

City of Houston, Texas, Ordinance No. 2023 - 902

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

* * * * *

WHEREAS, the Southwest Houston Redevelopment Authority (“Authority”), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Twenty, City of Houston, Texas (“Zone”), has submitted an Operating Budget for Fiscal Year 2024 (“Budget”) and a five-year Capital Improvement Plan Budget for Fiscal Years 2024-2028 (“CIP Budget” and, collectively with the Operating Budget, “Budgets”) to the City Council for approval pursuant to the interlocal agreement among the City, the Authority, and the Zone approved by Ordinance No. 2001-33 (“Tri-Party Agreement”); and

WHEREAS, the Budgets are based on the following assumptions:

1. The timely implementation of capital improvements 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;

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;

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 Budget attached hereto as Exhibit "A" are reasonable and will be paid from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone; and

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

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

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

Section 2. That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority may need to transfer funds from one Line Item of Project Costs shown on Exhibit "A" to another. Unless approved by the City Council, the Authority may only transfer funds: (1) as needed for Debt Service; and (2) from one Line Item of Project Costs to another provided that the aggregate of such transfers does not exceed \$400,000.00 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 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

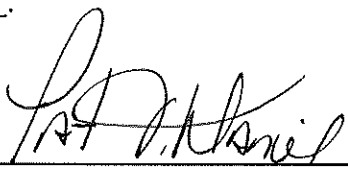
Section 7. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; 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 25th 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 30 2023.



City Secretary

Prepared by Legal Department Mark Swain
MS/ems October 13 2023 Senior Assistant City Attorney
Requested by Andy Icken
Chief Development Officer, Office of the Mayor
LD-RE-0000002026

Meeting 10/25/2023

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

Captions Published in DAILY COURT REVIEW

Date: 10/31/2023

EXHIBIT "A"

**Fiscal Year 2024 Operating Budget for
Southwest Houston Redevelopment Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET PROFILE

Fund Summary
 Fund Name: Southwest Houston Redevelopment Authority
 TIRZ: 20
 Fund Number: 7668/50

P R O F I L E	Base Year:	1999
	Base Year Taxable Value:	\$ 766,214,210
	Projected Taxable Value (TY2023):	\$ 3,652,762,140
	Current Taxable Value (TY2022):	\$ 3,512,271,288
	Acres:	6,083.20
	Administrator (Contact):	Hawes Hill & Associates
	Contact Number:	(713) 595-1209

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Twenty, City of Houston, Texas was created to address failing infrastructure, lack of utility capacity, increased traffic congestion attributable to street network deficiencies, declining retail sales and significant social and economic stress along the Bellaire Corridor and the greater Sharpstown Mall area. Plans include provisions for the design and construction of roadways and streets, utility system upgrades, pedestrian safety improvements and parks.
	Since creation, Reinvestment Zone No. 20 has completed several capital projects including roadway, intersection, streetscape, drainage and parks/open space improvements. Completed projects include those in the original Zone, as well as the areas annexed in 2013 and 2015. Completed projects include Bellaire Access Management, Fondren Access Management, Social Services Corridor project which added sidewalks and lighting to the area east of I-69, park improvements in Crain and Landsdale Parks, support towards Sharpstown Pool Reconstruction, Club Creek Detention Basin and Park and Hillcroft Avenue Safety Projects South of I-69.
	In the next five years, the Zone is focusing on the following projects: Corporate Drive Reconstruction, Centerpoint Trail, the Harwin & Gessner and Harwin & Hillcroft Intersection Improvements and the Southwest Civic Core Campus.

	Total Plan	Cumulative Expenses (to 6/30/22)	Variance
Capital Projects:			
Roadway and Street Reconstruction Projects	\$ 85,000,000	\$ 80,518,896	\$ 4,481,104
Public Utility Improvements	5,000,000	-	5,000,000
Parks, Plazas, Hike and Bike Trails, Pedestrian Bridges	10,000,000	5,086,616	4,913,384
Storm Water Infrastructure	10,000,000	9,974,887	25,113
Cultural & Public Facility Improvements	5,000,000	10,752,330	(5,752,330)
Land Assembly	10,000,000	4,318,155	5,681,845
Economic Development Grants	10,000,000	750,000	9,250,000
Redevelopment Opportunities (Mall)	15,000,000	13,688	14,986,312
Total Capital Projects	\$ 150,000,000	\$ 111,414,572	\$ 38,585,428
Affordable Housing	-	-	-
School & Education/Cultural Facilities	-	-	-
Financing Costs	30,000,000	29,115,863	884,137
Administration Costs/ Professional Services	2,500,000	4,298,689	(1,798,689)
Creation Costs	-	-	-
Total Project Plan	\$ 182,500,000	\$ 144,829,124	\$ 37,670,876

	Additional Financial Data	FY2023 Budget	FY2023 Estimates	FY2024 Budget
D E B T	Debt Service	\$ 5,738,028	\$ 5,738,028	\$ 5,738,125
	Principal	\$ 2,740,000	\$ 2,740,000	\$ 2,845,000
	Interest	\$ 2,998,028	\$ 2,998,028	\$ 2,893,125
		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	\$ 76,330,000	\$ 73,590,000	\$ 70,745,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET DETAIL

Fund Summary
 Fund Name: Southwest Houston Redevelopment Autho
 TIRZ: 20
 Fund Number: 7668/50

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimates	FY2024 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 34,525,777	\$ 36,542,672	\$ 33,370,007
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 5,738,028	\$ 3,696,023	\$ 5,738,125
Beginning Balance	\$ 40,263,805	\$ 40,238,696	\$ 39,108,132
City tax revenue	\$ 10,831,194	\$ 10,270,906	\$ 11,939,589
	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 10,831,194	\$ 10,270,906	\$ 11,939,589
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ 620,000	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 148,420	\$ 639,413	\$ 144,005
Other Interest Income	\$ 148,420	\$ 639,413	\$ 144,005
City of Houston	\$ 100,000	\$ 149,000	\$ 60,000
HCFCD Reimbursement	\$ -	\$ -	\$ -
Miscellaneous Revenue/Property Sale	\$ 4,525,000	\$ 3,268,047	\$ 250,000
Grants	\$ 4,100,000	\$ -	\$ 4,000,000
Grant Proceeds	\$ 8,725,000	\$ 3,417,047	\$ 4,310,000
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 60,588,419	54,566,061	55,501,726

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET DETAIL

Fund Summary
 Fund Name: Southwest Houston Redevelopment Autho
 TIRZ: 20
 Fund Number: 7668/50

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimates	FY2024 Budget
EXPENDITURES			
Accounting	\$ 12,000	\$ 10,800	\$ 12,000
Administration Salaries & Benefits	\$ 120,000	\$ 120,000	\$ 126,000
Auditor	\$ 15,900	\$ 14,000	\$ 16,000
Bond Services/Trustee/Financial Advisor	\$ 10,000	\$ 9,000	\$ 10,000
Insurance	\$ 1,500	\$ 1,700	\$ 1,500
Drainage Fee	\$ 7,000	\$ 5,000	\$ 7,000
Office Administration	\$ 8,500	\$ 10,500	\$ 8,500
TIRZ Administration and Overhead	\$ 174,900	171,000	181,000
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 60,000	\$ 120,000	\$ 100,000
Tax Consultant	\$ 18,500	\$ 16,000	\$ 18,500
Website Maintenance	\$ 4,200	\$ 4,200	\$ 4,200
Zone Owned Property Management	\$ 150,000	\$ 15,000	\$ 150,000
Zone Plan Amendment	\$ 25,000	\$ 25,000	\$ 15,000
Planning Consultants	\$ 50,000	\$ 4,000	\$ 200,000
Program and Project Consultants	\$ 307,700	\$ 184,200	\$ 487,700
Management consulting services	\$ 482,600	355,200	668,700
Capital Expenditures (See CIP Schedule)	\$ 19,740,000	\$ 6,539,569	34,769,920
TIRZ Capital Expenditures	\$ 19,740,000	6,539,569	34,769,920
Park 8	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ -	\$ -	\$ -
Bond Debt Service (Series 2017)			
Principal	\$ 1,585,000	1,585,000	1,630,000
Interest	\$ 1,618,847	1,618,847	1,573,194
Cost of Issuance	\$ -	-	-
Bond Debt Service (Series 2020)			
Principal	\$ 1,155,000	1,155,000	1,215,000
Interest	\$ 1,379,181	1,379,181	1,319,931
Cost of Issuance	\$ -	-	-
Loan debt service			
Principal	\$ -	-	-
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
System debt service	\$ 6,738,028	5,738,028	5,738,125
TOTAL PROJECT COSTS	\$ 26,960,628	12,632,797	41,176,746
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 541,560	\$ 513,545	\$ 596,979
ISD	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ 2,311,587	\$ 2,311,587	\$ 2,311,587
COH Drainage Fee	\$ -	\$ -	\$ -
Total Transfers	\$ 2,853,147	\$ 2,825,132	\$ 2,908,566
Total Budget	\$ 28,813,775	\$ 15,467,929	\$ 44,085,311
RESTRICTED Funds - Capital Projects	\$ 26,156,104	33,370,007	5,797,875
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 5,618,541	\$ 5,738,125	\$ 5,618,541
Ending Fund Balance	\$ 31,774,645	39,108,132	11,416,416
Total Budget & Ending Fund Balance	\$ 60,588,419	54,566,061	55,501,726

Notes:

2024 - 2028 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 20 - SOUTHWEST HOUSTON REDEVELOPMENT 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				
F, J	T-2001	Bellaire Access Management Mobility	\$ 28,619,708	-	-	-	-	-	-	-	-	-	-	28,619,708
J	T-2002	Fondren Access Management Mobility Improvements	\$ 22,279,376	-	-	-	-	-	-	-	-	-	-	22,279,376
J	T-2003	Social Services Project	\$ 425,033	-	-	-	-	-	-	-	-	-	-	425,033
J	T-2004	Club Creek Detention Basin & Park	\$ 9,020,142	1,193,000	2,987,420	735,000	-	-	-	-	-	-	3,722,420	13,935,562
F	T-2005	Oak Park Road Construction	\$ 94,738	-	-	-	-	-	-	-	-	-	-	94,738
J	T-2006	Crain Park	\$ 455,000	-	-	-	-	-	-	-	-	-	-	455,000
J	T-2007	Sharpstown Park Pool Reconstruction	\$ 2,000,000	-	-	-	-	-	-	-	-	-	-	2,000,000
J	T-2008	Regional Hike and Bike Trails (Centerpoint Trail)	\$ 503,717	250,000	3,075,000	3,456,080	1,080,000	-	-	-	-	-	7,611,080	8,364,797
J	T-2009	Mall Redevelopment Project	\$ 2,215,749	51,000	195,000	1,085,000	15,000	-	-	-	-	-	1,325,000	3,591,749
J	T-2010	Harwin Drive Mobility and Drainage Improvements	\$ 2,951,092	650,000	850,000	5,865,000	3,210,000	-	-	-	-	-	9,945,000	13,546,092
J	T-2010A	Harwin & Gessner Intersection Improvements	\$ 796,043	593,000	3,660,000	-	-	-	-	-	-	-	3,660,000	5,049,043
J	T-2011	Lee LeClear Tennis Center Reconstruction	\$ 541,850	-	1,000,000	-	-	-	-	-	-	-	1,000,000	1,541,850
J	T-2015	Lansdale Park	\$ 455,000	-	-	-	-	-	-	-	-	-	-	455,000
J	T-2016	Brays Bayou	\$ 84,709	-	-	-	-	-	-	-	-	-	-	84,709
J	T-2017	Bonham Park	\$ 102,199	-	-	-	-	-	-	-	-	-	-	102,199
J	T-2018	Bellaire Lights	\$ 135,973	-	-	-	-	-	-	-	-	-	-	135,973
J	T-2020	Harwin at Hillcroft Intersection Reconstruction	\$ 530,438	300,000	3,086,500	3,962,000	-	-	-	-	-	-	7,068,500	7,898,938
J	T-2021	Corporate Drive Reconstruction	\$ 409,468	2,409,500	3,580,000	-	-	-	-	-	-	-	3,580,000	6,397,968
J	T-2022	Hillcroft Avenue Safety Projects South of I-69	\$ 2,503,050	-	-	-	-	-	-	-	-	-	-	2,503,050
J	T-2023	Economic Development Community Improvements	\$ 3,158,042	-	-	-	-	-	-	-	-	-	-	3,158,042
F, J	T-2024	Sidewalk Replacement & Improvements	\$ 801,381	100,000	920,000	-	-	-	-	-	-	-	920,000	1,821,381
J	T-2025	Ruffino Hills Economic & Environmental Resilience	\$ 137,123	-	-	-	-	-	-	-	-	-	-	137,123
J	T-2026	Bus Stop Shelter Improvements	\$ 29,578	32,569	-	-	-	-	-	-	-	-	-	62,147
F, J	T-2027	Bellaire Intersections Paver Improvements	\$ 59,802	732,000	181,000	-	-	-	-	-	-	-	181,000	972,802
F, J	T-2028	Southwest Civic Core Campus	\$ -	149,500	950,000	1,250,000	10,000,000	10,000,000	-	-	-	-	32,200,000	32,349,500
F, J	T-2029	Underpass Lighting and Improvements	\$ -	-	125,000	500,000	-	-	-	-	-	-	625,000	625,000
J	T-2030	Gasmer Site Redevelopment	\$ -	-	750,000	4,000,000	-	-	-	-	-	-	4,750,000	4,750,000
F	T-2031	Land Acquisition, Economic Development	\$ -	-	10,000,000	-	-	-	-	-	-	-	10,000,000	10,000,000
J	T-2032	Regency Square Improvements to Public Right of Way	\$ -	-	325,000	-	-	-	-	-	-	-	325,000	325,000
J	T-2033	Brays Oaks Area Drainage and Mobility Study	\$ -	-	800,000	-	-	-	-	-	-	-	800,000	800,000
F, J	T-2099	Concrete Panel Replacement Program	\$ 4,899,008	80,000	2,285,000	100,000	1,070,000	-	-	-	-	-	3,455,000	8,434,008
Totals			\$ 83,288,219	\$ 6,529,569	\$ 34,769,920	\$ 20,993,080	\$ 15,375,000	\$ 10,015,000	\$ 10,015,000	\$ 91,168,000	\$ 180,915,783			

* NOTE:

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (16 Data)
	Through 2022	Projected 2023	2024	2025	2026	2027	2028	FY24 - FY28 Total			
TIRZ Funds	81,088,219	6,339,569	30,049,920	20,993,060	7,375,000	3,015,000	3,015,000	64,448,000	151,875,788		
City of Houston	620,000	149,000	60,000	-	-	-	-	60,000	829,000		
Grants	-	-	4,000,000	-	8,000,000	2,000,000	2,000,000	16,000,000	16,000,000		
Other	1,500,000	51,000	660,000	-	-	5,000,000	5,000,000	10,660,000	12,211,000		
Project Total	83,208,219	6,539,569	34,759,920	20,993,060	15,375,000	10,015,000	10,015,000	91,168,000	180,915,788		

Project:	Club Creek Detention Basin & Park		City Council District		Key Map:		WBS.:		T-2004			
	Location:		J		Geo. Ref.:							
	Served:		J		Neighborhood:							
Description:	Operating and Maintenance Costs: (\$ Thousands)											
	2024	2025	2026	2027	2028	Total	2024	2025	2026	2027	2028	Total
Justification:	Land acquisition, planning, design and construction for road drainage/detention mitigation facilities. Detention for future city infrastructure improvements. Project will include detention basin, park facilities and connectivity to Brays Bayou trail system. This project is jointly funded by the TIRZ and the City of Houston. Includes Vietnam Veterans Memorial.											
Justification:	To relieve and mitigate street flooding for City of Houston road projects within the area; provide park and hike/bike facilities for an underserved area. Harris County Flood Control District has agreed to reimburse TIRZ 20 for Brays Bayou stop failure repairs.											
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	1,672,595	2,000,000	-	2,000,000	-	-	-	-	\$ 2,000,000	\$ 3,672,595		
3 Design	1,161,794	-	-	125,000	-	-	-	-	\$ 125,000	\$ 1,286,794		
4 Construction	5,867,826	1,650,000	947,000	806,000	500,000	-	-	-	\$ 1,306,000	\$ 8,120,826		
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6 Close-Out	-	-	-	-	200,000	-	-	-	\$ 200,000	\$ 200,000		
7 Other	317,927	82,500	246,000	56,420	35,000	-	-	-	\$ 91,420	\$ 655,347		
Other Sub-Total:	317,927	82,500	246,000	56,420	35,000	-	-	-	\$ 91,420	\$ 655,347		
Total Allocations	9,020,142	3,732,500	1,193,000	2,987,420	735,000	\$ -	\$ -	\$ -	\$ 3,722,420	\$ 13,935,562		
Source of Funds												
TIRZ Funds	6,900,142	2,632,500	1,093,000	2,567,420	735,000	-	-	-	\$ 3,302,420	\$ 11,295,562		
City of Houston	620,000	100,000	100,000	10,000	-	-	-	-	\$ 10,000	\$ 730,000		
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -		
Other	1,500,000	1,000,000	-	410,000	-	-	-	-	\$ 410,000	\$ 1,910,000		
Total Funds	\$ 9,020,142	\$ 3,732,500	\$ 1,193,000	\$ 2,987,420	\$ 735,000	\$ -	\$ -	\$ -	\$ 3,722,420	\$ 13,935,562		

Project:	Regional Hike and Bike Trails (Centerpoint Trail)	City Council District:	J	Key Map:	530F	WBS.:	T-2008
		Location:	J	Geo. Ref.:			
		Served:	J	Neighborhood:	26		
Description:	A 3.12 mile concrete CenterPoint Trail parallel to S. Gessner Rd. connection between Westpark Tollway to Southwest Freeway connecting at the Brays Bayou Greenway Trail. TIRZ increment funds only.						
Justification:	Provide connectivity and community need for hike and bike trails and bring safety, connectivity and economic benefits to the area.						
		Operating and Maintenance Costs: (\$ Thousands)					Total
		2024	2025	2026	2027	2028	
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	x	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	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	49,500	-	-	-	-	-	-	-	\$ -	\$ 49,500
2 Acquisition	-	100,000	-	-	100,000	-	-	-	\$ 100,000	\$ 100,000
3 Design	454,217	511,000	250,000	300,000	400,000	-	-	-	\$ 700,000	\$ 1,404,217
4 Construction	-	2,250,000	-	2,300,000	2,712,000	1,000,000	-	-	\$ 6,012,000	\$ 6,012,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	286,000	-	475,000	244,080	80,000	-	-	\$ 799,080	\$ 799,080
Other Sub-Total:		286,000	-	475,000	244,080	80,000	-	-	\$ 799,080	\$ 799,080
Total Allocations	\$ 503,717	\$ 3,147,000	\$ 250,000	\$ 3,075,000	\$ 3,456,080	\$ 1,080,000	\$ -	\$ -	\$ 7,611,080	\$ 8,364,797

Source of Funds	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	2,147,000	250,000	2,075,000	3,456,080	1,080,000	-	-	\$ 6,611,080	\$ 7,364,797
City of Houston	-	-	-	-	-	-	-	\$ -	\$ -
Grants	1,000,000	-	1,000,000	-	-	-	-	\$ 1,000,000	\$ 1,000,000
Other	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 3,147,000	\$ 250,000	\$ 3,075,000	\$ 3,456,080	\$ 1,080,000	\$ -	\$ -	\$ 7,611,080	\$ 8,364,797

Project:	Harwin Drive Mobility and Drainage Improvements	City Council District	J	Key Map:		WBS.:	T-2010
		Location:	J	Geo. Ref.:			
		Served:	J	Neighborhood:			
Description:	New water line along Harwin between Gessner and Fondren. New driveways and wider sidewalks on both sides of the street. New right turn lane at Fondren. Paving improvements at Glenmont and Drew Street. Area wide drainage improvements.	Operating and Maintenance Costs: (\$ Thousands)					
		2024	2025	2026	2027	2028	Total
Justification:	Area is prone to flooding and traffic congestion. Poor unsafe pedestrian realm. Improve mobility and drainage along the Harwin Corridor. Promote economic development.						
		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	2,505,343	100,000	-	-	-	-	-	-	\$ -	\$ 2,505,343
3 Design	397,524	1,100,000	600,000	850,000	-	-	-	-	\$ 850,000	\$ 1,847,524
4 Construction	-	-	-	-	5,500,000	3,000,000	-	-	\$ 8,500,000	\$ 8,500,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	48,225	-	50,000	-	385,000	210,000	-	-	\$ 595,000	\$ 693,225
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:	48,225	-	50,000	-	385,000	210,000	-	-	\$ 595,000	\$ 693,225
Total Allocations	\$ 2,951,092	\$ 1,200,000	\$ 650,000	\$ 850,000	\$ 5,885,000	\$ 3,210,000	\$ -	\$ -	\$ 9,945,000	\$ 13,546,092

Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	850,000	5,885,000	3,210,000	-	-	9,945,000	\$ 13,546,092
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 850,000	\$ 5,885,000	\$ 3,210,000	\$ -	\$ -	\$ 9,945,000	\$ 13,546,092

Project:	Harwin & Gessner Intersection Improvements	City Council District	J	Key Map:		WBS.:	T-2010A
		Location:	J	Geo. Ref.:			
		Served:	J	Neighborhood:			
Description:	Reconstruction of the Harwin Dr. & S. Gessner Rd. Intersection.	Operating and Maintenance Costs: (\$ Thousands)					
		2024	2025	2026	2027	2028	Total
Justification:	Improve traffic mobility and pedestrian safety.						
		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	151,741	-	-	-	-	-	-	-	\$ -	\$ 151,741
3 Design	115,084	-	-	-	-	-	-	-	\$ -	\$ 115,084
4 Construction	529,218	2,900,000	521,000	3,500,000	-	-	-	-	\$ 3,500,000	\$ 4,550,218
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	185,000	72,000	160,000	-	-	-	-	\$ 160,000	\$ 232,000
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:		185,000	72,000	160,000	-	-	-	-	\$ 160,000	\$ 232,000
Total Allocations	\$ 796,043	\$ 3,085,000	\$ 593,000	\$ 3,660,000	\$ -	\$ -	\$ -	\$ -	\$ 3,660,000	\$ 5,049,043
Source of Funds										
TIRZ Funds	796,043	3,085,000	593,000	3,660,000	-	-	-	-	\$ 3,660,000	\$ 5,049,043
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 796,043	\$ 3,085,000	\$ 593,000	\$ 3,660,000	\$ -	\$ -	\$ -	\$ -	\$ 3,660,000	\$ 5,049,043

Project:	Lee LeClear Tennis Center Reconstruction	City Council District	J	Key Map:		WBS:	T-2011
Description:	Detention to support Lee LeClear Tennis Center and surrounding property. Positioned for phase II improvements in conjunction with Houston Parks Board 50/50 Initiative.	Location:	J	Geo. Ref.:			
Justification:	Provide detention in the area.	Served:	J	Neighborhood:			
		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	41,850	-	-	-	-	-	-	-	\$ -	\$ 41,850
4 Construction	500,000	1,000,000	-	1,000,000	-	-	-	-	\$ 1,000,000	\$ 1,500,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:									\$ -	\$ -
Total Allocations	\$ 541,850	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,541,850

Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	1,000,000	-	-	-	-	\$ 1,000,000	\$ 1,541,850
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,541,850

Project:	Harwin at Hillcroft Intersection Reconstruction	City Council District		Key Map:		WBS.:		T-2020
		Location:	J	Geo. Ref.:	J	Neighborhood:	J	
Description:	Evaluation of the existing intersection and approaches geometric layout for adequate storage, turning radii's, traffic signal hardware, and implementation of safe driveway access at all approaches. Optimization of traffic signal phasing and timing to minimize excessive delays and improve intersection LOS.	2024	2025	2026	2027	2028	Total	
		Personnel						\$
Justification:	Improve the intersection safety of mobility and intersection Level of Service (LOS).	Supplies						\$
		Sves. & 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		260,000		260,000					\$ 260,000	\$ 260,000
3 Design	530,438	400,000	300,000	170,000					\$ 170,000	\$ 1,000,438
4 Construction				2,415,000	3,620,000				\$ 6,035,000	\$ 6,035,000
5 Equipment									\$	\$
6 Close-Out									\$	\$
7 Other				241,500	362,000				\$ 603,500	\$ 603,500
									\$	\$
									\$	\$
									\$	\$
									\$	\$
									\$	\$
									\$	\$
Other Sub-Total:				241,500	362,000				\$ 603,500	\$ 603,500
Total Allocations	\$ 530,438	\$ 660,000	\$ 300,000	\$ 3,086,500	\$ 3,982,000	\$	\$	\$	\$ 7,068,500	\$ 7,898,938

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	530,438	660,000	300,000	86,500	3,982,000				\$ 4,068,500	\$ 4,898,938
City of Houston									\$	\$
Grants				3,000,000					\$ 3,000,000	\$ 3,000,000
Other									\$	\$
Total Funds	\$ 530,438	\$ 660,000	\$ 300,000	\$ 3,086,500	\$ 3,982,000	\$	\$	\$	\$ 7,068,500	\$ 7,898,938

Project: Corporate Drive Reconstruction		City Council District	Key Map:	WBS.:	T-2021		
Description: Water line reconstruction and concrete pavement panel replacement on Corporate Dr. from Beechnut St. to Bellaire Blvd., including installation of a new traffic signal at the Corporate/ Beechnut intersection and the installation of a new street light system on Corporate Drive.		Location: J	Geo. Ref.:				
Justification: The 2015 study of the street system pavement condition determined that more than 80% of the existing concrete panels along Corporate Drive from Bellaire Blvd. to Beechnut St. are in a state of disrepair and must be replaced. It was determined that it would be beneficial to reconstruct the corridor rather than concrete panel replacement only.		Served: J	Neighborhood:				
		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	409,468	100,000	28,500	-	-	-	-	-	\$ -	\$ 437,968
4 Construction	-	3,000,000	2,300,000	3,460,000	-	-	-	-	\$ 3,460,000	\$ 5,760,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	150,000	80,000	120,000	-	-	-	-	\$ 120,000	\$ 200,000
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:	-	150,000	80,000	120,000	-	-	-	-	\$ 120,000	\$ 200,000
Total Allocations	\$ 409,468	\$ 3,250,000	\$ 2,408,500	\$ 3,580,000	\$ -	\$ -	\$ -	\$ -	\$ 3,580,000	\$ 6,397,968

Source of Funds	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	409,468	2,408,500	3,580,000	-	-	-	-	\$ 3,580,000	\$ 6,397,968
City of Houston	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 409,468	\$ 2,408,500	\$ 3,580,000	\$ -	\$ -	\$ -	\$ -	\$ 3,580,000	\$ 6,397,968

*NOTE:

Project:	Sidewalk Replacement & Improvements	City Council District			Key Map:		WBS.:		T-2024	
		Location:		Geo. Ref.:						
		Served:		Neighborhood:						
Description:	Repairs and replacement to selected existing damaged and missing sidewalks through out the zone. Miscellaneous curb and ramp repairs. Multiple Phases. Phase I was \$585,100 with 10,663 LF built, and Phase II is \$800,000 with 10,000 LF.	2024	2025	2026	2027	2028	Total			
Justification:	Some existing sidewalks within the zone are dangerous for pedestrians, persons with disabilities, or are non-existent or compliant. New sidewalks and repairs will beautify the area and enhance economic development. Wide sidewalks along Harwin.									
		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	199,626	125,000	100,000						\$	\$ 299,626
4 Construction	585,109	800,000		800,000					\$	\$ 1,385,109
5 Equipment									\$	\$
6 Close-Out									\$	\$
7 Other	16,646	75,000		120,000					\$	\$ 136,646
									\$	\$
									\$	\$
									\$	\$
									\$	\$
Other Sub-Total:	16,646	75,000		120,000					\$	\$ 136,646
Total Allocations	\$ 801,381	\$ 875,000	\$ 100,000	\$ 920,000	\$	\$	\$	\$	\$ 920,000	\$ 1,821,381
Source of Funds										
TIRZ Funds	801,381	875,000	100,000	920,000					\$	\$ 1,821,381
City of Houston									\$	\$
Grants									\$	\$
Other									\$	\$
Total Funds	\$ 801,381	\$ 875,000	\$ 100,000	\$ 920,000	\$	\$	\$	\$	\$ 920,000	\$ 1,821,381

Project:	Bellaire Intersections Paver Improvements		City Council District		Key Map:		WBS.:		T-2027	
	Location:		F, J		Geo. Ref.:					
	Served:		F, J		Neighborhood:					
Description:	Improve existing paver subgrade and surface at various major intersections along Bellaire Blvd.									
Justification:	High traffic volume at major intersection along Bellaire Blvd. are holding up to daily and long term traffic and causing paver infrastructure to deteriorate.									
		2024	2025	2026	2027	2028	Total			
Personnel		-	-	-	-	-	-			
Supplies		-	-	-	-	-	-			
Svs. & 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	59,802	90,500	5,000	-	-	-	-	-	\$ -	\$ 64,802
4 Construction	-	825,000	654,000	163,000	-	-	-	-	\$ 163,000	\$ 817,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	73,000	18,000	-	-	-	-	\$ 18,000	\$ 91,000
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:	-	-	73,000	18,000	-	-	-	-	\$ 18,000	\$ 91,000
Total Allocations	\$ 59,802	\$ 915,500	\$ 732,000	\$ 181,000	\$ -	\$ -	\$ -	\$ -	\$ 181,000	\$ 972,802
Source of Funds										
TIRZ Funds	59,802	915,500	732,000	181,000	-	-	-	-	\$ 181,000	\$ 972,802
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 59,802	\$ 915,500	\$ 732,000	\$ 181,000	\$ -	\$ -	\$ -	\$ -	\$ 181,000	\$ 972,802

Project:		Southwest Civic Core Campus		City Council District		Key Map:		WBS.:		T-2028											
				Location:		Geo. Ref.:															
				Served:		Neighborhood:															
Description:		Mobility connection improvements and redeveloping underperforming property sites in area commonly referred to as Gulfon Civic Core bounded by IH-69, Hillcroft, Bellaire, and Bintliff.																			
Justification:		Promote broader economic development and redevelopment to underperforming area.																			
		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		-		149,500		149,500		150,000		-		-		-		-		\$ 150,000		\$ 299,500	
2 Acquisition		-		-		-		-		-		-		-		-		-		-	
3 Design		-		-		-		750,000		1,250,000		-		-		-		\$ 2,000,000		\$ 2,000,000	
4 Construction		-		-		-		50,000		-		10,000,000		10,000,000		10,000,000		\$ 30,050,000		\$ 30,050,000	
5 Equipment		-		-		-		-		-		-		-		-		-		-	
6 Close-Out		-		-		-		-		-		-		-		-		-		-	
7 Other		-		-		-		-		-		-		-		-		-		-	
Other Sub-Total:		-		-		-		-		-		-		-		-		-		-	
Total Allocations		\$ -		\$ 149,500		\$ 149,500		\$ 950,000		\$ 1,250,000		\$ 10,000,000		\$ 10,000,000		\$ 10,000,000		\$ 32,200,000		\$ 32,349,500	
Source of Funds																					
TIRZ Funds		-		50,000		49,500		900,000		1,250,000		2,000,000		3,000,000		3,000,000		\$ 10,150,000		\$ 10,199,500	
City of Houston		-		99,500		49,000		50,000		-		-		-		-		50,000		\$ 99,000	
Grants		-		-		-		-		-		8,000,000		2,000,000		2,000,000		\$ 12,000,000		\$ 12,000,000	
Other		-		50,000		51,000		-		-		-		5,000,000		5,000,000		\$ 10,000,000		\$ 10,051,000	
Total Funds		\$ -		\$ 199,500		\$ 149,500		\$ 950,000		\$ 1,250,000		\$ 10,000,000		\$ 10,000,000		\$ 10,000,000		\$ 32,200,000		\$ 32,349,500	

Project:	Underpass Lighting and Improvements		City Council District		Key Map:		WBS.:		T-2029	
	Location:	Served:	F, J	F, J	Geo. Ref.:	Neighborhood:	2025	2027		
Description:	Underpass lighting at signature intersections.									
Justification:	Promote economic development and area identity.									
			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	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	-	-	-	25,000	-	-	-	-	\$ 25,000	\$ 25,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
4 Construction	-	-	-	-	500,000	-	-	-	\$ 500,000	\$ 500,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ 125,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 625,000	\$ 625,000
Source of Funds										
TIRZ Funds	-	-	-	125,000	500,000	-	-	-	\$ 625,000	\$ 625,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ 125,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 625,000	\$ 625,000

Project: Gasmer Site Redevelopment		City Council District	Key Map:	WBS.:		T-2030				
		Location: J	Geo. Ref.:							
		Served: J	Neighborhood:							
		Operating and Maintenance Costs: (\$ Thousands)					Total			
		2024	2025	2026	2027	2028				
Description:	Redevelopment of former Shell Oil research facility and nearby properties to catalyze and foster private investment in the Westbury/Willow Water Hole area. Projects may include adaptive reuse/preservation of historic facilities, creation of open space and recreation/entertainment amenities, stormwater detention and management, potential commercial activity and location of Houston's proposed Levitt Pavilion.	-	-	-	-	-	\$ -			
Justification:	Repurpose underutilized property to promote area economic development.	-	-	-	-	-	\$ -			
		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	-	-	-	4,000,000	-	-	-	\$ 4,000,000	\$ 4,000,000
3	Design	-	-	250,000	-	-	-	-	\$ 250,000	\$ 250,000
4	Construction	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	500,000	-	-	-	\$ 500,000	\$ 500,000
		-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	500,000	-	-	-	\$ 500,000	\$ 500,000
Total Allocations		\$ -	\$ -	\$ -	\$ 750,000	\$ 4,000,000	\$ -	\$ -	\$ 4,750,000	\$ 4,750,000
Source of Funds										
TIRZ Funds	-	-	-	500,000	4,000,000	-	-	-	\$ 4,500,000	\$ 4,500,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	250,000	-	-	-	-	\$ 250,000	\$ 250,000
Total Funds	\$ -	\$ -	\$ -	\$ 750,000	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,750,000	\$ 4,750,000

Project: Land Acquisition Economic Development	City Council District	Key Map:	WBS.:			
	Location: F	Geo. Ref.:	T-2031			
	Served: F	Neighborhood:				
Description: Land acquisition for economic development purposes.	2024	2025	2026	2027	2028	Total
Justification: Enhance economic development opportunities through strategic land acquisition	Personnel	-	-	-	-	\$ -
	Supplies	-	-	-	-	\$ -
	Svs. & 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	-	-	-	10,000,000	-	-	-	-	\$ 10,000,000	\$ 10,000,000
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:											
		\$ -	\$ -	\$ -	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000

Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	10,000,000	-	-	-	-	\$ 10,000,000	\$ 10,000,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000

Project:		Regency Square Improvements to Public Right of Way		City Council District		Key Map:		WBS.:			
				Location:		Geo. Ref.:		T-2032			
				Served:		Neighborhood:					
				2024		2025		2026			
				2027		2028		Total			
				2027		2028		Total			
Description:		Improve Savoy Drive at Regency Square green space, hardscape plaza and water feature. Additions to the area include on-street parking spaces, ADA accessible pedestrian routes, plaza and safe road crossings, planting, irrigation, site furnishings, safety lighting, and renovation of the existing fountain water feature.									
Justification:		Provides an enhanced green, open space amenity convenient and proximate to new affordable housing currently unavailable to residents and office workers and undertakes needed repairs to and modifying parts of an iconic 1970's fountain plaza and water feature.									
				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	-	-	-	325,000	-	-	-	-	\$ 325,000	\$ 325,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 325,000	\$ -	\$ -	\$ -	\$ -	\$ 325,000	\$ 325,000
Source of Funds											
TIRZ Funds		-	-	-	325,000	-	-	-	-	\$ 325,000	\$ 325,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 325,000	\$ -	\$ -	\$ -	\$ -	\$ 325,000	\$ 325,000

Project:	Brays Oaks Area Drainage and Mobility Study	City Council District:	J	Key Map:		WBS.:	T-2033
		Location:	J	Geo. Ref.:			
		Served:	J	Neighborhood:			
Description:	Master Drainage Plan to develop both local and regional flood mitigation projects including a comprehensive improvement plan to guide future mobility projects.	Operating and Maintenance Costs: (\$ Thousands)					
		2024	2025	2026	2027	2028	Total
Justification:	Solve area flooding problems and improve traffic flows and pedestrian safety. Promote economic development.						
		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				800,000					\$ 800,000	\$ 800,000
2 Acquisition									\$ -	\$ -
3 Design									\$ -	\$ -
4 Construction									\$ -	\$ -
5 Equipment									\$ -	\$ -
6 Close-Out									\$ -	\$ -
7 Other									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:									\$ -	\$ -

Total Allocations	\$ -	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000	\$ 800,000
Source of Funds										
TIRZ Funds									\$ 800,000	\$ 800,000
City of Houston				800,000					\$ -	\$ -
Grants									\$ -	\$ -
Other									\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000	\$ 800,000

Project: Concrete Panel Replacement Program		City Council District		Key Map:		WBS.:		T-2099					
		Location: Served:		Geo. Ref.:		Neighborhood:							
		F, J		F, J									
		2024		2025		2026		2027		2028		Total	
		Operating and Maintenance Costs: (\$ Thousands)											
Description:		Street maintenance program. Repairs to major thoroughfares. Multiple Phases. Phase I was approx. \$3,336,700 investment with 249 panels replaced, and Phase II was \$985,800 with 88 panels replaced, and Phase III is \$1,000,000 with 80 panels replaced.											
Justification:		Encompasses the examination, design and construction to rehabilitate and replace the existing concrete panels to minimize further pavement deterioration and improve mobility.											
		Personnel											
		Supplies											
		Svcs. & Chgs.											
		Capital Outlay											
		Total		\$		\$		\$		\$		\$	
		FTEs											
Fiscal Year Planned Expenses													
Project Allocation	Phase	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)			
1	Planning	-	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000			
2	Acquisition	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	-	80,000	-	100,000	-	-	-	\$ 100,000	\$ 615,680			
4	Construction	800,000	-	2,100,000	-	1,000,000	-	-	\$ 3,100,000	\$ 7,225,941			
5	Equipment	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	10,000	-	110,000	-	70,000	-	-	\$ 180,000	\$ 517,387			
Other Sub-Total:		10,000	-	110,000	-	70,000	-	-	\$ 180,000	\$ 517,387			
Total Allocations		\$ 810,000	\$ 80,000	\$ 2,285,000	\$ 100,000	\$ 1,070,000	\$ -	\$ -	\$ 3,455,000	\$ 8,434,008			
Source of Funds													
TIRZ Funds		810,000	80,000	2,285,000	100,000	1,070,000	-	-	3,455,000	8,434,008			
City of Houston		-	-	-	-	-	-	-	-	-			
Grants		-	-	-	-	-	-	-	-	-			
Other		-	-	-	-	-	-	-	-	-			
Total Funds		\$ 810,000	\$ 80,000	\$ 2,285,000	\$ 100,000	\$ 1,070,000	\$ -	\$ -	\$ 3,455,000	\$ 8,434,008			

EXHIBIT "B"

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