City of Houston, Texas, Ordinance No. 2021- 857

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 2022 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2022-2026 CAPITAL IMPROVEMENT PLAN BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * * * *

WHEREAS, the Main Street/Market Square Redevelopment Authority d/b/a Downtown Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Three, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2022 (the "Operating Budget") and a five-year Capital Improvement Plan Budget for Fiscal Years 2022-2026 (the "CIP Budget" and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to the Tri-Party agreement among the City, the Authority, and the Zone approved by Ordinance No. 2000-240 on April 5, 2000; and

WHEREAS, the City designated the Zone on December 13, 1995, by Ordinance No. 95-1323; and

WHEREAS, the Budgets are based upon the following assumptions:

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

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

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

4. The Authority may receive grants from the state and federal agencies during Fiscal Year 2022, 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 2022 from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone, subject to complying with the provisions of Texas Tax Code Section 311.010(i); and

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

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

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

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

Section 2. That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority may need to transfer funds from one Line Item of Project Costs shown on **Exhibit A** to another. Unless approved by the City Council, the Authority may only transfer funds (1) as needed for Debt Service; and (2) from one Line Item of Project Costs to another, if the aggregate of such transfers does not exceed Four Hundred Thousand Dollars ($400,000) of the Project Costs during Fiscal Year 2022. 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, 2022, the Zone and the Authority shall, in cooperation with City representatives: (1) identify surplus funds in the Authority's Fiscal Year 2022 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2022 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 2022 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 6th **day of** October**, 2021.**

APPROVED this _____ day of _____, 2021.

_____
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is OCT 12 2021.

City Secretary

Prepared by Legal Department
(KTK:gd September 21, 2021) Senior Assistant City Attorney
Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor)
LD File No. 042-1300014-016

Meeting 10/06/2021

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

Captions Published in DAILY COURT REVIEW
Date: 10/12/2021

EXHIBIT A

Fiscal Year 2022 Operating Budget for
Main Street/Market Square Redevelopment Authority
d/b/a Downtown Redevelopment Authority

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2022 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 (TY2021):	$	5,685,584,169
Current Taxable Value (TY2020):	$	5,466,907,855
Acres:		1052.24
Administrator (Contact):		Jackie Traywick
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. In 2019, the Zone was expanded to incorporate the Warehouse District and several city blocks west of Main Street. The purpose of the 2019 expansion was to provide funds to capitalize on the once-in-a-lifetime opportunity to reshape the edges of downtown in concert with the NHHIP highway reconfiguration. In 2020, Sam Houston Park was de-annexed and transferred to TIRZ #14.

-Issued 2015 tax increment contract revenue bonds to net $40 million used to complete capital streetscape projects on Dallas, Main, Allen Parkway and the Southern Downtown Park. All these project funds have now been utilized.
-SkyHouse Houston, SkyHouse Main, Block 334, The Star, Market Square Tower and Aris Market Square residential projects are complete and open. Fairfield moved into construction in December of 2019 with estimated completion in December 2021.
-723 Main AC hotel is complete and open.
-The Southern Downtown Park, which has been named Trebly Park, moved into construction in March of 2021 and is expected to open in March of 2022 with Tout Suite as its restaurant operator.
-Continued contribution for operation of the project facilities at Buffalo Bayou Park.
-Continued maintenance agreement with the Houston Downtown Management District for the Allen Parkway Improvements.
-Continued construction on the $28 million Bagby Street improvement project with estimated completion in November 2021.
-Entered into a 10 year lease agreement with Amegy Bank and opened the 17,000 sq ft Downtown Launch Pad innovation hub.
-Paid ongoing grant commitments to MassChallenge and Gener8tor, entered into agreement with Impact Hub as innovation partners.
-Paid the first installment of a $2 million grant to Buffalo Bayou Partnership for construction of enhanced hike & bike trails east of Allen's Landing.
-Provided funding for design development of Jones Plaza redevelopment to be renamed the Lynn Wyatt Square For the Performing Arts.
-Continued planning & facilitation on the NHHIP highway project.

PROJECT PLAN

	Total Plan	Cumulative Expenses (to 6/30/20)	Variance
Capital Projects:			
Roadways and Streets	$ 47,500,000	$ 45,544,115	$ 1,955,885
Infrastructure, Mobility, Transit Improvements	43,334,450	27,751,507	15,582,943
Real Property Improvements	57,520,266	22,809,580	34,710,686
Parking Facilities	10,156,417	-	10,156,417
Historic Preservation Improvements	26,351,008	16,187,785	10,163,223
Parks and Recreational Facilities	273,044,167	7,415,113	265,629,054
Theater District Improvements	11,504,799	7,109,594	4,395,205
Cultural and Public Facilities Improvements	10,000,000	1,503,555	8,496,445
Economic Development Programs	166,800,000	36,336,426	130,463,574
Institutional Facilities Improvements	22,000,000	10,678,800	11,321,200
Total Capital Projects	$ 668,211,107	$ 175,336,475	$ 492,874,632
Affordable Housing	-	-	-
School & Education/Cultural Facilities	82,541,820	46,201,112	36,340,708
Financing Costs	48,930,000	23,511,325	25,418,675
Administration Costs/ Professional Services	16,934,426	6,428,750	10,505,676
Creation Costs	-	-	-
Total Project Plan	$ 816,617,353	$ 251,477,662	$ 565,139,691

DEBT

Additional Financial Data	FY2021 Budget	FY2021 Estimate	FY2022 Budget
Debt Service	$ 4,272,876	$ 4,272,876	$ 4,273,781
Principal	$ 2,145,000	$ 2,145,000	$ 2,200,000
Interest	$ 2,127,876	$ 2,127,876	$ 2,073,781
	Balance as of 6/30/20	**Projected Balance as of 6/30/21**	**Projected Balance as of 6/30/22**
Year End Outstanding (Principal)			
Bond Debt	$ 48,695,000	$ 46,550,000	$ 44,350,000
Bank Loan	$ -	$ -	$ -
Line of Credit	$ -	$ -	$ -
Developer Agreement	$ -	$ -	$ -
Other (Rosemont Bridge)	$ -	$ -	$ -
Other (HHFC)	$ 747,936	$ -	$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2022 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2021 Budget	FY2021 Estimate	FY2022 Budget
RESOURCES			
RESTRICTED Funds - Projects	$ 27,519,839	$ 24,540,528	15,005,102
RESTRICTED Funds - Bond Proceeds	$ -	$ -	-
RESTRICTED Funds - Buffalo Bayou Park	$ 2,389,500	$ 2,425,342	2,599,125
RESTRICTED Funds - Bond Debt Service	$ 8,653,850	$ 8,638,276	8,638,276
Beginning Balance	**$ 38,563,189**	**$ 35,604,146**	**$ 26,242,503**
City tax revenue	$ 18,705,826	$ 19,010,309	$ 20,596,121
County tax revenue	$ 393,209	$ 302,761	$ 302,761
ISD tax revenue	$ 5,411,271	$ 5,041,195	$ 5,041,195
ISD tax revenue - Pass Through	$ -	$ 2,173,848	$ 2,173,848
Incremental property tax revenue	**$ 24,510,306**	**$ 26,528,113**	**$ 28,113,925**
Parking Revenue (Blocks 6 & 7)	$ -	$ 4,953	$ -
Bagby Reimbursements	$ -	$ 153,177	$ -
Miscellaneous revenue	**$ -**	**$ 158,130**	**$ -**
COH TIRZ interest		$ 40,723	$ -
Interest Income	$ 500,000	$ 36,230	$ 36,000
Other Interest Income	**$ 500,000**	**$ 76,953**	**$ 36,000**
Return of local Match Southeast Sidewalks	$ -	$ -	$ -
City of Houston Public Works - Dallas Street Improvements	$ -	$ -	$ -
Sundance Theater Revenue Sharing	$ -	$ -	$ -
Grant Proceeds	**$ -**	**$ -**	**$ -**
	$ -	$ -	$ -
Proceeds from Bank Loan	**$ -**	**$ -**	**$ -**
Series 2015 Tax Increment Contract Revenue Bonds	$ -	$ -	$ -
Contract Revenue Bond Proceeds	**$ -**	**$ -**	**$ -**
TOTAL AVAILABLE RESOURCES	**$ 63,573,495**	**62,367,342**	**54,392,428**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2022 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2021 Budget	FY2021 Estimate	FY2022 Budget
EXPENDITURES			
Accounting	$ 2,500	$ 3,985	$ 2,500
Administration Salaries & Benefits	$ 325,500	$ 321,661	$ 325,500
Auditor	$ 17,000	$ 17,000	$ 17,500
Bond Services/Trustee/Financial Advisor	$ 25,000	$ 23,861	$ 25,000
Insurance	$ 15,000	$ 36,296	$ 36,500
Office Administration	$ 18,000	$ 7,417	$ 7,500
TIRZ Administration and Overhead	**$ 403,000**	**$ 410,220**	**$ 414,500**
Engineering Consultants	$ -	$ -	$ -
Legal	$ 18,000	$ 13,985	$ 18,000
Construction Audit	$ -	$ -	$ -
Planning Consultants	$ -	$ -	$ -
Project/Planning Management	$ -	$ -	$ -
Program and Project Consultants	**$ 18,000**	**$ 13,985**	**$ 18,000**
Management consulting services	**$ 421,000**	**424,205**	**432,500**
Capital Expenditures (See CIP Schedule)	$ 26,380,000	$ 15,453,111	17,876,000
TIRZ Capital Expenditures	**$ 26,380,000**	**15,453,111**	**17,876,000**
Developer / Project Reimbursements			
Real Property Improvements			
Post Office Project	$ -	$ 1,000	$ 425,000
Historic Preservation Improvements			
806 Main Street	$ 243,976	$ 305,092	$ 316,952
Sam Houston Park	$ -	$ -	$ -
Future Projects	$ 1,000,000	$ -	$ 1,000,000
Parks, Plaza and Recreational Facilities Improvements			
Sabine to Bagby Promenade	$ -	$ -	$ -
Houston Parks Board Hike and Bike Trails	$ 1,000,000	$ 500,000	$ 1,000,000
Theater District Improvements			
Sundance Theater	$ -	$ -	$ -
Alley Theatre	$ -	$ -	$ -
Theater District Public Realm Improvements	$ -	$ 712	$ -
Retail/Economic Development			
Buffalo Bayou Park - Shepherd to Sabine	$ 2,425,342	$ 2,523,490	$ 2,599,195
Hotel Alessandra	$ 103,000	$ 130,443	$ 134,357
Holiday Inn - 1616 Main	$ 35,933	$ 30,264	$ 31,172
Provident - The Star 1111 Rusk	$ 413,632	$ 397,847	$ 410,755
Skyhouse I - Houston	$ 295,277	$ 322,877	$ 332,563
Skyhouse II - Main	$ 316,907	$ 344,144	$ 354,468
Alliance Block 334	$ 163,978	$ 158,844	$ 163,609
Market Square Tower	$ 718,540	$ 714,670	$ 736,110
Aris Market Square	$ 558,000	$ 544,365	$ 560,696
AC Hotel - 723 Main	$ 82,400	$ 60,000	$ 61,800
Fairfield Residential	$ -	$ -	$ -
Downtown Launch Pad	$ 497,820	$ 497,820	$ 497,820
Downtown Living Initiative	$ 10,000	$ 10,000	$ 10,000
Retail/Economic Development Initiative	$ 50,000	$ 50,000	$ 50,000
Mass Challenge	$ 404,000	$ 404,000	$ 404,000
Gener8tor	$ 250,000	$ 250,000	$ 250,000
Developer / Project Reimbursements	**$ 8,568,805**	**$ 7,245,568**	**$ 9,338,497**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2022 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2021 Budget	FY2021 Estimate	FY2022 Budget
Bond Debt Service (Series 2012)			
Principal	$ 2,145,000	$ 2,145,000	$ 2,200,000
Interest	$ 152,326	$ 152,326	$ 98,231
New Bond Sale (Series 2015)			
Principal	$ -	$ -	$ -
Interest	$ 1,975,550	$ 1,975,550	$ 1,975,550
Cost of Issuance	$ -	$ -	$ -
System debt service	**$ 4,272,876**	**$ 4,272,876**	**$ 4,273,781**
TOTAL PROJECT COSTS	**$ 39,642,681**	**27,395,760**	**31,920,778**
Payment/transfer to ISD - educational facilities	$ 2,548,013	$ 2,217,606	$ 2,217,606
Payment/transfer to ISD - educational facilities (Pass Through)	$ -	$ 2,173,848	$ 2,173,848
Administration Fees:			
City	$ 935,291	$ 950,515	$ 1,029,806
County	$ 19,660	$ 15,138	$ 15,138
ISD	$ 25,000	$ 25,000	$ 25,000
Affordable Housing:			
City	$ -	$ -	$ -
County	$ -	$ -	$ -
ISD to City of Houston	$ -	$ -	$ -
Municipal Services Charge	$ 1,065,000	$ 1,065,000	$ 1,065,000
Municipal Services - Supplemental	$ 980,000	$ 980,000	$ 980,000
Prior Year Increment Adj. (2014 thru 2017)	$ -	$ 554,036	$ -
HHFC Payment	$ 750,000	$ 747,936	$ -
Total Transfers	**$ 6,322,964**	**$ 8,729,079**	**$ 7,506,398**
Total Budget	**$ 45,965,645**	**$ 36,124,839**	**39,427,176**
RESTRICTED Funds - Projects	$ 6,528,657	15,005,102	3,688,793
RESTRICTED Funds - Bond Proceeds	$ -	-	-
RESTRICTED Funds - Buffalo Bayou Park	$ 2,425,343	2,599,125	2,638,183
RESTRICTED Funds - Bond Debt Service	$ 8,653,850	8,638,276	8,638,276
Ending Fund Balance	**$ 17,607,850**	**26,242,503**	**14,965,252**
Total Budget & Ending Fund Balance	**$ 63,573,495**	**$ 62,367,342**	**$ 54,392,428**

EXHIBIT B

Fiscal Years 2022-2026 Capital Improvement Plan Budget for Tax Increment Reinvestment Zone Number Three (Main Street/Market Square Zone)

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								
			Through 2020	Projected 2021	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
I	T-0307	Trebly Park (Southern Downtown Pocket Park)	$ 2,032,758	2,481,657	5,456,000	456,000	465,000	492,000	492,000	7,361,000	11,875,415
I	T-0308	Lynn Wyatt Square For The Performing Arts (reconstruction of Jones Plaza)	$ 2,538,071	2,605	6,000,000	1,470,000	-	-	-	7,470,000	10,010,676
I	T-0312	Main Street Corridor Improvement Project	$ 14,321,815	-	-	-	-	-	-	-	14,321,815
I	T-0313	Jesse H. Jones Library Plaza	$ 675,370	-	-	-	-	-	-	-	675,370
I	T-0314	Shopping District Improvements	$ 16,884,504	-	-	-	-	-	-	-	16,884,504
C	T-0319	Allen Parkway Improvements	$ 14,965,572	150,000	150,000	-	-	-	-	150,000	15,265,572
I	T-0323	TxDOT Southeast Sidewalks	$ -	-	-	-	-	-	-	-	-
I	T-0324	Walker Street Improvements	$ -	-	-	-	-	-	-	-	-
I	T-0325	Bagby Street Improvements	$ 10,776,141	12,568,849	6,000,000	-	-	-	-	6,000,000	29,344,990
C, H, I	T-0326	NHHIP Planning	$ 751,694	250,000	250,000	250,000	250,000	250,000	250,000	1,250,000	2,251,694
H	T-0328	North Canal Improvements	$ -	-	-	-	-	4,000,000	4,000,000	8,000,000	8,000,000
C, H, I	T-0399	Concrete Panel or Sidewalk Replacement Program	$ -	-	20,000	-	-	-	-	20,000	20,000
Totals			$ 62,945,925	$ 15,453,111	$ 17,876,000	$ 2,176,000	$ 715,000	$ 4,742,000	$ 4,742,000	$ 30,251,000	$ 108,650,036

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

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2020	Projected 2021	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
TIRZ Funds	62,945,925	15,453,111	17,876,000	2,176,000	715,000	4,742,000	4,742,000	30,251,000	108,650,036
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Project Total	62,945,925	15,453,111	17,876,000	2,176,000	715,000	4,742,000	4,742,000	30,251,000	108,650,036

Project:	**Trebly Park** (Southern Downtown Pocket Park)	**City Council District**		**Key Map:**	494
		Location:	I	**Geo. Ref.:**	
		Served:	I	**Neighborhood:**	61

WBS.: T-0307

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 Deptartment and TIRZ 3.

Operating and Maintenance Costs: ($ Thousands)

	2022	2023	2024	2025	2026	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
	Phase										
1	Planning	90,419	-	-	-	-	-	-		$ -	$ 90,419
2	Acquisition	619,961	460,000	453,939	456,000	456,000	465,000	492,000	492,000	$ 2,361,000	$ 3,434,900
3	Design	601,916	300,000	342,210	-	-	-	-	-	$ -	$ 944,126
4	Construction	283,929	3,600,000	1,531,800	4,000,000	-	-	-	-	$ 4,000,000	$ 5,815,729
5	Equipment (Restaurant)	16,000	-	-	1,000,000	-	-	-	-	$ 1,000,000	$ 1,016,000
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	246,203	-	145,006	-	-	-	-	-	$ -	$ 391,209
	Legal	21,916	-	-	-	-	-	-	-	$ -	$ 21,916
	Environmental	152,414	-	8,702	-	-	-	-	-	$ -	$ 161,116
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	420,533	-	153,708	-	-	-	-	-	$ -	$ 574,241
	Total Allocations	$ 2,032,758	$ 4,360,000	$ 2,481,657	$ 5,456,000	$ 456,000	$ 465,000	$ 492,000	$ 492,000	$ 7,361,000	$ 11,875,415
	Source of Funds										
	TIRZ Funds	2,032,758	4,360,000	2,481,657	5,456,000	456,000	465,000	492,000	492,000	$ 7,361,000	$ 11,875,415
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	-	-	-	-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ 2,032,758	$ 4,360,000	$ 2,481,657	$ 5,456,000	$ 456,000	$ 465,000	$ 492,000	$ 492,000	$ 7,361,000	$ 11,875,415

Project:	**Lynn Wyatt Square For The Performing Arts** (reconstruction of Jones Plaza)	**City Council District**		**Key Map:**		**WBS.:** T-0308
		Location:	I	**Geo. Ref.:**		
		Served:	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)

	2022	2023	2024	2025	2026	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	2,530,000	-	-	-	-	-	-	-	$ -	$ 2,530,000
4	Construction	-	8,000,000	-	6,000,000	1,470,000	-	-	-	$ 7,470,000	$ 7,470,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	8,071	-	2,605	-	-	-	-	-	$ -	$ 10,676
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		8,071	-	2,605	-	-	-	-	-	$ -	$ 10,676
Total Allocations		$ 2,538,071	$ 8,000,000	$ 2,605	$ 6,000,000	$ 1,470,000	$ -	$ -	$ -	$ 7,470,000	$ 10,010,676
Source of Funds											
TIRZ Funds		2,538,071	8,000,000	2,605	6,000,000	1,470,000	-	-	-	$ 7,470,000	$ 10,010,676
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-		-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ 2,538,071	$ 8,000,000	$ 2,605	$ 6,000,000	$ 1,470,000	$ -	$ -	$ -	$ 7,470,000	$ 10,010,676

Project:	**Allen Parkway Improvements**	**City Council District**		**Key Map:**	
		Location:	C	**Geo. Ref.:**	
		Served:	ALL	**Neighborhood:**	
WBS.:	**T-0319**				
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 since the park has been completed.				

Operating and Maintenance Costs: ($ Thousands)

	2022	2023	2024	2025	2026	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	-	-	-	-	-	$ -	$ -
4	Construction	14,489,697	-	-	-	-	-	-	-	$ -	$ 14,489,697
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other-3 Year Maint	475,875	150,000	150,000	150,000	-	-	-	-	$ 150,000	$ 775,875
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		475,875	150,000	150,000	150,000	-	-	-	-	$ 150,000	$ 775,875
Total Allocations		$ 14,965,572	$ 150,000	$ 150,000	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000	$ 15,265,572
Source of Funds											
TIRZ Funds		14,965,572	150,000	150,000	150,000	-	-	-	-	$ 150,000	$ 15,265,572
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ 14,965,572	$ 150,000	$ 150,000	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000	$ 15,265,572

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

Project:	**Bagby Street Improvements**	**City Council District**		**Key Map:**	
		Location:	I	**Geo. Ref.:**	
		Served:	ALL	**Neighborhood:**	

WBS.: T-0325

Description: Bagby Street from Franklin Street to Dallas Street; roadway improvements, enhanced sidewalks, pavers, lighting and landscaping. Improved access to Buffalo Bayou.

Justification: Bagby Street is the gateway to the Theater District and should be a showcase for the west side of the City.

Operating and Maintenance Costs: ($ Thousands)

	2022	2023	2024	2025	2026	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
	Phase										
1	Planning	237,129	-	-	-	-	-	-	-	$ -	$ 237,129
2	Acquisition	-	-		-	-	-	-	-	$ -	$ -
3	Design	2,384,281	500,000	312,520	-	-	-	-	-	$ -	$ 2,696,801
4	Construction	7,249,850	6,000,000	12,126,555	6,000,000	-	-	-	-	$ 6,000,000	$ 25,376,405
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-			-	-	-	-	$ -	$ -
7	Other	406,261		129,774					-	$ -	$ 536,035
	Westside Masterplan	498,620	-	-	-	-	-	-	-	$ -	$ 498,620
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	904,881	-	129,774	-	-	-	-	-	$ -	$ 1,034,655
	Total Allocations	$ 10,776,141	$ 6,500,000	$ 12,568,849	$ 6,000,000	$ -	$ -	$ -	$ -	$ 6,000,000	$ 29,344,990
	Source of Funds										
	TIRZ Funds	10,776,141	6,500,000	12,568,849	6,000,000	-	-	-	-	$ 6,000,000	$ 29,344,990
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	-	-		-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ 10,776,141	$ 6,500,000	$ 12,568,849	$ 6,000,000	$ -	$ -	$ -	$ -	$ 6,000,000	$ 29,344,990

Project:	NHHIP Planning	City Council District		Key Map:		WBS.:	T-0326
		Location:	C, H, I	Geo. Ref.:			
		Served:	ALL	Neighborhood:			

Description:	TxDOT will be moving forward with the realignment of I-45/I-10/I-59/69 around downtown. The TIRZ has been leading planning for the highway improvements including aesthetics, cap parks, trail connections, and city street connections.
Justification:	Traffic flow and ease of transportation connections are critical to support the workforce and economic activity of the Central Business District. TxDOT will not pay for the local street connections as part of the overall highway project.

Operating and Maintenance Costs: ($ Thousands)

	2022	2023	2024	2025	2026	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	750,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	$ 1,250,000	$ 2,250,000
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	-	-	-	-	-	$ -	$ -
4	Construction	-	-		-	-	-	-	-	$ -	$ -
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	1,694	-		-	-	-	-	-	$ -	$ 1,694
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		1,694	-	-	-	-	-	-	-	$ -	$ 1,694
Total Allocations		$ 751,694	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 1,250,000	$ 2,251,694
Source of Funds											
TIRZ Funds		751,694	250,000	250,000	250,000	250,000	250,000	250,000	250,000	$ 1,250,000	$ 2,251,694
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-		-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ 751,694	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 1,250,000	$ 2,251,694

Project:	**North Canal Improvements**	**City Council District**		**Key Map:**	
		Location:	H	**Geo. Ref.:**	
		Served:	H	**Neighborhood:**	

WBS.: T-0328

Description: TIRZ #3 project with Buffalo Bayou Partnership to include civic improvements surrounding the North Canal flood control project. Improvements include enhanced landscaping, trails, lighting and recreation areas.

Justification: The enhancements developed on the banks of Buffalo Bayou continue to foster economic development and benefits for the Houston community. This is a continuation of the park/trail system.

Operating and Maintenance Costs: ($ Thousands)

	2022	2023	2024	2025	2026	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	-	-	-	-	-	$ -	$ -
4	Construction	-	-	-	-	-	-	4,000,000	4,000,000	$ 8,000,000	$ 8,000,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000,000	$ 4,000,000	$ 8,000,000	$ 8,000,000
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	4,000,000	4,000,000	$ 8,000,000	$ 8,000,000
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-		-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000,000	$ 4,000,000	$ 8,000,000	$ 8,000,000

Project:	**Concrete Panel or Sidewalk Replacement Program**	**City Council District**		**Key Map:**	493	**WBS.:**	**T-0399**
		Location:	C, H, I	**Geo. Ref.:**			
		Served:	C, H, I	**Neighborhood:**	61		
Description:	Street maintenance program.						
Justification:	Mobility improvements to extend life of roads.						

Operating and Maintenance Costs: ($ Thousands)

	2022	2023	2024	2025	2026	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	-	-	-	-	-	$ -	$ -
4	Construction	-	20,000	-	20,000	-	-	-	-	$ 20,000	$ 20,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ -	$ 20,000	$ -	$ 20,000	$ -	$ -	$ -	$ -	$ 20,000	$ 20,000
Source of Funds											
TIRZ Funds		-	20,000	-	20,000	-	-	-	-	$ 20,000	$ 20,000
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ 20,000	$ -	$ 20,000	$ -	$ -	$ -	$ -	$ 20,000	$ 20,000