000,000

Project:	Main Street Corridor Improvement Project	City Council District		Key Map:	493	WBS.:	T-0312
		Location:	H,I	Geo. Ref.:			
		Served:	H,I	Neighborhood:	61		

Description:	Main Street Corridor improvements include: Assess existing conditions, design & implement improvements to lighting, landscaping, public art, wayfinding along the full 19 blocks of Main Street. Also included are improvements to the light rail stations.
Justification:	Existing conditions include substandard street and pedestrian lighting, right-of-way encroachments, and insufficient landscaping.

Operating and Maintenance Costs: ($ Thousands)

	2016	2017	2018	2019	2020	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	100,000	265,038	-	-	-	-	-	$ -	$ 265,038
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-	900,000	1,500,000	-	-	-	-	-	$ -	$ 1,500,000
4 Construction		2,500,000	785,624	8,800,000	-	-	-	-	$ 8,800,000	$ 9,585,624
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	9,359	100,000	62,305	-	-	-	-	-	$ -	$ 71,664
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	9,359	100,000	62,305	-	-	-	-	-	$ -	$ 71,664
Total Allocations	$ 9,359	$ 3,600,000	$ 2,612,967	$ 8,800,000	$ -	$ -	$ -	$ -	$ 8,800,000	$ 11,422,326
Source of Funds										
TIRZ Funds	9,359	3,600,000	2,612,967	8,800,000	-	-	-	-	$ 8,800,000	$ 11,422,326
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ 9,359	$ 3,600,000	$ 2,612,967	$ 8,800,000	$ -	$ -	$ -	$ -	$ 8,800,000	$ 11,422,326

Project:	Jesse H. Jones Library Plaza	City Council District		Key Map:	493	WBS.:	T-0313
		Location:	H,I	Geo. Ref.:			
		Served:	H,I	Neighborhood:	61		

Description:	Redesign and renovate the plaza and sidewalks to create a more pedestrian friendly environment and a safe atmosphere.
Justification:	An effort to create an amenity to the institutional facilities and surrounding businesses to improve safety and stimulate retail in the area.

Operating and Maintenance Costs: ($ Thousands)

	2016	2017	2018	2019	2020	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	27,040	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	4,730	40,000	-	60,000	-	-	-	-	$ 60,000	$ 64,730
4 Construction	24,786	-	-	515,473	-	-	-	-	$ 515,473	$ 540,259
5 Equipment		-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	29,012	9,200	5,690	40,000	-	-	-	-	$ 40,000	$ 74,702
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	29,012	9,200	5,690	40,000	-	-	-	-	$ 40,000	$ 74,702
Total Allocations	$ 58,528	$ 76,240	$ 5,690	$ 615,473	$ -	$ -	$ -	$ -	$ 615,473	$ 679,691
Source of Funds										
TIRZ Funds	58,528	76,240	5,690	615,473	-	-	-	-	$ 615,473	$ 679,691
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-		-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ 58,528	$ 76,240	$ 5,690	$ 615,473	$ -	$ -	$ -	$ -	$ 615,473	$ 679,691

*NOTE:

Project:	Shopping District Improvements	City Council District		Key Map:	493	WBS.:	T-0314
		Location:	H,I	Geo. Ref.:			
		Served:	H,I	Neighborhood:	61		

Description: Develop a unique, commercially viable setting for a premier shopping district on Dallas Street between Milam and LaBranch with connections to adjacent retail activity on Main, San Jacinto, and Austin.

Justification: Build a healthy, vibrant mixed-use downtown shopping district to enhance the shopping options in Downtown Houston and to enhance the economic vitality of the City.

Operating and Maintenance Costs: ($ Thousands)

	2016	2017	2018	2019	2020	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design		850,000	1,034,800	-	-	-	-	-	$ -	$ 1,034,800
4 Construction	-	-	6,262,500	10,000,000	-	-	-	-	$ 10,000,000	$ 16,262,500
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	49,221	-	-	-	-	-	$ -	$ 49,221
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	49,221	-	-	-	-	-	$ -	$ 49,221
Total Allocations	$ -	$ 850,000	$ 7,346,521	$ 10,000,000	$ -	$ -	$ -	$ -	$ 10,000,000	$ 17,346,521
Source of Funds										
TIRZ Funds	-	850,000	7,346,521	10,000,000	-	-	-	-	$ 10,000,000	$ 17,346,521
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-		-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ 850,000	$ 7,346,521	$ 10,000,000	$ -	$ -	$ -	$ -	$ 10,000,000	$ 17,346,521

Project:	Downtown Public Parking Garage	City Council District		Key Map:		WBS.:	T-0317
		Location:	H,I	Geo. Ref.:			
		Served:	H,I	Neighborhood:			

Description: Acquire 1/2-1 block in the Central Business District and develop a public parking garage that would support retail and serve the shopping district.

Justification: In order for the shopping district to be successful, there must be reasonably priced, convenient, well-lighted, clean, and accessible parking.

Operating and Maintenance Costs: ($ Thousands)

	2016	2017	2018	2019	2020	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-						$ -	$ -
2 Acquisition	-	-	-					-	$ -	$ -
3 Design	-	-	-					-	$ -	$ -
4 Construction	-	-	-				10,000,000	-	$ 10,000,000	$ 10,000,000
5 Equipment	-	-	-					-	$ -	$ -
6 Close-Out	-	-	-					-	$ -	$ -
7 Other	-	-	-					-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000,000	$ -	$ 10,000,000	$ 10,000,000
Source of Funds										
TIRZ Funds	-	-	-	-	-	-	10,000,000	-	$ 10,000,000	$ 10,000,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000,000	$ -	$ 10,000,000	$ 10,000,000

Project:	Allen Parkway Re-Construction	City Council District		Key Map:		WBS.:	T-0319
		Location:	H,I	Geo. Ref.:			
		Served:	H,I	Neighborhood:			

Description: Design & Construction to reconfigure Allen Parkway.

Justification: Allen Parkway needs to be reconfigured to provide additional parking for Buffalo Bayou Park, improve public safety, and enhance pedestrian connections to the park given the increase in public use the park has been completed.

Operating and Maintenance Costs: ($ Thousands)

	2016	2017	2018	2019	2020	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
	Phase										
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	1,526,431	-	-	-	-	-	$ -	$ 1,526,431
4	Construction	-	-	-	11,200,000	1,000,000	-	-	-	$ 12,200,000	$ 12,200,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	19,052	-	-	-	-	-	$ -	$ 19,052
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	-	19,052	-	-	-	-	-	$ -	$ 19,052
	Total Allocations	$ -	$ -	$ 1,545,483	$ 11,200,000	$ 1,000,000	$ -	$ -	$ -	$ 12,200,000	$ 13,745,483
	Source of Funds										
	TIRZ Funds	-	-	1,545,483	11,200,000	1,000,000	-	-	-	$ 12,200,000	$ 13,745,483
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	-	-	-	-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ -	$ 1,545,483	$ 11,200,000	$ 1,000,000	$ -	$ -	$ -	$ 12,200,000	$ 13,745,483

*NOTE: The Zone/Redevelopment intends to prioritize the reconfiguration of Allen Parkway to provide parking adjacent to Buffalo Bayou Park.

Project:	TxDOT Southeast Sidewalks	City Council District	Key Map:	493	WBS.:	T-0323
		Location: I	Geo. Ref.:			
		Served: I	Neighborhood:	61		

Description: Includes reconstruction of the sidewalks, curb, and limited landscaping in the Southeast quadrant of downtown. A grant has been applied for from H-GAC for this project and the amount below represents the local match.

Justification: The sidewalk conditions on many blocks in the Southeast quadrant are deteriorated or were never installed. Given the increased residential population in the Southeast section, enhancing the pedestrian realm is critical for success.

Operating and Maintenance Costs: ($ Thousands)

	2016	2017	2018	2019	2020	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-	-	-	-	-	-	-	-	$ -	$ -
4 Construction	-	-	-	400,000	-	-	-	-	$ 400,000	$ 400,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	15,800	103	-	-	-	-	-	$ -	$ 103
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	15,800	103	-	-	-	-	-	$ -	$ 103
Total Allocations	$ -	$ 15,800	$ 103	$ 400,000	$ -	$ -	$ -	$ -	$ 400,000	$ 400,103
Source of Funds										
TIRZ Funds	-	15,800	103	400,000	-	-	-	-	$ 400,000	$ 400,103
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ 15,800	$ 103	$ 400,000	$ -	$ -	$ -	$ -	$ 400,000	$ 400,103