Docusign Envelope ID: F554864D-4745-43B8-8FF1-2EC488DEAEBB

**City of Houston, Texas, Ordinance No. 2024- 827**

**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 2025 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2025-2029 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 2025 (the "Operating Budget") and a five-year Capital Improvement Plan Budget for Fiscal Years 2025-2029 (the "CIP Budget" and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to 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 Economic 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

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4. The Authority may receive grants from the state and federal agencies during Fiscal Year 2025, 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 2025 from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone, subject to complying with the provisions of Texas Tax Code Section 311.010(i); and

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

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

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

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

**Section 2.** That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority may amend (increase, decrease, or adjust) its Budget but must advise the Zone's Board of Directors and the City's Chief Economic Development Officer of any budget amendment; provided, however, that budget amendments that involve an increase, decrease, or adjustment of $400,000 or more must be approved by the Zone's Board of Directors and the City Council. Subject to the foregoing, the Operating Budget attached hereto as **Exhibit A** is hereby approved for the Authority.

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**Section 3.** That the CIP Budget attached hereto as **Exhibit B** is hereby approved for the Zone.

**Section 4.** That not later than March 31, 2025, the Zone and the Authority shall, in cooperation with City representatives: (1) identify surplus funds in the Authority's Fiscal Year 2025 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2025 Operating Budget for the Authority approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Authority for 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 2025 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 Economic 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 Economic 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 Economic 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

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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** 30th **day of** October**, 2024.**

**APPROVED this _____ day of _____, 2024.**

_____
Mayor of the City of Houston

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

_____
City Secretary

Meeting 10/30/2024

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

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

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DocuSigned by:
Kent Kelsey
726B6B9C91C14CC...

Prepared by Legal Department _____
(KTK:gd September 19, 2023) Senior Assistant City Attorney
Requested by Gwendolyn F. Tillotson-Bell, Chief Economic Development Officer, Office of the Mayor)
LD-RE-0000003221

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# EXHIBIT A

## Fiscal Year 2025 Operating Budget for Main Street/Market Square Redevelopment Authority d/b/a Downtown Redevelopment Authority

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CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 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 (TY2024):** | $ | 6,049,314,526 |
| **Current Taxable Value (TY2023):** | $ | 6,069,967,899 |
| **Acres:** | | 1,061.48 |
| **Administrator (Contact):** | | Allen Douglas |
| **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 including the Barbara Jordan Post Office. 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. In 2022 the Zone boundaries expanded to encompass a parcel along Allen Parkway in anticipation of private development.

-Issued 2015 tax increment contract revenue bonds to net $40 million used to complete capital streetscape projects on Dallas, Main, Allen Parkway and the Southern Downtown Park. All these project funds have now been utilized.
-SoDo on Main (formerly SkyHouse), Block 334, The Star, Market Square Tower, Fairfield, Houston Parkside Residences, Post Houston, and Aris Market Square residential and retail projects are complete and open.
-Hotel Alessandra re-opened in January 2022 under new ownership as the Laura Hotel.
-Trebly Park began construction in March of 2021 and opened in January 2023 with Tout Suite as its restaurant operator.
-Continued contribution for operation of the project facilities at Buffalo Bayou Park.
-Continued maintenance agreement with the Houston Downtown Management District for the Allen Parkway Improvements.
-Completed construction on the $28 million Bagby Street Improvement project in November 2021.
-Continued municipal assistance to HPD & for specific enforcement initiatives in Downtown Houston.
-Funded design and construction of pedestrian bridge at Montrose & Allen Parkway.
-Executed Economic Development Agreement with SCI for resiliency project along Allen Parkway.
-Continued operation of the 17,000 sq ft Downtown Launch Pad.
-Completed grant commitments to Gener8tor.
-Provided funding for development of the Lynn Wyatt Square For the Performing Arts.
-Continued planning & facilitation on the NHHIP highway project.
-Paid 2nd installment to Buffalo Bayou Partnership for the hike/bike trails east of Allen's Landing.
-Sourced consultant to carry out office conversion feasibility study in Downtown.

**PROJECT PLAN**

| | Total Plan | Cumulative Expenses (to 6/30/23) | Variance |
|---|---|---|---|
| **Capital Projects:** | | | |
| Roadways and Streets | $ 47,500,000 | $ 64,754,426 | $ (17,254,426) |
| Infrastructure, Mobility, Transit Improvements | 43,334,450 | 27,751,507 | 15,582,943 |
| Real Property Improvements | 57,520,266 | 23,623,604 | 33,896,662 |
| Parking Facilities | 10,156,417 | - | 10,156,417 |
| Historic Preservation Improvements | 26,351,008 | 17,670,022 | 8,680,986 |
| Parks and Recreational Facilities | 273,044,167 | 17,548,028 | 255,496,139 |
| Theater District Improvements | 11,504,799 | 14,610,972 | (3,106,173) |
| Cultural and Public Facilities Improvements | 10,000,000 | 1,503,555 | 8,496,445 |
| Economic Development Programs | 166,800,000 | 53,773,464 | 113,026,536 |
| Institutional Facilities Improvements | 22,000,000 | 10,678,800 | 11,321,200 |
| **Total Capital Projects** | $ 668,211,107 | $ 231,914,378 | $ 436,296,729 |
| **Affordable Housing** | - | - | - |
| **School & Education/Cultural Facilities** | 82,541,820 | 52,471,417 | 30,070,403 |
| **Financing Costs** | 48,930,000 | 29,006,381 | 19,923,619 |
| **Administration Costs/ Professional Services** | 16,934,426 | 8,007,439 | 8,926,987 |
| **Creation Costs** | - | - | - |
| **Total Project Plan** | $ 816,617,353 | $ 321,399,615 | $ 495,217,738 |

**DEBT**

| Additional Financial Data | FY2024 Budget | FY2024 Estimate | FY2025 Budget |
|---|---|---|---|
| Debt Service | $ 4,176,514 | $ 4,196,278 | $ 4,193,650 |
| Principal | $ 2,250,000 | $ 2,250,000 | $ 2,340,000 |
| Interest | $ 1,926,514 | $ 1,946,278 | $ 1,853,650 |
| | Balance as of 6/30/23 | Projected Balance as of 6/30/24 | Projected Balance as of 6/30/25 |
| Year End Outstanding (Principal) | | | |
| Bond Debt | $ 42,170,000 | $ 39,920,000 | $ 37,580,000 |
| Bank Loan | $ - | $ - | $ - |
| Line of Credit | $ - | $ - | $ - |
| Developer Agreement | $ - | $ - | $ - |
| Other (Rosemont Bridge) | $ - | $ - | $ - |
| Other (HHFC) | $ - | $ - | $ - |

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

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

| TIRZ Budget Line Items | FY2024 Budget | FY2024 Estimate | FY2025 Budget |
|---|---|---|---|
| **RESOURCES** | | | |
| **RESTRICTED Funds - Projects** | $ 12,091,844 | $ 15,991,430 | 20,880,310 |
| **RESTRICTED Funds - Bond Proceeds** | $ - | $ - | - |
| **RESTRICTED Funds - Buffalo Bayou Park** | $ 2,706,675 | $ 2,836,045 | 2,921,764 |
| **RESTRICTED Funds - Bond Debt Service** | $ 8,541,914 | $ 8,585,226 | 8,585,226 |
| **Beginning Balance** | **$ 23,340,433** | **$ 27,412,701** | **$ 32,387,300** |
| City tax revenue | $ 23,067,433 | $ 19,371,778 | $ 20,836,833 |
| County tax revenue | $ 144,175 | $ 189,744 | $ 189,744 |
| ISD tax revenue | $ 4,946,972 | $ 3,927,790 | $ 3,927,790 |
| ISD tax revenue - Pass Through | $ 2,717,769 | $ 2,717,769 | $ 3,509,884 |
| **Incremental property tax revenue** | **$ 30,876,349** | **$ 26,207,081** | **$ 28,464,251** |
| Parking Revenue (Blocks 6 & 7) | $ - | | $ - |
| Bagby Reimbursements | $ - | $ - | $ - |
| **Miscellaneous revenue** | **$ -** | **$ -** | **$ -** |
| COH TIRZ interest | | | $ - |
| Interest Income | $ 233,192 | $ 1,000,000 | $ 1,000,000 |
| **Other Interest Income** | **$ 233,192** | **$ 1,000,000** | **$ 1,000,000** |
| 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 | $ - | $ - | $ - |
| **Contract Revenue Bond Proceeds** | **$ -** | **$ -** | **$ -** |
| **TOTAL AVAILABLE RESOURCES** | **$ 54,449,974** | **54,619,782** | **61,851,551** |

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

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

| TIRZ Budget Line Items | FY2024 Budget | FY2024 Estimate | FY2025 Budget |
|---|---|---|---|
| **EXPENDITURES** | | | |
| Accounting | $ 2,500 | $ - | $ - |
| Administration Salaries & Benefits | $ 700,000 | $ 735,657 | $ 766,083 |
| Auditor | $ 18,000 | $ 20,500 | $ 22,500 |
| Bond Services/Trustee/Financial Advisor | $ 25,000 | $ 25,000 | $ 7,000 |
| Insurance | $ 36,500 | $ 7,500 | $ 7,500 |
| Office Administration | $ 7,500 | $ 22,000 | $ 20,000 |
| **TIRZ Administration and Overhead** | **$ 789,500** | **$ 810,657** | **$ 822,083** |
| Engineering Consultants | $ - | $ - | $ - |
| Legal | $ 18,000 | $ 32,000 | $ 32,000 |
| Construction Audit | $ - | $ - | $ - |
| Planning Consultants | $ - | $ - | $ - |
| Project/Planning Management | $ - | $ - | $ - |
| **Program and Project Consultants** | **$ 18,000** | **$ 32,000** | **$ 32,000** |
| **Management consulting services** | **$ 807,500** | **842,657** | **854,083** |
| Capital Expenditures (See CIP Schedule) | $ 9,755,750 | 3,113,318 | 20,679,906 |
| **TIRZ Capital Expenditures** | **$ 9,755,750** | **3,113,318** | **20,679,906** |
| **Developer / Project Reimbursements** | | | |
| **Roadways & Streets** | | | |
| n/a | $ - | $ - | $ - |
| **Infrastructure, Mobility, Transit Improvements** | | | |
| Allen Parkway Planning | $ - | $ - | $ - |
| METRO Communication Cabinets Relocation | $ - | $ - | $ - |
| 806 Main Curb Cut/Infrastructure | $ - | $ - | $ - |
| **Real Property Improvements** | | | |
| Post Office Project | $ 365,767 | $ 303,726 | $ 365,767 |
| **Parking Facilities** | | | |
| n/a | $ - | $ - | $ - |
| **Historic Preservation Improvements** | | | |
| 806 Main Street | $ 185,541 | $ 171,290 | $ 185,541 |
| 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 |
| **Retail/Economic Development** | | | |
| Buffalo Bayou Park - Shepherd to Sabine | $ 2,836,045 | $ 2,921,764 | $ 2,965,591 |
| Hotel Alessandra/Laura | $ 59,981 | $ 54,515 | $ 56,150 |
| Holiday Inn - 1616 Main | $ 23,972 | $ 22,644 | $ 23,323 |
| Provident - The Star 1111 Rusk | $ 284,422 | $ 239,169 | $ 246,344 |
| Skyhouse I - Houston | $ 290,459 | $ 239,962 | $ 247,161 |
| Skyhouse II - Main | $ 272,935 | $ 240,970 | $ 248,199 |
| Alliance Block 334 | $ 158,341 | $ 152,258 | $ 156,826 |
| Market Square Tower | $ 710,442 | $ 569,543 | $ 586,629 |
| Aris Market Square | $ 440,560 | $ 398,905 | $ 410,872 |
| AC Hotel - 723 Main | $ 28,154 | $ 22,089 | $ 22,752 |
| Fairfield Residential | $ 280,456 | $ 220,240 | $ 226,847 |
| Downtown Launch Pad 2.0 | $ 997,820 | $ 701,589 | $ 550,000 |
| Downtown Living Initiative | $ 10,000 | $ 29,596 | $ 100,000 |
| Retail/Economic Development Initiative | $ 50,000 | $ 175,000 | $ 500,000 |
| Mass Challenge | | | |
| Gener8tor | $ 250,000 | $ 250,000 | $ - |
| **Developer / Project Reimbursements** | **$ 9,244,895** | **7,213,260** | **8,892,002** |

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

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

| TIRZ Budget Line Items | FY2024 Budget | FY2024 Estimate | FY2025 Budget |
|---|---|---|---|
| Bond Debt Service (Series 2012) | | | |
| Principal | $ 1,440,000 | $ 1,440,000 | $ - |
| Interest | $ 8,964 | $ 17,928 | $ - |
| New Bond Sale (Series 2015) | | | |
| Principal | $ 810,000 | $ 810,000 | $ 2,340,000 |
| Interest | $ 1,917,550 | $ 1,928,350 | $ 1,853,650 |
| Cost of Issuance | $ - | $ - | $ - |
| **System debt service** | **$ 4,176,514** | **$ 4,196,278** | **$ 4,193,650** |
| | | | |
| **TOTAL PROJECT COSTS** | **$ 23,984,659** | **15,365,513** | **34,619,641** |
| | | | |
| Payment/transfer to ISD - educational facilities | $ 1,922,208 | $ 1,101,124 | $ 1,101,124 |
| Payment/transfer to ISD - educational facilities (Pass Through) | $ 2,717,769 | $ 2,717,769 | $ 3,509,884 |
| Administration Fees: | | | |
| City | $ 1,153,372 | $ 968,589 | $ 1,041,842 |
| County | $ 7,209 | $ 9,487 | $ 9,487 |
| 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 |
| **Total Transfers** | **$ 7,870,558** | **$ 6,866,969** | **$ 7,732,337** |
| | | | |
| **Total Budget** | **$ 31,855,217** | **$ 22,232,482** | **42,351,978** |
| | | | |
| **RESTRICTED Funds - Projects** | $ 11,216,798 | 20,880,310 | 8,164,801 |
| **RESTRICTED Funds - Bond Proceeds** | $ - | - | - |
| **RESTRICTED Funds - Buffalo Bayou Park** | $ 2,836,045 | 2,921,764 | 2,965,591 |
| **RESTRICTED Funds - Bond Debt Service** | $ 8,541,914 | 8,585,226 | 8,369,181 |
| **Ending Fund Balance** | **$ 22,594,757** | **32,387,300** | **19,499,573** |
| | | | |
| **Total Budget & Ending Fund Balance** | **$ 54,449,974** | **$ 54,619,782** | **$ 61,851,551** |

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# EXHIBIT B

## Fiscal Years 2025-2029 Capital Improvement Plan Budget for Tax Increment Reinvestment Zone Number Three (Main Street/Market Square Zone)

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**2025 - 2029 CAPITAL IMPROVEMENT PLAN**
**TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY**

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

| Council District | CIP No. | Project | Fiscal Year Planned Appropriations | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Through 2023 | Projected 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
| I | T-0302 | Market Square Park | $ - | - | 150,661 | - | - | - | - | 150,661 | 150,661 |
| I | T-0307 | Trebly Park (Southern Downtown Pocket Park) | $ 3,890,440 | 950,000 | 1,696,720 | 912,470 | 940,670 | 943,920 | 947,270 | 5,441,050 | 10,281,490 |
| I | T-0308 | Lynn Wyatt Square For The Performing Arts (reconstruction of Jones Plaza) | $ 2,541,390 | - | - | - | - | - | - | - | 2,541,390 |
| I | T-0312 | Main Street Corridor Improvement Project | $ 14,360,985 | - | - | - | - | - | - | - | 14,360,985 |
| I | T-0313 | Jesse H. Jones Library Plaza | $ 675,370 | - | - | - | - | - | - | - | 675,370 |
| I | T-0314 | Shopping District Improvements | $ 16,887,237 | - | - | - | - | - | - | - | 16,887,237 |
| C | T-0319 | Allen Parkway Improvements | $ 15,163,429 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 750,000 | 16,063,429 |
| I | T-0320 | More Space Main Street 2.0 | $ - | 500,000 | 4,075,166 | 9,575,166 | - | - | - | 13,650,332 | 14,150,332 |
| I | T-0325 | Bagby Street Improvements | $ 25,386,015 | 13,318 | - | - | - | - | - | - | 25,399,333 |
| C, H, I | T-0326 | NHHIP Planning | $ 1,001,694 | 300,000 | 438,002 | 438,002 | 438,002 | 438,002 | 438,002 | 2,190,010 | 3,491,704 |
| H | T-0328 | Warehouse District Infrastructure Improvements | $ - | - | - | - | - | 4,000,000 | 4,000,000 | 8,000,000 | 8,000,000 |
| I | T-0336 | EADO Cap Park Set Aside | $ - | - | 6,500,000 | 6,500,000 | 5,000,000 | 5,000,000 | 5,000,000 | 28,000,000 | 28,000,000 |
| C, H | T-0337 | Montrose Bridge at Allen Parkway | $ - | 750,000 | 1,038,002 | 1,038,002 | - | - | - | 2,076,004 | 2,826,004 |
| H, I | T-0339 | Pedestrian Lighting Improvements | $ - | 100,000 | 1,568,857 | 1,568,857 | 1,568,857 | 1,568,857 | 1,568,857 | 7,844,285 | 7,944,285 |
| H, I | T-0340 | Office Conversion Incentive Program | $ - | 350,000 | 2,000,000 | 2,000,000 | 2,000,000 | 1,250,000 | - | 7,250,000 | 7,600,000 |
| H, I | T-0341 | Downtown Livining Initiative 2.0 | $ - | - | 3,042,498 | 3,042,498 | 3,042,498 | 3,042,498 | 3,042,498 | 15,212,490 | 15,212,490 |
| C, H, I | T-0399 | Concrete Panel or Sidewalk Replacement Program | $ - | - | 20,000 | - | - | - | - | 20,000 | 20,000 |
| | | | $ 79,906,560 | 3,113,318 | $ 20,679,906 | $ 25,224,995 | $ 13,140,027 | $ 16,393,277 | $ 15,146,627 | $ 90,584,832 | $ 173,604,710 |

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

Docusign Envelope ID: F554864D-4745-43B8-8FF1-2EC48BDEAEBB

**2025 - 2029 CAPITAL IMPROVEMENT PLAN**
**TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY**

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

| Source of Funds | Fiscal Year Planned Appropriations | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Through 2023 | Projected 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
| | | | | | | | | | |
| TIRZ Funds | 79,906,560 | 3,113,318 | 20,679,906 | 25,224,995 | 13,140,027 | 16,393,277 | 15,146,627 | 90,584,832 | 173,604,710 |
| City of Houston | - | - | - | - | - | - | - | - | - |
| Grants | - | - | - | - | - | - | - | - | - |
| Other | - | - | - | - | - | - | - | - | - |
| Project Total | 79,906,560 | 3,113,318 | 20,679,906 | 25,224,995 | 13,140,027 | 16,393,277 | 15,146,627 | 90,584,832 | 173,604,710 |

Docusign Envelope ID: F554864D-4745-43B8-8FF1-2EC48BDEAEBB



| Project: | Market Square Park | City Council District | Key Map: | 493 | WBS.: | T-0302 |
|---|---|---|---|---|---|---|
| | | Location: I | Geo. Ref.: | | | |
| | | Served: I | Neighborhood: | 61 | | |

**Description:** Renovation of Market Square Park kiosk to accommodate incoming vendor following Niko Niko's exist in 2023 along with necessary restaurant equipment under the terms of the Agreement.

**Justification:** Updating and renovating the kiosk in MSP to support and extend the vibrancy of the City's signature park downtown; community interest is strong with employees and residents anticipating the advent of the new vendor in the park.

**Operating and Maintenance Costs: ($ Thousands)**

| | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|
| Personnel | - | - | - | - | - | $ - |
| Supplies | - | - | - | - | - | $ - |
| Svcs. & Chgs. | - | - | - | - | - | $ - |
| Capital Outlay | - | - | - | - | - | $ - |
| Total | $ - | $ - | $ - | $ - | $ - | $ - |
| FTEs | | | | | | - |

## Fiscal Year Planned Expenses

| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Phase** | | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | $ - | $ - |
| 2 | Acquisition | - | - | - | - | - | - | - | - | $ - | $ - |
| 3 | Design | - | - | - | - | - | - | - | - | $ - | $ - |
| 4 | Construction | - | - | - | 75,331 | - | - | - | - | $ 75,331 | $ 75,331 |
| 5 | Equipment | - | - | - | 75,331 | - | - | - | - | $ 75,331 | $ 75,331 |
| 6 | Close-Out | - | - | - | - | - | - | - | - | $ - | $ - |
| 7 | Other | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| **Other Sub-Total:** | | - | - | - | - | - | - | - | - | $ - | $ - |
| **Total Allocations** | | $ - | $ - | $ - | $ 150,661 | $ - | $ - | $ - | $ - | $ 150,661 | $ 150,661 |
| **Source of Funds** | | | | | | | | | | | |
| TIRZ Funds | | - | - | - | 150,661 | - | - | - | - | $ 150,661 | $ 150,661 |
| City of Houston | | | - | - | - | - | - | - | - | $ - | $ - |
| Grant | | - | - | - | | - | - | - | - | $ - | $ - |
| Other | | - | - | - | - | - | - | - | - | $ - | $ - |
| **Total Funds** | | $ - | $ - | $ - | $ 150,661 | $ - | $ - | $ - | $ - | $ 150,661 | $ 150,661 |

Docusign Envelope ID: F554864D-4745-43B8-8FF1-2EC48BDEAEBB



| Project: | **Trebly Park** (Southern Downtown Pocket Park) | City Council District | Key Map: | 494 | WBS.: | T-0307 |
|---|---|---|---|---|---|---|
| | | Location: I | Geo. Ref.: | | | |
| | | Served: I | Neighborhood: | 61 | | |

| Description: | Construction was completed in 2023. TIRZ is responsible for rent, taxes, insurance and related administrative costs. A 10% contingency of total capital expenditures is estimated each year for capital replacement. Further plans for the current budget cycle include designing & installing shade structures. |
|---|---|
| Justification: | Due to the growing residential population, a green public space is needed to serve the residents and stimulate economic growth. Shade enhancements will ensure year round use of the park. |

**Operating and Maintenance Costs: ($ Thousands)**

| | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|
| Personnel | - | - | - | - | - | $ - |
| Supplies | - | - | - | - | - | $ - |
| Svcs. & Chgs. | - | - | - | - | - | $ - |
| Capital Outlay | - | - | - | - | - | $ - |
| Total | $ - | $ - | $ - | $ - | $ - | $ - |
| FTEs | | | | | | - |

## Fiscal Year Planned Expenses

| | Project Allocation | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Phase** | | | | | | | | | | |
| 1 | Planning | 90,419 | - | - | - | - | - | - | | $ - | $ 90,419 |
| 2 | Acquisition | 1,060,133 | - | | | | | | | $ - | $ 1,060,133 |
| 3 | Design | 932,213 | - | | - | - | - | - | - | $ - | $ 932,213 |
| 4 | Construction | 1,225,626 | - | 175,774 | 1,000,000 | | | | | $ 1,000,000 | $ 2,401,400 |
| 5 | Equipment (Restaurant) | 35,000 | - | - | - | - | - | - | - | $ - | $ 35,000 |
| 6 | Close-Out | - | - | - | - | - | - | - | - | $ - | $ - |
| 7 | Other | 363,617 | 835,750 | 774,226 | 696,720 | 912,470 | 940,670 | 943,920 | 947,270 | $ 4,441,050 | $ 5,578,893 |
| | Legal | 21,916 | - | | - | - | - | - | - | $ - | $ 21,916 |
| | Environmental | 161,516 | - | - | - | - | - | - | - | $ - | $ 161,516 |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | **Other Sub-Total:** | 547,049 | 835,750 | 774,226 | 696,720 | 912,470 | 940,670 | 943,920 | 947,270 | 4,441,050 | 5,762,325 |
| | **Total Allocations** | $ 3,890,440 | $ 835,750 | $ 950,000 | $ 1,696,720 | $ 912,470 | $ 940,670 | $ 943,920 | $ 947,270 | $ 5,441,050 | $ 10,281,490 |
| | **Source of Funds** | | | | | | | | | | |
| | TIRZ Funds | 3,890,440 | 835,750 | 950,000 | 1,696,720 | 912,470 | 940,670 | 943,920 | 947,270 | $ 5,441,050 | $ 10,281,490 |
| | City of Houston | - | - | - | - | - | - | - | - | $ - | $ - |
| | Grants | - | - | - | - | - | - | - | - | $ - | $ - |
| | Other | - | - | - | - | - | - | - | - | $ - | $ - |
| | **Total Funds** | $ 3,890,440 | $ 835,750 | $ 950,000 | $ 1,696,720 | $ 912,470 | $ 940,670 | $ 943,920 | $ 947,270 | $ 5,441,050 | $ 10,281,490 |

Docusign Envelope ID: F554864D-4745-43B8-8FF1-2EC48BDEAEBB



| Project: | Allen Parkway Improvements | City Council District | | Key Map: | | WBS.: | T-0319 |
|---|---|---|---|---|---|---|---|
| | | Location: | C | Geo. Ref.: | | | |
| | | Served: | ALL | Neighborhood: | | | |

| Description: | Expenditure for management of capital assets along the Allen Parkway esplanade from Sabine to Montrose Blvd. |
|---|---|
| Justification: | Maintaining the esplanade capital elements provide the necessary gateway complementing entrance to and exit from downtown consonant with the rebuilt Allen Parkway. |

**Operating and Maintenance Costs: ($ Thousands)**

| | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|
| Personnel | - | - | - | - | - | $ - |
| Supplies | - | - | - | - | - | $ - |
| Svcs. & Chgs. | - | - | - | - | - | $ - |
| Capital Outlay | - | - | - | - | - | $ - |
| Total | $ - | $ - | $ - | $ - | $ - | $ - |
| FTEs | | | | | | - |

## Fiscal Year Planned Expenses

| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Phase** | | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | $ - | $ - |
| 2 | Acquisition | - | - | - | - | - | - | - | - | $ - | $ - |
| 3 | Design | - | - | - | - | - | - | - | - | $ - | $ - |
| 4 | Construction | 14,489,697 | - | - | - | - | - | - | - | $ - | $ 14,489,697 |
| 5 | Equipment | - | - | - | - | - | - | - | - | $ - | $ - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | $ - | $ - |
| 7 | Other-3 Year Maint | 673,732 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | $ 750,000 | $ 1,573,732 |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | **Other Sub-Total:** | 673,732 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | $ 750,000 | $ 1,573,732 |
| **Total Allocations** | | $ 15,163,429 | $ 150,000 | $ 150,000 | $ 150,000 | $ 150,000 | $ 150,000 | $ 150,000 | $ 150,000 | $ 750,000 | $ 16,063,429 |
| **Source of Funds** | | | | | | | | | | | |
| TIRZ Funds | | 15,163,429 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | $ 750,000 | $ 16,063,429 |
| City of Houston | | - | - | - | - | - | - | - | - | $ - | $ - |
| Grants | | - | - | - | - | - | - | - | - | $ - | $ - |
| Other | | - | - | - | - | - | - | - | - | $ - | $ - |
| **Total Funds** | | $ 15,163,429 | $ 150,000 | $ 150,000 | $ 150,000 | $ 150,000 | $ 150,000 | $ 150,000 | $ 150,000 | $ 750,000 | $ 16,063,429 |

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

Docusign Envelope ID: F554864D-4745-43B8-8FF1-2EC48BDEAEBB



| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Project:** | **More Space Main Street 2.0** | **City Council District** | | **Key Map:** | | **WBS.:** | **T-0320** | | |
| | | **Location:** | I | **Geo. Ref.:** | | | | | |
| | | **Served:** | ALL | **Neighborhood:** | | | | | |
| **Description:** | The Project will deploy design, engineer, construct and engage placemaking solutions along the Main Street corridor from Lamar to the Buffalo Bayou to enhance pedestrian and multi-modal use and invigorate commercial activity as authorized by the Board. | **Operating and Maintenance Costs: ($ Thousands)** | | | | | | | |
| | | | **2025** | **2026** | **2027** | **2028** | **2029** | **Total** | |
| | | Personnel | - | - | - | - | - | $ - | |
| | | Supplies | - | - | - | - | - | $ - | |
| **Justification:** | Public safety and security for walkable public spaces, reducing retail vacancy and spurring economic development along a signature downtown thoroughfare that already serves public transit. | Svcs. & Chgs. | - | - | - | - | - | $ - | |
| | | Capital Outlay | - | - | - | - | - | $ - | |
| | | Total | $ - | $ - | $ - | $ - | $ - | $ - | |
| | | FTEs | | 1 | | | | 1 | |

## Fiscal Year Planned Expenses

| | Project Allocation | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Phase** | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | $ - | $ - |
| 2 | Acquisition | - | - | - | - | - | - | - | - | $ - | $ - |
| 3 | Design | - | 1,000,000 | 500,000 | 1,000,000 | - | - | - | - | $ 1,000,000 | $ 1,500,000 |
| 4 | Construction | - | - | - | 3,000,000 | 9,500,000 | - | - | - | $ 12,500,000 | $ 12,500,000 |
| 5 | Equipment | - | - | - | - | - | - | - | - | $ - | $ - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | $ - | $ - |
| 7 | Other-3 Year Maint | - | - | - | 75,166 | 75,166 | - | - | - | $ 150,332 | $ 150,332 |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | **Other Sub-Total:** | - | - | - | 75,166 | 75,166 | - | - | - | $ 150,332 | $ 150,332 |
| | **Total Allocations** | $ - | $ 1,000,000 | $ 500,000 | $ 4,075,166 | $ 9,575,166 | $ - | $ - | $ - | $ 13,650,332 | $ 14,150,332 |
| | **Source of Funds** | | | | | | | | | | |
| | TIRZ Funds | - | 1,000,000 | 500,000 | 4,075,166 | 9,575,166 | - | - | - | $ 13,650,332 | $ 14,150,332 |
| | City of Houston | - | - | - | - | - | - | - | - | $ - | $ - |
| | Grants | - | - | - | - | - | - | - | - | $ - | $ - |
| | Other | - | - | - | - | - | - | - | - | $ - | $ - |
| | **Total Funds** | $ - | $ 1,000,000 | $ 500,000 | $ 4,075,166 | $ 9,575,166 | $ - | $ - | $ - | $ 13,650,332 | $ 14,150,332 |

Docusign Envelope ID: F554864D-4745-43B8-8FF1-2EC48BDEAEBB



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

| Description: | TxDOT has accelerated its work on the realignment of I-45/I-10/I-59/69 around downtown. The TIRZ & HDMD have leading roles in planning for the highway improvements including bridges, cap parks, trail connections, communications, and city street connections, this will include active application of federal grants. |
|---|---|
| Justification: | Traffic flow and ease of transportation connections as well as community connectivity are critical to support the residential, workforce and economic activity of Downtown. |

**Operating and Maintenance Costs: ($ Thousands)**

| | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|
| Personnel | - | - | - | - | - | $ - |
| Supplies | - | - | - | - | - | $ - |
| Svcs. & Chgs. | - | - | - | - | - | $ - |
| Capital Outlay | - | - | - | - | - | $ - |
| Total | $ - | $ - | $ - | $ - | $ - | $ - |
| FTEs | | | | | | - |

## Fiscal Year Planned Expenses

| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Phase** | | | | | | | | | | | |
| 1 | Planning | 1,000,000 | 250,000 | 250,000 | 400,000 | 400,000 | 400,000 | 400,000 | 400,000 | $ 2,000,000 | $ 3,250,000 |
| 2 | Acquisition | - | - | - | - | - | - | - | - | $ - | $ - |
| 3 | Design | - | - | - | - | - | - | - | - | $ - | $ - |
| 4 | Construction | - | - | - | - | - | - | - | - | $ - | $ - |
| 5 | Equipment | - | - | - | - | - | - | - | - | $ - | $ - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | $ - | $ - |
| 7 | Other | 1,694 | - | 50,000 | 38,002 | 38,002 | 38,002 | 38,002 | 38,002 | $ 190,010 | $ 241,704 |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| Other Sub-Total: | | 1,694 | - | 50,000 | 38,002 | 38,002 | 38,002 | 38,002 | 38,002 | $ 190,010 | $ 241,704 |
| **Total Allocations** | | $ 1,001,694 | $ 250,000 | $ 300,000 | $ 438,002 | $ 438,002 | $ 438,002 | $ 438,002 | $ 438,002 | $ 2,190,010 | $ 3,491,704 |
| **Source of Funds** | | | | | | | | | | | |
| TIRZ Funds | | 1,001,694 | 250,000 | 300,000 | 438,002 | 438,002 | 438,002 | 438,002 | 438,002 | $ 2,190,010 | $ 3,491,704 |
| City of Houston | | - | - | - | - | - | - | - | - | $ - | $ - |
| Grants | | - | - | - | - | - | - | - | - | $ - | $ - |
| Other | | - | - | - | - | - | - | - | - | $ - | $ - |
| **Total Funds** | | $ 1,001,694 | $ 250,000 | $ 300,000 | $ 438,002 | $ 438,002 | $ 438,002 | $ 438,002 | $ 438,002 | $ 2,190,010 | $ 3,491,704 |

Docusign Envelope ID: F554864D-4745-43B8-8FF1-2EC48BDEAEBB



| Project: | Warehouse District Infrastructure Improvements | City Council District | Key Map: | | WBS.: | T-0328 |
|---|---|---|---|---|---|---|
| | | Location: H | Geo. Ref.: | | | |
| | | Served: H | Neighborhood: | | | |

| Description: | TIRZ #3 anticipates the application of select infrastructure and conversion improvement opportunities in the Warehouse District as a means of enhancing and incentivizing further private and institutional development in this northern doorway into Downtown. |
|---|---|
| Justification: | Select infrastructure and residential conversion improvements will serve to foster economic development and benefit the Warehouse District itself as well as serve to attract Houstonians from abutting and proximate communities to the economic and cultural offerings in the TIRZ. |

Operating and Maintenance Costs: ($ Thousands)

| | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|
| Personnel | - | - | - | - | - | $ - |
| Supplies | - | - | - | - | - | $ - |
| Svcs. & Chgs. | - | - | - | - | - | $ - |
| Capital Outlay | - | - | - | - | - | $ - |
| Total | $ - | $ - | $ - | $ - | $ - | $ - |
| FTEs | | | | | | - |

## Fiscal Year Planned Expenses

| | Project Allocation | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Phase** | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | $ - | $ - |
| 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 |

Docusign Envelope ID: F554864D-4745-43B8-8FF1-2EC48BDEAEBB



| Project: | EADO Cap Park Set Aside | City Council District | | Key Map: | | WBS.: | T-0336 |
|---|---|---|---|---|---|---|---|
| | | Location: | I | Geo. Ref.: | | | |
| | | Served: | ALL | Neighborhood: | | | |

| Description: | Construction of a cap park over the depressed portion of the freeway on the east side of downtown reflective of community needs. Amenities include green space, landscaping, hike & bike trails, public art, potential structures and development sites. |
|---|---|
| Justification: | Community gathering space for large scale events such as Super Bowl, Final Four, World Cup events. Will foster economic development downtown and on the east side of downtown and provide safe trail connections on the east side. |

**Operating and Maintenance Costs: ($ Thousands)**

| | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|
| Personnel | - | - | - | - | - | $ - |
| Supplies | - | - | - | - | - | $ - |
| Svcs. & Chgs. | - | - | - | - | - | $ - |
| Capital Outlay | - | - | - | - | - | $ - |
| Total | $ - | $ - | $ - | $ - | $ - | $ - |
| FTEs | | | | | | - |

## Fiscal Year Planned Expenses

| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY24 - FY28 Total | Cumulative Total (To Date) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Phase** | | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | $ - | $ - |
| 2 | Acquisition | - | - | - | - | - | - | - | - | $ - | $ - |
| 3 | Design | - | - | | 6,500,000 | 6,500,000 | 5,000,000 | 5,000,000 | 5,000,000 | $ 28,000,000 | $ 28,000,000 |
| 4 | Construction | - | - | | - | - | - | - | - | $ - | $ - |
| 5 | Equipment | - | - | - | - | - | - | - | - | $ - | $ - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | $ - | $ - |
| 7 | Other | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| **Other Sub-Total:** | | - | - | - | - | - | - | - | - | $ - | $ - |
| **Total Allocations** | | $ - | $ - | $ - | $ 6,500,000 | $ 6,500,000 | $ 5,000,000 | $ 5,000,000 | $ 5,000,000 | $ 28,000,000 | $ 28,000,000 |
| **Source of Funds** | | | | | | | | | | | |
| TIRZ Funds | | - | - | - | 6,500,000 | 6,500,000 | 5,000,000 | 5,000,000 | 5,000,000 | $ 28,000,000 | $ 28,000,000 |
| City of Houston | | - | - | - | - | - | - | - | - | $ - | $ - |
| Grants | | - | - | - | - | - | - | - | - | $ - | $ - |
| Other | | - | - | - | - | - | - | - | - | $ - | $ - |
| **Total Funds** | | $ - | $ - | $ - | $ 6,500,000 | $ 6,500,000 | $ 5,000,000 | $ 5,000,000 | $ 5,000,000 | $ 28,000,000 | $ 28,000,000 |

*NOTE:

Docusign Envelope ID: F554864D-4745-43B8-8FF1-2EC48BDEAEBB



| Project: | Montrose Bridge at Allen Parkway | City Council District | | Key Map: | | WBS.: | T-0337 |
|---|---|---|---|---|---|---|---|
| | | Location: | C, H | Geo. Ref.: | | | |
| | | Served: | C, H | Neighborhood: | | | |
| Description: | Widen existing Montrose Bridge over Allen Parkway to create more comfortable pedestrian crossing. | | | | | | |
| Justification: | Safety and Buffalo Bayou Park increased access from new development on south side of Allen Parkway. | | | | | | |

**Operating and Maintenance Costs: ($ Thousands)**

| | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|
| Personnel | - | - | - | - | - | $ - |
| Supplies | - | - | - | - | - | $ - |
| Svcs. & Chgs. | - | - | - | - | - | $ - |
| Capital Outlay | - | - | - | - | - | $ - |
| Total | $ - | $ - | $ - | $ - | $ - | $ - |
| FTEs | | | | | | - |

## Fiscal Year Planned Expenses

| | Project Allocation | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Phase** | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | $ - | $ - |
| 2 | Acquisition | - | - | - | - | - | - | - | - | $ - | $ - |
| 3 | Design | - | - | | - | - | - | - | - | $ - | $ - |
| 4 | Construction | - | 1,000,000 | 750,000 | 1,000,000 | 1,000,000 | - | - | - | $ 2,000,000 | $ 2,750,000 |
| 5 | Equipment | - | - | - | - | - | - | - | - | $ - | $ - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | $ - | $ - |
| 7 | Other | - | - | - | 38,002 | 38,002 | - | - | - | $ 76,004 | $ 76,004 |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | **Other Sub-Total:** | - | - | - | 38,002 | 38,002 | - | - | - | $ 76,004 | $ 76,004 |
| | **Total Allocations** | $ - | $ 1,000,000 | $ 750,000 | $ 1,038,002 | $ 1,038,002 | $ - | $ - | $ - | $ 2,076,004 | $ 2,826,004 |
| | **Source of Funds** | | | | | | | | | | |
| | TIRZ Funds | - | 1,000,000 | 750,000 | 1,038,002 | 1,038,002 | - | - | - | $ 2,076,004 | $ 2,826,004 |
| | City of Houston | - | - | - | - | - | - | - | - | $ - | $ - |
| | Grants | - | - | - | - | - | - | - | - | $ - | $ - |
| | Other | - | - | - | - | - | - | - | - | $ - | $ - |
| | **Total Funds** | $ - | $ 1,000,000 | $ 750,000 | $ 1,038,002 | $ 1,038,002 | $ - | $ - | $ - | $ 2,076,004 | $ 2,826,004 |

*NOTE:

Docusign Envelope ID: F554864D-4745-43B8-8FF1-2EC48BDEAEBB



| Project: | Pedestrian Lighting Improvements | City Council District | Key Map: | | WBS.: | T-0339 |
|---|---|---|---|---|---|---|
| | | Location: H, I | Geo. Ref.: | | | |
| | | Served: H, I | Neighborhood: | | | |

| Description: | Project scope to be determined from lighting assessment completed by the downtown district. The project proposes to install enhanced pedestrian lighting through key walkable corridors in downtown. Contemplates partnership with TIRZ #24. |
|---|---|
| Justification: | Public safety and security for walkable street connections within downtown. |

Operating and Maintenance Costs: ($ Thousands)

| | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|
| Personnel | - | - | - | - | - | $ - |
| Supplies | - | - | - | - | - | $ - |
| Svcs. & Chgs. | - | - | - | - | - | $ - |
| Capital Outlay | - | - | - | - | - | $ - |
| Total | $ - | $ - | $ - | $ - | $ - | $ - |
| FTEs | | | | | | - |

## Fiscal Year Planned Expenses

| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Phase** | | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | $ - | $ - |
| 2 | Acquisition | - | - | - | - | - | - | - | - | $ - | $ - |
| 3 | Design | - | - | 100,000 | - | - | - | - | - | $ - | $ 100,000 |
| 4 | Construction | - | 1,500,000 | | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 | $ 7,500,000 | $ 7,500,000 |
| 5 | Equipment | - | - | - | - | - | - | - | - | $ - | $ - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | $ - | $ - |
| 7 | Other | - | - | - | 68,857 | 68,857 | 68,857 | 68,857 | 68,857 | $ 344,285 | $ 344,285 |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| **Other Sub-Total:** | | - | - | - | 68,857 | 68,857 | 68,857 | 68,857 | 68,857 | $ 344,285 | $ 344,285 |
| **Total Allocations** | | $ - | $ 1,500,000 | $ 100,000 | $ 1,568,857 | $ 1,568,857 | $ 1,568,857 | $ 1,568,857 | $ 1,568,857 | $ 7,844,285 | $ 7,944,285 |
| **Source of Funds** | | | | | | | | | | | |
| TIRZ Funds | | - | 1,500,000 | 100,000 | 1,568,857 | 1,568,857 | 1,568,857 | 1,568,857 | 1,568,857 | $ 7,844,285 | $ 7,944,285 |
| City of Houston | | - | - | - | - | - | - | - | - | $ - | $ - |
| Grants | | - | - | - | - | - | - | - | - | $ - | $ - |
| Other | | - | - | - | - | - | - | - | - | $ - | $ - |
| **Total Funds** | | $ - | $ 1,500,000 | $ 100,000 | $ 1,568,857 | $ 1,568,857 | $ 1,568,857 | $ 1,568,857 | $ 1,568,857 | $ 7,844,285 | $ 7,944,285 |

*NOTE:

Docusign Envelope ID: F554864D-4745-43B8-8FF1-2EC48BDEAEBB



| Project: | Office Conversion Incentive Program | City Council District | Key Map: | | WBS.: | T-0340 |
|---|---|---|---|---|---|---|
| | | Location: H, I | Geo. Ref.: | | | |
| | | Served: H, I | Neighborhood: | | | |

**Description:** Funds for targeting opportunities following completion of the feasibility study to implement an office conversion incentive program for underperforming office towers within the boundaries of the TIRZ.

**Justification:** Further a core goal of alleviating blight and promoting economic development in the core of the central city.

**Operating and Maintenance Costs: ($ Thousands)**

| | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|
| Personnel | - | - | - | - | - | $ - |
| Supplies | - | - | - | - | - | $ - |
| Svcs. & Chgs. | - | - | - | - | - | $ - |
| Capital Outlay | - | - | - | - | - | $ - |
| Total | $ - | $ - | $ - | $ - | $ - | $ - |
| FTEs | | | | | | - |

**Fiscal Year Planned Expenses**

| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Phase** | | | | | | | | | | | |
| 1 | Planning | - | 500,000 | 350,000 | 500,000 | | - | - | - | $ 500,000 | $ 850,000 |
| 2 | Acquisition | - | 4,500,000 | | 1,500,000 | 2,000,000 | 2,000,000 | 1,250,000 | - | $ 6,750,000 | $ 6,750,000 |
| 3 | Design | - | - | | - | - | - | - | - | $ - | $ - |
| 4 | Construction | - | - | | - | - | - | - | - | $ - | $ - |
| 5 | Equipment | - | - | - | - | - | - | - | - | $ - | $ - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | $ - | $ - |
| 7 | Other | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| **Other Sub-Total:** | | - | - | - | - | - | - | - | - | $ - | $ - |
| **Total Allocations** | | $ - | $ 5,000,000 | $ 350,000 | $ 2,000,000 | $ 2,000,000 | $ 2,000,000 | $ 1,250,000 | $ - | $ 7,250,000 | $ 7,600,000 |
| **Source of Funds** | | | | | | | | | | | |
| TIRZ Funds | | - | 5,000,000 | 350,000 | 2,000,000 | 2,000,000 | 2,000,000 | 1,250,000 | - | $ 7,250,000 | $ 7,600,000 |
| City of Houston | | - | - | - | - | - | - | - | - | $ - | $ - |
| Grants | | - | - | - | - | - | - | - | - | $ - | $ - |
| Other | | - | - | - | - | - | - | - | - | $ - | $ - |
| **Total Funds** | | $ - | $ 5,000,000 | $ 350,000 | $ 2,000,000 | $ 2,000,000 | $ 2,000,000 | $ 1,250,000 | $ - | $ 7,250,000 | $ 7,600,000 |

*NOTE:

Docusign Envelope ID: F554864D-4745-43B8-8FF1-2EC48BDEAEBB



| Project: | DLI 2.0<br>Downtown Living Initiative 2.0 | City Council District | | Key Map: | | WBS.: | T-0341 |
|---|---|---|---|---|---|---|---|
| | | Location: | H, I | Geo. Ref.: | | | |
| | | Served: | H, I | Neighborhood: | | | |

| Description: | Funding for opportunities to partner on planning, design, construction of attainable residential housing within the boundaries of the TIRZ downtown. |
|---|---|
| Justification: | Assisting in the delivery of attainable residential housing to enhance a thriving downtown. |

Operating and Maintenance Costs: ($ Thousands)

| | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|
| Personnel | - | - | - | - | - | $ - |
| Supplies | - | - | - | - | - | $ - |
| Svcs. & Chgs. | - | - | - | - | - | $ - |
| Capital Outlay | - | - | - | - | - | $ - |
| Total | $ - | $ - | $ - | $ - | $ - | $ - |
| FTEs | | | | | | - |

## Fiscal Year Planned Expenses

| | Project Allocation | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Phase** | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | $ - | $ - |
| 2 | Acquisition | - | - | - | 3,000,000 | 3,000,000 | 3,000,000 | 3,000,000 | 3,000,000 | $ 15,000,000 | $ 15,000,000 |
| 3 | Design | - | - | - | | | | | | $ - | $ - |
| 4 | Construction | - | - | | - | - | - | - | - | $ - | $ - |
| 5 | Equipment | - | - | - | - | - | - | - | - | $ - | $ - |
| 6 | Close-Out | - | - | | - | - | - | - | - | $ - | $ - |
| 7 | Other | - | - | | 42,498 | 42,498 | 42,498 | 42,498 | 42,498 | $ 212,490 | $ 212,490 |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | | - | - | - | - | - | - | - | - | $ - | $ - |
| | **Other Sub-Total:** | - | - | - | 42,498 | 42,498 | 42,498 | 42,498 | 42,498 | $ 212,490 | $ 212,490 |
| | **Total Allocations** | $ - | $ - | $ - | $ 3,042,498 | $ 3,042,498 | $ 3,042,498 | $ 3,042,498 | $ 3,042,498 | $ 15,212,490 | $ 15,212,490 |
| | **Source of Funds** | | | | | | | | | | |
| | TIRZ Funds | - | - | - | 3,042,498 | 3,042,498 | 3,042,498 | 3,042,498 | 3,042,498 | $ 15,212,490 | $ 15,212,490 |
| | City of Houston | - | - | - | - | - | - | - | - | $ - | $ - |
| | Grants | - | - | - | - | - | - | - | - | $ - | $ - |
| | Other | - | - | - | - | - | - | - | - | $ - | $ - |
| | **Total Funds** | $ - | $ - | $ - | $ 3,042,498 | $ 3,042,498 | $ 3,042,498 | $ 3,042,498 | $ 3,042,498 | $ 15,212,490 | $ 15,212,490 |

Docusign Envelope ID: F554864D-4745-43B8-8FF1-2EC48BDEAEBB



| 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)**

| | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|---|---|---|---|---|---|
| Personnel | - | - | - | - | - | $ - |
| Supplies | - | - | - | - | - | $ - |
| Svcs. & Chgs. | - | - | - | - | - | $ - |
| Capital Outlay | - | - | - | - | - | $ - |
| Total | $ - | $ - | $ - | $ - | $ - | $ - |
| FTEs | | | | | | - |

**Fiscal Year Planned Expenses**

| | Project Allocation | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Phase** | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | $ - | $ - |
| 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 |