

City of Houston, Texas, Ordinance No. 2024 - 878

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE MEMORIAL CITY REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER SEVENTEEN, CITY OF HOUSTON, TEXAS; APPROVING THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2025-2029 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 2025 (the "Operating Budget") and a five-year Capital Improvements Budget for Fiscal Years 2025-2029 (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 2025 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 2025. 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, 2025, the Zone and the Authority shall, in cooperation with City representatives, (1) identify surplus funds in the Authority's Fiscal Year 2025 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2025 Operating Budget for the Authority approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Authority for the purpose. The Zone and the Authority shall consider amendments to the Project Plan and Reinvestment Zone Financing Plan for the Zone that may be necessary to accomplish this purpose, and shall expedite any such amendments.

Section 6. That the approval of this Budget is contingent upon receipt by the City's Chief Development Officer of a document signed by the Administrator of the Authority and/or Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

Category I	Less than \$1,000.00
Category II	At least \$1,000.00 but less than \$10,000.00
Category III	At least \$10,000.00 but less than \$50,000.00
Category IV	At least \$50,000.00 but less than \$100,000.00
Category V	At least \$100,000.00 but less than \$500,000.00
Category VI	At least \$500,000.00 but less than \$1,000,000.00
Category VII	\$1,000,000.00 or more

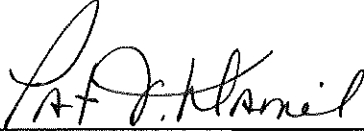
Section 7. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.


PASSED AND ADOPTED this 14th day of November, 2024.

APPROVED this _____ day of _____, 2024.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is NOV 18 2024.


City Secretary

Prepared by Legal Department 
MS/ems October 4, 2024 Senior Assistant City Attorney
Requested by Gwendolyn Tillotson-Bell, Chief Development Officer
LD-RE-0000003160

Meeting 11/14/2024

Aye	No	
✓		Mayor Whitmire
....	Council Members
✓		Peck
✓		Jackson
Out of the City on City of Business		Kamin
✓		Evans-Shabazz
✓		Flickinger
Out of the City on City of Business		Thomas
✓		Huffman
Out of the City on City of Business		Castillo
✓		Martinez
Out of the City on City of Business		Pollard
Out of the City on City of Business		Castex-Tatum
✓		Ramirez
✓		Davis
✓		Carter
Out of the City on City of Business		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 11/19/2024

EXHIBIT "A"

**Fiscal Year 2025 Annual Operating Budget for
Memorial City Redevelopment Authority**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 BUDGET PROFILE

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

P R O J E C T P L A N	Base Year:	1999
	Base Year Taxable Value:	\$ 509,671,530
	Projected Taxable Value (TY2024):	\$ 4,525,213,038
	Current Taxable Value (TY2023):	\$ 4,435,802,635
	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.
	Completed construction of the W-140-01 Channel Improvements project.
	Gessner Road reconstruction from Interstate 10 to Long Point Road is complete.
	Reconstruction of Memorial Drive from Beltway 8 to Tallowood is complete.
	Starting full design of Memorial Drive Phase II reconstruction from Tallowood to Gessner.
	Continued preliminary design and acquisition work on a detention basin on the south side of Interstate 10 known as Detention Basin A.
	Full design for the deepening of the existing W-140 (Briar Branch) detention basin is complete and project is being bid.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/23)	Variance
	Capital Projects:			
	Roadway and Sidewalk Improvements	\$ 53,429,681	\$ 39,733,413	\$ 13,696,268
	Public Utility Improvements	120,856,453	104,055,381	16,801,072
	Parks and Recreational Facilities	11,889,119	382,265	11,506,854
		-	-	-
	Total Capital Projects	\$ 186,175,253	\$ 144,171,059	\$ 42,004,194
	Affordable Housing	-	-	-
	School & Education/Cultural Facilities	-	-	-
	Financing Costs	25,000,000	53,059,439	(28,059,439)
	Administration Costs/ Professional Services	-	-	-
	Creation Costs	5,952,851	12,678,191	(6,725,340)
	Total Project Plan	\$ 217,128,104	\$ 209,908,689	\$ 7,219,415

D E B T	Additional Financial Data	FY2024 Budget	FY2024 Estimate	FY2025 Budget
	Debt Service	\$ 7,362,823	\$ 7,362,823	\$ 7,368,664
	Principal	\$ 5,870,000	\$ 5,870,000	\$ 6,095,000
	Interest	\$ 1,492,823	\$ 1,492,823	\$ 1,273,664
		Balance as of 6/30/23	Projected Balance as of 6/30/24	Projected Balance as of 6/30/25
	Year End Outstanding (Principal)			
	Bond Debt	\$ 38,865,000	\$ 32,995,000	\$ 26,900,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimate	FY2025 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 27,606,196	\$ 26,528,049	
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,291,022	\$ 8,317,828	\$ 7,291,022
Beginning Balance	\$ 34,897,218	\$ 34,845,877	\$ 39,067,840
City tax revenue	\$ 19,520,136	\$ 18,411,783	\$ 19,211,699
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 19,520,136	18,411,783	19,211,699
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 400,000	\$ 696,918	\$ 781,357
Other Interest Income	\$ 400,000	\$ 696,918	\$ 781,357
	\$ -	\$ -	\$ -
	\$ 3,500,000	\$ -	\$ 4,420,000
Grant Proceeds	\$ 3,500,000	\$ -	\$ 4,420,000
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Series 2021	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 58,317,354	53,954,578	63,480,896

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimate	FY2025 Budget
EXPENDITURES			
Accounting	\$ 16,650	\$ 18,861	\$ 19,000
Administration Salaries & Benefits	\$ 120,000	\$ 120,000	\$ 120,000
Auditor	\$ 21,500	\$ 15,500	\$ 21,500
Bond Services/Trustee/Financial Advisor	\$ 25,000	\$ 6,600	\$ 25,000
Insurance	\$ 1,000	\$ 2,117	\$ 2,250
Office Administration	\$ -	\$ -	\$ -
TIRZ Administration and Overhead	\$ 184,150	163,078	187,750
Engineering Consultants	\$ 60,000	\$ 54,000	\$ 60,000
Legal	\$ 50,000	\$ 8,599	\$ 50,000
Construction Audit	\$ 5,000	\$ -	\$ 5,000
Planning Consultants	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 115,000	\$ 62,599	\$ 115,000
Management consulting services	\$ 299,150	225,677	302,750
Capital Expenditures (See CIP Schedule)	\$ 6,612,175	\$ 1,107,570	\$ 14,270,259
TIRZ Capital Expenditures	\$ 6,612,175	1,107,570	14,270,259
T&C Way Partners, LLC	\$ -	\$ -	\$ -
MetroNational - Detention & Roadway Construction	\$ 3,013,460	\$ 3,013,460	\$ 3,013,460
Town Center Partners, Ltd	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 3,013,460	3,013,460	3,013,460
Bond Series (Series 2016)			
Principal	\$ 3,050,000	\$ 3,050,000	\$ 3,125,000
Interest	\$ 282,573	\$ 282,573	\$ 208,164
Trustee Fee	\$ -	\$ -	\$ -
Cost of Issuance			
Bond Series (Series 2019)			
Principal	\$ 2,820,000	\$ 2,820,000	\$ 2,970,000
Interest	\$ 1,210,250	\$ 1,210,250	\$ 1,065,500
Cost of Issuance	\$ -	\$ -	\$ -
Bond Series (Series 2021)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
System debt service	\$ 7,362,823	7,362,823	7,368,664
TOTAL PROJECT COSTS	\$ 17,287,608	\$ 11,709,530	24,955,133
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 976,007	\$ 920,589	\$ 960,585
County	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619
Municipal Services - Supplemental	\$ -	\$ -	\$ -
Total Transfers	\$ 3,232,626	3,177,208	3,217,204
Total Budget	\$ 20,520,234	14,886,738	28,172,337
RESTRICTED Funds - Capital Projects	\$ 30,434,071	\$ 31,776,818	\$ 27,945,510
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,363,049	\$ 7,291,022	\$ 7,363,049
Ending Fund Balance	\$ 37,797,120	39,067,840	35,308,559
Total Budget & Ending Fund Balance	\$ 58,317,354	53,954,578	63,480,896

Notes:

EXHIBIT "B"

**Fiscal Years 2025-2029 Capital Improvement Projects Budget for
Memorial City Zone**

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								Discretionary (Total FY Budget)
			Through 2023	Projected 2024	2025	2026	2027	2028	2029	FY25 - FY29 Total	
A/G	T-1725	Park and Green Space Improvements	\$ 163,893	-	125,000	125,000	100,000	40,000	-	390,000	553,893
A	T-1732A	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	\$ 14,038,822	482,000	-	-	-	-	-	-	14,521,822
A	T-1734	W140 Channel Improvements with Bridge and Streets	\$ 18,496,052	19,253	-	-	-	-	-	-	18,466,305
Q	T-1735	Detention Basin A	\$ 4,146,827	45,490	7,504,520	26,012,267	26,012,267	-	-	59,529,054	63,721,361
Q	T-1735A	Detention Basin B	\$ -	-	-	-	-	1,200,000	4,000,000	5,200,000	5,200,000
Q	T-1736A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 24,958,512	5,353	466,347	-	-	-	-	466,347	25,458,512
Q	T-1736B	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	\$ -	335,331	1,253,450	-	17,000,000	-	-	18,253,450	18,569,781
A	T-1741	W140 Detention Basin Deepening and Street Extensions	\$ 232,805	220,153	4,830,842	4,500,000	-	-	-	9,330,842	9,783,700
A/G	T-1789	Sidewalk Improvement Program	\$ -	-	80,000	80,000	80,000	80,000	80,000	300,000	300,000
			\$ 61,008,211	\$ 1,107,576	\$ 14,276,358	\$ 36,687,247	\$ 43,172,267	\$ 1,300,000	\$ 4,044,000	\$ 81,468,793	\$ 156,616,274

* 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.

Source of Funds	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
	Through 2023	Projected 2024	2025	2026	2027	2028	2029	FY24 - FY29 Total	
TIRZ Funds	43,869,857	1,107,570	9,850,259	18,559,087	17,434,087	1,300,000	4,060,000	51,203,453	96,180,880
City of Houston	-	-	-	-	-	-	-	-	-
Grants	18,139,354	-	4,420,000	12,138,170	25,738,170	-	-	42,296,340	60,435,694
Other	-	-	-	-	-	-	-	-	-
Project Total	62,009,211	1,107,570	14,270,259	30,697,257	43,172,257	1,300,000	4,060,000	93,499,793	156,616,574

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)													
		2025		2026		2027		2028		2029		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 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	103,835	25,000	-	25,000	25,000	-	-	-	\$ 50,000	\$ 153,835				
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	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993				
Source of Funds															
TIRZ Funds		163,993	125,000	-	125,000	125,000	100,000	40,000	-	\$ 390,000	\$ 553,993				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ 163,993	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993				

*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)									
			2025	2026	2027	2028	2029	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
Justification:	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.	Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs						-			
		Fiscal Year Planned Expenses									
Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	281,596	-	-	-	-	-	-	-	\$ -	\$ 281,596
2	Acquisition	-	-	-	7,500,000	-	-	-	-	\$ 7,500,000	\$ 7,500,000
3	Design	3,865,231	50,000	-	-	-	-	-	-	\$ -	\$ 3,865,231
4	Construction	-	-	-	-	26,012,267	26,012,267	-	-	\$ 52,024,534	\$ 52,024,534
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	45,480	4,520	-	-	-	-	\$ 4,520	\$ 50,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	45,480	4,520	-	-	-	-	\$ 4,520	\$ 50,000
Total Allocations		\$ 4,146,827	\$ 50,000	\$ 45,480	\$ 7,504,520	\$ 26,012,267	\$ 26,012,267	\$ -	\$ -	\$ 59,529,054	\$ 63,721,361
Source of Funds											
TIRZ Funds		2,407,473	50,000	45,480	7,504,520	13,874,097	13,874,097	-	-	\$ 35,252,714	\$ 37,705,667
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		1,739,354	-	-	-	12,138,170	12,138,170	-	-	\$ 24,276,340	\$ 26,015,694
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 4,146,827	\$ 50,000	\$ 45,480	\$ 7,504,520	\$ 26,012,267	\$ 26,012,267	\$ -	\$ -	\$ 59,529,054	\$ 63,721,361

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	
		Location: G		Geo. Ref.:							
		Served: G		Neighborhood:							
Description:	Detention Basin B. Project may involve multiple phases.			Operating and Maintenance Costs: (\$ Thousands)							
					2025	2026	2027	2028	2029	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 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 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)													
				2025		2026		2027		2028		2029		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 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 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	5,353	496,347	-	-	-	-	\$ 496,347	\$ 24,184,609						
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	\$ 5,353	\$ 496,347	\$ -	\$ -	\$ -	\$ -	\$ 496,347	\$ 25,458,512						
Source of Funds																	
TIRZ Funds		11,956,812	500,000	5,353	496,347	-	-	-	-	\$ 496,347	\$ 12,458,512						
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -						
Grants		13,000,000	-	-	-	-	-	-	-	\$ -	\$ 13,000,000						
Other		-	-	-	-	-	-	-	-	\$ -	\$ -						
Total Funds		\$ 24,956,812	\$ 500,000	\$ 5,353	\$ 496,347	\$ -	\$ -	\$ -	\$ -	\$ 496,347	\$ 25,458,512						

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)									
			2025	2026	2027	2028	2029	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 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	668,781	335,331	1,253,450	-	-	-	-	\$ 1,253,450	\$ 1,588,781
4	Construction	-	-	-	-	-	17,000,000	-	-	\$ 17,000,000	\$ 17,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 668,781	\$ 335,331	\$ 1,253,450	\$ -	\$ 17,000,000	\$ -	\$ -	\$ 18,253,450	\$ 18,588,781
Source of Funds											
TIRZ Funds		-	668,781	335,331	333,450	-	3,400,000	-	-	\$ 3,733,450	\$ 4,068,781
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	920,000	-	13,600,000	-	-	\$ 14,520,000	\$ 14,520,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 668,781	\$ 335,331	\$ 1,253,450	\$ -	\$ 17,000,000	\$ -	\$ -	\$ 18,253,450	\$ 18,588,781

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)									
			2025	2026	2027	2028	2029	Total			
		Personnel	-	-	-	-	-	\$ -	-		
		Supplies	-	-	-	-	-	\$ -	-		
Justification:	Addition of 26 acre feet of capacity (50% increase) to the basin, and improvements to drainage for the residential areas to the north.	Svcs. & Chgs.	-	-	-	-	-	\$ -	-		
		Capital Outlay	-	-	-	-	-	\$ -	-		
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	232,605	226,394	220,153	330,942	-	-	-	-	\$ 330,942	\$ 783,700
4	Construction	-	4,500,000	-	4,500,000	4,500,000	-	-	-	\$ 9,000,000	\$ 9,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 232,605	\$ 4,726,394	\$ 220,153	\$ 4,830,942	\$ 4,500,000	\$ -	\$ -	\$ -	\$ 9,330,942	\$ 9,783,700
Source of Funds											
TIRZ Funds		232,605	1,226,394	220,153	1,330,942	4,500,000	-	-	-	\$ 5,830,942	\$ 6,283,700
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	3,500,000	-	3,500,000	-	-	-	-	\$ 3,500,000	\$ 3,500,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 232,605	\$ 4,726,394	\$ 220,153	\$ 4,830,942	\$ 4,500,000	\$ -	\$ -	\$ -	\$ 9,330,942	\$ 9,783,700

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)									
			2025	2026	2027	2028	2029	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
Justification:	Mobility improvements	Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs						-			
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 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