

City of Houston, Texas, Ordinance No. 2021 - 905

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 2022 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2022-2026 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 2022 (the "Operating Budget") and a five-year Capital Improvements Budget for Fiscal Years 2022-2026 (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 2022 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 2022. 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, 2022, the Zone and the Authority shall, in cooperation with City representatives, (1) identify surplus funds in the Authority's Fiscal Year 2022 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2022 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.

Meeting 10/20/2021

Aye	No	
✓		Mayor Turner
....	Council Members
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
✓		Travis
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
✓		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 10/26/2021

EXHIBIT "A"

**Fiscal Year 2022 Annual Operating Budget for
Memorial City Redevelopment Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2022 BUDGET PROFILE

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

P R O J E C T I O N	Base Year:		1999
	Base Year Taxable Value:	\$	509,671,530
	Projected Taxable Value (TY2021):	\$	4,012,943,102
	Current Taxable Value (TY2020):	\$	3,858,599,137
	Acres:		983.67
	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 Bellway 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 I O N		Total Plan	Cumulative Expenses (to 6/30/20)	Variance
	Capital Projects:			
Roadway and Sidewalk Improvements	\$	53,429,681	\$ 39,733,413	\$ 13,696,268
Public Utility Improvements		120,856,453	91,819,199	29,037,254
Parks and Recreational Facilities		11,889,119	373,165	11,515,954
		-	-	-
Total Capital Projects	\$	186,175,253	\$ 131,925,777	\$ 54,249,476
Affordable Housing		-	-	-
School & Education/Cultural Facilities		-	-	-
Financing Costs		25,000,000	43,356,044	(18,356,044)
Administration Costs/ Professional Services		-	-	-
Creation Costs		5,952,851	5,819,185	133,666
Total Project Plan	\$	217,128,104	\$ 181,101,006	\$ 36,027,098

D E B T	Additional Financial Data	FY2021 Budget	FY2021 Estimate	FY2022 Budget
	Debt Service	\$	7,290,091	\$ 7,290,091
Principal	\$	5,115,000	\$ 5,115,000	\$ 5,360,000
Interest	\$	2,175,091	\$ 2,175,091	\$ 2,754,546
	Balance as of 6/30/20		Projected Balance as of 6/30/21	Projected Balance as of 6/30/22
Year End Outstanding (Principal)				
Bond Debt	\$	55,000,000	\$ 49,885,000	\$ 44,525,000
Bank Loan	\$	-	\$ -	\$ -
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	-	\$ -	\$ -
Other	\$	-	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2022 BUDGET DETAIL

Fund Summary
 Fund Name: Memorial City Redevelopment Authority
 TIRZ: 17
 Fund Number: 7566/50

TIRZ Budget Line Items	FY2021 Budget	FY2021 Estimate	FY2022 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 12,954,417	\$ 22,618,868	\$ 23,182,375
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,290,091	\$ 7,300,956	\$ 8,114,546
Beginning Balance	\$ 20,244,608	\$ 29,919,824	\$ 31,296,921
City tax revenue	\$ 17,655,053	\$ 18,148,263	\$ 17,668,650
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 17,655,053	\$ 18,148,263	\$ 17,668,650
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 400,000	\$ 400,000	\$ 400,000
Other Interest Income	\$ 400,000	\$ 400,000	\$ 400,000
	\$ -	\$ -	\$ -
	\$ 2,959,000	\$ -	\$ 1,724,123
Grant Proceeds	\$ 2,959,000	\$ -	\$ 1,724,123
Series 2021	\$ 38,905,000	\$ -	\$ 39,702,452
Contract Revenue Bond Proceeds	\$ 38,905,000	\$ -	\$ 39,702,452
TOTAL AVAILABLE RESOURCES	\$ 80,163,561	48,468,087	90,792,146

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2022 BUDGET DETAIL

Fund Summary
 Fund Name: Memorial City Redevelopment Authority
 TIRZ: 17
 Fund Number: 7566/60

TIRZ Budget Line Items	FY2021 Budget	FY2021 Estimate	FY2022 Budget
EXPENDITURES			
Accounting	\$ 15,000	\$ 16,985	\$ 15,000
Administration Salaries & Benefits	\$ 102,000	\$ 102,000	\$ 108,120
Auditor	\$ 21,500	\$ 21,250	\$ 21,500
Bond Services/Trustee/Financial Advisor	\$ 7,500	\$ 8,800	\$ 7,500
Insurance	\$ 1,000	\$ 961	\$ 1,000
Office Administration	\$ -	\$ -	\$ -
TIRZ Administration and Overhead	\$ 147,000	149,996	153,120
Engineering Consultants	\$ 60,000	\$ 136,275	\$ 60,000
Legal	\$ 50,000	\$ 18,422	\$ 50,000
Construction Audit	\$ 5,000	\$ 5,800	\$ 5,000
Planning Consultants	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 115,000	160,497	115,000
Management consulting services	\$ 262,000	310,493	268,120
Capital Expenditures (See CIP Schedule)	\$ 10,299,495	\$ 4,115,095	\$ 4,984,387
TIRZ Capital Expenditures	\$ 10,299,495	\$ 4,115,095	\$ 4,984,387
T&C Way Partners, LLC	\$ -	\$ 1,686,455	\$ -
MetroNational - Detention & Roadway Construction	\$ 3,013,459	\$ -	\$ 19,266,570
Town Center Partners, Ltd	\$ -	\$ 605,000	\$ -
Developer / Project Reimbursements	\$ 3,013,459	\$ 2,291,455	\$ 19,266,570
Bond Series (Series 2016)			
Principal	\$ 680,000	\$ 680,000	\$ 695,000
Interest	\$ 415,966	\$ 415,966	\$ 399,397
Trustee Fee	\$ -	\$ -	\$ -
Cost of Issuance			
Bond Series (Series 2019)			
Principal	\$ 4,435,000	\$ 4,435,000	\$ 4,665,000
Interest	\$ 1,759,125	\$ 1,759,125	\$ 1,531,625
Cost of Issuance	\$ -	\$ -	\$ -
Bond Series (Series 2021)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 823,524
Cost of Issuance	\$ -	\$ -	\$ 1,515,427
System debt service	\$ 7,290,091	7,290,091	9,629,973
TOTAL PROJECT COSTS	\$ 20,865,045	14,007,134	34,149,050
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 882,753	\$ 907,413	\$ 883,433
County	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619
Municipal Services - Supplemental	\$ -	\$ -	\$ -
Total Transfers	\$ 3,139,372	3,164,032	3,140,052
Total Budget	\$ 24,004,417	17,171,166	37,289,102
RESTRICTED Funds - Capital Projects	\$ 48,868,122	\$ 23,182,375	\$ 37,915,125
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,291,022	\$ 8,114,546	\$ 15,587,919
Ending Fund Balance	\$ 56,159,144	31,296,921	53,503,044
Total Budget & Ending Fund Balance	\$ 80,163,561	48,468,087	90,792,146

Notes:

EXHIBIT "B"

**Fiscal Years 2022-2026 Capital Improvement Projects Budget for
Memorial City Zone**

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY22 - FY26 Total	Cumulative Total (To Date)
			Through 2020	Projected 2021	2022	2023	2024	2025	2026			
A/G	T-1725	Park and Green Space Improvements	\$ 163,993	9,100	125,000	125,000	100,000	40,000	-	-	390,000	563,093
A	T-1732A	N. Getzner Drainage and Mobility Improvement, I-10 to Longport	\$ 14,029,922	190,000	48,000	-	-	-	-	-	45,000	14,278,922
A	T-1734	W140 Channel Improvements with Bodge and Stumps	\$ 18,459,052	3,551,031	316,454	100,000	-	-	-	-	418,464	22,438,547
G	T-1735	Detention Basin A	\$ 261,595	10,668	3,580,000	28,012,267	28,012,267	-	-	-	55,504,534	55,697,918
G	T-1735A	Detention Basin B	\$ -	-	-	-	-	1,200,000	4,000,000	-	5,200,000	5,200,000
G	T-1738A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 24,956,812	121,471	378,529	-	-	-	-	-	378,529	25,456,812
G	T-1738B	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	\$ -	-	250,000	680,000	11,860,000	-	-	-	12,590,000	12,590,000
A	T-1741	W140 Detention Basin Deepening and Straw Extensions	\$ -	232,605	226,384	5,406,000	-	-	-	-	5,632,384	5,664,999
A/G	T-1759	Sidewalk Improvement Program	\$ -	-	60,000	60,000	60,000	60,000	60,000	60,000	300,000	300,000
Totals			\$ 57,911,326	\$ 4,156,095	\$ 4,984,387	\$ 32,383,267	\$ 37,872,267	\$ 1,500,000	\$ 4,060,000	\$ 80,659,321	\$ 142,666,391	

*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							FY22 - FY26 Total	Cumulative Total (To Date)
	Through 2020	Projected 2021	2022	2023	2024	2025	2026		
TIRZ Funds	41,511,376	4,115,095	3,260,264	19,701,097	16,366,097	1,300,000	4,060,000	44,687,458	90,313,928
City of Houston	-	-	-	-	-	-	-	-	-
Grants	16,400,000	-	1,724,123	12,682,170	21,466,170	-	-	35,872,463	52,272,463
Other	-	-	-	-	-	-	-	-	-
Project Total	57,911,376	4,115,095	4,984,387	32,383,267	37,832,267	1,300,000	4,060,000	80,559,921	142,586,391

Project: Park and Green Space Improvements		City Council District		Key Map:				WBS.:		T-1725					
		Location: A,G		Geo. Ref.:											
		Served: A,G		Neighborhood: 10, 16											
Description: Provide pedestrian friendly environment throughout the TIRZ. This includes pedestrian trails, bikeways, and public green space.		Operating and Maintenance Costs: (\$ Thousands)													
				2022		2023		2024		2025		2026		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Projects include funding for route studies, design, construction, and ROW acquisition.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total		Cumulative Total (To Date)			
Phase															
1 Planning		-	-	-	-	-	-	-	-	\$ -		\$ -			
2 Acquisition		-	-	-	-	-	-	-	-	\$ -		\$ -			
3 Design		103,835	25,000	9,100	25,000	25,000	-	-	-	\$ 50,000		\$ 162,935			
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	\$ 9,100	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000		\$ 563,093			
Source of Funds															
TIRZ Funds		163,993	125,000	9,100	125,000	125,000	100,000	40,000	-	\$ 390,000		\$ 563,093			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Funds		\$ 163,993	\$ 125,000	\$ 9,100	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000		\$ 563,093			

*NOTE:

Project:	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	City Council District	Key Map:	450W. 490A	WBS.:	T-1732A				
		Location:	A	Geo. Ref.:						
		Served:	A	Neighborhood:			10			
Description:	Reconstruct N. Gessner Rd. between IH-10 and Westview Dr. with new pavement, improved drainage, and access management mobility improvements. Project includes updated traffic signals at Westview Dr.	Operating and Maintenance Costs: (\$ Thousands)								
Justification:	Documented issues with drainage, mobility, access management, and pavement condition.		2022	2023	2024	2025	2026	Total		
		Personnel	-	-	-	-	-	\$ -		
		Supplies	-	-	-	-	-	\$ -		
		Svcs. & Chgs.	-	-	-	-	-	\$ -		
		Capital Outlay	-	-	-	-	-	\$ -		
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
FTEs										
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase										
1 Planning	69,204	-	-	-	-	-	-	-	\$ -	\$ 69,204
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	1,536,844	236,000	190,000	46,000	-	-	-	-	\$ 46,000	\$ 1,772,844
4 Construction	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	\$ 14,039,922	\$ 236,000	\$ 190,000	\$ 46,000	\$ -	\$ -	\$ -	\$ -	\$ 46,000	\$ 14,275,922
Source of Funds										
TIRZ Funds	10,639,922	236,000	190,000	46,000	-	-	-	-	\$ 46,000	\$ 10,875,922
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	3,400,000	-	-	-	-	-	-	-	\$ -	\$ 3,400,000
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 14,039,922	\$ 236,000	\$ 190,000	\$ 46,000	\$ -	\$ -	\$ -	\$ -	\$ 46,000	\$ 14,275,922

*NOTE:

Project: W140 Channel Improvements with Bridge and Straws Straws		City Council District		Key Map:				WBS.:		T-1734					
		Location: A		Geo. Ref.:											
		Served: A		Neighborhood:											
Description: W140-01 Channel from Gessner Road to the Briar Branch Detention Basin to the east.		Operating and Maintenance Costs: (\$ Thousands)													
				2022		2023		2024		2025		2026		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 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total		Cumulative Total (To Date)			
Phase															
1 Planning		-	-	-	-	-	-	-	-	\$ -		\$ -			
2 Acquisition		-	-	-	-	-	-	-	-	\$ -		\$ -			
3 Design		1,641,097	1,250,000	-	-	-	-	-	-	\$ -		\$ 1,641,097			
4 Construction		16,814,367	2,619,495	3,551,031	318,464	-	-	-	-	\$ 318,464		\$ 20,683,862			
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		\$ 18,469,052	\$ 3,869,495	\$ 3,551,031	\$ 318,464	\$ 100,000	\$ -	\$ -	\$ -	\$ 418,464		\$ 22,438,547			
Source of Funds															
TIRZ Funds		18,469,052	3,869,495	3,551,031	318,464	100,000	-	-	-	\$ 418,464		\$ 22,438,547			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Funds		\$ 18,469,052	\$ 3,869,495	\$ 3,551,031	\$ 318,464	\$ 100,000	\$ -	\$ -	\$ -	\$ 418,464		\$ 22,438,547			

*NOTE:

Project: Detention Basin A		City Council District		Key Map:				WBS.:		T-1735					
		Location: G		Geo. Ref.:											
		Served: G		Neighborhood:											
Description: Detention Basin A. Project may involve multiple phases.		Operating and Maintenance Costs: (\$ Thousands)													
				2022		2023		2024		2025		2026		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs		-		-		-		-		-		-	
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total		Cumulative Total (To Date)			
Phase															
1 Planning		281,596	-	10,888	-	-	-	-	-	\$ -		\$ 292,484			
2 Acquisition		-	5,000,000	-	3,580,000	-	-	-	-	\$ 3,580,000		\$ 3,580,000			
3 Design		-	-	-	-	-	-	-	-	\$ -		\$ -			
4 Construction		-	-	-	-	26,012,267	26,012,267	-	-	\$ 52,024,534		\$ 52,024,534			
5 Equipment		-	-	-	-	-	-	-	-	\$ -		\$ -			
6 Close-Out		-	-	-	-	-	-	-	-	\$ -		\$ -			
7 Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Allocations		\$ 281,596	\$ 5,000,000	\$ 10,888	\$ 3,580,000	\$ 26,012,267	\$ 26,012,267	\$ -	\$ -	\$ 55,604,534		\$ 55,897,018			
Source of Funds															
TIRZ Funds		281,596	5,000,000	10,888	1,855,877	13,874,097	13,874,097	-	-	\$ 29,604,071		\$ 29,896,555			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	1,724,123	12,138,170	12,138,170	-	-	\$ 26,000,463		\$ 26,000,463			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Funds		\$ 281,596	\$ 5,000,000	\$ 10,888	\$ 3,580,000	\$ 26,012,267	\$ 26,012,267	\$ -	\$ -	\$ 55,604,534		\$ 55,897,018			

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:		WBS.:		T-1735A							
		Location: G		Geo. Ref.:											
		Served: G		Neighborhood:											
Description: Detention Basin B. Project may involve multiple phases.		Operating and Maintenance Costs: (\$ Thousands)													
				2022		2023		2024		2025		2026		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total		Cumulative Total (To Date)			
Phase															
1 Planning		-	-	-	-	-	-	-	-	\$ -		\$ -			
2 Acquisition		-	-	-	-	-	-	-	-	\$ -		\$ -			
3 Design		-	-	-	-	-	1,200,000	4,000,000	-	\$ 5,200,000		\$ 5,200,000			
4 Construction		-	-	-	-	-	-	-	-	\$ -		\$ -			
5 Equipment		-	-	-	-	-	-	-	-	\$ -		\$ -			
6 Close-Out		-	-	-	-	-	-	-	-	\$ -		\$ -			
7 Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 4,000,000	\$ 5,200,000		\$ 5,200,000			
Source of Funds															
TIRZ Funds		-	-	-	-	-	-	1,200,000	4,000,000	\$ 5,200,000		\$ 5,200,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 4,000,000	\$ 5,200,000		\$ 5,200,000			

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: G		Geo. Ref.:											
		Served: G		Neighborhood:											
Description: The installation of dual 10'x10' concrete boxes to reduce overland flows to neighboring areas. The roadway 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)													
				2022		2023		2024		2025		2026		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Improve safety, mobility & drainage, improve roadway 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)		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs		-		-		-		-		-		-	
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total		Cumulative Total (To Date)			
Phase															
1 Planning		119,491	-	-	-	-	-	-	-	\$ -		\$ 119,491			
2 Acquisition		-	-	-	-	-	-	-	-	\$ -		\$ -			
3 Design		1,149,001	-	-	-	-	-	-	-	\$ -		\$ 1,149,001			
4 Construction		23,682,909	500,000	121,471	378,529	-	-	-	-	\$ 378,529		\$ 24,182,909			
5 Equipment		-	-	-	-	-	-	-	-	\$ -		\$ -			
6 Close-Out		-	-	-	-	-	-	-	-	\$ -		\$ -			
7 Other		5,411	-	-	-	-	-	-	-	\$ -		\$ 5,411			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other Sub-Total:		5,411	-	-	-	-	-	-	-	\$ -		\$ 5,411			
Total Allocations		\$ 24,956,812	\$ 500,000	\$ 121,471	\$ 378,529	\$ -	\$ -	\$ -	\$ -	\$ 378,529		\$ 25,456,812			
Source of Funds															
TIRZ Funds		11,956,812	500,000	121,471	378,529	-	-	-	-	\$ 378,529		\$ 12,456,812			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		13,000,000	-	-	-	-	-	-	-	\$ -		\$ 13,000,000			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Funds		\$ 24,956,812	\$ 500,000	\$ 121,471	\$ 378,529	\$ -	\$ -	\$ -	\$ -	\$ 378,529		\$ 25,456,812			

Project: Memorial Drive Drainage and Mobility Improvement Project - Phase 2**		City Council District		Key Map:				WBS.:		T-1738B					
		Location: G		Geo. Ref.:											
		Served: G		Neighborhood: 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)													
				2022		2023		2024		2025		2026		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Project will improve storm water drainage system and reconstruct Memorial Drive (from Tallowood Road to Bunker Hill City Limits).		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total		Cumulative Total (To Date)			
Phase															
1 Planning		-	50,000	-	50,000	-	-	-	-	\$ 50,000		\$ 50,000			
2 Acquisition		-	-	-	-	-	-	-	-	\$ -		\$ -			
3 Design		-	-	-	200,000	680,000	-	-	-	\$ 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	\$ -	\$ 250,000	\$ 680,000	\$ 11,660,000	\$ -	\$ -	\$ 12,590,000		\$ 12,590,000			
Source of Funds															
TIRZ Funds		-	50,000	-	250,000	136,000	2,332,000	-	-	\$ 2,718,000		\$ 2,718,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	-	544,000	9,328,000	-	-	\$ 9,872,000		\$ 9,872,000			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Funds		\$ -	\$ 50,000	\$ -	\$ 250,000	\$ 680,000	\$ 11,660,000	\$ -	\$ -	\$ 12,590,000		\$ 12,590,000			

NOTE:

Project: W140 Detention Basin Deepening and Straw Extensions		City Council District		Key Map:				WBS.:		T-1741					
		Location: A		Geo. Ref.:											
		Served: A		Neighborhood:											
Description: Deepening of the existing W140 Detention Basin and extension of straws.		Operating and Maintenance Costs: (\$ Thousands)													
				2022		2023		2024		2025		2026		Total	
Justification: Addition of 26 acre feet of capacity (50% increase) to the basin, and improvements to drainage for the residential areas to the north.		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total		Cumulative Total (To Date)			
Phase															
1 Planning		-	-	-	-	-	-	-	-	\$ -		\$ -			
2 Acquisition		-	-	-	-	-	-	-	-	\$ -		\$ -			
3 Design		-	459,000	232,605	226,394	-	-	-	-	\$ 226,394		\$ 458,999			
4 Construction		-	-	-	5,406,000	-	-	-	-	\$ 5,406,000		\$ 5,406,000			
5 Equipment		-	-	-	-	-	-	-	-	\$ -		\$ -			
6 Close-Out		-	-	-	-	-	-	-	-	\$ -		\$ -			
7 Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Allocations		\$ -	\$ 459,000	\$ 232,605	\$ 226,394	\$ 5,406,000	\$ -	\$ -	\$ -	\$ 5,632,394		\$ 5,864,999			
Source of Funds															
TIRZ Funds		-	459,000	232,605	226,394	5,406,000	-	-	-	\$ 5,632,394		\$ 5,864,999			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
Total Funds		\$ -	\$ 459,000	\$ 232,605	\$ 226,394	\$ 5,406,000	\$ -	\$ -	\$ -	\$ 5,632,394		\$ 5,864,999			

Project: Concrete Panel Replacement Program		City Council District		Key Map:				WBS.:		T-1799					
		Location: A,G		Geo. Ref.:											
		Served: A,G		Neighborhood:											
Description: Sidewalk Improvement Program		Operating and Maintenance Costs: (\$ Thousands)													
				2022		2023		2024		2025		2026		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Mobility improvements		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)				
Phase															
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				
Source of Funds															
TIRZ Funds		-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 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				