

City of Houston, Texas, Ordinance No. 2020 - 891

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); RATIFYING THE FISCAL YEAR 2020 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2020-2024 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 prepared, and the Board of Directors of the Zone has approved, an Operating Budget for Fiscal Year 2020 (the "Operating Budget") and a five-year Capital Improvements Budget for Fiscal Years 2020-2024 (the "CIP Budget," and, collectively with the Operating Budget, the "Budgets"), which has been submitted to the City Council for ratification pursuant to that certain agreement among the City, the Authority, and the Zone approved by Ordinance No. 2002-1145 (the "Tri-Party Agreement"); 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, during Fiscal Year 2020, the City 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 2020 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 have been paid from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone; and

WHEREAS, because Fiscal Year 2020 has expired, the City Council now desires to ratify the Budgets to evidence its approval, pursuant to the Tri-Party Agreement, of (i) the Authority's operation of the Zone during Fiscal Year 2020 in accordance with the Budgets, and (ii) the Authority's incurring of expenditures during Fiscal Year 2020 in accordance with 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 Operating Budget attached hereto as Exhibit "A" is hereby ratified for the Authority.

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

Section 4. That the ratification of the Budgets 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 5. 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.

Pat J. Hanrahan
City Secretary

(Prepared by Legal Department *Mary Buzak*)
(MFB:mfb September 30, 2020) Senior Assistant City Attorney
(Requested by Andrew F. Icken, Chief Development Officer)
(L.D. File No. 0421400127012)

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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 2020 Annual Operating Budget for
Memorial City Redevelopment Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2020 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 (TY2019):	\$	3,689,531,729
	Current Taxable Value (TY2018):	\$	3,492,157,417
	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 the Town & Country West Drainage and Mobility project.
	Completed final design of W-140-01 Channel Improvements project and bid the project. Construction is underway.
	Completed design and bid the North Gessner Road reconstruction project 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.
	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		Total Plan		Cumulative Expenses (to 6/30/18)		Variance	
	Capital Projects:						
	Roadway and Sidewalk Improvements	\$	53,429,681	\$	37,893,479	\$	15,536,202
	Public Utility Improvements		120,856,453		42,110,500		78,745,953
	Parks and Recreational Facilities		11,889,119		346,285		11,542,834
			-		-		-
	Total Capital Projects	\$	186,175,253	\$	80,350,264	\$	105,824,989
	Affordable Housing		-		-		-
	School & Education/Cultural Facilities		-		-		-
	Financing Costs		25,000,000		33,369,797		(8,369,797)
	Administration Costs/ Professional Services		-		-		-
	Creation Costs		5,952,851		5,204,162		748,689
	Total Project Plan	\$	217,128,104	\$	118,924,223	\$	98,203,881

D E B T	Additional Financial Data		FY2019 Budget	FY2019 Estimate	FY2020 Budget			
		Debt Service	\$	3,645,751	\$	3,649,846	\$	3,765,751
	Principal	\$	3,100,000	\$	2,985,000	\$	3,220,000	
	Interest	\$	545,751	\$	664,846	\$	545,751	
			Balance as of 6/30/18	Projected Balance as of 6/30/19	Projected Balance as of 6/30/20			
	Year End Outstanding (Principal)		\$	33,715,000	\$	30,730,000	\$	27,510,000
	Bond Debt		\$	-	\$	-	\$	-
	Bank Loan		\$	-	\$	-	\$	-
	Line of Credit		\$	-	\$	-	\$	-
	Developer Agreement		\$	-	\$	-	\$	-
	Other		\$	-	\$	-	\$	-

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2020 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2019 Budget	FY2019 Estimate	FY2020 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 24,102,326	\$ 27,452,321	\$ 7,901,114
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 4,205,676	\$ 3,657,168	\$ 4,613,689
Beginning Balance	\$ 28,308,002	\$ 31,109,489	\$ 12,514,803
City tax revenue	\$ 18,940,967	\$ 15,911,730	\$ 16,864,545
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 18,940,967	\$ 15,911,730	\$ 16,864,545
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest income	\$ 36,969	\$ 36,969	\$ 36,969
Other Interest Income	\$ 36,969	\$ 36,969	\$ 36,969
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Series 2019	\$ 36,000,000	\$ -	\$ 31,719,917
Series 2020	\$ -	\$ -	\$ 26,343,105
Contract Revenue Bond Proceeds	\$ 36,000,000	\$ -	\$ 58,063,022
TOTAL AVAILABLE RESOURCES	\$ 83,285,938	\$ 47,058,188	\$ 87,479,339

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2020 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2019 Budget	FY2019 Estimate	FY2020 Budget
EXPENDITURES			
Accounting	\$ 11,500	\$ 12,117	\$ 12,500
Administration Salaries & Benefits	\$ 102,000	\$ 99,000	\$ 102,000
Auditor	\$ 20,500	\$ 23,500	\$ 23,500
Bond Services/Trustee/Financial Advisor	\$ 4,400	\$ 7,552	\$ 7,500
Insurance	\$ 1,000	\$ 961	\$ 1,000
Office Administration	\$ -	\$ -	\$ -
TIRZ Administration and Overhead	\$ 139,400	\$ 143,130	\$ 146,500
Engineering Consultants	\$ 60,000	\$ 131,155	\$ 60,000
Legal	\$ 75,000	\$ 25,492	\$ 50,000
Construction Audit	\$ 5,000	\$ -	\$ 5,000
Planning Consultants	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 140,000	\$ 156,647	\$ 115,000
Management consulting services	\$ 279,400	\$ 299,777	\$ 261,500
Capital Expenditures (See CIP Schedule)	\$ 17,716,666	\$ 25,610,478	\$ 31,503,941
TIRZ Capital Expenditures	\$ 17,716,666	\$ 25,610,478	\$ 31,503,941
T&C Way Partners, LLC	\$ 1,771,000	\$ 1,686,455	\$ 284,000
MetroNational - Detention & Roadway Construction	\$ -	\$ -	\$ 3,050,000
Town Center Partners, Ltd	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 1,771,000	\$ 1,686,455	\$ 3,334,000
Bond Debt Service (Series 2008)			
Principal	\$ 510,000	\$ 490,000	\$ 510,000
Interest	\$ 35,155	\$ 57,405	\$ 35,155
Bond Debt Service (Series 2011)			
Principal	\$ 625,000	\$ 600,000	\$ 625,000
Interest	\$ 227,332	\$ 249,872	\$ 227,332
Bond Debt Service (Series 2011A)			
Principal	\$ 1,965,000	\$ 1,895,000	\$ 1,965,000
Interest	\$ 283,264	\$ 357,569	\$ 283,264
Bond Series (Series 2016)			
Principal	\$ 120,000	\$ 115,000	\$ 120,000
Interest	\$ 428,498	\$ 528,136	\$ 428,498
Trustee Fee	\$ 9,500	\$ 9,500	\$ 9,500
Cost of Issuance			
Bond Series (Series 2019)			
Principal	\$ -	\$ -	\$ -
Interest	\$ 595,789	\$ -	\$ 421,144
System debt service	\$ 4,799,538	\$ 4,302,482	\$ 4,624,893
TOTAL PROJECT COSTS	24,566,604	31,899,192	39,724,334

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2020 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2019 Budget	FY2019 Estimate	FY2020 Budget
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Adminstration Fees:			
City	\$ 947,048	\$ 795,587	\$ 843,227
County	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619
Municipal Services - Supplemental	\$ -	\$ -	\$ -
Total Transfers	\$ 3,203,667	\$ 3,052,206	\$ 3,099,846
Total Budget	\$ 27,770,271	\$ 34,951,398	\$ 42,824,180
RESTRICTED Funds - Capital Projects	\$ 44,610,222	\$ 7,901,114	\$ 36,367,186
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 10,905,445	\$ 4,205,676	\$ 8,287,973
Ending Fund Balance	\$ 55,515,667	12,106,790	44,655,159
Total Budget & Ending Fund Balance	\$ 83,285,938	\$ 47,058,188	\$ 87,479,339

EXHIBIT "B"

**Fiscal Years 2020-2024 Capital Improvement Projects Budget for
Memorial City Zone**

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)	
			Through 2018	Project 2019	2020	2021	2022	2023	2024	FY20 - FY24 Total				
G	T-1701	Gessner Widening Barryknoll 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	Freshwood 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	-	2,000,000	-	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	2,830,285	-	-	-	-	-	-	-	-	-	6,229,651
G	T-1718	Kimberly near Behlway 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	131	-	-	-	-	-	-	-	-	-	13,196
A,G	T-1725	Park and Green Space Improvements	\$ 163,993	26,530	125,000	125,000	100,000	100,000	-	100,000	-	-	450,000	640,523
G	T-1726	West Bough Roadway Improvements	\$ 5,873	-	-	-	-	-	-	-	-	-	-	5,873
A	T-1727	N. Gessner Preliminary Engineering	\$ 19,669	-	-	-	-	-	-	-	-	-	-	19,669
A	T-1731A	Detention Basin and W-140	\$ 10,654,355	13,108	-	-	-	-	-	-	-	-	-	10,567,463
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	13,460,150	3,636,000	-	-	-	-	-	-	-	-	17,608,139
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	\$ 1,274,207	8,131,399	12,832,941	100,000	-	-	-	-	-	-	-	22,498,547
G	T-1735	Detention Basin A	\$ -	209,790	6,000,000	1,000,000	28,000,000	-	-	-	-	-	-	35,209,790
G	T-1735A	Detention Basin B	\$ -	-	-	-	-	-	-	750,000	-	-	-	750,000
G	T-1738A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 335,036	938,865	8,700,000	13,000,000	-	-	-	-	-	-	-	22,973,903
G	T-1738B	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	\$ -	-	50,000	500,000	500,000	500,000	500,000	12,400,000	-	-	-	13,450,000
A,G	T-1799	Concrete Panel Replacement Program	\$ -	-	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	300,000
Totals			\$ 61,179,599	\$ 25,610,478	\$ 31,503,941	\$ 15,185,000	\$ 37,060,000	\$ 13,360,000	\$ 2,810,000	\$ 99,918,941	\$ 186,709,018	\$	\$	

* 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 (TS Date)
	Through 2019	Projected 2019	2020	2021	2022	2023	2024	FY20 - FY24 Total			
TIRZ Funds	61,179,599	25,610,478	28,103,941	2,185,000	14,660,000	3,660,000	2,810,000	51,418,941			138,209,018
City of Houston	-	-	-	-	-	-	-	-	-	-	-
Grants	-	-	3,400,000	13,000,000	22,400,000	9,700,000	-	48,500,000	-	-	48,500,000
Other	-	-	-	-	-	-	-	-	-	-	-
Project Total	61,179,599	25,610,478	31,503,941	15,185,000	37,060,000	13,360,000	2,810,000	99,918,941			186,709,018

Project:	Barryknoll West Drainage Improvements				Key Map:			WBS.:	T-1715B		
	City Council District		Geo. Ref.:		2020	2021	2022			2023	2024
	Location:	Served:	G	G							
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)					2020	2021	2022	2023	2024	Total	
Personnel					-	-	-	-	-	\$ -	
Supplies					-	-	-	-	-	\$ -	
Svcs. & Chgs.					-	-	-	-	-	\$ -	
Capital Outlay					-	-	-	-	-	\$ -	
Total					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FTEs											

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 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	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
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	\$ 2,836,374

*NOTE:

Project:	Town and Country West Drainage and Mobility Improvements	City Council District			Key Map:		WBS.:	T-1717		
		Location:	G	G	Geo. Ref.:	Neighborhood:				
		Served:				16				
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	2020	2021	2022	2023	2024	Total			
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 6/30/18	2019 Estimate	2019 Budget	2020	2021	2022	2023	2024	FY20 - FY24 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	-	2,830,265	4,549,566	-	-	-	-	-	\$ -	\$ 2,830,265
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	2,173	-	-	-	-	-	-	-	\$ -	\$ 2,173
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:	2,173	-	-	-	-	-	-	-	\$ -	\$ 2,173
Total Allocations	\$ 3,399,366	\$ 4,549,566	\$ 4,549,566	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,229,631
Source of Funds										
TIRZ Funds	3,399,366	2,830,265	4,549,566	-	-	-	-	-	\$ -	\$ 6,229,631
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 3,399,366	\$ 2,830,265	\$ 4,549,566	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,229,631

*NOTE:

Project:	Park and Green Space Improvements	City Council District		Key Map:		WBS.:	T-1725
		Location:	A.G	Geo. Ref.:	Neighborhood:		
		Served:	A.G	Neighborhood:	10, 16		
Description:	Provide pedestrian friendly environment throughout the TIRZ. This includes pedestrian trails, bikeways, and public green space.	2020	2021	2022	2023	2024	Total
Justification:	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	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	103,835	25,000	26,530	25,000	25,000	-	-	-	\$ 50,000	\$ 180,365
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	\$ 163,993	\$ 125,000	\$ 26,530	\$ 125,000	\$ 125,000	\$ 100,000	\$ 100,000	\$ -	\$ 450,000	\$ 640,523
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Source of Funds	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
TIRZ Funds	163,993	125,000	26,530	100,000	100,000	450,000	640,523
City of Houston	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-
Total Funds	\$ 163,993	\$ 125,000	\$ 26,530	\$ 100,000	\$ 100,000	\$ 450,000	\$ 640,523

*NOTE:

Project:	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint		City Council District		Key Map:		WBS.:		
			A		450W, 490A		T-1732A		
	Location:		A		Geo. Ref.:				
Served:		A		Neighborhood:		10			
Operating and Maintenance Costs: (\$ Thousands)									
Description:		2020	2021	2022	2023	2024	Total		
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		2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)	
Phase									
1	Planning	-	-	-	-	-	\$ -	\$ -	\$ 69,204
2	Acquisition	-	-	-	-	-	\$ -	\$ -	\$ -
3	Design	217,100	1,035,107	-	-	-	\$ 236,000	\$ -	\$ 1,705,061
4	Construction	-	12,425,043	-	-	-	\$ 3,400,000	\$ -	\$ 15,825,043
5	Equipment	-	-	-	-	-	\$ -	\$ -	\$ -
6	Close-Out	-	-	-	-	-	\$ -	\$ -	\$ -
7	Other	-	8,831	-	-	-	\$ -	\$ -	\$ 8,831
		-	-	-	-	-	\$ -	\$ -	\$ -
		-	-	-	-	-	\$ -	\$ -	\$ -
		-	-	-	-	-	\$ -	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	\$ -	\$ -	\$ 8,831
Total Allocations		\$ 511,989	\$ 13,460,150	\$ 217,100	\$ 3,636,000	\$ -	\$ -	\$ -	\$ 17,608,139
Source of Funds									
TIRZ Funds		511,989	13,460,150	217,100	236,000	-	-	-	\$ 14,208,139
City of Houston		-	-	-	-	-	-	-	\$ -
Grants		-	-	-	3,400,000	-	-	-	\$ 3,400,000
Other		-	-	-	-	-	-	-	\$ -
Total Funds		\$ 511,989	\$ 13,460,150	\$ 217,100	\$ 3,636,000	\$ -	\$ -	\$ -	\$ 17,608,139

*NOTE:

Project:	W140 Channel Improvements with Bridge and Straws		City Council District		Key Map:		WBS.:	T-1734		
	Straws		Location:		Geo. Ref.:					
			Served:		Neighborhood:					
Description:	W140-01 Channel from Gessner Drive to the Briar Branch Detention Basin to the east.		2020	2021	2022	2023	2024	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	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	1,260,619	130,000	380,478	1,250,000	-	-	-	-	\$ 1,250,000	\$ 2,891,097
4 Construction	-	6,185,000	7,750,921	11,682,941	-	-	-	-	\$ 11,682,941	\$ 19,433,862
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	\$ 8,131,399	\$ 12,932,941	\$ 100,000	\$	\$	\$	\$ 13,032,941	\$ 22,438,547
Source of Funds										
TIRZ Funds	1,274,207	6,315,000	8,131,399	12,932,941	100,000	-	-	-	\$ 13,032,941	\$ 22,438,547
City of Houston	-	-	-	-	-	-	-	-	\$	\$
Grants	-	-	-	-	-	-	-	-	\$	\$
Other	-	-	-	-	-	-	-	-	\$	\$
Total Funds	\$ 1,274,207	\$ 6,315,000	\$ 8,131,399	\$ 12,932,941	\$ 100,000	\$	\$	\$	\$ 13,032,941	\$ 22,438,547

*NOTE:

Project:	Detention Basin A		City Council District		Key Map:		WBS.:		T-1735		
	Location:	G	2020	2021	2022	2023	2024	Total			
	Served:	G									
Description:	Detention Basin A. Project may involve multiple phases.										
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 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	1,000,000	209,790	1,000,000	-	-	-	-	\$ 1,000,000	\$ 1,209,790
2 Acquisition	-	5,000,000	-	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	\$ -	\$ 6,000,000	\$ 209,790	\$ 6,000,000	\$ 1,000,000	\$ 28,000,000	\$ -	\$ -	\$ 35,000,000	\$ 35,209,790

Source of Funds	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
TIRZ Funds	-	6,000,000	209,790	-	-	\$ 6,209,790	\$ 6,209,790
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	22,400,000	-	-	\$ 22,400,000	\$ 22,400,000
Total Funds	\$ -	\$ 6,000,000	\$ 209,790	\$ 6,000,000	\$ 1,000,000	\$ 28,000,000	\$ 35,209,790

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: G		Key Map: T-1735A	
Location: G		Geo. Ref.:		WBS.:	
Served: G		Neighborhood:			
Description:	Detention Basin B. Project may involve multiple phases.				
Justification:	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.				
	2020		2021		2022
	2023		2024		Total
	Operating and Maintenance Costs: (\$ Thousands)				
Personnel	-	-	-	-	\$ -
Supplies	-	-	-	-	\$ -
Svcs. & Chgs.	-	-	-	-	\$ -
Capital Outlay	-	-	-	-	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 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	2020	2021	2022	2023	2024	FY20 - FY24 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				
				Location:	Geo. Ref.:		2020	2021	2022	2023
		G								
		G								
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.									
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								
		Svcs. & Chgs.								
		Capital Outlay								
		Total	\$	\$	\$	\$				
		FTEs								
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase										
1 Planning	119,491	-	-	-	-	-	-	-	\$	119,491
2 Acquisition	-	-	-	-	-	-	-	-	\$	-
3 Design	210,136	400,000	938,865	400,000	-	-	-	-	\$	400,000
4 Construction	-	-	-	8,300,000	13,000,000	-	-	-	\$	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	\$ 938,865	\$ 8,700,000	\$ 13,000,000	\$	-	-	\$	22,973,903
Source of Funds										
TIRZ Funds	335,038	400,000	938,865	8,700,000	-	-	-	-	\$	9,973,903
City of Houston	-	-	-	-	-	-	-	-	\$	-
Grants	-	-	-	-	13,000,000	-	-	-	\$	13,000,000
Other	-	-	-	-	-	-	-	-	\$	-
Total Funds	\$ 335,038	\$ 400,000	\$ 938,865	\$ 8,700,000	\$ 13,000,000	\$	-	-	\$	22,973,903

