

City of Houston, Texas, Ordinance No. 2017 - 989

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE MEMORIAL CITY REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER SEVENTEEN, CITY OF HOUSTON, TEXAS (MEMORIAL CITY ZONE); APPROVING THE FISCAL YEAR 2018 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2018-2022 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 Tax Increment Reinvestment Zone Number Seventeen, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2018 (the "Operating Budget") and a five-year Capital Improvements Budget for Fiscal Years 2018-2022 (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 2018 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 2018. 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, 2018, the Zone and the Authority shall, in cooperation with City representatives, (1) identify surplus funds in the Authority's Fiscal Year 2018 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2018 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 13th day of December, 2017.

APPROVED this _____ day of _____, 2017.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 19 2017.



City Secretary

(Prepared by Legal Department
(MFB:mfb October 5, 2017)
(Requested by Andrew F. Icken, Chief Development Officer)
(L.D. File No. 0421400127008)

Mary Bouzek *Quo*

Senior Assistant City Attorney

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CAPTION PUBLISHED IN DAILY COURT
REVIEW DATE: **DEC 19 2017**

AYE	NO	
✓		MAYOR TURNER
••••	••••	COUNCIL MEMBERS
✓		STARDIG
ABSENT		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
ABSENT ON PERSONAL BUSINESS		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT "A"

**Fiscal Year 2018 Annual Operating Budget for
Memorial City Redevelopment Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2018 BUDGET PROFILE

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

P R O J E C T P L A N	Base Year:		1999
	Base Year Taxable Value:	\$	509,671,530
	Projected Taxable Value (TY2017):	\$	3,444,922,599
	Current Taxable Value (TY2016):	\$	3,375,327,369
	Acres:		984.98
	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 Lumpkin Road Improvements project, including renovation and increased detention capacity at the Westview Detention Pond.
	Completed construction of Town and Country at Queensbury intersection improvements and signalization through a development agreement.
	Completed detailed design of Town & Country West Drainage and Mobility project and publicly bid the project.
	Completed preliminary design and commenced detailed design of W-140-01 Channel Improvements project.
	Commenced detailed design of Gessner Road reconstruction from Interstate 10 to Long Point Road, and Memorial Drive from Beltway 8 to Tallowood.
Completed a drainage analysis on the feasibility of a detention basin on the south side of Interstate 10 known as Detention Basin A.	

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/16)	Variance
	Capital Projects:			
Roadway and Sidewalk Improvements	\$	53,429,681	\$ 34,932,000	\$ 18,497,681
Public Utility Improvements		120,856,453	33,126,448	87,730,005
Parks and Recreational Facilities		11,889,119	326,966	11,562,153
		-	-	-
Total Capital Projects	\$	186,175,253	\$ 68,385,414	\$ 117,789,839
Affordable Housing		-	-	-
School & Education/Cultural Facilities		-	-	-
Financing Costs		25,000,000	23,881,693	1,118,307
Administration Costs/ Professional Services		-	-	-
Creation Costs		5,952,851	4,663,754	1,289,097
Total Project Plan	\$	217,128,104	\$ 96,930,861	\$ 120,197,243

D E B T	Additional Financial Data	FY2017 Budget	FY2017 Estimate	FY2018 Budget
	<u>Debt Service</u>			
Principal	\$	4,358,253	\$ 4,358,253	\$ 3,764,846
Interest	\$	2,870,000	\$ 2,870,000	\$ 3,100,000
	\$	1,488,253	\$ 1,488,253	\$ 664,846
		Balance as of 6/30/16	Projected Balance as of 6/30/17	Projected Balance as of 6/30/18
<u>Year End Outstanding (Principal)</u>				
Bond Debt	\$	39,325,000	\$ 36,455,000	\$ 33,355,000
Bank Loan	\$	-	\$ -	\$ -
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	-	\$ -	\$ -
Other	\$	-	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2018 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2017 Budget	FY2017 Estimate	FY2018 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ -	\$ 23,516,168	\$ 25,993,882
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 4,366,399	\$ 4,366,399	\$ 4,205,676
UNRESTRICTED Funds	\$ 20,763,988	\$ -	\$ -
Beginning Balance	\$ 25,130,387	\$ 27,882,567	\$ 30,199,558
City tax revenue	\$ 15,073,959	\$ 15,731,173	\$ 16,599,074
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 15,073,959	\$ 15,731,173	\$ 16,599,074
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 36,969	\$ 36,969	\$ 36,969
Other Interest Income	\$ 36,969	\$ 36,969	\$ 36,969
	\$ -	\$ -	\$ -
	\$ 3,450,000	\$ -	\$ 3,400,000
Grant Proceeds	\$ 3,450,000	\$ -	\$ 3,400,000
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Series 2018	\$ 81,310,397	\$ -	\$ 73,300,000
Contract Revenue Bond Proceeds	\$ 81,310,397	\$ -	\$ 73,300,000
TOTAL AVAILABLE RESOURCES	\$ 125,001,712	\$ 43,650,709	\$ 123,535,600

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2018 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2017 Budget	FY2017 Estimate	FY2018 Budget
EXPENDITURES			
Accounting	\$ 10,500	\$ 10,800	\$ 10,800
Administration Salaries & Benefits	\$ 100,000	\$ 90,000	\$ 96,000
Auditor	\$ 19,500	\$ 20,000	\$ 20,000
Bond Services/Trustee/Financial Advisor	\$ 14,300	\$ 3,200	\$ 3,200
Insurance	\$ 3,500	\$ 1,290	\$ 1,290
Office Administration	\$ -	\$ -	\$ 3,000
TIRZ Administration and Overhead	\$ 147,800	\$ 125,290	\$ 134,290
Engineering Consultants	\$ 30,000	\$ 17,500	\$ 20,000
Legal	\$ 175,000	\$ 115,000	\$ 150,000
Construction Audit	\$ 10,000	\$ 7,000	\$ 10,000
Planning Consultants	\$ 50,000	\$ -	\$ -
Program and Project Consultants	\$ 265,000	\$ 139,500	\$ 180,000
Management consulting services	\$ 412,800	\$ 264,790	\$ 314,290
Capital Expenditures (See CIP Schedule)	\$ 16,710,000	\$ 2,150,024	\$ 12,042,100
TIRZ Capital Expenditures	\$ 16,710,000	\$ 2,150,024	\$ 12,042,100
T&C Way Partners, LLC	\$ -	\$ 880,332	\$ 1,649,593
MetroNational - Detention & Roadway Construction	\$ 1,119,241	\$ 1,086,092	\$ -
Town Center Partners, Ltd	\$ -	\$ 1,008,259	\$ -
Developer / Project Reimbursements	\$ 1,119,241	\$ 2,974,683	\$ 1,649,593
Bond Debt Service (Series 2008)			
Principal	\$ 470,000	\$ 470,000	\$ 490,000
Interest	\$ 311,722	\$ 311,722	\$ 57,405
Bond Debt Service (Series 2011)			
Principal	\$ 575,000	\$ 575,000	\$ 600,000
Interest	\$ 271,492	\$ 271,492	\$ 249,872
Bond Debt Service (Series 2011A)			
Principal	\$ 1,825,000	\$ 1,825,000	\$ 1,895,000
Interest	\$ 905,039	\$ 905,039	\$ 357,569
Bond Series (Series 2016)			
Principal	\$ 1,691,417	\$ -	\$ 115,000
Interest	\$ -	\$ -	\$ 431,330
Trustee Fee	\$ 9,500	\$ 9,500	\$ 9,500
Cost of Issuance			
Loan debt service			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Line of Credit			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -
System debt service	\$ 6,059,170	\$ 4,367,753	\$ 4,205,676
TOTAL PROJECT COSTS	\$ 24,301,211	\$ 9,757,250	\$ 18,211,659

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2018 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2017 Budget	FY2017 Estimate	FY2018 Budget
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 753,698	\$ 786,559	\$ 829,954
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619
Municipal Services - Supplemental	\$ -	\$ 490,000	\$ -
Total Transfers	\$ 3,010,317	\$ 3,533,178	\$ 3,086,573
Total Budget	\$ 27,311,528	\$ 13,290,428	\$ 21,298,232
RESTRICTED Funds - Capital Projects	\$ -	\$ 25,993,882	\$ 91,040,370
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 9,432,913	\$ 4,366,399	\$ 11,196,999
UNRESTRICTED Funds	\$ 88,257,272	\$ -	\$ -
Ending Fund Balance	\$ 97,690,185	\$ 30,360,281	\$ 102,237,369
Total Budget & Ending Fund Balance	\$ 125,001,712	\$ 43,650,709	\$ 123,535,600

Notes:

EXHIBIT "B"

**Fiscal Years 2018-2022 Capital Improvement Projects Budget for
Memorial City Zone**

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)	
			Through 2016	Projected 2017	2018	2019	2020	2021	2022	FY18 - FY22 Total				
G	T-1701	Gessner Widening Barryknoll to I-10	\$ 11,029,427	358	-	-	-	-	-	-	-	-	-	11,029,785
A	T-1702	Bunker Hill Widening I-10 to Long Point	\$ 6,099,259	-	-	-	-	-	-	-	-	-	-	6,099,259
A	T-1706	Improvement to Lumpkin from I-10 to Northbrook	\$ 16,667,169	808,085	-	-	-	-	-	-	-	-	-	17,505,253
G	T-1712	Bunker Hill South of IH 10 Mobility Improvements	\$ 1,857	-	-	-	-	-	-	-	-	-	-	1,857
G	T-1714	Frostwood Drive and Kingside Drainage Improvements	\$ 24,023	-	-	-	400,000	-	-	-	-	-	-	8,824,023
G	T-1715A	Barryknoll East Drainage Improvements	\$ 7,322,178	-	-	-	-	-	-	-	-	-	-	7,322,178
G	T-1715B	Barryknoll West Drainage Improvements	\$ 36,374	-	-	-	-	-	800,000	-	-	-	-	2,836,374
G	T-1716	Queensbury Drainage Improvements	\$ 545,086	-	-	-	-	-	-	-	-	-	-	545,086
G	T-1717	Town and Country West Drainage and Mobility Improvements	\$ 3,399,366	439,360	3,520,000	6,190,000	-	-	-	-	-	-	-	13,548,726
G	T-1718	Kimberly near Belvey 8 Drainage Improvements	\$ 1,442,725	-	-	-	-	-	-	-	-	-	-	1,442,725
G	T-1719	Kingside East Bound at Gessner	\$ 669,167	-	-	-	-	-	-	-	-	-	-	669,167
G	T-1722	Town and Country Blvd. at Queensbury Signalization	\$ 7,902	5,163	-	-	-	-	-	-	-	-	-	13,065
G	T-1724	Gessner at Barryknoll Intersection Improvements	\$ -	-	-	-	-	-	-	-	-	-	-	-
A,G	T-1725	Park and Green Space Improvements	\$ 150,596	13,397	125,000	125,000	100,000	-	-	-	-	-	-	613,993
G	T-1726	West Bough Roadway Improvements	\$ 5,873	-	-	-	-	-	-	-	-	-	-	5,873
A	T-1727	N. Gessner Preliminary Engineering	\$ 18,546	123	-	-	-	-	-	-	-	-	-	18,669
A	T-1728	Westview and Lumpkin enhanced sidewalk/bus	\$ -	-	-	-	-	-	-	-	-	-	-	-
A	T-1731A	DeLeon Basin and W-140	\$ 10,544,081	10,264	-	-	-	-	-	-	-	-	-	10,554,355
A	T-1731B	Memorial Drive Drainage and Mobility	\$ -	240	-	-	-	-	-	-	-	-	-	240
A	T-1732A	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	\$ 511,988	338,445	597,100	15,150,000	-	-	-	-	-	-	-	16,597,534
A	T-1732B	N. Gessner Drainage Phase 2 - (combined with T - 1732A)	\$ 72,654	-	-	-	-	-	-	-	-	-	-	72,654
A	T-1733A	N. White Drainage and Mobility Improvement - Phase 1	\$ 81,041	-	-	-	-	-	-	-	-	-	-	81,041
A	T-1733B	N. White Drainage and Mobility Improvement - Phase 2	\$ 73,280	-	-	-	-	-	-	-	-	-	-	73,280
A	T-1734	W-140 Channel Improvements with Bridge and Straws	\$ 1,274,207	286,847	6,315,000	12,665,000	-	-	-	-	-	-	-	20,541,054
A	T-1734B	Bunker Hill Bridge and Straws (Combined with T-1734)	\$ -	-	-	-	-	-	-	-	-	-	-	-
G	T-1735	Detention Basin A	\$ -	116,724	1,000,000	6,250,000	28,000,000	-	-	-	-	-	-	35,266,724
G	T-1735A	Detention Basin B	\$ -	-	-	-	-	-	-	-	-	-	-	750,000
G	T-1738A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 335,038	131,018	400,000	17,985,000	-	-	-	-	-	-	-	18,385,000
G	T-1738B	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	\$ -	-	50,000	500,000	500,000	-	-	-	-	-	-	10,050,000
A,G	T-1739	Regional Drainage Solution Preparatory Engineering**	\$ -	-	-	-	-	-	-	-	-	-	-	-
A,G	T-1799	Concrete Panel Replacement Program	\$ -	-	35,000	35,000	35,000	-	-	-	-	-	-	175,000
Totals			\$ 60,341,847	\$ 2,150,024	\$ 12,042,100	\$ 59,300,000	\$ 29,035,000	\$ 17,935,000	\$ 2,785,000	\$ 121,097,100	\$ 183,586,971			

** 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										FY18 - FY22 Total	Cumulative Total (To Date)
	Through 2016	Projected 2017	2018	2019	2020	2021	2022					
TIRZ Funds	60,341,847	2,150,024	12,042,100	45,500,000	29,035,000	10,735,000	2,785,000				100,097,100	162,588,971
City of Houston	-	-	-	-	-	-	-	-	-	-	-	-
Grants	-	-	-	13,800,000	-	7,200,000	-	-	-	-	21,000,000	21,000,000
Other	-	-	-	-	-	-	-	-	-	-	-	-
Project Total	60,341,847	2,150,024	12,042,100	59,300,000	29,035,000	17,935,000	2,785,000				121,097,100	183,588,971

Project:	Frostwood Drive and Kingsride Drainage Improvements		City Council District		Key Map:		WBS.:		T-1714	
Description:	Storm sewer improvements on Frostwood Drive and Kingsride between IH-10 and Gessner. Improvements are intended to provide benefit to study area and adjacent neighborhood.		Location: Served:		Geo. Ref.: Neighborhood:					
Justification:	Drainage improvement needed to adequately convey storm sewer water to a regional detention basin		2018		2019		2020		2021	
	Personnel									Total
	Supplies									
	Svcs. & Chgs.									
	Capital Outlay									
	Total									
	FTEs									

Fiscal Year Planned Expenses

Project Allocation	Phase	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	23,643	-	-	-	400,000	400,000	-	-	\$ 800,000	\$ 823,643
4	Construction	-	-	-	-	-	-	8,000,000	-	\$ 8,000,000	\$ 8,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	380	-	-	-	-	-	-	-	\$ 380	\$ 380
	Other Sub-Total:	380	-	-	-	-	-	-	-	\$ -	\$ 380
	Total Allocations	\$ 24,023	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 8,000,000	\$ -	\$ 8,800,000	\$ 8,824,023

Source of Funds	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ 400,000	\$ 8,000,000	\$ 8,800,000	\$ 8,824,023

*NOTE:

Project: Town and Country West Drainage and Mobility Improvements		City Council District			Key Map:		WBS.:		T-1717	
		Location:	Geo. Ref.:	Neighborhood:	2019	2020	2021	2022	Total	
Description: Upgrade existing drainage system with large boxes. Extend existing 40' roadway west to intersect with Beltway 8 NB frontage road. Build a roundabout to eliminate the offset in N & S Town and Country Blvd. All public utilities will be replaced		2018	2019	2020	2021	2022				
Justification: Drainage improvements to eliminate frequent street flooding/ponding w/ 8+ ac-ft detention. Improve traffic flow by extending road to BW 8 Frontage. Eliminate offset in Town and Country Blvd w/ roundabout. (Drainage - 57% of project cost)		Personnel								
		Supplies								
		Sycs. & Chgs.								
		Capital Outlay								
		Total	\$	\$	\$	\$	\$	\$	\$	\$
		FTEs								
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
1 Planning	175,691	-	-	-	-	-	-	-	\$	\$ 175,691
2 Acquisition	2,100,000	-	-	-	-	-	-	-	\$	\$ 2,100,000
3 Design	1,121,502	-	439,360	-	710,000	-	-	-	\$	\$ 2,270,862
4 Construction	-	3,500,000	-	3,520,000	5,480,000	-	-	-	\$	\$ 9,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$ -
7 Other	2,173	-	-	-	-	-	-	-	\$	\$ 2,173
									\$	\$ -
									\$	\$ -
									\$	\$ -
									\$	\$ -
									\$	\$ -
									\$	\$ -
Other Sub-Total:	2,173	-	-	-	-	-	-	-	\$	\$ 2,173
Total Allocations	\$ 3,399,366	\$ 3,500,000	\$ 439,360	\$ 3,520,000	\$ 6,190,000	\$ -	\$ -	\$ -	\$ 9,710,000	\$ 13,548,726
Source of Funds										
TIRZ Funds	3,399,366	3,500,000	439,360	3,520,000	6,190,000	-	-	-	\$ 9,710,000	\$ 13,548,726
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 3,399,366	\$ 3,500,000	\$ 439,360	\$ 3,520,000	\$ 6,190,000	\$ -	\$ -	\$ -	\$ 9,710,000	\$ 13,548,726

*NOTE:

Project:	Park and Green Space Improvements			City Council District		Key Map:		WBS.:	T-1725		
	Description:	Justification:	Location:	Served:	A,G	A,G	Geo. Ref.:			Neighborhood:	
											2018
	Provide pedestrian friendly environment throughout the TIRZ. This includes pedestrian trails, bikeways, and public green space.	Projects include funding for route studies, design, construction, and ROW acquisition.									
			Personnel	-	-	-	-	-	\$ -		
			Supplies	-	-	-	-	-	\$ -		
			Svcs. & Chgs.	-	-	-	-	-	\$ -		
			Capital Outlay	-	-	-	-	-	\$ -		
			Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			FTEs	-	-	-	-	-	-		
Fiscal Year Planned Expenses											
Project Allocation	Phase	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	90,438	25,000	13,397	25,000	25,000	-	-	-	\$ 50,000	\$ 153,835
4	Construction	60,000	100,000	-	100,000	100,000	100,000	100,000	-	\$ 400,000	\$ 460,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	158	-	-	-	-	-	-	-	\$ -	\$ 158
	Other Sub-Total:	158	-	-	-	-	-	-	-	\$ -	\$ 158
Total Allocations		\$ 150,596	\$ 125,000	\$ 13,397	\$ 125,000	\$ 125,000	\$ 100,000	\$ 100,000	\$ -	\$ 450,000	\$ 613,993
Source of Funds											
TIRZ Funds		150,596	125,000	13,397	125,000	125,000	100,000	100,000	-	\$ 450,000	\$ 613,993
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 150,596	\$ 125,000	\$ 13,397	\$ 125,000	\$ 125,000	\$ 100,000	\$ 100,000	\$ -	\$ 450,000	\$ 613,993

*NOTE:

Project:		N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint		City Council District		Key Map:		WBS.:			
				A		450W, 490A		T-1732A			
				A		10					
				2018		2019		2020			
				2021		2022		Total			
Description:		Reconstruct N. Gessner between IH-10 and Westview with new pavement, improved drainage, and access management mobility improvements. Project includes updated traffic signals at Westview.									
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	Phase	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
1	Planning	69,204	-	-	-	-	-	-	-	\$	69,204
2	Acquisition	-	-	-	-	-	-	-	-	\$	-
3	Design	433,954	-	338,445	597,100	150,000	-	-	-	\$	1,519,499
4	Construction	-	4,100,000	-	-	15,000,000	-	-	-	\$	15,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$	-
6	Close-Out	-	-	-	-	-	-	-	-	\$	-
7	Other	8,831	-	-	-	-	-	-	-	\$	8,831
Other Sub-Total:		8,831	-	-	-	-	-	-	-	\$	8,831
Total Allocations		\$ 511,989	\$ 4,100,000	\$ 338,445	\$ 597,100	\$ 15,150,000	\$ -	\$ -	\$ -	\$ 15,747,100	\$ 16,597,534
Source of Funds											
TIRZ Funds		511,989	4,100,000	338,445	597,100	11,750,000	-	-	-	\$ 12,347,100	\$ 13,197,534
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	3,400,000	-	-	-	\$ 3,400,000	\$ 3,400,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 511,989	\$ 4,100,000	\$ 338,445	\$ 597,100	\$ 15,150,000	\$ -	\$ -	\$ -	\$ 15,747,100	\$ 16,597,534

*NOTE:

Project:		W140 Channel Improvements with Bridge and Straws		City Council District		Key Map:		WBS.:		T-1734	
Description:		W140-01 Channel from Gessner Drive to the Briar Branch Detention Basin to the east.		Location: A		Geo. Ref.:					
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.		Served: A		Neighborhood:					
				Operating and Maintenance Costs: (\$ Thousands)							
				2018	2019	2020	2021	2022	Total		
	Personnel			-	-	-	-	-	-	-	\$
	Supplies			-	-	-	-	-	-	-	\$
	Svcs. & Chgs.			-	-	-	-	-	-	-	\$
	Capital Outlay			-	-	-	-	-	-	-	\$
	Total			\$	\$	\$	\$	\$	\$	\$	\$
	FTEs										-
Fiscal Year Planned Expenses											
Project Allocation	Phase	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
1	Planning	-	-	-	-	-	-	-	-	\$	\$
2	Acquisition	-	-	-	-	-	-	-	-	\$	\$
3	Design	1,260,619	100,000	286,847	130,000	1,250,000	-	-	-	\$ 1,380,000	\$ 2,927,466
4	Construction	-	5,500,000	-	6,185,000	11,315,000	-	-	-	\$ 17,500,000	\$ 17,500,000
5	Equipment	-	-	-	-	-	-	-	-	\$	\$
6	Close-Out	-	-	-	-	-	-	-	-	\$	\$
7	Other	13,588	-	-	-	100,000	-	-	-	\$ 100,000	\$ 113,588
	Other Sub-Total:	13,588	-	-	-	100,000	-	-	-	\$	\$
	Total Allocations	\$ 1,274,207	\$ 5,600,000	\$ 286,847	\$ 6,315,000	\$ 12,665,000	\$	\$	\$	\$ 18,980,000	\$ 20,541,054
Source of Funds											
TIRZ Funds		1,274,207	5,600,000	286,847	6,315,000	12,665,000	-	-	-	\$ 18,980,000	\$ 20,541,054
City of Houston		-	-	-	-	-	-	-	-	\$	\$
Grants		-	-	-	-	-	-	-	-	\$	\$
Other		-	-	-	-	-	-	-	-	\$	\$
Total Funds		\$ 1,274,207	\$ 5,600,000	\$ 286,847	\$ 6,315,000	\$ 12,665,000	\$	\$	\$	\$ 18,980,000	\$ 20,541,054

*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.:									
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:									
		Operating and Maintenance Costs: (\$ Thousands)											
		2018		2019		2020		2021		2022		Total	
Personnel													
Supplies													
Svcs. & Chgs.													
Capital Outlay													
Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
FTEs													

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	1,000,000	116,724	1,000,000	-	-	-	-	\$ 1,000,000	\$ 1,116,724
2 Acquisition	-	-	-	-	6,250,000	-	-	-	\$ 6,250,000	\$ 6,250,000
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	28,000,000	-	-	\$ 28,000,000	\$ 28,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ 1,000,000	\$ 116,724	\$ 1,000,000	\$ 6,250,000	\$ 28,000,000	\$ -	\$ -	\$ 35,250,000	\$ 35,366,724

Source of Funds	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	1,000,000	6,250,000	28,000,000	-	-	\$ 35,250,000	\$ 35,366,724
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ 6,250,000	\$ 28,000,000	\$ -	\$ -	\$ 35,250,000	\$ 35,366,724

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	
Description:	Detention Basin B. Project may involve multiple phases.		Location:	Geo. Ref.:				
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:	Neighborhood:				
			Operating and Maintenance Costs: (\$ Thousands)					Total
			2018	2019	2020	2021	2022	
	Personnel							\$
	Supplies							\$
	Svcs. & Chgs.							\$
	Capital Outlay							\$
	Total		\$	\$	\$	\$	\$	\$
	FTEs							

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	750,000	\$ 750,000	\$ 750,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000	\$ 750,000

Source of Funds	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	750,000	\$ 750,000	\$ 750,000
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000	\$ 750,000

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		Key Map:		WBS.:	T-1738A		
	Description:	Justification:	Location:	Served:	Geo. Ref.:	Neighborhood:				
	The installation of dual 10x10' concrete boxes to reduce overland flows to neighboring areas. The rdwy will be improved to curb and gutter w/ raised medians to improve mobility and access management. Wider sidewalks added to promote pedestrian friendly enviro	Improve Safety, mobility & drainage. Improve rdwy 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)	2018	2019	2020	2021	2022	Total		
			Personnel					\$		
			Supplies					\$		
			Svcs. & Chgs.					\$		
			Capital Outlay					\$		
			Total	\$	\$	\$	\$	\$		
			FTEs							
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
1 Planning	119,491	-	-	-	-	-	-	-	\$	\$ 119,491
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	210,136	1,000,000	131,018	400,000	485,000	-	-	-	\$	\$ 885,000
4 Construction	-	-	-	-	17,500,000	-	-	-	\$	\$ 17,500,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	5,411	-	-	-	-	-	-	-	\$	\$ 5,411
									\$	\$
Other Sub-Total:	5,411	-	-	-	-	-	-	-	\$	\$ 5,411
Total Allocations	\$ 335,038	\$ 1,000,000	\$ 131,018	\$ 400,000	\$ 17,985,000	\$ -	\$ -	\$ -	\$ 18,385,000	\$ 18,851,056
Source of Funds										
TIRZ Funds	335,038	1,000,000	131,018	400,000	7,585,000	-	-	-	\$	\$ 7,985,000
City of Houston	-	-	-	-	-	-	-	-	\$	\$
Grants	-	-	-	-	10,400,000	-	-	-	\$	\$ 10,400,000
Other	-	-	-	-	-	-	-	-	\$	\$
Total Funds	\$ 335,038	\$ 1,000,000	\$ 131,018	\$ 400,000	\$ 17,985,000	\$ -	\$ -	\$ -	\$ 18,385,000	\$ 18,851,056

Project:		Concrete Panel Replacement Program			City Council District		Key Map:		WBS.:		T-1799						
Description:		Location:		Geo. Ref.:		2018		2019		2020		2021		2022		Total	
Justification:		Served:		Neighborhood:		Personnel		Supplies		Svcs. & Chgs.		Capital Outlay		Total		FTEs	
Street maintenance program		A,G		A,G		-		-		-		-		-		-	
Mobility improvements to extend life of roads.		-		-		-		-		-		-		-		-	
		\$		-		-		-		-		-		-		-	
Fiscal Year Planned Expenses																	
Project Allocation		Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)						
Phase																	
1	Planning	-	-	-	-	-	-	-	-	\$	\$						
2	Acquisition	-	-	-	-	-	-	-	-	\$	\$						
3	Design	-	-	-	-	-	-	-	-	\$	\$						
4	Construction	-	-	-	-	-	-	-	-	\$	\$						
5	Equipment	-	-	-	-	-	-	-	-	\$	\$						
6	Close-Out	-	-	-	-	-	-	-	-	\$	\$						
7	Other	-	-	-	35,000	35,000	35,000	35,000	35,000	\$ 175,000	\$ 175,000						
Other Sub-Total:		-	-	-	35,000	35,000	35,000	35,000	35,000	\$ 175,000	\$ 175,000						
Total Allocations		\$	\$	\$	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 175,000	\$ 175,000						
Source of Funds																	
TIRZ Funds		-	-	-	35,000	35,000	35,000	35,000	35,000	\$ 175,000	\$ 175,000						
City of Houston		-	-	-	-	-	-	-	-	\$	\$						
Grants		-	-	-	-	-	-	-	-	\$	\$						
Other		-	-	-	-	-	-	-	-	\$	\$						
Total Funds		\$	\$	\$	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 175,000	\$ 175,000						