

City of Houston, Texas, Ordinance No. 2019 - 577

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 2019 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2019-2023 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 2019 (the "Operating Budget") and a five-year Capital Improvements Budget for Fiscal Years 2019-2023 (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 2019 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 2019. 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, 2019, the Zone and the Authority shall, in cooperation with City representatives, (1) identify surplus funds in the Authority's Fiscal Year 2019 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2019 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 31st day of July, 2019.

APPROVED this _____ day of _____, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is AUG 06 2019.

A. D. Manuel
City Secretary
Assistant

(Prepared by Legal Department *Mang Bayak*)
(MFB:mfh September 24, 2018) Senior Assistant City Attorney
(Requested by Andrew F. Icken, Chief Development Officer)
(L.D. File No. 0421400127009)

G:\REALESTATE\TIRZ\TIRZ 17 Memorial City\Budgets\FY19 Budget\ORD Budget FY19 TIRZ #17.doc

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
		ABSENT-ON PERSONAL BUSINESS
		BOYKINS
✓		MARTIN
		ABSENT DUE TO BEING ILL
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		CASTEX-TATUM
✓		KNOX
✓		ROBINSON
		ABSENT
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: AUG 06 2019

EXHIBIT "A"

**Fiscal Year 2019 Annual Operating Budget for
Memorial City Redevelopment Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2019 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 (TY2018):	\$ 3,784,570,901
	Current Taxable Value (TY2017):	\$ 3,489,987,281
	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.
	Nearing completion of the Town & Country West Drainage and Mobility project.
	Completed final design of W-140-01 Channel Improvements project. The project will be bid as soon as possible.
	Nearing completion of the 60% design drawing phase of Gessner Road reconstruction from Interstate 10 to Long Point Road.
	Continued design work on the reconstruction of Memorial Drive from Beltway 8 to Tallowood, a project that will be 80% grant funded.
	Completed annexation and a grant proposal for the reconstruction of an additional section of Memorial Drive from Tallowood to the city limits; partnered with the City of Bunker Hill village on the grant application to include the Bunker Hill section of Memorial Drive from the Houston city limits to Gessner.
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 6/30/17)	Variance
	Capital Projects:			
Roadway and Sidewalk Improvements	\$	53,429,681	\$ 36,323,361	\$ 17,106,320
Public Utility Improvements		120,856,453	35,508,463	85,347,990
Parks and Recreational Facilities		11,889,119	340,363	11,548,756
		-	-	-
Total Capital Projects	\$	186,175,253	\$ 72,172,187	\$ 114,003,066
Affordable Housing		-	-	-
School & Education/Cultural Facilities		-	-	-
Financing Costs		25,000,000	29,071,815	(4,071,815)
Administration Costs/ Professional Services		-	-	-
Creation Costs		5,952,851	4,938,309	1,014,542
Total Project Plan	\$	217,128,104	\$ 106,182,311	\$ 110,945,793

D E B T	Additional Financial Data	FY2018 Budget	FY2018 Estimate	FY2019 Budget
	<u>Debt Service</u>			
Principal	\$	3,649,846	\$ 3,649,846	\$ 3,765,751
Interest	\$	2,985,000	\$ 2,985,000	\$ 3,220,000
	\$	664,846	\$ 664,846	\$ 545,751
		Balance as of 6/30/17	Projected Balance as of 6/30/18	Projected Balance as of 6/30/19
<u>Year End Outstanding (Principal)</u>				
Bond Debt	\$	39,325,000	\$ 36,340,000	\$ 33,120,000
Bank Loan	\$	-	\$ -	\$ -
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	-	\$ -	\$ -
Other	\$	-	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2019 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2018 Budget	FY2018 Estimate	FY2019 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 25,993,882	\$ 23,516,168	\$ 24,102,326
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 4,205,676	\$ 4,366,399	\$ 4,205,676
Beginning Balance	\$ 30,199,558	\$ 27,882,567	\$ 28,308,002
City tax revenue	\$ 16,599,074	\$ 15,907,739	\$ 18,940,967
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 16,599,074	\$ 15,907,739	\$ 18,940,967
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 36,969	\$ 36,969	\$ 36,969
Other Interest Income	\$ 36,969	\$ 36,969	\$ 36,969
	\$ -	\$ -	\$ -
	\$ 3,400,000	\$ -	\$ -
Grant Proceeds	\$ 3,400,000	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Series 2018	\$ 73,300,000	\$ -	\$ 36,000,000
Contract Revenue Bond Proceeds	\$ 73,300,000	\$ -	\$ 36,000,000
TOTAL AVAILABLE RESOURCES	\$ 123,535,601	\$ 43,827,275	\$ 83,286,938

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2019 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2018 Budget	FY2018 Estimate	FY2019 Budget
EXPENDITURES			
Accounting	\$ 10,800	\$ 11,517	\$ 11,500
Administration Salaries & Benefits	\$ 96,000	\$ 96,000	\$ 102,000
Auditor	\$ 20,000	\$ 20,500	\$ 20,500
Bond Services/Trustee/Financial Advisor	\$ 3,200	\$ 4,400	\$ 4,400
Insurance	\$ 1,290	\$ 961	\$ 1,000
Office Administration	\$ 3,000	\$ -	\$ -
TIRZ Administration and Overhead	\$ 134,290	\$ 133,378	\$ 139,400
Engineering Consultants	\$ 20,000	\$ 59,658	\$ 60,000
Legal	\$ 150,000	\$ 68,269	\$ 75,000
Construction Audit	\$ 10,000	\$ 3,250	\$ 5,000
Planning Consultants	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 180,000	\$ 131,177	\$ 140,000
Management consulting services	\$ 314,290	\$ 264,555	\$ 279,400
Capital Expenditures (See CIP Schedule)	\$ 12,042,100	\$ 6,347,443	\$ 17,716,666
TIRZ Capital Expenditures	\$ 12,042,100	\$ 6,347,443	\$ 17,716,666
T&C Way Partners, LLC	\$ 1,649,593	\$ 1,649,593	\$ 1,771,000
MetroNational - Detention & Roadway Construction	\$ -	\$ -	\$ -
Town Center Partners, Ltd	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 1,649,593	\$ 1,649,593	\$ 1,771,000
Bond Debt Service (Series 2008)			
Principal	\$ 490,000	\$ 490,000	\$ 510,000
Interest	\$ 57,405	\$ 57,405	\$ 35,155
Bond Debt Service (Series 2011)			
Principal	\$ 600,000	\$ 600,000	\$ 625,000
Interest	\$ 249,872	\$ 249,872	\$ 227,332
Bond Debt Service (Series 2011A)			
Principal	\$ 1,895,000	\$ 1,895,000	\$ 1,965,000
Interest	\$ 357,569	\$ 357,569	\$ 283,264
Bond Series (Series 2016)			
Principal	\$ 115,000	\$ 115,000	\$ 120,000
Interest	\$ 431,330	\$ 431,330	\$ 428,498
Trustee Fee	\$ 9,500	\$ 9,500	\$ 9,500
Cost of Issuance			
Bond Series (Series 2018)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 595,789
Loan debt service			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Line of Credit			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -
System debt service	\$ 4,205,676	\$ 4,205,676	\$ 4,799,538
TOTAL PROJECT COSTS	\$ 18,211,659	\$ 12,467,267	\$ 24,566,604

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2019 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2018 Budget	FY2018 Estimate	FY2019 Budget
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 829,954	\$ 795,387	\$ 947,048
County	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619
Municipal Services - Supplemental	\$ -	\$ -	\$ -
Total Transfers	\$ 3,086,573	\$ 3,052,006	\$ 3,203,667
Total Budget	\$ 21,298,232	\$ 15,519,273	\$ 27,770,271
RESTRICTED Funds - Capital Projects	\$ 91,040,370	\$ 24,102,326	\$ 44,610,222
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 11,196,999	\$ 4,205,676	\$ 10,905,445
Ending Fund Balance	\$ 102,237,369	\$ 28,308,002	\$ 55,516,667
Total Budget & Ending Fund Balance	\$ 123,535,601	\$ 43,827,275	\$ 83,285,938

Notes:

EXHIBIT "B"

**Fiscal Years 2019-2023 Capital Improvement Projects Budget for
Memorial City Zone**

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)	
			Through 2017	Projected 2018	2019	2020	2021	2022	2023	FY19 - FY23 Total				
G	T-1701	Gessner Widening Baryknoll to I-10	\$ 11,029,427	613	-	-	-	-	-	-	-	-	-	11,030,040
A	T-1702	Bunker Hill Widening I-10 to Long Point	\$ 6,089,259	-	-	-	-	-	-	-	-	-	-	6,089,259
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	Freshwood Drive and Kingside Drainage Improvements	\$ 24,023	-	-	400,000	-	-	-	-	-	-	-	8,824,023
G	T-1715A	Baryknoll East Drainage Improvements	\$ 7,322,178	-	-	-	-	-	-	-	-	-	-	7,322,178
G	T-1715B	Baryknoll 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	5,588,794	4,549,566	-	-	-	-	-	-	-	-	13,548,726
G	T-1718	Kimberly near Beltway 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	\$ 13,065	1,136	-	-	-	-	-	-	-	-	-	14,203
G	T-1724	Gessner at Baryknoll Intersection Improvements	\$ -	-	-	-	-	-	-	-	-	-	-	-
A,G	T-1725	Park and Green Space Improvements	\$ 163,993	5,922	125,000	125,000	100,000	-	-	-	-	-	-	619,915
G	T-1726	West Bough Roadway Improvements	\$ 5,873	-	-	-	-	-	-	-	-	-	-	5,873
A	T-1727	N. Gessner Preliminary Engineering	\$ 18,669	-	-	-	-	-	-	-	-	-	-	18,669
A	T-1728	Westview and Lumpkin enhanced sidewalk/bus	\$ -	-	-	-	-	-	-	-	-	-	-	-
A	T-1731A	Detention Basin and W-140	\$ 10,554,355	8,355	-	-	-	-	-	-	-	-	-	10,562,710
A	T-1731B	Memorial Drive Drainage and Mobility	\$ -	240	-	-	-	-	-	-	-	-	-	240
A	T-1732A	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	\$ 511,989	380,533	217,100	15,121,311	-	-	-	-	-	-	-	16,230,933
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	140,765	6,315,000	15,741,000	-	-	-	-	-	-	-	23,470,972
A	T-1734B	Bunker Hill Bridge and Straws (Combined with T-1734)	\$ -	-	-	-	-	-	-	-	-	-	-	-
G	T-1735	Detention Basin A	\$ -	11,026	6,000,000	1,000,000	28,000,000	-	-	-	-	-	-	35,011,026
G	T-1735A	Detention Basin B	\$ -	-	-	-	-	-	750,000	-	-	-	-	750,000
G	T-1738A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 335,038	189,057	400,000	21,300,000	-	-	-	-	-	-	-	22,234,095
G	T-1738B	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	\$ -	-	50,000	500,000	500,000	-	-	-	-	-	-	13,450,000
A,G	T-1739	Regional Drainage Solution Preparatory Engineering**	\$ -	-	-	-	-	-	-	-	-	-	-	-
A,G	T-1740	CIP FORM A	\$ -	-	-	-	-	-	-	-	-	-	-	-
A,G	T-1741	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-	-	-
A,G	T-1742	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-	-	-
A,G	T-1759	Concrete Panel Replacement Program	\$ -	-	60,000	60,000	60,000	60,000	-	-	-	-	-	300,000
Totals			\$ 61,179,899	\$ 6,347,443	\$ 17,716,666	\$ 54,247,311	\$ 37,060,000	\$ 13,360,000	\$ 2,810,000	\$ 125,199,977	\$ 192,721,019			

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

** NOTE:

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2017	Projected 2018	2019	2020	2021	2022	2023	FY19 - FY23 Total			
TIRZ Funds	61,179,599	6,347,443	17,716,666	37,847,311	14,660,000	3,660,000	2,810,000	76,693,977	144,221,019		
City of Houston	-	-	-	-	-	-	-	-	-		
Grants	-	-	-	16,400,000	22,400,000	9,700,000	-	48,500,000	48,500,000		
Other	-	-	-	-	-	-	-	-	-		
Project Total	61,179,599	6,347,443	17,716,666	54,247,311	37,060,000	13,360,000	2,810,000	125,193,977	192,721,019		

Project:	Frostwood Drive and Kingsride Drainage Improvements		City Council District		Key Map:		WBS.:		T-1714	
	Location:	Geo. Ref.:	2019	2020	2021	2022	2023	Total		
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.									
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 6/30/17	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 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
Other Sub-Total:	380	-	-	-	-	-	-	-	\$ -	\$ 380
Total Allocations	\$ 24,023	\$ -	\$ -	\$ -	\$ 400,000	\$ 8,400,000	\$ -	\$ -	\$ 8,800,000	\$ 8,824,023
Source of Funds										
TIRZ Funds	24,023	-	-	-	400,000	8,400,000	-	-	\$ 8,800,000	\$ 8,824,023
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 24,023	\$ -	\$ -	\$ -	\$ 400,000	\$ 8,400,000	\$ -	\$ -	\$ 8,800,000	\$ 8,824,023

*NOTE:

Project:	Barryknoll West Drainage Improvements		City Council District		Key Map:		WBS.:		T-1715B	
	Location:	Served:	G	G	Geo. Ref.:	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.									
	Maintenance Costs: (\$ Thousands)									
	Personnel	2017	2018	2019	2020	2021	2022	2023	2024	Total
	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	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	36,374	-	-	-	400,000	-	-	-	\$ 400,000	\$ 436,374
4 Construction	-	-	-	-	400,000	2,000,000	-	-	\$ 2,400,000	\$ 2,400,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:									\$ -	\$ -
Total Allocations	\$ 36,374	\$ -	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ 2,000,000	\$ 2,800,000	\$ 2,836,374
Source of Funds										
TIRZ Funds	36,374	-	-	-	800,000	-	-	2,000,000	\$ 2,800,000	\$ 2,836,374
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 36,374	\$ -	\$ -	\$ -	\$ 800,000	\$ -	\$ 2,000,000	\$ 2,800,000	\$ 2,800,000	\$ 2,836,374

*NOTE:

Project:	Town and Country West Drainage and Mobility Improvements			City Council District			Key Map:		WBS.:	T-1717
	Description:	Location:	Served:	G	G	2020	2021	2022		
	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	G	16							
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								
		Svcs. & Chgs.								
		Capital Outlay								
		Total								
		FTEs								

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/17	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
Phase										
1 Planning	175,691	-	-	-	-	-	-	-	\$ -	\$ 175,691
2 Acquisition	2,100,000	-	-	-	-	-	-	-	\$ -	\$ 2,100,000
3 Design	1,121,502	-	-	-	-	-	-	-	\$ -	\$ 1,121,502
4 Construction	-	3,520,000	5,599,794	4,549,566	-	-	-	-	\$ 4,549,566	\$ 10,149,360
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	2,173	-	-	-	-	-	-	-	\$ -	\$ 2,173
Other Sub-Total:	2,173	-	-	-	-	-	-	-	\$ -	\$ 2,173

Total Allocations	\$ 3,399,366	\$ 3,520,000	\$ 5,599,794	\$ 4,549,566	\$ -	\$ -	\$ -	\$ -	\$ 4,549,566	\$ 13,548,726
-------------------	--------------	--------------	--------------	--------------	------	------	------	------	--------------	---------------

Source of Funds	Projected Expenses thru 6/30/17	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
TIRZ Funds	3,399,366	3,520,000	5,599,794	4,549,566	-	-	-	-	\$ 4,549,566	\$ 13,548,726
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 3,399,366	\$ 3,520,000	\$ 5,599,794	\$ 4,549,566	\$ -	\$ -	\$ -	\$ -	\$ 4,549,566	\$ 13,548,726

*NOTE:

Project:	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	City Council District	Key Map:	WBS.:	T-1732A
		Location:	Geo. Ref.:		
		Served:	Neighborhood:		
		2019	2020	2021	2022
		2023	Operating and Maintenance Costs: (\$ Thousands)		
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.	Personnel	-	-	-
		Supplies	-	-	-
		Svcs. & Chgs.	-	-	-
		Capital Outlay	-	-	-
		Total	\$	\$	\$
Justification:	Documented issues with drainage, mobility, access management, and pavement condition.	FTEs			

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/17	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
Phase										
1 Planning	69,204	-	-	-	-	-	-	-	\$	\$ 69,204
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$ -
3 Design	433,954	597,100	380,533	217,100	150,000	-	-	-	\$ 367,100	\$ 1,181,587
4 Construction	-	-	-	-	14,971,311	-	-	-	\$ 14,971,311	\$ 14,971,311
5 Equipment	-	-	-	-	-	-	-	-	\$	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$ -
7 Other	8,831	-	-	-	-	-	-	-	\$	\$ 8,831
Other Sub-Total:	8,831	-	-	-	-	-	-	-	\$	\$ 8,831

Total Allocations	\$ 511,989	\$ 597,100	\$ 380,533	\$ 217,100	\$ 15,121,311	\$ -	\$ -	\$ -	\$ 15,338,411	\$ 16,230,933
--------------------------	-------------------	-------------------	-------------------	-------------------	----------------------	-------------	-------------	-------------	----------------------	----------------------

Source of Funds	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
TIRZ Funds	511,989	597,100	380,533	217,100	11,721,311	12,830,933	\$ 12,830,933
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	3,400,000	3,400,000	\$ 3,400,000
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 511,989	\$ 597,100	\$ 380,533	\$ 217,100	\$ 15,121,311	\$ 15,338,411	\$ 16,230,933

*NOTE:

Project:	W140 Channel Improvements with Bridge and Straws		City Council District		Key Map:		WBS.:		T-1734		
	Straws		Location:	Geo. Ref.:	2020	2021	2022	2023			
Description:	W140-01 Channel from Gessner Drive to the Briar Branch Detention Basin to the east.		Served:	Neighborhood:	2019	2020	2021	2022	2023	Total	
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.		Personnel		-	-	-	-	-	\$ -	
			Supplies		-	-	-	-	-	\$ -	
			Svcs. & Chgs.		-	-	-	-	-	\$ -	
			Capital Outlay		-	-	-	-	-	\$ -	
			Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			FTEs							-	
Fiscal Year Planned Expenses											
Project Allocation	Phase	Projected Expenses thru 6/30/17	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,260,619	130,000	140,765	130,000	1,250,000	-	-	-	\$ 1,380,000	\$ 2,781,384
4	Construction	-	6,185,000	-	6,185,000	14,391,000	-	-	-	\$ 20,576,000	\$ 20,576,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	13,588	-	-	-	100,000	-	-	-	\$ 100,000	\$ 113,588
	Other Sub-Total:	13,588	-	-	-	100,000	-	-	-	\$ 100,000	\$ 113,588
Total Allocations		\$ 1,274,207	\$ 6,315,000	\$ 140,765	\$ 6,315,000	\$ 15,741,000	\$ -	\$ -	\$ -	\$ 22,056,000	\$ 23,470,972
Source of Funds											
TIRZ Funds		1,274,207	6,315,000	140,765	6,315,000	15,741,000	-	-	-	\$ 22,056,000	\$ 23,470,972
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 1,274,207	\$ 6,315,000	\$ 140,765	\$ 6,315,000	\$ 15,741,000	\$ -	\$ -	\$ -	\$ 22,056,000	\$ 23,470,972

*NOTE:

Project:	Detention Basin A			City Council District			Key Map:			WBS.:			T-1735		
	Location:			Geo. Ref.:			Served:			Neighborhood:					
Description:	Operating and Maintenance Costs: (\$ Thousands)												Total		
	2019	2020	2021	2022	2023										
Justification:	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.														
	Personnel	-	-	-	-										
	Supplies	-	-	-	-										
	Svcs. & Chgs.	-	-	-	-										
	Capital Outlay	-	-	-	-										
	Total	\$ -	\$ -	\$ -	\$ -										
	FTEs														
Fiscal Year Planned Expenses															
Project Allocation	Projected Expenses thru 6/30/17	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)					
1 Planning	-	1,000,000	11,026	1,000,000	-	-	-	-	\$ 1,000,000	\$ 1,011,026					
2 Acquisition	-	-	-	5,000,000	1,000,000	-	-	-	\$ 6,000,000	\$ 6,000,000					
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	\$ 11,026	\$ 6,000,000	\$ 1,000,000	\$ 28,000,000	\$ -	\$ -	\$ 35,000,000	\$ 35,011,026					
Source of Funds															
TIRZ Funds	-	1,000,000	11,026	6,000,000	1,000,000	5,600,000	-	-	\$ 12,600,000	\$ 12,611,026					
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -					
Grants	-	-	-	-	-	22,400,000	-	-	\$ 22,400,000	\$ 22,400,000					
Other	-	-	-	-	-	-	-	-	\$ -	\$ -					
Total Funds	\$ -	\$ 1,000,000	\$ 11,026	\$ 6,000,000	\$ 1,000,000	\$ 28,000,000	\$ -	\$ -	\$ 35,000,000	\$ 35,011,026					

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:		Location:		Geo. Ref.:						
	Justification:		Served:		Neighborhood:						
Detention Basin B. Project may involve multiple phases. Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.			Operating and Maintenance Costs: (\$ Thousands)								
			2019	2020	2021	2022	2023	Total			
	Personnel		-	-	-	-	-	\$			
	Supplies		-	-	-	-	-	\$			
	Svcs. & Chgs.		-	-	-	-	-	\$			
	Capital Outlay		-	-	-	-	-	\$			
	Total		\$	\$	\$	\$	\$	\$			
	FTEs										

Fiscal Year Planned Expenses

Project Allocation	Phase	Projected Expenses thru 6/30/17	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
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	2019	2020	2021	2022	2023	FY19 - FY23 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 10'x10' 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.	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)	2019	2020	2021	2022	2023	Total		
			Personnel	-	-	-	-	\$		
			Supplies	-	-	-	-	\$		
			Svcs. & Chgs.	-	-	-	-	\$		
			Capital Outlay	-	-	-	-	\$		
			Total	\$	\$	\$	\$	\$		
			FTEs	-	-	-	-	-		
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/17	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
1 Planning	119,491	-	-	-	-	-	-	-	\$	\$ 119,491
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	210,136	400,000	199,057	400,000	-	-	-	-	\$	\$ 400,000
4 Construction	-	-	-	-	21,300,000	-	-	-	\$	\$ 21,300,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	5,411	-	-	-	-	-	-	-	\$	\$ 5,411
									\$	\$
Other Sub-Total:	5,411	-	-	-	-	-	-	-	\$	\$ 5,411
Total Allocations	\$ 335,038	\$ 400,000	\$ 199,057	\$ 400,000	\$ 21,300,000	\$	\$	\$	\$ 21,700,000	\$ 22,234,095
Source of Funds										
TIRZ Funds	335,038	400,000	199,057	400,000	8,300,000	-	-	-	\$	\$ 9,234,095
City of Houston	-	-	-	-	-	-	-	-	\$	\$
Grants	-	-	-	-	13,000,000	-	-	-	\$	\$ 13,000,000
Other	-	-	-	-	-	-	-	-	\$	\$
Total Funds	\$ 335,038	\$ 400,000	\$ 199,057	\$ 400,000	\$ 21,300,000	\$	\$	\$	\$ 21,700,000	\$ 22,234,095

Project:	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	City Council District		Key Map:		WBS.:	T-1738B			
		Location:	Served:	Geo. Ref.:	Neighborhood:					
		G	G							
							16			
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.	Operating and Maintenance Costs: (\$ Thousands)						Total		
		2019	2020	2021	2022	2023				
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 6/30/17	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	50,000	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	500,000	500,000	-	-	\$ 1,000,000	\$ 1,000,000
4 Construction	-	-	-	-	-	-	12,400,000	-	\$ 12,400,000	\$ 12,400,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ 500,000	\$ 500,000	\$ 12,400,000	\$ -	\$ 13,450,000	\$ 13,450,000
Source of Funds										
TIRZ Funds	-	-	-	-	500,000	500,000	2,700,000	-	\$ 3,750,000	\$ 3,750,000
City of Houston	-	50,000	-	50,000	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	9,700,000	-	\$ 9,700,000	\$ 9,700,000
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ 500,000	\$ 500,000	\$ 12,400,000	\$ -	\$ 13,450,000	\$ 13,450,000

NOTE:

Project:	Concrete Panel Replacement Program			Key Map:		WBS.:	T-1799			
	City Council District		Geo. Ref.:	Neighborhood:						
	Location:	Served:	A.G	A.G						
Description:	Street maintenance program									
Justification:	Mobility improvements to extend life of roads.									
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/17	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	-	-	-	-	-	-	-	-	\$	\$
4 Construction	-	-	-	-	-	-	-	-	\$	\$
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	35,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
Other Sub-Total:	-	35,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
Total Allocations	\$ -	\$ 35,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000
Source of Funds										
TIRZ Funds	-	35,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
City of Houston	-	-	-	-	-	-	-	-	\$	\$
Grants	-	-	-	-	-	-	-	-	\$	\$
Other	-	-	-	-	-	-	-	-	\$	\$
Total Funds	\$ -	\$ 35,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000