

City of Houston, Texas, Ordinance No. 2023 - 862

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE UPTOWN DEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER SIXTEEN, CITY OF HOUSTON, TEXAS; APPROVING THE FISCAL YEAR 2024 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2024-2028 CAPITAL IMPROVEMENTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the Uptown Development Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Tax Increment Reinvestment Zone Number Sixteen, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2024 (the "Operating Budget") and a five-year Capital Improvements Budget for Fiscal Years 2024-2028 (the "CIP Budget," and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to that certain agreement among the City, the Authority, and the Zone approved by Ordinance No. 1999-1341; and

WHEREAS, the Budgets are based on the following assumptions:

1. The timely implementation of capital improvements in the Budgets may require the Authority to incur debt; and
2. The City's Chief Development Officer will assist the Authority in identifying cost-efficient methods to finance the costs of the capital improvements; 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 2024 from the tax increment produced by the

City and paid into the Tax Increment Fund of the Zone, subject to complying with the provisions of Texas Tax Code Section 311.010(i); and

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

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

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

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

Section 2. That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority, upon the approval of the City's Chief Development Officer, may transfer funds from one Line Item of Project Costs shown on Exhibit "A" to another. Unless approved by the City Council, the Authority may only transfer funds (1) as needed for Debt Service; and (2) from one Line Item of Project Costs to another, provided that the aggregate of such transfers does not exceed \$400,000 during Fiscal Year 2024. 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 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 5. That not later than March 31, 2024, the Zone and the Authority shall, in cooperation with City representatives, (1) identify surplus funds in the Authority's Fiscal Year 2024 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2024 Operating Budget for the Authority approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Authority for the purpose. The Zone and the Authority shall consider amendments to the Project Plan and Reinvestment Zone Financing Plan for the Zone that may be necessary to accomplish this purpose, and shall expedite any such amendments.

Section 6. That the approval of this Budget is contingent upon receipt by the City's Chief Development Officer of a document signed by the Administrator of the Authority and/or Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

- | | |
|-------------|---|
| Category I | Less than \$1,000.00 |
| Category II | At least \$1,000.00 but less than \$10,000.00 |

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

Section 7. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 18th day of October, 2023.

APPROVED this _____ day of _____, 2023.

Mayor of the City of Houston

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

Patricia A. Kniep
City Secretary

Prepared by Legal Department *Mark Swain*
MS/ems September 22, 2023 Senior Assistant City Attorney
Requested by Andrew F. Icken, Chief Development Officer
LD-RE-0000001932

Meeting 10/18/2023

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

Captions Published in DAILY COURT REVIEW

Date: 10/24/2023

EXHIBIT "A"

**Fiscal Year 2024 Annual Operating Budget for
Uptown Development Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET PROFILE

Fund Summary
 Fund Name: Uptown Development Authority
 TIRZ: 16
 Fund Number: 7564/50

P R O F I L E	Base Year:		1999
	Base Year Taxable Value:	\$	1,936,195,235
	Projected Taxable Value (TY2023):	\$	7,860,302,905
	Current Taxable Value (TY2022):	\$	7,521,834,710
	Acres:		2,758.22
	Administrator (Contact):		John Breeding
	Contact Number:		(713) 621-2011

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Sixteen, City of Houston, Texas was created to provide redevelopment plan and programs along North Post Oak, Westheimer, West Alabama and the Richmond corridors through the financing of mobility enhancements, public infrastructure and roadway improvements, affordable housing and educational facilities improvements.
	Completed all three segments of the Post Oak Boulevard Project
	Completed construction of the Uptown Transit Center
	Drainage Design
	Completed Richmond Phase I preliminary engineering
	Completed the Memorial Park Eastern Glades Ph 1 project (Roadway, Intersection and planting)
	Completed the schematic design phase for the Memorial Park Central Connector project
	Completed construction for HANC Phase I (Loop 610 and Roadway)
	Secured LONP for grant Hike-Bike Connectivity Projects

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/22)	Variance
	Capital Projects:			
Improve Existing Streets	\$	66,000,000	\$ 65,872,460	\$ 127,540
Create Street Network Grid		15,000,000	14,011,162	988,838
Improve Intersections		12,000,000	11,147,748	852,252
Parking Management Program		52,000,000	-	52,000,000
Pedestrian Network		20,000,000	20,059,655	(59,655)
Roadways, Streets, Sidewalks, Lighting		186,000,000	198,875,415	(12,875,415)
Public Utilities		94,000,000	13,685,526	80,314,474
Land Acquisition		37,000,000	57,777,919	(20,777,919)
Cultural and Public Facility Improvements		46,000,000	-	46,000,000
Memorial Park Improvements		100,000,000	91,208,468	8,791,532
Parks		41,000,000	13,426,085	27,573,915
Total Capital Projects	\$	669,000,000	\$ 486,064,438	\$ 182,935,562
Affordable Housing		452,000,000	256,867,259	195,132,741
School & Education/Cultural Facilities		129,000,000	69,270,347	59,729,653
Financing Costs		-	-	-
Administration Costs/ Professional Services		15,000,000	36,206,399	(21,206,399)
Total Project Plan (amended February 2013)	\$	1,265,000,000	\$ 848,408,443	\$ 416,591,557

D E B T	Additional Financial Data	FY2023 Budget	FY2023 Estimate	FY2024 Budget
	Debt Service	\$	23,505,363	\$ 23,450,722
Principal	\$	14,020,000	\$ 13,600,000	\$ 14,375,000
Interest	\$	9,485,363	\$ 9,850,722	\$ 9,500,344
	Balance as of 6/30/22		Projected Balance as of 6/30/23	Projected Balance as of 6/30/24
Year End Outstanding (Principal)				
Bond Debt	\$	300,600,000	\$ 287,000,000	\$ 272,625,000
Bank Loan	\$	-	\$ -	\$ -
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	9,872,679	\$ 8,569,235	\$ 7,768,198
Other	\$	19,201,004	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET DETAIL

Fund Summary
 Fund Name: Uptown Development Authority
 TIRZ: 16
 Fund Number: 7564/50

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 9,990,774	\$ -	\$ 3,483,898
RESTRICTED Funds - Affordable Housing	\$ -	\$ 13,264,937	\$ 13,264,937
RESTRICTED Funds - Bond Debt Service	\$ 31,862,960	\$ 33,305,153	\$ 33,305,153
Beginning Balance	\$ 41,853,734	\$ 46,570,090	\$ 50,053,988
City tax revenue	\$ 30,883,135	\$ 27,157,416	\$ 28,833,592
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ 20,723,354	\$ 19,467,904	\$ 20,157,208
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 51,606,489	\$ 46,625,320	\$ 48,990,800
Other (Developer)	\$ -	\$ -	\$ -
TxDot	\$ -	\$ -	\$ -
City of Houston	\$ 5,800,000	\$ 6,486,000	\$ -
Other (MPC,HCID)	\$ 8,379,000	\$ 7,551,548	\$ 2,500,000
Miscellaneous revenue	\$ 14,179,000	\$ 14,037,548	\$ 2,500,000
Other Income			\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 1,000	\$ 118,605	\$ 120,000
Other Interest Income	\$ 1,000	\$ 118,605	\$ 120,000
TxDOT Grant - Hidalgo ROW Greening	\$ -	\$ -	\$ -
HGAC - Livable Centers (ARRA)	\$ -	\$ -	\$ -
HGAC Grant - Post Oak Boulevard	\$ -	\$ -	\$ -
HGAC Grant - BUTC	\$ -	\$ -	\$ -
TIP Grant - Connectivity	\$ -	\$ -	\$ -
Grant - Pedestrian	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
Line of Credit/Note (HCID No. 1/ Regions Bank)	\$ -	\$ 6,050,000	\$ 3,000,000
Proceeds from Bank Loan	\$ -	\$ 6,050,000	\$ 3,000,000
Bond Series 2021	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 107,640,223	113,401,563	104,664,788

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET DETAIL

Fund Summary
 Fund Name: Uptown Development Authority
 TIRZ: 16
 Fund Number: 7564/50

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
EXPENDITURES			
Accounting	\$ 40,000	\$ 40,000	\$ 40,000
Administration Salaries & Benefits	\$ 150,000	\$ 150,000	\$ 150,000
Auditor	\$ 18,000	\$ 19,000	\$ 18,000
Bond Services/Trustee/Financial Advisor	\$ -	\$ 11,250	\$ -
Insurance	\$ 75,000	\$ 71,956	\$ 75,000
Office Administration	\$ 60,000	\$ 60,000	\$ 60,000
TIRZ Administration and Overhead	\$ 343,000	352,206	343,000
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 85,000	\$ 85,000	\$ 85,000
Construction Audit	\$ -	\$ -	\$ -
Park Program Project Management	\$ 300,000	\$ 280,000	\$ 280,000
Program and Project Consultants	\$ 385,000	\$ 365,000	\$ 365,000
Management consulting services	\$ 728,000	717,206	708,000
Capital Expenditures (See CIP Schedule)	\$ 27,066,000	\$ 22,478,397	11,750,975
TIRZ Capital Expenditures	\$ 27,066,000	22,478,397	11,750,975
Developer A	\$ 633,019	\$ 632,444	\$ 633,019
Developer B	\$ 168,018	\$ 171,000	\$ 168,018
Developer / Project Reimbursements	\$ 801,037	803,444	801,037
Infrastructure Bonds, All Series			
Infrastructure Bonds Debt Service - Principal	\$ 9,570,000	9,150,000	9,845,000
Infrastructure Bonds Debt Service - Interest	\$ 6,786,561	7,151,920	6,880,117

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET DETAIL

Fund Summary
 Fund Name: Uptown Development Authority
 TIRZ: 16
 Fund Number: 7564/50

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
Affordable Housing Bonds, All Series			
Affordable Housing Bonds Debt Service - Principal	\$ 4,450,000	4,450,000	4,530,000
Affordable Housing Bonds Debt Service - Interest	\$ 2,698,802	2,698,802	2,620,227
System debt service	\$ 23,505,363	\$ 23,450,722	\$ 23,875,344
TOTAL PROJECT COSTS	\$ 52,100,400	47,449,769	37,135,356
Payment/transfer to ISD - educational facilities	\$ 6,428,542	\$ 6,514,935	\$ 6,428,542
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 5,272,994	\$ -	\$ 4,662,912
Municipal Services - Supplemental	\$ 250,000	\$ -	\$ 250,000
Administration Fees:			
City	\$ 1,544,157	\$ 1,357,871	\$ 1,441,680
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 3,145,576	\$ 4,659,686	\$ 4,708,409
County	\$ -	\$ -	\$ -
ISD	\$ 6,907,785	\$ 3,340,314	\$ 3,291,591
Total Transfers	\$ 23,574,054	15,897,806	20,808,134
Total Budget	\$ 75,674,454	\$ 63,347,575	\$ 57,943,490
RESTRICTED Funds - Capital Projects	\$ 104,227	3,483,898	151,208
RESTRICTED Funds - Affordable Housing	\$ -	13,264,937	13,264,937
RESTRICTED Funds - Bond Debt Service	\$ 31,861,542	33,305,153	33,305,153
Ending Fund Balance	\$ 31,965,769	50,053,988	46,721,298
Total Budget & Ending Fund Balance	\$ 107,640,223	113,401,563	104,664,788

EXHIBIT "B"

**Fiscal Years 2024-2028 Capital Improvement Projects Budget for
Uptown Zone**

2024 - 2028 CAPITAL IMPROVEMENT PLAN
TIRZ NO.16 - UPTOWN DEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)		
			Through 2022	Projected 2023	2024	2025	2026	2027	2028	FY24 - FY28 Total					
G	T-1608	Advance Traveler Information System	\$ 3,158,210	25,000	-	-	-	-	-	-	-	-	-	-	3,183,210
G	T-1609	Uptown Area Intersection and Signalization	\$ 10,889,650	15,000	-	-	-	-	-	-	-	-	-	-	10,904,650
G	T-1611	Right-of-Way Acquisition	\$ 3,197,341	200,000	50,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	210,000	3,607,341	
G	T-1616	Secondary Roadways	\$ 993,533	-	-	-	-	-	-	-	-	-	-	993,533	
G	T-1617sepC	Uptown Pedestrian Improvements Phase II	\$ 26,052,537	-	-	-	-	-	-	-	-	-	-	26,052,537	
G	T-1622	Parks	\$ 13,599,857	292,852	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	1,250,000	15,142,709	
G	T-1623	Gulford	\$ 1,342,875	-	-	-	-	-	-	-	-	-	-	1,342,875	
G	T-1625	Lynn Street	\$ 40,000	-	-	-	-	-	-	-	-	-	-	40,000	
G	T-1626	Richmond Phase I Reconstruction	\$ 284,459	-	-	-	-	-	-	-	-	-	-	284,459	
G	T-1632	Hidalgo	\$ 57,000	-	-	-	-	-	-	-	-	-	-	57,000	
G	T-1633	Post Oak Boulevard Reconstruction	\$ 118,171,660	-	-	-	-	-	-	-	-	-	-	118,171,660	
G	T-1633A	Post Oak Boulevard Utilities	\$ 21,803,761	-	-	-	-	-	-	-	-	-	-	21,803,761	
G	T-1633B	Post Oak Boulevard ROW Purchases	\$ 48,813,529	569,800	-	-	-	-	-	-	-	-	-	49,383,429	
G	T-1634	West Loop Transit Way	\$ 15,120,878	1,600,000	3,200,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	5,200,000	21,920,878	
C,G	T-1635	Memorial Park (Greenspace / Ecological Restoration)	\$ 15,476,757	2,061,706	1,890,285	6,977,246	1,646,891	200,000	200,000	200,000	1,572,319	1,265,355	13,342,096	30,880,559	
C,G	T-1635A	Memorial Park Connectivity Projects (HANC)	\$ 1,828,865	100,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000	2,928,865	
G	T-1635A1	Memorial Park Connectivity - San Felipe Trail (COH)	\$ 161,000	75,000	175,000	250,000	250,000	250,000	250,000	900,000	150,000	1,765,000	1,765,000	2,001,000	
C,G	T-1635A2	Memorial Park Connectivity - SLT	\$ -	-	-	-	-	-	-	-	-	-	-	3,000,000	
C,G	T-1635A3	Memorial Park Connectivity - Pedestrian Bridge/Trails	\$ 73,790	-	-	-	-	-	-	-	-	-	-	3,000,000	
C,G	T-1635B	Memorial Park Infrastructure Phase I - Land Bridge	\$ 57,908,041	11,742,789	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	700,000	70,350,830	
C,G	T-1635B1	Memorial Park Infrastructure Phase I - Storm Water Mgmt	\$ 166,810	-	-	-	-	-	-	-	-	-	-	166,810	
J	T-1636	Uptown Transit Center	\$ 28,382,606	418,804	-	-	-	-	-	-	-	-	-	28,801,410	
G	T-1640	Drainage Project	\$ 698,449	418,804	5,635,690	-	-	-	-	-	-	-	5,635,690	6,753,943	
G	T-1641	Westpark	\$ 1,938,956	-	-	-	-	-	-	-	-	-	-	1,938,956	
G	T-1699	Concrete Panel Replacement and Sidewalk Repair Program	\$ 108,654	5,377,346	-	-	-	-	-	-	-	-	-	5,486,000	
Totals			\$ 370,271,016	\$ 22,478,397	\$ 11,750,975	\$ 10,067,246	\$ 5,386,891	\$ 3,662,319	\$ 7,285,355	\$ 38,152,786	\$ 430,902,199				

2024 - 2027 CAPITAL IMPROVEMENT PLAN
 TIRZ NO.16 - UPTOWN DEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
 Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
	Through 2022	Projected 2023	2024	2025	2026	2027	2028	FY24 - FY28 Total	
TIRZ Funds	268,285,563	14,704,329	11,750,975	10,067,246	5,386,891	3,662,319	7,285,355	38,152,786	321,142,678
City of Houston	108,654	1,062,804	-	-	-	-	-	-	1,171,458
Grants	68,237,233	-	-	-	-	-	-	-	68,237,233
Other	33,639,566	6,711,264	-	-	-	-	-	-	40,350,830
Project Total	370,271,016	22,478,397	11,750,975	10,067,246	5,386,891	3,662,319	7,285,355	38,152,786	430,902,199

Project:	Right-of-Way Acquisition		City Council District		Key Map:		WBS.:		T-1611		
	Location:	G									
	Served:	G									
Description:	Acquisition costs of right-of-way for mobility projects										
Justification:	Existing traffic counts/roadway capacity warrants widening of roadways greater than existing right-of-way allows.										
			Operating and Maintenance Costs: (\$ Thousands)								
			2024	2025	2026	2027	2028	Total			
Personnel			-	-	-	-	-	-			
Supplies			-	-	-	-	-	-			
Svcs. & Chgs.			-	-	-	-	-	-			
Capital Outlay			-	-	-	-	-	-			
Total			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
FTEs											

Fiscal Year Planned Expenses

Project Allocation	Phase	Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	3,197,341	50,000	200,000	50,000	40,000	40,000	40,000	40,000	\$ 210,000	\$ 3,607,341
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -

Total Allocations	\$ 3,197,341	\$ 50,000	\$ 200,000	\$ 50,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 210,000	\$ 3,607,341
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Source of Funds											
TIRZ Funds	3,197,341	50,000	200,000	50,000	40,000	40,000	40,000	40,000	40,000	\$ 210,000	\$ 3,607,341
City of Houston	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 3,197,341	\$ 50,000	\$ 200,000	\$ 50,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 210,000	\$ 3,607,341	

NOTE:

Project:	Parks		City Council District		Key Map:		WBS.:		T-1622		
	Location:		G		Geo. Ref.:						
	Served:		G		Neighborhood:		21				
Description:	Water Wall provision for facility operation and capital maintenance. Also includes other area parks in Uptown: Tanglewood and San Felipe Pocket park and Grady Park.										
Justification:	Acquisition of Water Wall by a public entity will preserve the landmark feature as a public park.										
			Operating and Maintenance Costs: (\$ Thousands)								
			2024	2025	2026	2027	2028	Total			
Personnel			-	-	-	-	-	-			
Supplies			-	-	-	-	-	-			
Syvs. & Chgs.			-	-	-	-	-	-			
Capital Outlay			-	-	-	-	-	-			
Total			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
FTEs			-	-	-	-	-	-			

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	Fiscal Year				FY24 - FY28 Total	Cumulative Total (To Date)
				2024	2025	2026	2027		
Phase									
1 Planning	88,866	-	-	-	-	-	-	\$ -	\$ 88,866
2 Acquisition	8,505,662	-	-	-	-	-	-	\$ -	\$ 8,505,662
3 Design	802,479	-	-	-	-	-	-	\$ -	\$ 802,479
4 Construction	1,185,832	-	-	-	-	-	-	\$ -	\$ 1,185,832
5 Equipment	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	3,017,018	250,000	292,852	250,000	250,000	250,000	250,000	\$ 1,250,000	\$ 4,559,870
Other Sub-Total:			292,852	250,000	250,000	250,000	250,000	\$ 1,250,000	\$ 4,559,870

Total Allocations	\$ 13,599,857	\$ 250,000	\$ 292,852	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000	\$ 15,142,709
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Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	250,000	250,000	250,000	250,000	250,000	1,250,000	\$ 15,142,709
City of Houston	-	-	-	-	-	-	\$ -
Grants	-	-	-	-	-	-	\$ -
Other	-	-	-	-	-	-	\$ -
Total Funds	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000	\$ 15,142,709

*NOTE:

Project: Lynn Street		City Council District		Key Map:		WBS.:		T-1625	
		Location: G		Geo. Ref.:					
		Served: G		Neighborhood: 21					
Description:		Operating and Maintenance Costs: (\$ Thousands)							
		2024	2025	2026	2027	2028	Total		
Reconstruction and widening of roadway, including concrete pavement, curb, gutter, water, storm and waste water system upgrades.		-	-	-	-	-	-		
Justification:		Address traffic congestion caused by street and traffic signal deficiencies. Project benefits motorist and pedestrians.							
		Personnel	-	-	-	-	-		
		Supplies	-	-	-	-	-		
		Svcs. & Chgs.	-	-	-	-	-		
		Capital Outlay	-	-	-	-	-		
Total		\$	\$	\$	\$	\$	-		
FTEs							-		

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	100,000	750,000	\$ 850,000	\$ 850,000
3 Design	40,000	-	-	-	-	-	100,000	100,000	\$ 200,000	\$ 240,000
4 Construction	-	-	-	-	-	-	-	-	\$	\$
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
Other Sub-Total:	-	-	-	-	-	-	-	-	\$	\$

Total Allocations	\$ 40,000	\$	\$	\$	\$	\$	\$ 200,000	\$ 850,000	\$ 1,050,000	\$ 1,090,000
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Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	200,000	850,000	\$ 1,050,000	\$ 1,090,000
City of Houston	-	-	-	-	-	\$	\$
Grants	-	-	-	-	-	\$	\$
Other	-	-	-	-	-	\$	\$
Total Funds	\$ 40,000	\$	\$	\$ 200,000	\$ 850,000	\$ 1,050,000	\$ 1,090,000

*NOTE:

Project:	West Loop Transit Way		City Council District		Key Map:		WBS.:		T-1634		
	Location:		G		Geo. Ref.:						
Served:		G		Neighborhood:							
Description:		Operating and Maintenance Costs: (\$ Thousands)									
		2024	2025	2026	2027	2028	Total				
Construction of transit guideway to serve Post Oak Boulevard.											
Justification:		Joint project with TxDOT									
		Personnel	-	-	-	-	-	-	\$ -		
		Supplies	-	-	-	-	-	-	\$ -		
		Svcs. & Chgs.	-	-	-	-	-	-	\$ -		
		Capital Outlay	-	-	-	-	-	-	\$ -		
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation	Phase	Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	15,120,878	2,000,000	1,000,000	2,000,000	2,000,000	-	-	-	\$ 4,000,000	\$ 20,120,878
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	600,000	1,200,000	-	-	-	-	\$ 1,200,000	\$ 1,800,000
Other Sub-Total:		-	-	600,000	1,200,000	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 15,120,878	\$ 2,000,000	\$ 1,600,000	\$ 3,200,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 5,200,000	\$ 21,920,878
Source of Funds											
TIRZ Funds		15,120,878	2,000,000	1,600,000	3,200,000	2,000,000	-	-	-	\$ 5,200,000	\$ 21,920,878
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 15,120,878	\$ 2,000,000	\$ 1,600,000	\$ 3,200,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 5,200,000	\$ 21,920,878

Project:	Memorial Park (Greenspace / Ecological Restoration)		City Council District		Key Map:		WBS.:		T-1635		
			C, G		Geo. Ref.:						
			All		Neighborhood:						
Description:	Development of a Master Plan for Memorial Park and conservation related improvements.										
Justification:	The Park has been affected by drought, erosion, and lack of funds. Comprehensive restoration efforts are needed.										
			Operating and Maintenance Costs: (\$ Thousands)								Total
			2024	2025	2026	2027	2028				
Personnel			-	-	-	-	-	\$			
Supplies			-	-	-	-	-	\$			
Svcs. & Chgs.			-	-	-	-	-	\$			
Capital Outlay			-	-	-	-	-	\$			
Total			\$	\$	\$	\$	\$	\$			
FTEs											

Fiscal Year Planned Expenses

Project Allocation	Phase	Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
1	Planning	3,667,856	-	-	-	-	-	-	-	\$	\$ 3,667,856
2	Acquisition	-	-	-	-	-	-	-	-	\$	\$
3	Design	1,106,427	-	-	-	-	-	-	-	\$	\$ 1,106,427
4	Construction	4,249,958	500,000	500,000	500,000	5,000,000	-	-	-	\$ 5,500,000	\$ 10,249,958
5	Equipment	3,500,000	-	-	-	-	-	-	-	\$	\$ 3,500,000
6	Close-Out	-	-	-	-	-	-	-	-	\$	\$
7	Other (Greenspace Maint)	2,041,976	1,416,000	1,216,000	1,012,000	1,615,250	1,276,750	1,206,250	887,250	\$ 5,997,500	\$ 9,255,476
8	Running Trail Center	800,000	-	200,000	200,000	200,000	200,000	200,000	200,000	\$ 1,000,000	\$ 2,000,000
9	Escalation	94,657	-	145,706	178,285	161,996	170,141	166,069	168,105	\$ 844,596	\$ 1,084,952
10	Backstop (MPC Parking)	15,883	-	-	-	-	-	-	-	\$	\$ 15,883
11		-	-	-	-	-	-	-	-	\$	\$
Other Sub-Total:		2,952,516	1,416,000	1,561,706	1,390,285	1,977,246	1,646,891	1,572,319	1,255,355	\$ 7,842,096	\$ 12,356,311

Total Allocations	\$ 15,476,757	\$ 1,916,000	\$ 2,061,706	\$ 1,890,285	\$ 6,977,246	\$ 1,646,891	\$ 1,572,319	\$ 1,255,355	\$ 13,342,096	\$ 30,880,55
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Source of Funds										
RZ Funds	15,476,757	1,916,000	2,061,706	1,890,285	6,977,246	1,646,891	1,572,319	1,255,355	\$ 13,342,096	\$ 30,880,55
City of Houston	-	-	-	-	-	-	-	-	\$	\$
Grants	-	-	-	-	-	-	-	-	\$	\$
Other	-	-	-	-	-	-	-	-	\$	\$
Total Funds	\$ 15,476,757	\$ 1,916,000	\$ 2,061,706	\$ 1,890,285	\$ 6,977,246	\$ 1,646,891	\$ 1,572,319	\$ 1,255,355	\$ 13,342,096	\$ 30,880,55

Project:	Memorial Park Connectivity Projects (HANC)			City Council District		Key Map:		WBS.:		T-1635A								
	Description:			Location:		Geo. Ref.:		Neighborhood:										
				Served:		2024		2025			2026		2027		2028		Total	
	Implementation of Master Plan connectivity projects for Memorial Park and HANC improvements (San Felipe Trail, West Loop Trail, Archery Range, Outer Loop, East West Crestwood, Hike and Bike 3 segments)			C, G														
	Justification: Connectivity for Hike/Bike trails to connect Downtown and Uptown areas providing for a cohesive trail and amenity for the Houston area.			All														
Fiscal Year Planned Expenses																		
Project Allocation	Phase	Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)							
1	Planning	-	-	-	-	-	-	-	-	\$	\$							
2	Acquisition	-	-	-	-	-	-	-	-	\$	\$							
3	Design	1,828,865	100,000	100,000	200,000	200,000	200,000	200,000	200,000	\$ 1,000,000	\$ 2,928,865							
4	Construction	-	-	-	-	-	-	-	-	\$	\$							
5	Equipment	-	-	-	-	-	-	-	-	\$	\$							
6	Close-Out	-	-	-	-	-	-	-	-	\$	\$							
7	Other	-	-	-	-	-	-	-	-	\$	\$							
Other Sub-Total:											\$	\$						
Total Allocations		\$ 1,828,865	\$ 100,000	\$ 100,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000	\$ 2,928,865							
Source of Funds																		
TIRZ Funds		1,828,865	100,000	100,000	200,000	200,000	200,000	200,000	200,000	\$ 1,000,000	\$ 2,928,865							
City of Houston		-	-	-	-	-	-	-	-	\$	\$							
Grants		-	-	-	-	-	-	-	-	\$	\$							
Other		-	-	-	-	-	-	-	-	\$	\$							
Total Funds		\$ 1,828,865	\$ 100,000	\$ 100,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000	\$ 2,928,865							

Project:	Memorial Park Connectivity - San Felipe Trail (COH)			City Council District		Key Map:		WBS.:		T-1635A1
	Description:			Location:		Geo. Ref.:		Served:		
				G		G		21		
	UDA commitment of 20% local match for the planning and design of Hike and Bike connection of Memorial Drive to San Felipe. The COH has obtained FHWA funding through TxDOT for this project.			2024	2025	2026	2027	2028	Total	
	Justification: Improve connectivity for Houston area for both pedestrians and cyclists.			Personnel	-	-	-	-	\$	-
				Supplies	-	-	-	-	\$	-
				Svcs. & Chgs.	-	-	-	-	\$	-
				Capital Outlay	-	-	-	-	\$	-
				Total	\$	\$	\$	\$	\$	\$
				FTEs						
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	161,000	250,000	75,000	175,000	250,000	250,000	900,000	190,000	\$ 1,765,000	\$ 2,001,000
4 Construction	-	-	-	-	-	-	-	-	\$	\$
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
Other Sub-Total:	-	-	-	-	-	-	-	-	\$	\$
Total Allocations	\$ 161,000	\$ 250,000	\$ 75,000	\$ 175,000	\$ 250,000	\$ 250,000	\$ 900,000	\$ 190,000	\$ 1,765,000	\$ 2,001,000
Source of Funds										
TIRZ Funds	161,000	250,000	75,000	175,000	250,000	250,000	900,000	190,000	\$ 1,765,000	\$ 2,001,000
City of Houston	-	-	-	-	-	-	-	-	\$	\$
Grants	-	-	-	-	-	-	-	-	\$	\$
Other (TxDOT)	-	-	-	-	-	-	-	-	\$	\$
Total Funds	\$ 161,000	\$ 250,000	\$ 75,000	\$ 175,000	\$ 250,000	\$ 250,000	\$ 900,000	\$ 190,000	\$ 1,765,000	\$ 2,001,000

Project:	Memorial Park Connectivity - Pedestrian Bridge/Trails		City Council District		Key Map:		WBS.:		T-1635A3	
	Location:	Served:	G	G	Geo. Ref.:	Neighborhood:				
Description:	Memorial Park pedestrian bridge; Outer Loop Trail; East-West Crestwood Trail									
Justification:	The Park Master Plan and the UDA's 10-Year Plan with MPC has these three trails/connectivity projects.									
			2024	2025	2026	2027	2028	Total		
	Personnel		-	-	-	-	-	\$	-	
	Supplies		-	-	-	-	-	\$	-	
	Svcs. & Chgs.		-	-	-	-	-	\$	-	
	Capital Outlay		-	-	-	-	-	\$	-	
	Total		\$	\$	\$	\$	\$	\$	\$	
	FTEs									
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase										
1 Planning	73,790	-	-	-	-	-	-	-	\$	\$ 73,790
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$ -
3 Design	-	-	-	-	500,000	-	-	-	\$	\$ 500,000
4 Construction	-	-	-	-	-	-	-	4,500,000	\$	\$ 4,500,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$ -
7 Other	-	-	-	-	-	-	-	-	\$	\$ -
									\$	\$ -
									\$	\$ -
									\$	\$ -
									\$	\$ -
Other Sub-Total:									\$	\$ -
Total Allocations	\$ 73,790	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 4,500,000	\$ 5,000,000	\$ 5,073,790
Source of Funds										
TIRZ Funds	73,790	-	-	-	-	-	500,000	4,500,000	\$ 5,000,000	\$ 5,073,790
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 73,790	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 4,500,000	\$ 5,000,000	\$ 5,073,790

Project:	Memorial Park Infrastructure Phase I - Land Bridge		City Council District		Key Map:		WBS.:		T-1635B		
	Location:		C, G		Geo. Ref.:						
	Served:		Citywide		Neighborhood:						
Description:	Development of a Master Plan for Memorial Park and conservation related improvements. Includes the infrastructure for East Memorial Loop Project, Landbridge and storm water infrastructure										
Justification:	One of the projects in the Master Plan which includes relocating a portion of the East Memorial Loop Road extending the Seymour Lieberman Trail and adding parking, providing drainage infrastructure and a new restroom.										
			Operating and Maintenance Costs: (\$ Thousands)								
			2024	2025	2026	2027	2028	Total			
	Personnel		-	-	-	-	-	\$ -			
	Supplies		-	-	-	-	-	\$ -			
	Svcs. & Chgs.		-	-	-	-	-	\$ -			
	Capital Outlay		-	-	-	-	-	\$ -			
	Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	FTEs							-			

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY22 - FY26 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	6,931,886	-	82,556	-	-	-	-	-	\$ -	\$ 7,014,442
4 Construction	50,976,155	14,800,000	11,660,233	350,000	350,000	-	-	-	\$ 700,000	\$ 63,336,388
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other (Eastern Glades)	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -

Total Allocations	\$ 57,908,041	\$ 14,800,000	\$ 11,742,789	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ -	\$ 700,000	\$ 70,350,830
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Source of Funds	2024	2025	2026	2027	2028	FY22 - FY26 Total	Cumulative Total (To Date)
TIRZ Funds	24,268,475	6,321,000	5,031,525	-	-	\$ 700,000	\$ 30,000,000
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other (MPC)	33,639,566	8,479,000	6,711,264	-	-	\$ -	\$ 40,350,830
Total Funds	\$ 57,908,041	\$ 14,800,000	\$ 11,742,789	\$ -	\$ -	\$ 700,000	\$ 70,350,830

