

City of Houston, Texas, Ordinance No. 2023 - 821

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE MEMORIAL CITY REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER SEVENTEEN, 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 Memorial City Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Seventeen, 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. 2002-1145; 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

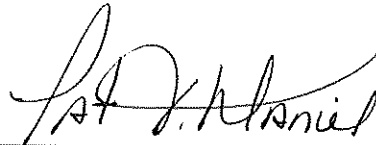
Section 7. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; 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 4th 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 OCT 12 2023.



City Secretary

DocuSigned by:
Mark Swain
F28CE021DF8C42B...

Prepared by Legal Department
MS/ems September 21, 2023 Senior Assistant City Attorney
Requested by Andrew F. Icken, Chief Development Officer
LD-RE-0000001925

Meeting 10/04/2023

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

Captions Published in DAILY COURT REVIEW
 Date: 10/10/2023

EXHIBIT "A"

**Fiscal Year 2024 Annual Operating Budget for
Memorial City Redevelopment Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET PROFILE

Fund Summary
 Fund Name: Memorial City Redevelopment Authority
 TIRZ: 17
 Fund Number: 7565/50

P R O F I L E	Base Year:		1999
	Base Year Taxable Value:	\$	509,671,530
	Projected Taxable Value (TY2023):	\$	4,475,440,592
	Current Taxable Value (TY2022):	\$	4,250,648,745
	Acres:		983.67
	Administrator (Contact):		Scott Bean
	Contact Number:		(713) 595-1213

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Seventeen, City of Houston, Texas was created to provide plans and programs needed to address blighted conditions in the Memorial City area associated with failing infrastructure, lack of utility capacity, increased traffic congestion and declining retail sales resulting from increased competition to older inner-city malls and shopping centers from suburban retail centers.
	Completed construction of the W-140-01 Channel Improvements project.
	Gessner Road reconstruction from Interstate 10 to Long Point Road is complete.
	Reconstruction of Memorial Drive from Beltway 8 to Tallowood is nearing completion.
	Starting full design of Memorial Drive Phase II reconstruction from Tallowood to Gessner.
	Continued preliminary design and acquisition work on a detention basin on the south side of Interstate 10 known as Detention Basin A.
Continued preliminary design for the deepening of the existing W-140 (Briar Branch) detention basin.	

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/22)	Variance
	Capital Projects:			
Roadway and Sidewalk Improvements	\$	53,429,681	\$ 39,733,413	\$ 13,696,268
Public Utility Improvements		120,856,453	98,004,710	22,851,743
Parks and Recreational Facilities		11,889,119	382,265	11,506,854
		-	-	-
Total Capital Projects	\$	186,175,253	\$ 138,120,388	\$ 48,054,865
Affordable Housing		-	-	-
School & Education/Cultural Facilities		-	-	-
Financing Costs		25,000,000	51,968,035	(26,968,035)
Administration Costs/ Professional Services		-	-	-
Creation Costs		5,952,851	9,305,483	(3,352,632)
Total Project Plan	\$	217,128,104	\$ 199,393,906	\$ 17,734,198

D E B T	Additional Financial Data	FY2023 Budget	FY2023 Estimate	FY2024 Budget
	Debt Service	\$	7,363,049	\$ 7,363,049
Principal	\$	5,660,000	\$ 5,660,000	\$ 5,870,000
Interest	\$	1,703,049	\$ 1,703,049	\$ 1,492,823
	Balance as of 6/30/21		Projected Balance as of 6/30/22	Projected Balance as of 6/30/23
Year End Outstanding (Principal)				
Bond Debt	\$	44,525,000	\$ 38,865,000	\$ 32,995,000
Bank Loan	\$	-	\$ -	\$ -
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	-	\$ -	\$ -
Other	\$	-	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET DETAIL

Fund Summary
 Fund Name: Memorial City Redevelopment Authority
 TIRZ: 17
 Fund Number: 7665/50

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 26,436,973	\$ 24,630,391	\$ 27,606,196
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,363,049	\$ 7,367,154	\$ 7,291,022
Beginning Balance	\$ 33,800,022	\$ 31,997,545	\$ 34,897,218
City tax revenue	\$ 20,623,443	\$ 18,884,566	\$ 19,520,136
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 20,623,443	\$ 18,884,566	\$ 19,520,136
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 7,500	\$ 750,192	\$ 400,000
Other Interest Income	\$ 7,500	\$ 750,192	\$ 400,000
	\$ -	\$ -	\$ -
	\$ 1,724,123	\$ -	\$ 3,500,000
Grant Proceeds	\$ 1,724,123	\$ -	\$ 3,500,000
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Series 2021	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 56,155,088	51,832,303	58,317,354.00

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET DETAIL

Fund Summary
 Fund Name: Memorial City Redevelopment Authority
 TIRZ: 17
 Fund Number: 7565/50

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
EXPENDITURES			
Accounting	\$ 16,650	\$ 15,122	\$ 16,650
Administration Salaries & Benefits	\$ 120,000	\$ 120,000	\$ 120,000
Auditor	\$ 23,865	\$ 6,500	\$ 21,500
Bond Services/Trustee/Financial Advisor	\$ 35,000	\$ 26,082	\$ 25,000
Insurance	\$ 1,530	\$ 1,378	\$ 1,000
Office Administration	\$ -	\$ 2,777	\$ -
TIRZ Administration and Overhead	\$ 197,046	171,839	184,160
Engineering Consultants	\$ 60,000	\$ 73,707	\$ 60,000
Legal	\$ 50,000	\$ 13,925	\$ 50,000
Construction Audit	\$ 5,000	\$ 12,000	\$ 5,000
Planning Consultants	\$ -	\$ 1,369	\$ -
Program and Project Consultants	\$ 115,000	101,001	115,000
Management consulting services	\$ 312,046	272,840	299,160
Capital Expenditures (See CIP Schedule)	\$ 5,215,329	\$ 715,129	\$ 6,612,175
TIRZ Capital Expenditures	\$ 5,215,329	715,129	6,612,175
T&C Way Partners, LLC	\$ -	\$ -	\$ -
MetroNational - Detention & Roadway Construction	\$ 5,335,542	\$ 5,335,542	\$ 3,013,460
Town Center Partners, Ltd	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 5,335,542	5,335,542	3,013,460
Bond Series (Series 2016)			
Principal	\$ 2,975,000	\$ 2,975,000	\$ 3,050,000
Interest	\$ 355,174	\$ 355,174	\$ 282,573
Trustee Fee	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
Bond Series (Series 2019)			
Principal	\$ 2,685,000	\$ 2,685,000	\$ 2,820,000
Interest	\$ 1,347,875	\$ 1,347,875	\$ 1,210,260
Cost of Issuance	\$ -	\$ -	\$ -
Bond Series (Series 2021)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
System debt service	\$ 7,363,049	7,363,049	7,362,823
TOTAL PROJECT COSTS	\$ 18,226,966	\$ 13,686,660	17,287,608
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 1,031,172	\$ 944,228	\$ 976,007
County	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 2,256,619	\$ 2,104,297	\$ 2,256,619
Municipal Services - Supplemental	\$ -	\$ -	\$ -
Total Transfers	\$ 3,287,791	3,048,626	3,232,626
Total Budget	\$ 21,613,766	16,735,085	20,620,234
RESTRICTED Funds - Capital Projects	\$ 27,278,509	\$ 27,606,196	\$ 30,434,071
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,362,823	\$ 7,291,022	\$ 7,363,049
Ending Fund Balance	\$ 34,641,332	34,897,218	37,797,120
Total Budget & Ending Fund Balance	\$ 66,165,088	61,632,303	68,317,364.00

Notes:

EXHIBIT "B"

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

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			
A,G	T-1725	Park and Green Space Improvements	\$ 163,999	-	125,000	125,000	100,000	40,000	-	-	-	390,000	553,999
A	T-1732A	N. Cessner Drainage and Mobility Improvement, I-10 to Longpoint	\$ 14,039,922	-	482,900	-	-	-	-	-	-	482,900	14,521,922
A	T-1734	W140 Channel Improvements with Bridge and Stairs	\$ 18,468,052	50,403	-	-	-	-	-	-	-	-	18,519,455
G	T-1735	Detention Basin A	\$ 4,146,827	41,885	50,000	26,912,267	26,912,267	-	-	-	52,074,534	56,293,296	
G	T-1735A	Detention Basin B	\$ -	-	-	-	-	1,200,000	-	-	4,000,000	5,200,000	
G	T-1738A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 24,956,812	103,796	500,000	-	-	-	-	-	-	500,000	25,560,608
G	T-1738B	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	\$ -	184,334	668,781	668,782	17,000,000	-	-	-	-	18,337,563	18,531,897
A	T-1741	W140 Detention Basin Deepening and Stair Extensions	\$ 232,605	324,701	4,726,394	4,500,000	-	-	-	-	9,226,394	9,783,700	
A,G	T-1799	Sidewalk Improvement Program	\$ -	-	60,000	60,000	60,000	60,000	60,000	60,000	60,000	300,000	300,000
Totals			\$ 62,006,211	\$ 715,129	\$ 6,812,175	\$ 31,366,049	\$ 43,172,267	\$ 1,300,000	\$ 4,060,000	\$ 86,510,497	\$ 149,234,831		

*NOTE: CIP T-1735 and CIP T-1735A reflects the Memorial City Redevelopment Authority's commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.

**NOTE:

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2022	Project 2023	2024	2025	2026	2027	2028	FY24 - FY28 Total			
TIRZ Funds	43,860,857	715,129	3,112,175	19,227,879	17,434,097	1,300,000	4,060,000	45,134,151			89,719,137
City of Houston	-	-	-	-	-	-	-	-	-	-	-
Grants	18,139,354	-	3,500,000	12,138,170	25,738,170	-	-	41,376,340			59,515,694
Other	-	-	-	-	-	-	-	-	-	-	-
Project Total	62,000,211	715,129	6,612,175	31,366,049	43,172,267	1,300,000	4,060,000	\$6,619,491			149,234,831

Project:	Park and Green Space Improvements		City Council District	Key Map:	WBS.:	T-1725
Description:	Provide pedestrian friendly environment throughout the TIRZ. This includes pedestrian trails, bikeways, and public green space.		Location: A.G	Geo. Ref.:		
Justification:	Projects include funding for route studies, design, construction, and ROW acquisition.		Served: A.G	Neighborhood: 10, 16		
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	FY24 - FY28 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	103,835	25,000	-	25,000	25,000	-	-	-	\$ 50,000	\$ 153,835
4 Construction	60,000	100,000	-	100,000	100,000	40,000	-	-	\$ 340,000	\$ 400,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	158	-	-	-	-	-	-	-	\$ -	\$ 158
Other Sub-Total:	158	-	-	-	-	-	-	-	\$ -	\$ 158

Total Allocations	\$ 163,993	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993
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Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	125,000	125,000	100,000	40,000	-	\$ 390,000	\$ 553,993
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993

*NOTE:

Project:	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	City Council District	Key Map:	450W_480A	WBS.:	T-1732A
			Location:	A		
Description:	Reconstruct N. Gessner Rd. between IH-10 and Westview Dr. with new pavement, improved drainage, and access management mobility improvements. Project includes updated traffic signals at Westview Dr.	2024	2025		2027	2028
			2026		2028	Total
Justification:	Documented issues with drainage, mobility, access management, and pavement condition.	Personnel	-	-	-	\$
		Supplies	-	-	-	\$
		Svcs. & Chgs.	-	-	-	\$
		Capital Outlay	-	-	-	\$
		Total	\$	\$	\$	\$
		FTEs				

Fiscal Year Planned Expenses

Project Allocation	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase									
1 Planning								\$	\$ 69,204
2 Acquisition								\$	\$
3 Design			482,000					\$ 482,000	\$ 2,018,844
4 Construction								\$	\$ 12,425,043
5 Equipment								\$	\$
6 Close-Out								\$	\$
7 Other								\$	\$ 8,831
Other Sub-Total:								\$	\$ 8,831

Total Allocations	\$ 14,039,922	\$	\$ 482,000	\$	\$	\$	\$	\$ 482,000	\$ 14,521,922
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Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds							
City of Houston	482,000					\$ 482,000	\$ 11,121,922
Grants						\$	\$
Other						\$	\$ 3,400,000
Total Funds	\$ 482,000	\$	\$	\$	\$	\$ 482,000	\$ 14,521,922

*NOTE:

Project:	W140 Channel Improvements with Bridge and Straws		City Council District		Key Map:		WBS.:	T-1734			
	Description:	Straws	Location:	Served:	Geo. Ref.:	Neighborhood:					
	W140-01 Channel from Gessner Road to the Briar Branch Detention Basin to the east.		A	A							
Justification:	Increase capacity of W140-01 Channel to reduce flooding and street ponding in surrounding areas. Will provide approximately 14 acre feet of new detention capacity to the system.										
			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	Design	1,641,097	-	-	-	-	-	-	-	\$ -	\$ 1,641,097
4	Construction	16,814,367	102,870	50,403	-	-	-	-	-	\$ -	\$ 16,864,770
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	13,588	-	-	-	-	-	-	-	\$ -	\$ 13,588
	Other Sub-Total:	13,588	-	-	-	-	-	-	-	\$ -	\$ 13,588
Total Allocations		\$ 18,469,052	\$ 102,870	\$ 50,403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,519,455
Source of Funds											
TIRZ Funds		18,469,052	102,870	50,403	-	-	-	-	-	\$ -	\$ 18,519,455
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 18,469,052	\$ 102,870	\$ 50,403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,519,455

*NOTE:

Project:	Detention Basin A		City Council District		Key Map:		WBS.:		T-1735		
Description:	Detention Basin A. Project may involve multiple phases.		Location: G		Geo. Ref.:		2026		2027		
Justification:	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.		Served: G		Neighborhood:		2028		Total		
			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	281,596	-	-	-	-	-	-	-	\$ -	\$ 281,596
2	Acquisition	-	3,850,000	-	-	-	-	-	-	\$ -	\$ -
3	Design	3,865,231	-	-	50,000	-	-	-	-	\$ 50,000	\$ 3,915,231
4	Construction	-	-	-	26,012,267	26,012,267	-	-	-	\$ 52,024,534	\$ 52,024,534
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	41,895	-	-	-	-	-	\$ -	\$ 41,895
Other Sub-Total:		-	-	41,895	-	-	-	-	-	\$ -	\$ 41,895
Total Allocations		\$ 4,146,827	\$ 3,850,000	\$ 41,895	\$ 50,000	\$ 26,012,267	\$ 26,012,267	\$ -	\$ -	\$ 52,074,534	\$ 56,263,256

Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	50,000	13,874,097	13,874,097	-	-	\$ 27,798,194	\$ 30,247,562
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	12,138,170	12,138,170	-	-	\$ 24,276,340	\$ 26,015,694
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 50,000	\$ 26,012,267	\$ 26,012,267	\$ -	\$ -	\$ 52,074,534	\$ 56,263,256

NOTE: CIP T-1735 reflects the Memorial City Redevelopment Authority's commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.

Project: Detention Basin B	City Council District	Key Map:	WBS.:		T-1735A	
	Location: G	Geo. Ref.:				
	Served: G	Neighborhood:				
Description:	Detention Basin B. Project may involve multiple phases.					
Justification:	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.					
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	FY24 - FY28 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	1,200,000	-	-	4,000,000	\$ 5,200,000	\$ 5,200,000
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 4,000,000	\$ 5,200,000	\$ 5,200,000

Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	1,200,000	4,000,000	\$ 5,200,000	\$ 5,200,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 4,000,000	\$ 5,200,000	\$ 5,200,000

NOTE: CIP T-1735A reflects the Memorial City Redevelopment Authority's commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.

Project:	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	City Council District G	Key Map: Geo. Ref.: Neighborhood:	WBS.: T-1738A			
Description:	The installation of dual 10"x10" concrete boxes to reduce overland flows to neighboring areas. The roadway will be improved to curb and gutter w/ raised medians to improve mobility and access management. Wider sidewalks added to promote pedestrian friendly environment.	2024	2025	2026	2027	2028	Total
Justification:	Improve safety, mobility & drainage. Improve roadway to meet current standards. Drainage improvements to convey storm water to reduce frequent street flooding. Provide 10+ ac-ft detention. Add sidewalks & shared use path. (Drainage - 60% of project cost)	-	-	-	-	-	\$
		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	119,491	-	-	-	-	-	-	-	\$	\$ 119,491
2	Acquisition	-	-	-	-	-	-	-	-	\$	\$
3	Design	1,149,001	-	-	-	-	-	-	-	\$	\$ 1,149,001
4	Construction	23,682,909	171,065	103,796	500,000	-	-	-	-	\$ 500,000	\$ 24,286,705
5	Equipment	-	-	-	-	-	-	-	-	\$	\$
6	Close-Out	-	-	-	-	-	-	-	-	\$	\$
7	Other	5,411	-	-	-	-	-	-	-	\$	\$ 5,411
		-	-	-	-	-	-	-	-	\$	\$
		-	-	-	-	-	-	-	-	\$	\$
		-	-	-	-	-	-	-	-	\$	\$
		-	-	-	-	-	-	-	-	\$	\$
		-	-	-	-	-	-	-	-	\$	\$
		-	-	-	-	-	-	-	-	\$	\$
		-	-	-	-	-	-	-	-	\$	\$
		-	-	-	-	-	-	-	-	\$	\$
Other Sub-Total:		5,411	-	-	-	-	-	-	-	\$	\$ 5,411

Total Allocations		\$ 24,956,812	\$ 171,065	\$ 103,796	\$ 500,000	\$	\$	\$	\$	\$ 500,000	\$ 25,560,608
Source of Funds											
TIRZ Funds		11,956,812	171,065	103,796	500,000	-	-	-	-	\$ 500,000	\$ 12,560,608
City of Houston		-	-	-	-	-	-	-	-	\$	\$
Grants		13,000,000	-	-	-	-	-	-	-	\$	\$ 13,000,000
Other		-	-	-	-	-	-	-	-	\$	\$
Total Funds		\$ 24,956,812	\$ 171,065	\$ 103,796	\$ 500,000	\$	\$	\$	\$	\$ 500,000	\$ 25,560,608

Project:	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	City Council District	Key Map:	WBS.:		T-1738B
Description:	Flooding and drainage improvements based on recommendations of the Regional Drainage Study to address flooding on the W153-00 and improve mobility and pedestrian safety on Memorial Drive within the boundaries of the TIRZ.	Location:	Geo. Ref.:	Neighborhood:		16
Justification:	Project will improve storm water drainage system and reconstruct Memorial Drive (from Tallowood Road to Bunker Hill City Limits).	Served:	G	G		
Operating and Maintenance Costs: (\$ Thousands)						
		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	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	680,000	194,334	668,781	668,782	-	-	-	\$ 1,337,563	\$ 1,531,897
4	Construction	-	-	-	-	-	17,000,000	-	-	\$ 17,000,000	\$ 17,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 680,000	\$ 194,334	\$ 668,781	\$ 668,782	\$ 17,000,000	\$ -	\$ -	\$ 18,337,563	\$ 18,531,897

Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	668,781	668,782	3,400,000	-	-	\$ 4,737,563	\$ 4,931,897
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	13,600,000	-	-	\$ 13,600,000	\$ 13,600,000
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 668,781	\$ 668,782	\$ 17,000,000	\$ -	\$ -	\$ 18,337,563	\$ 18,531,897

NOTE:

Project:	W140 Detention Basin Deepening and Straw Extensions	City Council District	Key Map:	WBS.:		T-1741
Description:	Deepening of the existing W140 Detention Basin and extension of straws.	Location: Served:	Geo. Ref.: Neighborhood:	2026	2027	2028
Justification:	Addition of 26 acre feet of capacity (50% increase) to the basin, and improvements to drainage for the residential areas to the north.	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	232,605	226,394	324,701	226,394	-	-	-	-	\$ 226,394	\$ 783,700
4	Construction	-	-	-	4,500,000	4,500,000	-	-	-	\$ 9,000,000	\$ 9,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$	\$
6	Close-Out	-	-	-	-	-	-	-	-	\$	\$
7	Other	-	-	-	-	-	-	-	-	\$	\$
	Other Sub-Total:	-	-	-	-	-	-	-	-	\$	\$
	Total Allocations	\$ 232,605	\$ 226,394	\$ 324,701	\$ 4,726,394	\$ 4,500,000	\$ -	\$ -	\$ -	\$ 9,226,394	\$ 9,783,700

Source of Funds	Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	232,605	226,394	324,701	1,226,394	4,500,000	-	-	-	\$ 5,726,394	\$ 6,283,700
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	3,500,000	-	-	-	-	\$ 3,500,000	\$ 3,500,000
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 232,605	\$ 226,394	\$ 324,701	\$ 4,726,394	\$ 4,500,000	\$ -	\$ -	\$ -	\$ 9,226,394	\$ 9,783,700

Project:		Concrete Panel Replacement Program				Key Map:		WBS.:		T-1799				
Description:		City Council District		Geo. Ref.:		Neighborhood:								
		2024	2025	2026	2027	2028	Total							
Justification:		Operating and Maintenance Costs: (\$ Thousands)												
Sidewalk Improvement Program Mobility improvements		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	-	-	-	-	-	-	-	-	\$	\$			
5	Equipment	-	-	-	-	-	-	-	-	\$	\$			
6	Close-Out	-	-	-	-	-	-	-	-	\$	\$			
7	Other	-	60,000	-	60,000	60,000	60,000	60,000	60,000	300,000	300,000			
Other Sub-Total:		-	60,000	-	60,000	60,000	60,000	60,000	60,000	300,000	300,000			
Total Allocations		\$ -	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000			
Source of Funds		2024	2025	2026	2027	2028	Total							
TIRZ Funds		-	60,000	-	60,000	60,000	60,000	60,000	60,000	300,000	300,000			
City of Houston		-	-	-	-	-	-	-	-	-	-			
Grants		-	-	-	-	-	-	-	-	-	-			
Other		-	-	-	-	-	-	-	-	-	-			
Total Funds		\$ -	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000			