

City of Houston, Texas, Ordinance No. 2023- 818

**AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY D/B/A DOWNTOWN REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS (MAIN STREET/MARKET SQUARE ZONE); APPROVING THE FISCAL YEAR 2024 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2024-2028 CAPITAL IMPROVEMENT PLAN BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, the Main Street/Market Square Redevelopment Authority d/b/a Downtown Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Three, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2024 (the "Operating Budget") and a five-year Capital Improvement Plan 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 the Tri-Party agreement among the City, the Authority, and the Zone approved by Ordinance No. 2000-240 on April 5, 2000; and

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

**WHEREAS**, the Budgets are based upon the following assumptions:

1. The timely implementation of capital improvement projects in the Budgets may require the Authority to incur debt; and
2. The City's Chief Development Officer will assist the Authority in identifying a cost-efficient method to finance the costs of the capital improvements; and
3. The first \$750,000.00 of tax increment revenue received from taxes levied and collected in the Original Area will be paid to the Houston Housing Finance Corporation ("HHFC") pursuant to the Agreement among the City, the Zone, and HHFC approved by Ordinance No. 96-909, as amended by Ordinance No. 2000-396; and

4. The Authority may receive grants from the state and federal agencies during Fiscal Year 2024, and may receive grants from other sources, which may require the Authority to pay a local match; and

**WHEREAS**, the City has experienced an incremental increase in the cost of providing municipal services as a result of the creation of the Zone and the development and redevelopment of the land in the Zone; and

**WHEREAS**, the City Council finds that it is appropriate to recover its incremental costs of municipal services for Fiscal Year 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 may amend (increase, decrease, or adjust) its Budget but must advise the Zone's Board of Directors and the City's Chief Development Officer of any budget amendment; provided, however, that budget amendments that involve an increase, decrease, or adjustment of \$400,000 or more must be approved by the Zone's Board of Directors and the City Council. Subject to the foregoing, the Operating Budget attached hereto as **Exhibit A** is hereby approved for the Authority.

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

**Section 4.** That not later than March 31, 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 that purpose. The Zone and the Authority shall consider amendments to the Zone Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose, and shall expedite any such amendments.

**Section 5.** That the Authority is authorized to spend any grant money not reflected in the Operating Budget that it receives during Fiscal Year 2024 in the manner prescribed by law. In the event the Authority is required to pay a matching share of any such grant, the Authority, after consultation with and approval by the Chief Development Officer, may spend an amount not to exceed ten percent (10%) of the Operating Budget for such match.

**Section 6.** That the City's Chief Development Officer is directed to assist the Authority in identifying a cost-efficient method for financing public infrastructure consistent with financing principles used by the City.

**Section 7.** That the approval of this Budget is contingent upon receipt by the Chief Development Officer of a document signed by the Administrator of the Authority and/or Zone disclosing the name of each owner or developer of property within the Zone from which the

Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

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

**Section 8.** That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 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.

A. D. Daniel  
City Secretary

DocuSigned by:

*Kent Kelsey*

Prepared by Legal Department  
(KTK:gd September 19, 2023)

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Senior Assistant City Attorney

Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor)  
LD-RE-0000001919

Meeting 10/04/2023

Aye	No	
Absent on personal business		<b>Mayor Turner</b>
....	....	<b>Council Members</b>
✓		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 Operating Budget for  
Main Street/Market Square Redevelopment Authority  
d/b/a Downtown Redevelopment Authority**

**CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2024 BUDGET PROFILE**

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

<b>P R O F I L E</b>	Base Year:	1995
	Base Year Taxable Value:	\$ 22,231,380
	Projected Taxable Value (TY2022):	\$ 6,112,131,667
	Current Taxable Value (TY2021):	\$ 5,877,049,680
	Acres:	1,061.49
	Administrator (Contact):	Allen Douglas
	Contact Number:	(713) 752-0827

<b>N A R R A T I V E</b>	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Zone Number Three, City of Houston, Texas was created in 1995 to stimulate new residential development in the 9-Block area surrounding the Rice Hotel. In 1998, the Zone was expanded to include Main Street and the northern blocks of the Central Business District along Buffalo Bayou, primarily to create pedestrian and transit amenities and to catalyze new investment and enhance connections between the eastern and western sectors of downtown. In 2005, two blocks were added to provide a new mixed-use retail and entertainment project. In 2007, the Zone was expanded to include public and institutional parcels in and around City Hall and the Jones Library. In 2011, the boundaries were further enlarged to include the Buffalo Bayou Parklands west to Shepherd Drive including the Barbara Jordan Post Office. In 2019, the Zone was expanded to incorporate the Warehouse District and several city blocks west of Main Street. The purpose of the 2019 expansion was to provide funds to capitalize on the once-in-a-lifetime opportunity to reshape the edges of downtown in concert with the NHHIP highway reconfiguration. In 2020, Sam Houston Park was de-annexed and transferred to TIRZ #14. In 2022 the Zone boundaries expanded to encompass a parcel along Allen Parkway in anticipation of private development.
	-Issued 2015 tax increment contract revenue bonds to net \$40 million used to complete capital streetscape projects on Dallas, Main, Allen Parkway and the Southern Downtown Park. All these project funds have now been utilized.
	-SoDo on Main (formerly SkyHouse), Block 334, The Star, Market Square Tower, Fairfield, Houston Parkside Residences, Post Houston, and Aris Market Square residential and retail projects are complete and open.
	-Hotel Alessandra suspended hotel operations in January 2021 and re-opened in January 2022 under new ownership as the Laura Hotel.
	-Trebly Park (formerly Southern Downtown Park) began construction in March of 2021 and opened in January 2023 with Tout Suite as its restaurant operator.
	-Continued contribution for operation of the project facilities at Buffalo Bayou Park.
	-Continued maintenance agreement with the Houston Downtown Management District for the Allen Parkway Improvements.
	-Completed construction on the \$28 million Bagby Street Improvement project in November 2021.
	-Continued operation of the 17,000 sq ft Downtown Launch Pad innovation hub.
-Paid ongoing grant commitments to Gener8tor.	
-Provided funding for design development of Jones Plaza redevelopment to be renamed the Lynn Wyatt Square For the Performing Arts.	
-Continued planning & facilitation on the NHHIP highway project.	
-Paid 2nd installment to Buffalo Bayou Partnership for the hike/bike trails east of Allen's Landing.	
-Sourced consultant to carry out office conversion feasibility study in Downtown.	

<b>P R O J E C T P L A N</b>		Total Plan	Cumulative Expenses (to 6/30/22)	Variance
	<b>Capital Projects:</b>			
Roadways and Streets	\$	47,500,000	\$ 63,662,712	\$ (16,162,712)
Infrastructure, Mobility, Transit Improvements		43,334,450	27,751,507	15,582,943
Real Property Improvements		57,520,266	23,604,225	33,916,041
Parking Facilities		10,156,417	-	10,156,417
Historic Preservation Improvements		26,351,008	17,189,730	9,161,278
Parks and Recreational Facilities		273,044,167	15,567,591	257,476,576
Theater District Improvements		11,504,799	7,125,482	4,379,317
Cultural and Public Facilities Improvements		10,000,000	1,503,555	8,496,445
Economic Development Programs		166,800,000	47,758,386	119,041,614
Institutional Facilities Improvements		22,000,000	10,678,800	11,321,200
<b>Total Capital Projects</b>	\$	668,211,107	\$ 214,841,988	\$ 453,369,119
Affordable Housing		-	-	-
School & Education/Cultural Facilities		82,541,820	50,549,209	31,992,611
Financing Costs		48,930,000	27,235,202	21,694,798
Administration Costs/ Professional Services		16,934,426	7,228,344	9,706,082
Creation Costs		-	-	-
<b>Total Project Plan</b>	\$	816,617,353	\$ 299,854,743	\$ 516,762,610

<b>D E B T</b>	Additional Financial Data	FY2023 Budget	FY2023 Estimate	FY2024 Budget
	<b>Debt Service</b>			
Principal	\$	4,193,398	\$ 4,174,319	\$ 4,176,514
Interest	\$	2,180,000	\$ 2,180,000	\$ 2,250,000
	\$	2,013,398	\$ 1,994,319	\$ 1,926,514
	<b>Balance as of 6/30/22</b>		<b>Projected Balance as of 6/30/23</b>	<b>Projected Balance as of 6/30/24</b>
<b>Year End Outstanding (Principal)</b>				
Bond Debt	\$	44,350,000	\$ 42,170,000	\$ 39,920,000
Bank Loan	\$	-	\$ -	\$ -
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	-	\$ -	\$ -
Other (Rosemont Bridge)	\$	-	\$ -	\$ -
Other (HHFC)	\$	-	\$ -	\$ -



CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2024 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
<b>RESOURCES</b>			
<b>RESTRICTED Funds - Projects</b>	\$ 10,582,049	\$ 17,869,860	12,091,844
<b>RESTRICTED Funds - Bond Proceeds</b>	\$ -	\$ -	-
<b>RESTRICTED Funds - Buffalo Bayou Park</b>	\$ 2,618,719	\$ 2,542,446	2,706,675
<b>RESTRICTED Funds - Bond Debt Service</b>	\$ 8,639,181	\$ 8,539,719	8,541,914
<b>Beginning Balance</b>	\$ 21,839,949	\$ 28,952,025	\$ 23,340,433
City tax revenue	\$ 21,844,501	\$ 19,065,041	\$ 23,067,433
County tax revenue	\$ 310,642	\$ 144,175	\$ 144,175
ISD tax revenue	\$ 5,069,997	\$ 4,946,972	\$ 4,946,972
ISD tax revenue - Pass Through	\$ 2,449,510	\$ 2,449,510	\$ 2,717,769
<b>Incremental property tax revenue</b>	\$ 29,674,650	\$ 26,605,698	\$ 30,876,349
Parking Revenue (Blocks 6 & 7)	\$ -	\$ -	\$ -
Bagby Reimbursements	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ Interest			\$ -
Interest Income	\$ 25,000	\$ 534,332	\$ 233,192
<b>Other Interest Income</b>	\$ 25,000	\$ 534,332	\$ 233,192
Return of local Match Southeast Sidewalks	\$ -	\$ -	\$ -
City of Houston Public Works - Dallas Street Improvements	\$ -	\$ -	\$ -
Sundance Theater Revenue Sharing	\$ -	\$ -	\$ -
<b>Grant Proceeds</b>	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	\$ -	\$ -	\$ -
Series	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	\$ -	\$ -	\$ -
<b>TOTAL AVAILABLE RESOURCES</b>	\$ 51,539,599	56,092,055	54,449,974

**CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2024 BUDGET DETAIL**

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

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 2,500	\$ -	\$ 2,500
Administration Salaries & Benefits	\$ 700,000	\$ 675,000	\$ 700,000
Auditor	\$ 18,000	\$ 19,228	\$ 18,000
Bond Services/Trustee/Financial Advisor	\$ 25,000	\$ 25,000	\$ 25,000
Insurance	\$ 36,500	\$ 36,500	\$ 36,500
Office Administration	\$ 7,500	\$ 7,500	\$ 7,500
<b>TIRZ Administration and Overhead</b>	<b>\$ 789,500</b>	<b>\$ 763,228</b>	<b>\$ 789,500</b>
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 18,000	\$ 16,118	\$ 18,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ -	\$ -	\$ -
Project/Planning Management	\$ -	\$ -	\$ -
<b>Program and Project Consultants</b>	<b>\$ 18,000</b>	<b>\$ 16,118</b>	<b>\$ 18,000</b>
<b>Management consulting services</b>	<b>\$ 807,500</b>	<b>\$ 779,346</b>	<b>\$ 807,500</b>
Capital Expenditures (See CIP Schedule)	\$ 17,876,000	13,079,273	9,755,750
<b>TIRZ Capital Expenditures</b>	<b>\$ 17,876,000</b>	<b>13,079,273</b>	<b>9,755,750</b>
<b>Developer / Project Reimbursements</b>			
<b>Real Property Improvements</b>			
Post Office Project	\$ 425,000	\$ 355,114	\$ 365,767
<b>Historic Preservation Improvements</b>			
806 Main Street	\$ 260,344	\$ 147,777	\$ 185,541
Sam Houston Park	\$ -	\$ -	\$ -
Future Projects	\$ 1,000,000	\$ -	\$ 1,000,000
<b>Parks, Plaza and Recreational Facilities Improvements</b>			
Sabine to Bagby Promenade	\$ -	\$ -	\$ -
Houston Parks Board Hike and Bike Trails	\$ 1,000,000	\$ 500,000	\$ 1,000,000
<b>Theater District Improvements</b>			
Sundance Theater	\$ -	\$ -	\$ -
Alley Theatre	\$ -	\$ -	\$ -
Theater District Public Realm Improvements	\$ -	\$ -	\$ -
<b>Retail/Economic Development</b>			
Buffalo Bayou Park - Shepherd to Sabine	\$ 2,618,719	\$ 2,706,675	\$ 2,836,045
Hotel Alessandra/Laura	\$ 73,976	\$ 58,234	\$ 59,981
Holiday Inn - 1616 Main	\$ 29,392	\$ 23,274	\$ 23,972
Provident - The Star 1111 Rusk	\$ 407,571	\$ 276,138	\$ 284,422
Skyhouse I - Houston	\$ 312,996	\$ 281,999	\$ 290,459
Skyhouse II - Main	\$ 324,395	\$ 264,985	\$ 272,935
Alliance Block 334	\$ 198,710	\$ 153,730	\$ 158,341
Market Square Tower	\$ 720,688	\$ 1,307,241	\$ 710,442
Aris Market Square	\$ 478,683	\$ 427,729	\$ 440,560
AC Hotel - 723 Main	\$ 17,326	\$ 27,334	\$ 28,154
Fairfield Residential	\$ 283,506	\$ -	\$ 280,456
Downtown Launch Pad 2.0	\$ 497,820	\$ 497,820	\$ 997,820
Downtown Living Initiative	\$ 10,000	\$ 29,596	\$ 10,000
Retail/Economic Development Initiative	\$ 50,000	\$ 11,054	\$ 50,000
Mass Challenge	\$ 404,000	\$ -	\$ -
Gener8tor	\$ 250,000	\$ 250,000	\$ 250,000
<b>Developer / Project Reimbursements</b>	<b>\$ 9,363,126</b>	<b>\$ 7,318,700</b>	<b>\$ 9,244,895</b>

**CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2024 BUDGET DETAIL**

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

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
<b>Bond Debt Service (Series 2012)</b>			
Principal	\$ 1,405,000	\$ 1,405,000	\$ 1,440,000
Interest	\$ 53,348	\$ 44,602	\$ 8,964
<b>New Bond Sale (Series 2015)</b>			
Principal	\$ 775,000	\$ 775,000	\$ 810,000
Interest	\$ 1,960,050	\$ 1,949,717	\$ 1,917,550
Cost of Issuance	\$ -	\$ -	\$ -
<b>System debt service</b>	<b>\$ 4,193,398</b>	<b>\$ 4,174,319</b>	<b>\$ 4,176,514</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 32,240,024</b>	<b>25,351,638</b>	<b>23,984,659</b>
Payment/transfer to ISD - educational facilities	\$ 2,130,491	\$ 1,922,208	\$ 1,922,208
Payment/transfer to ISD - educational facilities (Pass Through)	\$ 2,449,510	\$ 2,449,510	\$ 2,717,769
Administration Fees:			
City	\$ 1,092,225	\$ 953,252	\$ 1,153,372
County	\$ 15,532	\$ 7,209	\$ 7,209
ISD	\$ 25,000	\$ 25,000	\$ 25,000
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 1,065,000	\$ 1,065,000	\$ 1,065,000
Municipal Services - Supplemental	\$ 980,000	\$ 980,000	\$ 980,000
Prior Year Increment Adj. (2014 thru 2017)	\$ -	\$ -	\$ -
HHFC Payment	\$ -	\$ -	\$ -
<b>Total Transfers</b>	<b>\$ 7,757,758</b>	<b>\$ 7,402,179</b>	<b>\$ 7,870,558</b>
<b>Total Budget</b>	<b>\$ 39,997,782</b>	<b>\$ 32,753,817</b>	<b>31,855,217</b>
<b>RESTRICTED Funds - Projects</b>	<b>\$ 245,541</b>	<b>12,091,844</b>	<b>11,216,798</b>
<b>RESTRICTED Funds - Bond Proceeds</b>	<b>\$ -</b>	<b>-</b>	<b>-</b>
<b>RESTRICTED Funds - Buffalo Bayou Park</b>	<b>\$ 2,658,000</b>	<b>2,706,675</b>	<b>2,836,045</b>
<b>RESTRICTED Funds - Bond Debt Service</b>	<b>\$ 8,638,276</b>	<b>8,539,719</b>	<b>8,541,914</b>
<b>Ending Fund Balance</b>	<b>\$ 11,541,817</b>	<b>23,338,238</b>	<b>22,594,757</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 51,539,599</b>	<b>\$ 56,092,055</b>	<b>\$ 54,449,974</b>

**EXHIBIT B**

**Fiscal Years 2024-2028 Capital Improvement Plan Budget for  
Tax Increment Reinvestment Zone Number Three  
(Main Street/Market Square Zone)**

2024 - 2028 CAPITAL IMPROVEMENT PLAN  
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
			Through 2022	Projected 2023	2024	2025	2026	2027	2028	FY24 - FY28 Total			
I	T-0307	Treble Park (Southern Downtown Pocket Park)	\$ 3,890,440	1,456,000	855,750	851,500	879,700	882,950	886,300	4,336,200	9,882,640		
I	T-0308	Lynn Wyatt Square For The Performing Arts (reconstruction of Jones Plaza)	\$ 2,541,390	7,476,185	-	-	-	-	-	-	10,017,575		
I	T-0312	Main Street Corridor Improvement Project	\$ 14,360,885	-	-	-	-	-	-	-	14,360,885		
I	T-0313	Jesse H. Jones Library Plaza	\$ 675,370	-	-	-	-	-	-	-	675,370		
I	T-0314	Shopping District Improvements	\$ 16,887,237	-	-	-	-	-	-	-	16,887,237		
C	T-0319	Allen Parkway Improvements	\$ 15,163,429	150,000	150,000	150,000	150,000	150,000	150,000	750,000	16,063,429		
I	T-0320	Main Street Market Square 2.0	\$ -	-	1,000,000	2,000,000	-	-	-	3,000,000	3,000,000		
I	T-0325	Bagby Street Improvements	\$ 25,386,015	3,720,838	-	-	-	-	-	-	29,106,853		
C, H, I	T-0326	NHHIP Planning	\$ 1,001,694	250,000	250,000	250,000	250,000	250,000	250,000	1,250,000	2,501,694		
H	T-0328	Warehouse District Infrastructure Improvements	\$ -	-	-	-	-	4,000,000	4,000,000	8,000,000	8,000,000		
C, H	T-0337	Montrose Bridge at Allen Parkway	\$ -	-	1,000,000	1,000,000	-	-	-	2,000,000	2,000,000		
H, I	T-0339	Pedestrian Lighting Improvements	\$ -	-	1,500,000	1,500,000	3,000,000	3,000,000	12,000,000	12,000,000	12,000,000		
H, I	T-0340	Office Conversion Incentive Program	\$ -	26,250	5,000,000	5,000,000	5,000,000	1,250,000	16,250,000	16,276,250	16,276,250		
C, H, I	T-0399	Concrete Panel or Sidewalk Replacement Program	\$ -	-	20,000	-	-	-	-	20,000	20,000		
<b>Total</b>			\$ 79,906,560	13,079,273	9,755,750	10,751,500	9,279,700	9,532,950	8,286,300	47,606,200	140,592,033		

\* NOTE:

\*\* NOTE:

\*\*\* NOTE:

2024 - 2028 CAPITAL IMPROVEMENT PLAN  
 TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM  
 Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2022	Projected 2023	2024	2025	2026	2027	2028	FY24 - FY28 Total			
TIRZ Funds	79,906,560	13,079,273	9,755,750	10,751,500	9,279,700	9,532,950	8,286,300	47,606,200	140,592,033		
City of Houston	-	-	-	-	-	-	-	-	-		
Grants	-	-	-	-	-	-	-	-	-		
Other	-	-	-	-	-	-	-	-	-		
<b>Project Total</b>	<b>79,906,560</b>	<b>13,079,273</b>	<b>9,755,750</b>	<b>10,751,500</b>	<b>9,279,700</b>	<b>9,532,950</b>	<b>8,286,300</b>	<b>47,606,200</b>	<b>140,592,033</b>		

2024 - 2028 CAPITAL IMPROVEMENT PLAN  
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

<b>Project:</b>	Trebly Park (Southern Downtown Pocket Park)		<b>City Council District</b>	494	<b>Key Map:</b>	494	<b>WBS.:</b>	T-0307
<b>Description:</b>	Construction was completed in 2023. TIRZ is responsible for rent, taxes, insurance and related administrative costs. A 10% contingency of total capital expenditures is estimated each year for capital replacement.		<b>Location:</b>	I	<b>Geo. Ref.:</b>			
<b>Justification:</b>	Due to the growing residential population, a green public space is needed to serve the residents and stimulate economic growth. This project will be a joint effort of the Downtown Management District, City of Houston Parks Department and TIRZ 3.		<b>Served:</b>	I	<b>Neighborhood:</b>	61		
<b>Operating and Maintenance Costs: (\$ Thousands)</b>								
			2024	2025	2026	2027	2028	Total
Personnel			12,000	12,000	12,000	12,000	12,000	\$ 60,000
Supplies			-	-	-	-	-	\$ -
Svcs. & Chgs.			623,750	639,500	667,700	670,950	674,300	\$ 3,276,200
Capital Outlay			200,000	200,000	200,000	200,000	200,000	\$ 1,000,000
<b>Total</b>			<b>\$ 835,750</b>	<b>\$ 851,500</b>	<b>\$ 879,700</b>	<b>\$ 882,950</b>	<b>\$ 886,300</b>	<b>\$ 4,336,200</b>
FTEs			0.5	0.5	0.5	0.5	0.5	3

**Fiscal Year Planned Expenses**

Project Allocation	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
<b>Phase</b>							
1 Planning	-	-	-	-	-	-	\$ 90,419
2 Acquisition	460,000	-	-	-	-	-	\$ 1,060,133
3 Design	-	-	-	-	-	-	\$ 932,213
4 Construction	4,000,000	600,000	-	-	-	-	\$ 1,825,626
5 Equipment (Restaurant)	1,000,000	235,200	-	-	-	-	\$ 270,200
6 Close-Out	-	-	-	-	-	-	\$ -
7 Other	-	620,800	-	-	-	-	\$ -
Legal	-	835,750	879,700	882,950	886,300	4,336,200	\$ 5,320,617
Environmental	-	-	-	-	-	-	\$ 21,916
	-	-	-	-	-	-	\$ -
	-	-	-	-	-	-	\$ -
<b>Other Sub-Total:</b>	-	620,800	879,700	882,950	886,300	4,336,200	\$ 5,504,049

<b>Total Allocations</b>	\$ 3,890,440	\$ 5,460,000	\$ 835,750	\$ 879,700	\$ 882,950	\$ 886,300	\$ 4,336,200	\$ 9,682,640
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<b>Source of Funds</b>								
TIRZ Funds	3,890,440	5,460,000	835,750	879,700	882,950	886,300	4,336,200	9,682,640
City of Houston	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
<b>Total Funds</b>	\$ 3,890,440	\$ 5,460,000	\$ 835,750	\$ 879,700	\$ 882,950	\$ 886,300	\$ 4,336,200	\$ 9,682,640

<b>Project:</b>	Allen Parkway Improvements	<b>City Council District:</b>	C	<b>Key Map:</b>		<b>WBS.:</b>	T-0319
<b>Description:</b>	Design & Construction to reconfigure Allen Parkway.	<b>Location:</b>	C	<b>Geo. Ref.:</b>			
<b>Justification:</b>	Allen Parkway needs to be reconfigured to provide additional parking for Buffalo Bayou Park, improve public safety, and enhance pedestrian connections to the park given the increase in public use since the park has been completed.	<b>Served:</b>	ALL	<b>Neighborhood:</b>			
<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
		2024	2025	2026	2027	2028	Total
Personnel		-	-	-	-	-	\$ -
Supplies		-	-	-	-	-	\$ -
Svcs. & Chgs.		-	-	-	-	-	\$ -
Capital Outlay		-	-	-	-	-	\$ -
<b>Total</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	-	-	-	-	-	-	-	\$ -	\$ -
	2 Acquisition	-	-	-	-	-	-	-	\$ -	\$ -
	3 Design	-	-	-	-	-	-	-	\$ -	\$ -
	4 Construction	14,489,697	14,489,697	150,000	150,000	150,000	150,000	150,000	\$ 14,489,697	\$ 14,489,697
	5 Equipment	-	-	-	-	-	-	-	\$ -	\$ -
	6 Close-Out	-	-	-	-	-	-	-	\$ -	\$ -
	7 Other-3 Year Maint	673,732	673,732	150,000	150,000	150,000	150,000	150,000	\$ 750,000	\$ 1,573,732
		-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		150,000	150,000	150,000	150,000	150,000	150,000	150,000	\$ 750,000	\$ 1,573,732
<b>Total Allocations</b>		\$ 15,163,429	\$ 15,163,429	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000	\$ 16,063,429
<b>Source of Funds</b>										
TIRZ Funds		15,163,429	15,163,429	150,000	150,000	150,000	150,000	150,000	\$ 750,000	\$ 16,063,429
City of Houston		-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 15,163,429	\$ 15,163,429	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000	\$ 16,063,429

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



<b>Project:</b>	<b>Main Street Market Square 2.0</b>		<b>City Council District</b>	<b>Key Map:</b>	<b>WBS.:</b>			<b>T-0320</b>
	<b>Location:</b>	I		<b>Geo. Ref.:</b>				
	<b>Served:</b>	ALL		<b>Neighborhood:</b>				
<b>Description:</b>	The Project scope will be determined once the current design phase is completed by the Downtown District. The Project anticipates deploying engineered and placemaking solutions along the Main Street corridor from Lamar to the Buffalo Bayou to enhance pedestrian and multi-modal use and invigorate public safety and security for walkable public spaces, reducing retail vacancy and spurring economic development along a signature downtown thoroughfare that already serves public transit.							
<b>Justification:</b>	The Project scope will be determined once the current design phase is completed by the Downtown District. The Project anticipates deploying engineered and placemaking solutions along the Main Street corridor from Lamar to the Buffalo Bayou to enhance pedestrian and multi-modal use and invigorate public safety and security for walkable public spaces, reducing retail vacancy and spurring economic development along a signature downtown thoroughfare that already serves public transit.							
<b>Operating and Maintenance Costs: (\$ Thousands)</b>								
	2024	2025	2026	2027	2028	<b>Total</b>		
Personnel								
Supplies								
Svcs. & Chgs.								
Capital Outlay								
<b>Total</b>	\$	\$	\$	\$	\$	\$		
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)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	-	-	-	1,000,000	-	-	-	-	\$ 1,000,000	\$ 1,000,000
4 Construction	-	-	-	2,000,000	-	-	-	-	\$ 2,000,000	\$ 2,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other-3 Year Maint	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$	\$
<b>Total Allocations</b>	\$	\$	\$	\$ 1,000,000	\$ 2,000,000	\$	\$	\$	\$ 3,000,000	\$ 3,000,000

Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds							
City of Houston	1,000,000	2,000,000				\$ 3,000,000	\$ 3,000,000
Grants						\$	\$
Other						\$	\$
<b>Total Funds</b>	\$	\$ 2,000,000	\$	\$	\$	\$ 3,000,000	\$ 3,000,000

2024 - 2028 CAPITAL IMPROVEMENT PLAN  
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

<b>Project:</b> NHHIP Planning	<b>City Council District:</b> C. H. I	<b>Key Map:</b>	<b>WBS.:</b> T-0326
<b>Location:</b> C. H. I	<b>Geo. Ref.:</b>		
<b>Served:</b> ALL	<b>Neighborhood:</b>		
<b>Operating and Maintenance Costs: (\$ Thousands)</b>			
	2024	2025	2026
<b>Description:</b> TxDOT will be moving forward with the realignment of I-45/I-10/I-59/69 around downtown. The TIRZ has been leading planning for the highway improvements including aesthetics, cap parks, trail connections, and city street connections.	-	-	-
<b>Justification:</b> Traffic flow and ease of transportation connections are critical to support the workforce and economic activity of the Central Business District. TxDOT will not pay for the local street connections as part of the overall highway project.	-	-	-
Personnel	-	-	-
Supplies	-	-	-
Svcs. & Chgs.	-	-	-
Capital Outlay	-	-	-
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
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)
<b>Phase</b>										
1 Planning	1,000,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	\$ 1,250,000	\$ 2,500,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	1,694	-	-	-	-	-	-	-	\$ -	\$ 1,694
<b>Other Sub-Total:</b>	<b>1,694</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$ -</b>	<b>\$ 1,694</b>
<b>Total Allocations</b>	<b>\$ 1,001,694</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 1,250,000</b>	<b>\$ 2,501,694</b>

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	\$ 2,501,694
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 1,250,000</b>	<b>\$ 2,501,694</b>

2024 - 2028 CAPITAL IMPROVEMENT PLAN  
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

<b>Project:</b>	Warehouse District Infrastructure Improvements	<b>City Council District:</b>	H	<b>Key Map:</b>		<b>WBS.:</b>	T-0328
<b>Description:</b>	TIRZ #3 anticipates the application of select infrastructure and conversion improvement opportunities in the Warehouse District as a means of enhancing and incentivizing further private and institutional development in this northern doorway into Downtown. Select infrastructure and residential conversion improvements will serve to foster economic development and benefit the Warehouse District itself as well as serve to attract Houstonians from abutting and proximate communities to the economic and cultural offerings in the TIRZ.	<b>Location:</b>	H	<b>Geo. Ref.:</b>			
<b>Justification:</b>		<b>Served:</b>	H	<b>Neighborhood:</b>			
<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
		2024	2025	2026	2027	2028	Total
Personnel		-	-	-	-	-	\$ -
Supplies		-	-	-	-	-	\$ -
Svs. & Chgs.		-	-	-	-	-	\$ -
Capital Outlay		-	-	-	-	-	\$ -
<b>Total</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	4,000,000	-	-	\$ 4,000,000	\$ 4,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000	\$ 8,000,000	\$ 8,000,000

Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 8,000,000

2024 - 2028 CAPITAL IMPROVEMENT PLAN  
 TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM  
 Economic Development Division

<b>Project:</b>	Montrose Bridge at Allen Parkway	<b>City Council District:</b>	C, H	<b>Key Map:</b>		<b>WBS.:</b>	T-0337
<b>Description:</b>	Widen existing Montrose Bridge over Allen Parkway to create more comfortable pedestrian crossing.	<b>Location:</b>	C, H	<b>Geo. Ref.:</b>			
<b>Justification:</b>	Safety and Buffalo Bayou Park increased access from new development on south side of Allen Parkway.	<b>Served:</b>	C, D, H	<b>Neighborhood:</b>			
<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
		2024	2025	2026	2027	2028	Total
Personnel							\$ -
Supplies							\$ -
Svcs. & Chgs.							\$ -
Capital Outlay							\$ -
<b>Total</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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)
<b>Phase</b>										
1 Planning									\$ -	\$ -
2 Acquisition									\$ -	\$ -
3 Design									\$ -	\$ -
4 Construction				1,000,000	1,000,000				\$ 2,000,000	\$ 2,000,000
5 Equipment									\$ -	\$ -
6 Close-Out									\$ -	\$ -
7 Other									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
<b>Other Sub-Total:</b>									\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000

Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds						\$ 2,000,000	\$ 2,000,000
City of Houston						\$ -	\$ -
Grants						\$ -	\$ -
Other						\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000

\*NOTE:

2024 - 2028 CAPITAL IMPROVEMENT PLAN  
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

<b>Project:</b>	Pedestrian Lighting Improvements	<b>City Council District:</b>	H, I	<b>Key Map:</b>		<b>WBS.:</b>	T-0339
<b>Description:</b>	Project scope to be determined after lighting assessment has been completed by the downtown district. The project would install enhanced pedestrian lighting through key walkable corridors in downtown. Contemplates partnership with TIRZ #24.	<b>Location:</b>	H, I	<b>Geo. Ref.:</b>			
<b>Justification:</b>	Public safety and security for walkable street connections within downtown.	<b>Served:</b>	H, I	<b>Neighborhood:</b>			
		<b>Operating and Maintenance Costs: (\$ Thousands)</b>					
		2024	2025	2026	2027	2028	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	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)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	1,500,000	1,500,000	3,000,000	3,000,000	3,000,000	\$ 12,000,000	\$ 12,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 12,000,000	\$ 12,000,000

Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	-	-
City of Houston	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000	\$ 3,000,000	\$ 12,000,000

\*NOTE:

2024 - 2028 CAPITAL IMPROVEMENT PLAN  
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

<b>Project:</b>	Office Conversion Incentive Program	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	T-0340
<b>Description:</b>	Running a feasibility study to implement an office conversion incentive program for underperforming office towers within the boundaries of the TIRZ.	<b>Location:</b>	H, I	<b>Geo. Ref.:</b>			
<b>Justification:</b>	Alleviate blight and promote economic development in the core of the central city.	<b>Served:</b>	H, I	<b>Neighborhood:</b>			
<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
		2024	2025	2026	2027	2028	Total
Personnel		-	-	-	-	-	\$ -
Supplies		-	-	-	-	-	\$ -
Svcs. & Chgs.		-	-	-	-	-	\$ -
Capital Outlay		-	-	-	-	-	\$ -
<b>Total</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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)
<b>Phase</b>										
1 Planning	-	-	26,250	500,000	5,000,000	5,000,000	1,250,000	-	\$ 500,000	\$ 526,250
2 Acquisition	-	-	-	4,500,000	5,000,000	5,000,000	1,250,000	-	\$ 15,750,000	\$ 15,750,000
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ 26,250	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 1,250,000	\$ -	\$ 16,250,000	\$ 16,276,250

Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	-	-
City of Houston	5,000,000	5,000,000	5,000,000	1,250,000	-	\$ 16,250,000	\$ 16,276,250
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 1,250,000	\$ -	\$ 16,250,000	\$ 16,276,250

\*NOTE:

2024 - 2028 CAPITAL IMPROVEMENT PLAN  
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

<b>Project:</b>	Concrete Panel or Sidewalk Replacement Program		<b>City Council District</b>	493		<b>WBS.:</b>	T-0399	
<b>Description:</b>	Street maintenance program.		<b>Location:</b>	C. H. I				
<b>Justification:</b>	Mobility improvements to extend life of roads.		<b>Served:</b>	C. H. I		61		
			<b>Operating and Maintenance Costs: (\$ Thousands)</b>					
			2024	2025	2026	2027	2028	Total
Personnel			-	-	-	-	-	\$ -
Supplies			-	-	-	-	-	\$ -
Svcs. & Chgs.			-	-	-	-	-	\$ -
Capital Outlay			-	-	-	-	-	\$ -
<b>Total</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>FTEs</b>			-	-	-	-	-	-

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	-	20,000	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -

Total Allocations	\$	-	\$	20,000	\$	-	\$	-	\$	-	\$	20,000	\$	20,000
<b>Source of Funds</b>														
TIRZ Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Houston	-	-	-	20,000	-	-	-	-	-	-	-	-	-	\$ 20,000
Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
<b>Total Funds</b>	\$	-	\$	20,000	\$	-	\$	-	\$	-	\$	20,000	\$	20,000