City of Houston, Texas, Ordinance No. 2019- 833

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS (MEMORIAL HEIGHTS ZONE); APPROVING THE FISCAL YEAR 2020 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2020-2024 CAPITAL IMPROVEMENT PROJECTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * * * *

WHEREAS, the Memorial-Heights Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Five, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2020 (the "Operating Budget") and a five-year Capital Improvement Projects Budget for Fiscal Years 2020-2024 (the "CIP Budget," and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to the interlocal "Tri-Party" agreement among the City, the Authority, and the Zone approved by Ordinance No. 97-1590, as amended by Ordinance No. 2001-455; and

WHEREAS, the City designated the Zone on December 18, 1996, by Ordinance No. 96-1337 over a certain area within the City and enlarged the boundaries of the Zone by Ordinance No. 2007-1142 approved on October 10, 2007, Ordinance No. 2008-1204 approved on December 17, 2008, and Ordinance No. 2009-235 approved on March 25, 2009; and

WHEREAS, the City reduced the boundaries of the Zone by Ordinance No. 2011-907 approved on October 26, 2011; and

WHEREAS, the City enlarged the boundaries of the Zone, again, by Ordinance No. 2015-1047 approved on November 4, 2015; and

WHEREAS, the Budgets are based upon the following assumptions:

1. The timely implementation of capital improvement projects in the Budget 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

3. One-third of the tax increments paid by the City into the Tax Increment Fund of the Zone shall be paid annually into City Fund 2409 for the provision of affordable housing; 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 providing municipal services for Fiscal Year 2020 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, if the aggregate of such transfers does not exceed $400,000 during Fiscal Year 2020. 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 approved for the Zone.

Section 4. That one-third (1/3) of the tax increments paid by the City into the Tax Increment Fund of the Zone shall be paid annually into City Fund 2409 for the provision of affordable housing.

Section 5. That not later than March 31, 2020, the Zone and the Authority shall, in cooperation with City representatives: (1) identify surplus funds in the Authority's Fiscal Year 2020 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2020 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 Zone's Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose and shall expedite any such amendments.

Section 6. That the Authority is authorized to spend any grant money not reflected in the Operating Budget that it receives during Fiscal Year 2020 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 City's Chief Development Officer, may spend an amount not to exceed ten percent (10%) of the Operating Budget for such match.

Section 7. 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 8. That the approval of these Budgets is contingent upon receipt by the City's Chief Development Officer of a document signed by the Administrator of the Authority and/or Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

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

Section 9. 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, 2019.

APPROVED this _____ day of _____, 2019.

_____
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 2019.

City Secretary Assistant

Prepared by Legal Department _____
(OUT October 16, 2019) Senior Assistant City Attorney
Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor

L.D. File No. 0421300015012

CAPTION PUBLISHED IN DAILY COURT REVIEW DATE: NOV 05 2019

AYE	NO	
✓		MAYOR TURNER
••••	••••	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
	ABSENT	LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

Rev. 5/18

EXHIBIT A

Fiscal Year 2020 Operating Budget for Memorial-Heights Redevelopment Authority

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2020 BUDGET PROFILE

Fund Summary
Fund Name: **Memorial Heights Redevelopment Authority**
TIRZ: **05**
Fund Number: **7553/50**

PROFILE

Base Year:		1996
Base Year Taxable Value:	$	67,807,537
Projected Taxable Value (TY2019):	$	2,177,211,606
Current Taxable Value (TY2018):	$	2,113,275,490
Acres:		1410.36
Administrator (Contact):		City of Houston
Contact Number:		832-393-0985

NARRATIVE

Zone Purpose:

Tax Increment Reinvestment Zone Number Five, City of Houston, Texas was created to provide plans and programs necessary to create and support an environment attractive to private investments in the greater Memorial Heights and lower White Oak Bayou recreational corridor. The intent of the plans is to ensure the improvements will result in the long-term stability and viabiliy of the area.

PROJECT PLAN

	Total Plan	Cumulative Expenses (to 6/30/18)	Variance
Capital Projects:			
Public Utility Improvements	$ 138,144,635	$ 2,885,228	$ 135,259,407
Roadway and Sidewalk Improvements	131,738,100	8,017,185	123,720,915
Parks and Park Improvements	88,499,375	8,971,308	79,528,067
Property Assemblage/Mitigation	52,100,000	882,382	51,217,618
	-	-	-
	-	-	-
	-	-	-
	-	-	-
Total Capital Projects	$ 410,482,110	$ 20,756,103	$ 389,726,007
Affordable Housing	33,332,210	7,262,210	26,070,000
School & Education/Cultural Facilities	23,123,754	12,705,295	10,418,459
Financing Costs	29,879,513	3,428,907	26,450,606
Administration Costs/ Professional Services	11,513,853	5,359,541	6,154,312
Creation Costs	175,300	175,300	-
Total Project Plan	$ 508,506,740	$ 49,687,356	$ 458,819,384

DEBT

Additional Financial Data	**FY2019 Budget**	**FY2019 Estimate**	**FY2020 Budget**
Debt Service	$ -	$ -	$ -
Principal	$ -	$ -	$ -
Interest	$ -	$ -	$ -
	Balance as of 6/30/18	**Projected Balance as of 6/30/19**	**Projected Balance as of 6/30/20**
Year End Outstanding (Principal)			
Bond Debt	$ -	$ -	$ -
Bank Loan	$ -	$ -	$ -
Line of Credit	$ -	$ -	$ -
Developer Agreement	$ -	$ -	$ -
Other	$ -	$ -	$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2020 BUDGET DETAIL

Fund Summary
Fund Name: **Memorial Heights Redevelopment Author**
TIRZ: **05**
Fund Number: **7553/50**

TIRZ Budget Line Items	FY2019 Budget	FY2019 Estimate	FY2020 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	$ 9,771,308	$ 10,405,973	$ 13,760,510
RESTRICTED Funds - Affordable Housing	$ -	$ -	$ -
RESTRICTED Funds - Bond Debt Service	$ -	$ -	$ -
Beginning Balance	**$ 9,771,308**	**$ 10,405,973**	**$ 13,760,510**
City tax revenue	$ 6,836,177	$ 5,614,605	$ 6,916,597
County tax revenue	$ -	$ -	$ -
ISD tax revenue	$ -	$ -	$ -
ISD tax revenue - Pass Through	$ -	$ -	$ -
Community College tax revenue	$ -	$ -	$ -
Incremental property tax revenue	**$ 6,836,177**	**$ 5,614,605**	**$ 6,916,597**
	$ -	$ -	$ -
	$ -	$ -	$ -
Miscellaneous revenue	**$ -**	**$ -**	**$ -**
COH TIRZ interest	$ 4,210	$ 4,210	$ 4,210
Interest Income	$ 25,000	$ 9,400	$ 25,000
Other Interest Income	**$ 29,210**	**$ 13,610**	**$ 29,210**
	$ -	$ -	$ -
	$ -	$ -	$ 405,000
City of Houston	**$ -**	**$ -**	**$ 405,000**
	$ -	$ -	$ -
	$ -	$ -	$ -
Grant Proceeds	**$ -**	**$ -**	**$ -**
	$ -	$ -	$ -
Proceeds from Bank Loan	**$ -**	**$ -**	**$ -**
	$ -	$ -	$ -
Contract Revenue Bond Proceeds	**$ -**	**$ -**	**$ -**
TOTAL AVAILABLE RESOURCES	$ 16,636,695	$ 16,034,188	$ 21,111,317

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2020 BUDGET DETAIL

Fund Summary
Fund Name: **Memorial Heights Redevelopment Author**
TIRZ: **05**
Fund Number: **7553/50**

TIRZ Budget Line Items	FY2019 Budget	FY2019 Estimate	FY2020 Budget
EXPENDITURES			
Accounting	$ 18,000	$ 19,281	$ 20,000
Administration Salaries & Benefits	$ 100,000	$ 81,533	$ 100,000
Auditor	$ 9,000	$ 7,650	$ 9,000
Bond Services/Trustee/Financial Advisor	$ 25,000	$ 11,050	$ 25,000
Insurance	$ 1,000	$ 965	$ 1,000
Office Administration	$ 500	$ 500	$ 10,000
TIRZ Administration and Overhead	**$ 153,500**	**$ 120,979**	**$ 165,000**
Engineering Consultants	$ 50,000	$ 50,152	$ 75,000
Legal	$ 50,000	$ 96,692	$ 100,000
Construction Audit	$ -	$ -	$ -
Planning Consultants	$ 50,000	$ 10,000	$ 50,000
Program and Project Consultants	**$ 150,000**	**$ 156,844**	**$ 225,000**
Management consulting services	**$ 303,500**	**$ 277,823**	**$ 390,000**
Capital Expenditures (See CIP Schedule)	$ 3,635,000	$ 1,246,328	$ 2,800,000
TIRZ Capital Expenditures	**$ 3,635,000**	**$ 1,246,328**	**$ 2,800,000**
Regents Square GID	$ 166,654	$ 308,145	$ 606,907
Greystar	$ -	$ -	$ -
Developer / Project Reimbursements	**$ 166,654**	**$ 308,145**	**$ 606,907**
System debt service	**$ -**	**$ -**	**$ -**
TOTAL PROJECT COSTS	$ 4,105,154	$ 1,832,296	$ 3,796,907
Payment/transfer to ISD - educational facilities	$ 5,392	$ -	$ -
Payment/transfer to ISD - educational facilities (Pass Through)	$ -	$ -	$ -
Administration Fees:			
City	$ 341,809	$ 280,730	$ 345,830
County	$ -	$ -	$ -
ISD	$ -	$ -	$ -
HCC	$ -	$ -	$ -
Affordable Housing:			
City	$ -	$ -	$ -
County	$ -	$ -	$ -
ISD to City of Houston	$ -	$ -	$ -
Municipal Services Charge	$ 160,652	$ 160,652	$ 160,652
Municipal Services - Supplemental	$ -	$ -	$ -
Total Transfers	**$ 507,853**	**$ 441,382**	**$ 506,482**
Total Budget	**$ 4,613,007**	**$ 2,273,678**	**$ 4,303,389**
RESTRICTED Funds - Capital Projects	$ 12,023,688	$ 13,760,510	$ 16,807,928
RESTRICTED Funds - Affordable Housing	$ -	$ -	$ -
RESTRICTED Funds - Bond Debt Service	$ -	$ -	$ -
Ending Fund Balance	**$ 12,023,688**	**13,760,510**	**16,807,928**
Total Budget & Ending Fund Balance	**$ 16,636,695**	**$ 16,034,188**	**$ 21,111,317**

Notes:

EXHIBIT B

Fiscal Years 2020—2024 Capital Improvement Projects Budget for Tax Increment Reinvestment Zone Number Five (Memorial Heights Zone)

2020 - 2024 CAPITAL IMPROVEMENT PLAN
TIRZ No. 5 - Memorial Heights Redevelopment Authority
CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								
			Through 2018	Projected 2019	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
C, H	T-0512	White Oak Bayou Trail System	$ 2,407,172	-	-	-	-	-	-	-	2,407,172
C	T-0515	Bryce Street Trail Head	$ 439,653	-	-	-	-	-	-	-	439,653
C	T-0516	Heights Boulevard Connector Trail	$ 35,194	-	-	-	-	-	-	-	35,194
H	T-0517	White Oak Bayou Remediation/Channel Reclamation Project	$ 18,036	-	-	-	-	-	-	-	18,036
C	T-0518	Olivewood Trailhead	$ 32,749	-	-	-	-	-	-	-	32,749
H	T-0519	Woodland Park Improvements	$ 410,796	-	-	-	-	-	-	-	410,796
H	T-0520	Houston Avenue & White Oak Drive Intersection Improvements	$ -	1,065,054	300,000	-	-	-	-	300,000	1,365,054
C	T-0521	Little Thicket Park Improvements	$ -	38,037	770,000	-	-	-	-	770,000	808,037
C	T-0522A	18th Street and surrounding area Pedestrian Improvements between Du	$ -	-	-	90,000	1,200,000	-	-	1,290,000	1,290,000
C	T-0523A	Shepherd Durham and Selected Cross Street Reconstruction Project (P	$ -	113,139	-	1,500,000	51,500,000	2,220,000	45,000,000	100,220,000	100,333,139
C, H	T-0525	Reconstruct Bridges Over White Oak (Part of North Canal Project)	$ -	-	1,000,000	1,000,000	-	12,500,000	12,500,000	27,000,000	27,000,000
C	T-0527	Heights Boulevard Pedestrian and Bicycle Safety Improvements and MI	$ -	10,348	730,000	620,000	-	-	-	1,350,000	1,360,348
C	T-0528	Selected Streets Between Shepherd and Durham Not included with Shep	$ -	-	-	-	-	-	-	-	-
C	T-0529	Yale and Center Intersection	$ -	19,750	-	950,000	-	-	-	950,000	969,750
C	T-0530	Segment of Trail between White Oak Bayou and Memorial Park	$ -	-	-	220,000	-	-	-	220,000	220,000
C, H	T-0599	Concrete Panel Replacement Program	$ -	-	-	-	-	-	-	-	-
Totals			$ 3,343,600	$ 1,246,328	$ 2,800,000	$ 4,380,000	$ 52,700,000	$ 14,720,000	57,500,000	132,100,000	$ 136,689,928

* NOTE:
** NOTE:
*** NOTE:

2020 - 2024 CAPITAL IMPROVEMENT PLAN
TIRZ No. 5 - Memorial Heights Redevelopment Authority
CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2018	Projected 2019	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
TIRZ Funds	3,343,600	1,246,328	2,395,000	4,380,000	25,200,000	14,720,000	23,300,000	69,995,000	74,584,928
City of Houston	-	-	405,000	-	2,500,000	-	1,500,000	4,405,000	4,405,000
Grants	-	-	-	-	25,000,000	-	32,700,000	57,700,000	57,700,000
Other	-	-	-	-	-	-	-	-	-
Project Total	**3,343,600**	**1,246,328**	**2,800,000**	**4,380,000**	**52,700,000**	**14,720,000**	**57,500,000**	**132,100,000**	**136,689,928**

Project:	**Houston Avenue & White Oak Drive Intersection Improvements**	**City Council District**		**Key Map:**		**WBS.:**	**T-0520**
		Location:	H	**Geo. Ref.:**			
		Served:	H	**Neighborhood:**			
Description:	Reconstruction of intersection into four-way configuration. Includes mast-arm traffic signals, sidewalks, pedestrian crossing, improved intersection geometry, 10' sidewalk on east side of Houston Avenue.						
Justification:	Existing condition includes (7) intersecting street alignments, creating a confusing and unsafe intersection.						

Operating and Maintenance Costs: ($ Thousands)

	2020	2021	2022	2023	2024	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-	50,000			-	-	-	-	$ -	$ -
4 Construction	-	1,500,000	1,065,054	300,000	-	-	-	-	$ 300,000	$ 1,365,054
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-		-	-	-	-	-	$ -	$ -
7 Other	-	-		-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ 1,550,000	$ 1,065,054	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000	$ 1,365,054
Source of Funds										
TIRZ Funds	-	1,550,000	1,065,054	300,000	-	-	-	-	$ 300,000	$ 1,365,054
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ 1,550,000	$ 1,065,054	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000	$ 1,365,054

Project:	Little Thicket Park Improvements	City Council District		Key Map:		WBS.:	T-0521
		Location:	C	Geo. Ref.:			
		Served:	C	Neighborhood:			

Description:	Improved park amenities, erosion control/bank stabilization, public parking and access to White Oak Bayou Trail system.
Justification:	Collapsed bank/repeated bank failure has encroached into the usable footprint of the park, creating dangerous conditions for park users, especially children. Opportunity to make connection to Bayou Greenways trail system.

Operating and Maintenance Costs: ($ Thousands)

	2020	2021	2022	2023	2024	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase										
1 Planning	-				-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-	60,000	38,037			-	-	-	$ -	$ 38,037
4 Construction	-	405,000	-	770,000			-	-	$ 770,000	$ 770,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ 465,000	$ 38,037	$ 770,000	$ -	$ -	$ -	$ -	$ 770,000	$ 808,037
Source of Funds										
TIRZ Funds	-	60,000	38,037	365,000	-	-	-	-	$ 365,000	$ 403,037
City of Houston	-	405,000	-	405,000			-	-	$ 405,000	$ 405,000
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ 465,000	$ 38,037	$ 770,000	$ -	$ -	$ -	$ -	$ 770,000	$ 808,037

Project:	**18th Street and surrounding area Pedestrian Improvements between Durham and 20th Street**	**City Council District**		**Key Map:**		**WBS.:**	**T-0522A**
		Location:	C	**Geo. Ref.:**			
		Served:	C	**Neighborhood:**			

		Operating and Maintenance Costs: ($ Thousands)					
Description:	Construct pedestrian improvements to include sidewalks, pedestrian ramps landscaping and mid-block crossings to create an overall safer pedestrian environment		2020	2021	2022	2023	2024	Total
		Personnel	-	-	-	-	-	$ -
		Supplies	-	-	-	-	-	$ -
Justification:	Existing conditions include discontinuous sidewalks segments, open ditch, non-ADA compliance pedestrian environment.	Svcs. & Chgs.	-	-	-	-	-	$ -
		Capital Outlay	-	-	-	-	-	$ -
		Total	$ -	$ -	$ -	$ -	$ -	$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation	**Projected Expenses thru 6/30/18**	**2019 Budget**	**2019 Estimate**	**2020**	**2021**	**2022**	**2023**	**2024**	**FY20 - FY24 Total**	**Cumulative Total (To Date)**
Phase										
1 Planning	-	-		-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-	-	-		90,000				$ 90,000	$ 90,000
4 Construction	-	-				1,200,000			$ 1,200,000	$ 1,200,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ -	$ -	$ -	$ 90,000	$ 1,200,000	$ -	$ -	$ 1,290,000	$ 1,290,000
Source of Funds										
TIRZ Funds	-	-	-	-	90,000	1,200,000	-	-	$ 1,290,000	$ 1,290,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ -	$ -	$ 90,000	$ 1,200,000	$ -	$ -	$ 1,290,000	$ 1,290,000

Project:	**Shepherd Durham and Selectred Cross Street Reconstruction Project (Project will be completed in phases)**	**City Council District**		**Key Map:**		**WBS.:**	**T-0523A**
		Location:	C	**Geo. Ref.:**			
		Served:	All	**Neighborhood:**			
Description:	Roadway reconstruction between 6th street and 610 loop North, including hike and bike lanes, storm water drainage systems, curb and gutter section, streetlights, sidewalks and landscaping						
Justification:	Major north/south arteries with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists.						

Operating and Maintenance Costs: ($ Thousands)

	2020	2021	2022	2023	2024	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
	Phase										
1	Planning	-	-	113,139	-	-	-	-	-	$ -	$ 113,139
2	Acquisition	-	-	-	-	-	-	720,000	-	$ 720,000	$ 720,000
3	Design	-	1,500,000	-	-	1,500,000	1,500,000	1,500,000	2,000,000	$ 6,500,000	$ 6,500,000
4	Construction	-	-	-			50,000,000		43,000,000	$ 93,000,000	$ 93,000,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
	Total Allocations	$ -	$ 1,500,000	$ 113,139	$ -	$ 1,500,000	$ 51,500,000	$ 2,220,000	$ 45,000,000	$ 100,220,000	$ 100,333,139
	Source of Funds										
	TIRZ Funds	-	1,500,000	113,139	-	1,500,000	24,000,000	2,220,000	10,800,000	$ 38,520,000	$ 38,633,139
	City of Houston	-	-	-	-	-	2,500,000		1,500,000	$ 4,000,000	$ 4,000,000
	Grants	-	-	-			25,000,000		32,700,000	$ 57,700,000	$ 57,700,000
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ 1,500,000	$ 113,139	$ -	$ 1,500,000	$ 51,500,000	$ 2,220,000	$ 45,000,000	$ 100,220,000	$ 100,333,139

Project:	Reconstruct Bridges Over White Oak (Part of North Canal Project)	City Council District		Key Map:		WBS.:	T-0525
		Location:	C, H	Geo. Ref.:			
		Served:	C, H	Neighborhood:	14		

Description:	Reconstruct, remove or raise several bridges over White Oak Bayou
Justification:	This is part of the North Canal project. The bridges cause a rise in water level during a storm event. When the North Canal is completed these bridges can be contstructed, romoved or rasied to reduce the water back up.

Operating and Maintenance Costs: ($ Thousands)

	2020	2021	2022	2023	2024	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
	Phase										
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	1,000,000	1,000,000	-	-	-	$ 2,000,000	$ 2,000,000
4	Construction	-	-	-	-	-	-	12,500,000	12,500,000	$ 25,000,000	$ 25,000,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
	Total Allocations	$ -	$ -	$ -	$ 1,000,000	$ 1,000,000	$ -	$ 12,500,000	$ 12,500,000	$ 27,000,000	$ 27,000,000
	Source of Funds										
	TIRZ Funds	-	-	-	1,000,000	1,000,000	-	12,500,000	12,500,000	$ 27,000,000	$ 27,000,000
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	-	-	-	-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ -	$ -	$ 1,000,000	$ 1,000,000	$ -	$ 12,500,000	$ 12,500,000	$ 27,000,000	$ 27,000,000

*NOTE:

Project:	Heights Boulevard Pedestrian and Bicycle Safety Improvements and MKT Trail Bicycle and Pedestiran Safety	City Council District		Key Map:		WBS.:	T-0527
		Location:	C	Geo. Ref.:			
		Served:	C	Neighborhood:			

Description:	Bicycle and pedestrian facility improvements at the intersection of Heights Boulevard and the MKT Trail and at the intersection of Washington Avenue and Heights Boulevard. Improve safety and wayfinding along the MKT Trail. Small Segment trail connections to improve overall bicycle and pedestrian connectivity.
Justification:	A number of near misses have been reported at these locations. This project will evaluate the locations and the potential improvements for each of these areas and implement appropriate improvements.

Operating and Maintenance Costs: ($ Thousands)

	2020	2021	2022	2023	2024	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-	70,000	10,348	130,000	20,000		-	-	$ 150,000	$ 160,348
4 Construction	-	-	-	600,000	600,000		-	-	$ 1,200,000	$ 1,200,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ 70,000	$ 10,348	$ 730,000	$ 620,000	$ -	$ -	$ -	$ 1,350,000	$ 1,360,348
Source of Funds										
TIRZ Funds	-	70,000	10,348	730,000	620,000	-	-	-	$ 1,350,000	$ 1,360,348
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ 70,000	$ 10,348	$ 730,000	$ 620,000	$ -	$ -	$ -	$ 1,350,000	$ 1,360,348

Project:	Yale and Center Intersection	City Council District		Key Map:		WBS.:	T-0529
		Location:	C	Geo. Ref.:			
		Served:	C	Neighborhood:			

Description:	Reconstruct intersection, replace signal and improve pedestrian crossing at Yale Street at Center Street.
Justification:	This intersection has experienced 49 reported vehicle crashes between 2015 and 2017. The crash count for Yale at Center demonstrates the need for intersection improvements through enhanced and more visible signalization. The frequency of accidents for vehicle collision at the intersection are evident with over half of the accidents overlooking the existing stop control measures.

Operating and Maintenance Costs: ($ Thousands)

	2020	2021	2022	2023	2024	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
	Phase										
1	Planning	-	-	19,750	-	-	-	-	-	$ -	$ 19,750
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	-	100,000	-	-	-	$ 100,000	$ 100,000
4	Construction	-	-	-	-	850,000	-	-	-	$ 850,000	$ 850,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
	Total Allocations	$ -	$ -	$ 19,750	$ -	$ 950,000	$ -	$ -	$ -	$ 950,000	$ 969,750
	Source of Funds										
	TIRZ Funds	-	-	19,750	-	950,000	-	-	-	$ 950,000	$ 969,750
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	-	-	-	-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ -	$ 19,750	$ -	$ 950,000	$ -	$ -	$ -	$ 950,000	$ 969,750

Project:	Segment of Trail between White Oak Bayou and Memorial Park	City Council District		Key Map:		WBS.:	T-0530
		Location:	C	Geo. Ref.:			
		Served:	C	Neighborhood:			

Description:	Build a segment of the Trail between White Oak Bayou trail and Memorial Park
Justification:	There is currently no connection between White Oak Bayou and Memorial park. A citizen group proposed a possible path for this connector. Many portions of the trail were funded in the most recent TIP call and other entities are building several sections. There is one segment that is in TIRZ 5 that is not funded by other sources.

Operating and Maintenance Costs: ($ Thousands)

	2020	2021	2022	2023	2024	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-	-	-		20,000	-	-	-	$ 20,000	$ 20,000
4 Construction	-	-	-		200,000	-	-	-	$ 200,000	$ 200,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ -	$ -	$ -	$ 220,000	$ -	$ -	$ -	$ 220,000	$ 220,000
Source of Funds										
TIRZ Funds	-	-	-	-	220,000	-	-	-	$ 220,000	$ 220,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ -	$ -	$ 220,000	$ -	$ -	$ -	$ 220,000	$ 220,000

Project:	Concrete Panel Replacement Program	City Council District		Key Map:		WBS.:	T-0599
		Location:	C, H	Geo. Ref.:			
		Served:	C, H	Neighborhood:			

Description:	Street maintenance program
Justification:	Mobility improvements to extend life of roads.

Operating and Maintenance Costs: ($ Thousands)

	2020	2021	2022	2023	2024	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-	-	-	-	-	-	-	-	$ -	$ -
4 Construction	-	-	-	-	-	-	-	-	$ -	$ -
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Source of Funds										
TIRZ Funds	-	-	-	-	-	-	-	-	$ -	$ -
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -