

City of Houston, Texas, Ordinance No. 2020 - 892

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 2021 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2021-2025 CAPITAL IMPROVEMENTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the Memorial City Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Seventeen, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2021 (the "Operating Budget") and a five-year Capital Improvements Budget for Fiscal Years 2021-2025 (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 2021 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 2021. 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, 2021, the Zone and the Authority shall, in cooperation with City representatives, (1) identify surplus funds in the Authority's Fiscal Year 2021 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2021 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 14th day of October, 2020.

APPROVED this _____ day of _____, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is OCT 20 2020.



City Secretary

(Prepared by Legal Department Mary Buzak)
(MFB:mfb September 21, 2020) Senior Assistant City Attorney
(Requested by Andrew F. Icken, Chief Development Officer)
(L.D. File No. 0421400127013)

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CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: OCT 20 2020

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

EXHIBIT "A"

**Fiscal Year 2021 Annual Operating Budget for
Memorial City Redevelopment Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET PROFILE

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

P R O F I L E	Base Year:		1999
	Base Year Taxable Value:	\$	509,671,530
	Projected Taxable Value (TY2020):	\$	3,780,633,052
	Current Taxable Value (TY2019):	\$	3,635,224,088
	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.
	Completing construction of the W-140-01 Channel Improvements project.
	Gessner Road reconstruction from Interstate 10 to Long Point Road is ongoing. Reconstruction of Memorial Drive from Beltway 8 to Tallowood has begun. Continued preliminary design and acquisition work on 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 6/30/19)	Variance
	Capital Projects:			
Roadway and Sidewalk Improvements	\$	53,429,681	\$ 39,584,838	\$ 13,844,843
Public Utility Improvements		120,856,453	67,694,077	53,162,376
Parks and Recreational Facilities		11,889,119	372,815	11,516,304
		-	-	-
Total Capital Projects	\$	186,175,253	\$ 107,651,730	\$ 78,523,523
Affordable Housing		-	-	-
School & Education/Cultural Facilities		-	-	-
Financing Costs		25,000,000	37,658,927	(12,658,927)
Administration Costs/ Professional Services		-	-	-
Creation Costs		5,952,851	5,503,939	448,912
Total Project Plan	\$	217,128,104	\$ 150,814,596	\$ 66,313,508

D E B T	Additional Financial Data	FY2020 Budget	FY2020 Estimate	FY2021 Budget
	Debt Service			
Principal	\$	3,645,751	\$ 3,836,345	\$ 7,290,091
Interest	\$	3,100,000	\$ 3,225,000	\$ 5,115,000
	\$	545,751	\$ 611,345	\$ 2,175,091
		Balance as of 6/30/19	Projected Balance as of 6/30/19	Projected Balance as of 6/30/20
Year End Outstanding (Principal)				
Bond Debt	\$	34,065,771	\$ 30,840,771	\$ 25,725,771
Bank Loan	\$	-	\$ -	\$ -
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	-	\$ -	\$ -
Other	\$	-	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 7,901,114	\$ 8,343,665	\$ 12,954,417
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 4,613,689	\$ 4,203,313	\$ 7,290,091
Beginning Balance	\$ 12,514,803	\$ 12,546,978	\$ 20,244,508
City tax revenue	\$ 16,864,545	\$ 16,864,545	\$ 17,655,053
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 16,864,545	\$ 16,864,545	\$ 17,655,053
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 36,969	\$ 400,000	\$ 400,000
Other Interest Income	\$ 36,969	\$ 400,000	\$ 400,000
	\$ -	\$ -	\$ -
	\$ -	\$ 16,400,000	\$ 2,959,000
Grant Proceeds	\$ -	\$ 16,400,000	\$ 2,959,000
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Series 2019	\$ 31,719,917		
Series 2020	\$ 26,343,105	\$ 32,336,678	\$ 38,905,000
Contract Revenue Bond Proceeds	\$ 58,063,022	\$ 32,336,678	\$ 38,905,000
TOTAL AVAILABLE RESOURCES	\$ 87,479,339	78,548,201	80,163,561

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
EXPENDITURES			
Accounting	\$ 12,500	\$ 16,985	\$ 15,000
Administration Salaries & Benefits	\$ 102,000	\$ 102,000	\$ 102,000
Auditor	\$ 23,500	\$ 21,250	\$ 21,500
Bond Services/Trustee/Financial Advisor	\$ 7,500	\$ 40,308	\$ 7,500
Insurance	\$ 1,000	\$ 961	\$ 1,000
Office Administration	\$ -	\$ -	\$ -
TIRZ Administration and Overhead	\$ 146,500	\$ 181,502	\$ 147,000
Engineering Consultants	\$ 60,000	\$ 13,380	\$ 60,000
Legal	\$ 50,000	\$ 47,682	\$ 50,000
Construction Audit	\$ 5,000	\$ 10,350	\$ 5,000
Planning Consultants	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 115,000	\$ 71,412	\$ 115,000
Management consulting services	\$ 261,500	\$ 252,914	\$ 262,000
Capital Expenditures (See CIP Schedule)	\$ 31,503,941	\$ 45,869,068	\$ 10,299,495
TIRZ Capital Expenditures	\$ 31,503,941	\$ 45,869,068	\$ 10,299,495
T&C Way Partners, LLC	\$ 284,000	\$ 1,686,455	\$ -
MetroNational - Detention & Roadway Construction	\$ 3,050,000	\$ 3,013,459	\$ 3,013,459
Town Center Partners, Ltd	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 3,334,000	\$ 4,699,914	\$ 3,013,459
Bond Debt Service (Series 2008)			
Principal	\$ 510,000	\$ 535,000	\$ -
Interest	\$ 35,155	\$ 11,904	\$ -
Bond Debt Service (Series 2011)			
Principal	\$ 625,000	\$ 645,000	\$ -
Interest	\$ 227,332	\$ 107,916	\$ -
Bond Debt Service (Series 2011A)			
Principal	\$ 1,965,000	\$ 2,045,000	\$ -
Interest	\$ 283,264	\$ 122,719	\$ -
Bond Series (Series 2016)			
Principal	\$ 120,000	\$ 120,000	\$ 680,000
Interest	\$ 428,498	\$ 425,606	\$ 415,966
Trustee Fee	\$ 9,500	\$ -	\$ -
Cost of Issuance			
Bond Series (Series 2019)			
Principal	\$ -	\$ -	\$ 4,435,000
Interest	\$ 421,144	\$ 368,806	\$ 1,759,125
System debt service	\$ 4,624,893	\$ 4,381,951	\$ 7,290,091
TOTAL PROJECT COSTS	\$ 39,724,334	\$ 55,203,847	\$ 20,865,045

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 843,227	\$ 843,227	\$ 882,753
County	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619
Municipal Services - Supplemental	\$ -	\$ -	\$ -
Total Transfers	\$ 3,099,846	\$ 3,099,846	\$ 3,139,372
Total Budget	\$ 42,824,180	\$ 58,303,693	\$ 24,004,417
RESTRICTED Funds - Capital Projects	\$ 36,367,186	\$ 12,954,417	\$ 48,868,122
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 8,287,973	\$ 7,290,091	\$ 7,291,022
Ending Fund Balance	\$ 44,655,159	20,244,508	56,159,144
Total Budget & Ending Fund Balance	\$ 87,479,339	\$ 78,548,201	\$ 80,163,561

Notes:

EXHIBIT "B"

**Fiscal Years 2021-2025 Capital Improvement Projects Budget for
Memorial City Zone**

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)	
			Through 2019	Projected 2020	2021	2022	2023	2024	2025	FY21 - FY23 Total				
G	T-1701	Gessner Widening Barryhoolt to I-10	\$ 11,029,427	-	-	-	-	-	-	-	-	-	-	11,029,427
A	T-1702	Bunker Hill Widening I-10 to Long Point	\$ 6,099,259	-	-	-	-	-	-	-	-	-	-	6,099,259
A	T-1709	Improvement to Lumpkin from I-10 to Northbrook	\$ 17,505,973	-	-	-	-	-	-	-	-	-	-	17,505,973
G	T-1712	Bunker Hill South of IH 10 Mobility Improvements	\$ 1,857	-	-	-	-	-	-	-	-	-	-	1,857
G	T-1714	Frostwood Drive and Kingside Drainage Improvements	\$ 24,423	-	-	-	769,000	10,176,000	-	-	-	-	-	10,968,023
G	T-1715A	Baryknol East Drainage Improvements	\$ 7,322,178	-	-	-	-	-	-	-	-	-	-	7,322,178
G	T-1715B	Baryknol West Drainage Improvements	\$ 36,374	-	-	-	-	-	540,000	-	-	-	-	6,936,374
G	T-1716	Queensbury Drainage Improvements	\$ 545,086	-	-	-	-	-	-	-	-	-	-	545,086
G	T-1717	Town and Country West Drainage and Mobility Improvements	\$ 9,749,031	8,954	-	-	-	-	-	-	-	-	-	9,758,585
G	T-1718	Kimberly near Bayway 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	\$ 13,085	131	-	-	-	-	-	-	-	-	-	13,196
A,G	T-1725	Park and Green Space Improvements	\$ 163,993	350	125,000	125,000	100,000	40,000	-	-	-	-	-	554,343
G	T-1726	West Bough Roadway Improvements	\$ 5,873	-	-	-	-	-	-	-	-	-	-	5,873
A	T-1727	N. Gessner Preliminary Engineering	\$ 18,669	-	-	-	-	-	-	-	-	-	-	18,669
A	T-1731A	Detention Basin and W-140	\$ 10,554,355	-	-	-	-	-	-	-	-	-	-	10,554,355
A	T-1732A	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	\$ 1,547,096	12,492,828	236,000	-	-	-	-	-	-	-	-	14,275,922
A	T-1732B	N. Gessner Drainage Phase 2 - (combined with T - 1732A)	\$ 72,654	-	-	-	-	-	-	-	-	-	-	72,654
A	T-1733A	N. Witte Drainage and Mobility Improvement - Phase 1	\$ 81,041	-	-	-	-	-	-	-	-	-	-	81,041
A	T-1733B	N. Witte Drainage and Mobility Improvement - Phase 2	\$ 73,280	-	-	-	-	-	-	-	-	-	-	73,280
A	T-1734	W140 Channel Improvements with Bridge and Straws	\$ 9,405,606	9,063,446	3,869,495	100,000	-	-	-	-	-	-	-	22,438,547
G	T-1735	Detention Basin A	\$ 209,790	71,806	5,000,000	2,792,000	36,645,000	-	-	-	-	-	-	44,718,596
G	T-1735A	Detention Basin B	\$ -	-	-	-	-	-	-	1,200,000	-	-	-	1,200,000
G	T-1736A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 1,273,903	24,231,555	500,000	-	-	-	-	-	-	-	-	26,005,458
G	T-1736B	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	\$ -	-	50,000	880,000	11,660,000	-	-	-	-	-	-	12,590,000
A,G	T-1741	W140 Detention Basin Deepening and Straw Extensions	\$ -	-	459,000	5,406,000	-	-	-	-	-	-	-	5,865,000
A,G	T-1799	Sidewalk Improvement Program	\$ -	-	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	300,000
Total			\$ 77,845,025	\$ 45,869,068	\$ 10,299,495	\$ 10,131,000	\$ 56,641,000	\$ 640,000	\$ 7,620,000	\$ 87,331,495	\$ 211,045,588	\$	\$	

** NOTE: CIP T-1735 and CIP T-1736A reflects the Memorial City Redevelopment Authority's commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.

** NOTE:

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (to date)
	Through 2019	Project 2020	2021	2022	2023	2024	2025	FY21 - FY25 Total			
TIRZ Funds	77,845,025	29,469,068	7,340,485	2,241,000	25,902,500	370,000	4,440,000	40,293,985			147,608,088
City of Houston	-	-	-	-	-	270,000	3,180,000	3,450,000			3,450,000
Grants	-	16,400,000	2,959,000	7,890,000	32,738,500	-	-	43,587,500			59,987,500
Other	-	-	-	-	-	-	-	-			-
Project Total	77,845,025	45,869,068	10,299,485	10,131,000	58,641,000	640,000	7,620,000	87,331,485			211,045,588

Project:	Frostwood Drive and Kingsride Drainage Improvements	City Council District	Key Map:	WBS.:	T-1714		
Location:	G	Geo. Ref.:					
Served:	G	Neighborhood:	16				
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.	Operating and Maintenance Costs: (\$ Thousands)	2022	2023	2024	2025	Total
Justification:	Drainage improvement needed to adequately convey storm sewer water to a regional detention basin	Personnel	-	-	-	-	\$ -
		Supplies	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs					-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	23,643	-	-	-	768,000	-	-	-	\$ 768,000	\$ 791,643
4 Construction	-	-	-	-	-	10,176,000	-	-	\$ 10,176,000	\$ 10,176,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	380	-	-	-	-	-	-	-	\$ -	\$ 380
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:	380	-	-	-	-	-	-	-	\$ -	\$ 380

Total Allocations	\$ 24,023	\$ -	\$ -	\$ -	\$ 768,000	\$ 10,176,000	\$ -	\$ -	\$ 10,944,000	\$ 10,968,023
Source of Funds										
TIRZ Funds	24,023	-	-	-	384,000	5,088,000	-	-	\$ 5,472,000	\$ 5,496,023
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	384,000	5,088,000	-	-	\$ 5,472,000	\$ 5,472,000
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 24,023	\$ -	\$ -	\$ -	\$ 768,000	\$ 10,176,000	\$ -	\$ -	\$ 10,944,000	\$ 10,968,023

*NOTE:

Project:	Barryknoll West Drainage Improvements			Key Map:			T-1715B														
	Location:	G	G	Geo. Ref.:				WBS.:													
Served:	16			Neighborhood:																	
Description:	Storm sewer improvements on Barryknoll Lane from Gessner to drainage channel W151-00-00. Improvements are intended to provide benefit to study area and adjacent neighborhood.																				
Justification:	Drainage improvement needed to adequately convey storm sewer water to drainage channel W151-00-00.																				
	City Council District			2021			2022			2023			2024			2025			Total		
	2021			2022			2023			2024			2025			Total					
	-			-			-			-			-			-					
	-			-			-			-			-			-					
	-			-			-			-			-			-					
	-			-			-			-			-			-					
	-			-			-			-			-			-					
	-			-			-			-			-			-					
Total	\$			\$			\$			\$			\$			\$					
FTEs																					

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	36,374	-	-	-	540,000	-	-	-	\$ 540,000	\$ 576,374
4 Construction	-	-	-	-	-	-	6,360,000	-	\$ 6,360,000	\$ 6,360,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
Other Sub-Total:	-	-	-	-	-	-	-	-	\$	\$
Total Allocations	\$ 36,374	\$	\$	\$	\$ 540,000	\$	\$ 6,360,000	\$ 6,900,000	\$ 6,936,374	\$ 6,936,374

Source of Funds	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	-	-	-	-
City of Houston	-	-	-	-	-	270,000	3,180,000	\$ 3,450,000	\$ 3,486,374
Grants	-	-	-	-	-	270,000	3,180,000	\$ 3,450,000	\$ 3,450,000
Other	-	-	-	-	-	-	-	\$	\$
Total Funds	\$ 36,374	\$	\$	\$ 540,000	\$ 6,360,000	\$ 6,900,000	\$ 6,936,374	\$ 6,936,374	\$ 6,936,374

*NOTE:

Project:	Park and Green Space Improvements		City Council District		Key Map:		WBS.:		T-1725
	Location:	Geo. Ref.:	A,G	A,G	Geo. Ref.:	Neighborhood:			
	Served:	Neighborhood:			10, 16				
Description:	Provide pedestrian friendly environment throughout the TIRZ. This includes pedestrian trails, bikeways, and public green space.								
Justification:	Projects include funding for route studies, design, construction, and ROW acquisition.								
			2021	2022	2023	2024	2025	Total	
Operating and Maintenance Costs: (\$ Thousands)									
Personnel	-	-	-	-	-	-	-	-	\$
Supplies	-	-	-	-	-	-	-	-	\$
Svcs. & Chgs.	-	-	-	-	-	-	-	-	\$
Capital Outlay	-	-	-	-	-	-	-	-	\$
Total	\$	\$	\$	\$	\$	\$	\$	\$	\$
FTEs									

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	103,835	25,000	350	25,000	25,000	-	-	-	\$ 50,000	\$ 154,185
4 Construction	60,000	100,000	-	100,000	100,000	100,000	40,000	-	\$ 340,000	\$ 400,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	158	-	-	-	-	-	-	-	\$	\$ 158
									\$	\$
									\$	\$
									\$	\$
									\$	\$
									\$	\$
Other Sub-Total:	158	-	-	-	-	-	-	-	\$	\$ 158
Total Allocations	\$ 163,993	\$ 125,000	\$ 350	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$	\$ 390,000	\$ 554,343

Source of Funds	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	163,993	125,000	350	125,000	125,000	100,000	40,000	-	\$ 390,000	\$ 554,343
City of Houston	-	-	-	-	-	-	-	-	\$	\$
Grants	-	-	-	-	-	-	-	-	\$	\$
Other	-	-	-	-	-	-	-	-	\$	\$
Total Funds	\$ 163,993	\$ 125,000	\$ 350	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$	\$ 390,000	\$ 554,343

*NOTE:

Project:	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	City Council District	450W, 490A	Key Map:	T-1732A	
		Location:	A	Geo. Ref.:		
		Served:	A	Neighborhood:	10	
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.	Operating and Maintenance Costs: (\$ Thousands)				
		2021	2022	2023	2024	2025
		Personnel	-	-	-	-
		Supplies	-	-	-	-
		Svcs. & Chgs.	-	-	-	-
		Capital Outlay	-	-	-	-
		Total	\$ -	\$ -	\$ -	\$ -
		FTEs				
Justification:	Documented issues with drainage, mobility, access management, and pavement condition.					

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	69,204	-	-	-	-	-	-	-	\$ -	\$ 69,204
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	1,469,061	236,000	67,783	236,000	-	-	-	-	\$ 236,000	\$ 1,772,844
4 Construction	-	3,400,000	12,425,043	-	-	-	-	-	\$ -	\$ 12,425,043
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	8,831	-	-	-	-	-	-	-	\$ -	\$ 8,831
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:	8,831	-	-	-	-	-	-	-	\$ -	\$ 8,831
Total Allocations	\$ 1,547,096	\$ 3,636,000	\$ 12,492,826	\$ 236,000	\$ -	\$ -	\$ -	\$ -	\$ 236,000	\$ 14,275,922

Source of Funds	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	236,000	-	-	-	-	\$ 236,000	\$ 10,875,922
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	3,400,000	-	-	-	\$ 3,400,000	\$ 3,400,000
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 1,547,096	\$ 3,636,000	\$ 12,492,826	\$ 236,000	\$ -	\$ 236,000	\$ 14,275,922

*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.:									
		Served: G		Neighborhood:									
Justification:		Operating and Maintenance Costs: (\$ Thousands)											
Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.		2021		2022		2023		2024		2025		Total	
		Personnel	-	-	-	-	-	-	-	-	-	-	-
	Supplies	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs	-	-	-	-	-	-	-	-	-	-	-	-
Fiscal Year Planned Expenses													
Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)			
1 Planning	209,790	1,000,000	71,806	-	-	-	-	-	\$ -	\$ 281,596			
2 Acquisition	-	5,000,000	-	5,000,000	-	-	-	-	\$ 5,000,000	\$ 5,000,000			
3 Design	-	-	-	-	2,792,000	-	-	-	\$ 2,792,000	\$ 2,792,000			
4 Construction	-	-	-	-	-	36,645,000	-	-	\$ 36,645,000	\$ 36,645,000			
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -			
									\$ -	\$ -			
									\$ -	\$ -			
									\$ -	\$ -			
									\$ -	\$ -			
									\$ -	\$ -			
									\$ -	\$ -			
									\$ -	\$ -			
Other Sub-Total:									\$ -	\$ -			
Total Allocations	\$ 209,790	\$ 6,000,000	\$ 71,806	\$ 5,000,000	\$ 2,792,000	\$ 36,645,000	\$ -	\$ -	\$ 44,437,000	\$ 44,718,596			
Source of Funds													
TIRZ Funds	209,790	6,000,000	71,806	2,500,000	1,396,000	18,322,500	-	-	\$ 22,218,500	\$ 22,500,096			
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants	-	-	-	2,500,000	1,396,000	18,322,500	-	-	\$ 22,218,500	\$ 22,218,500			
Other	-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds	\$ 209,790	\$ 6,000,000	\$ 71,806	\$ 5,000,000	\$ 2,792,000	\$ 36,645,000	\$ -	\$ -	\$ 44,437,000	\$ 44,718,596			

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:												
		Location:	G	G	Geo. Ref.:	2022	2023	2024	2025	T-1735A										
Description:		Served:			Operating and Maintenance Costs: (\$ Thousands)			Total												
		2021	2022	2023	2024	2025	2026	2027	2028	2029										
Detention Basin B. Project may involve multiple phases.		Personnel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.		Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Svcs. & Chgs.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Total	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
		FTEs																		
Fiscal Year Planned Expenses																				
Project Allocation	Phase	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)									
1	Planning	-	-	-	-	-	-	-	-	-	-									
2	Acquisition	-	-	-	-	-	-	-	-	-	-									
3	Design	-	-	-	-	-	-	1,200,000	-	1,200,000	1,200,000									
4	Construction	-	-	-	-	-	-	-	-	-	-									
5	Equipment	-	-	-	-	-	-	-	-	-	-									
6	Close-Out	-	-	-	-	-	-	-	-	-	-									
7	Other	-	-	-	-	-	-	-	-	-	-									
Other Sub-Total:		-	-	-	-	-	-	-	-	-	-									
Total Allocations		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$									
Source of Funds																				
TIRZ Funds		-	-	-	-	-	-	-	1,200,000	1,200,000	1,200,000									
City of Houston		-	-	-	-	-	-	-	-	-	-									
Grants		-	-	-	-	-	-	-	-	-	-									
Other		-	-	-	-	-	-	-	-	-	-									
Total Funds		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$									

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	
	Location: G	Geo. Ref.:				
	Served: G	Neighborhood:				
Description: 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 environment.	Operating and Maintenance Costs: (\$ Thousands)					
	2021	2022	2023	2024	2025	Total
Justification: 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)	Personnel	-	-	-	-	\$ -
	Supplies	-	-	-	-	\$ -
	Sves. & Chgs.	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	119,491	-	-	-	-	-	-	-	\$ -	\$ 119,491
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	1,149,001	400,000	548,646	-	-	-	-	-	\$ -	\$ 1,697,647
4 Construction	-	8,300,000	23,682,909	500,000	-	-	-	-	\$ 500,000	\$ 24,182,909
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	5,411	-	-	-	-	-	-	-	\$ -	\$ 5,411
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	5,411	-	-	-	-	-	-	-	\$ -	\$ 5,411
Total Allocations	\$ 1,273,903	\$ 8,700,000	\$ 24,231,555	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 26,005,458

Source of Funds	TIRZ Funds	City of Houston	Grants	Other
TIRZ Funds	11,231,555	-	-	-
City of Houston	8,700,000	-	-	-
Grants	-	13,000,000	-	-
Other	-	-	-	-
Total Funds	\$ 24,231,555	\$ 8,700,000	\$ -	\$ -
	\$ 24,231,555	\$ 500,000	\$ -	\$ -
	\$ 24,731,555	\$ 500,000	\$ -	\$ -
	\$ 25,231,555	\$ 500,000	\$ -	\$ -
	\$ 25,731,555	\$ 500,000	\$ -	\$ -
	\$ 26,231,555	\$ 500,000	\$ -	\$ -
	\$ 26,731,555	\$ 500,000	\$ -	\$ -

Project:	Memorial Drive Drainage and Mobility Improvement				City Council District	Key Map:	WBS.:	T-1738B									
	Project - Phase 2**								Location:	Geo. Ref.:	2023	2024	2025	Total			
															Served:	Neighborhood:	Operating and Maintenance Costs: (\$ Thousands)
									2021	2022	2023	2024	2025	Total			
Description:	Flooding and drainage improvements based on recommendations of the Regional Drainage Study to address flooding on the W153-00 and improve mobility and pedestrian safety on Memorial Drive within the boundaries of the TIRZ.																
Justification:	Project will improve storm water drainage system and reconstruct Memorial Drive (Tallowood to Bunker Hill City Limits).																
		Personnel	-	-	-	-	-	-	-	-	-	-	-	-	-	\$	
		Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$
		Svcs. & Chgs.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$
		Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$
		Total	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
		FTEs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fiscal Year Planned Expenses																	
Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)							
Phase																	
1 Planning	-	50,000	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000							
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$							
3 Design	-	-	-	-	880,000	-	-	-	\$ 880,000	\$ 880,000							
4 Construction	-	-	-	-	-	11,660,000	-	-	\$ 11,660,000	\$ 11,660,000							
5 Equipment	-	-	-	-	-	-	-	-	\$	\$							
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$							
7 Other	-	-	-	-	-	-	-	-	\$	\$							
	-	-	-	-	-	-	-	-	\$	\$							
	-	-	-	-	-	-	-	-	\$	\$							
	-	-	-	-	-	-	-	-	\$	\$							
	-	-	-	-	-	-	-	-	\$	\$							
	-	-	-	-	-	-	-	-	\$	\$							
Other Sub-Total:	-	-	-	-	-	-	-	-	\$	\$							
Total Allocations	\$	\$ 50,000	\$	\$ 50,000	\$ 880,000	\$ 11,660,000	\$	\$	\$ 12,590,000	\$ 12,590,000							
Source of Funds																	
TIRZ Funds	-	50,000	-	50,000	176,000	2,332,000	-	-	\$ 2,558,000	\$ 2,558,000							
City of Houston	-	-	-	-	-	-	-	-	\$	\$							
Grants	-	-	-	-	704,000	9,328,000	-	-	\$ 10,032,000	\$ 10,032,000							
Other	-	-	-	-	-	-	-	-	\$	\$							
Total Funds	\$	\$ 50,000	\$	\$ 50,000	\$ 880,000	\$ 11,660,000	\$	\$	\$ 12,590,000	\$ 12,590,000							

NOTE:

Project:		Concrete Panel Replacement Program			City Council District		Key Map:		WBS.:			T-1799	
		Location:		A,G	A,G	Geo. Ref.:	Neighborhood:						
Served:		A,G											
Description:		Operating and Maintenance Costs: (\$ Thousands)											
		2021	2022	2023	2024	2025	Total						
Sidewalk Improvement Program		Personnel	-	-	-	-	-	-	-	-	-	-	-
		Supplies	-	-	-	-	-	-	-	-	-	-	-
Justification:		Svcs. & Chgs.	-	-	-	-	-	-	-	-	-	-	-
		Capital Outlay	-	-	-	-	-	-	-	-	-	-	-
		Total	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
		FTEs											
Fiscal Year Planned Expenses													
Project Allocation	Phase	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)		
1	Planning	-	-	-	-	-	-	-	-	\$	\$	-	-
2	Acquisition	-	-	-	-	-	-	-	-	\$	\$	-	-
3	Design	-	-	-	-	-	-	-	-	\$	\$	-	-
4	Construction	-	-	-	-	-	-	-	-	\$	\$	-	-
5	Equipment	-	-	-	-	-	-	-	-	\$	\$	-	-
6	Close-Out	-	-	-	-	-	-	-	-	\$	\$	-	-
7	Other	-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000	\$	\$
Other Sub-Total:		-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000	\$	\$
Total Allocations		\$	\$ 60,000	\$	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000	\$	\$ 300,000
Source of Funds													
TIRZ Funds		-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000	\$	\$ 300,000
City of Houston		-	-	-	-	-	-	-	-	\$	\$	-	-
Grants		-	-	-	-	-	-	-	-	\$	\$	-	-
Other		-	-	-	-	-	-	-	-	\$	\$	-	-
Total Funds		\$	\$ 60,000	\$	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000	\$	\$ 300,000