

City of Houston, Texas, Ordinance No. 2020- 899

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY D/B/A DOWNTOWN REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS (MAIN STREET/MARKET SQUARE ZONE); APPROVING THE FISCAL YEAR 2021 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2021-2025 CAPITAL IMPROVEMENT PROJECTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the Main Street/Market Square Redevelopment Authority d/b/a Downtown Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Three, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2021 (the "Operating Budget") and a five-year Capital Improvement Projects Budget for Fiscal Years 2021-2025 (the "CIP Budget" and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to the Tri-Party agreement among the City, the Authority, and the Zone approved by Ordinance No. 2000-240 on April 5, 2000; and

WHEREAS, the City designated the Zone on December 13, 1995, by Ordinance No. 95-1323, over a certain area within the central business district of the City ("Original Area") and enlarged the boundaries of the Zone by Ordinance No. 98-1204 approved on December 16, 1998, by Ordinance No. 2005-1049 approved on December 14, 2005, by Ordinance No. 2007-1422 approved on December 12, 2007, by Ordinance No. 2011-988 approved on November 16, 2011, and by Ordinance No. 2019-982 approved on December 4, 2019; and

WHEREAS, the Budgets are based upon the following assumptions:

1. The timely implementation of capital improvement projects in the Budgets may require the Authority to incur debt; and
2. The City's Chief Development Officer will assist the Authority in identifying a cost-efficient method to finance the costs of the capital improvements; and

3. The first \$750,000.00 of tax increment revenue received from taxes levied and collected in the Original Area will be paid to the Houston Housing Finance Corporation ("HHFC") pursuant to the Agreement among the City, the Zone, and HHFC approved by Ordinance No. 96-909, as amended by Ordinance No. 2000-396; and

4. The Authority may receive grants from the state and federal agencies during Fiscal Year 2021, and may receive grants from other sources, which may require the Authority to pay a local match; and

WHEREAS, the City has experienced an incremental increase in the cost of providing municipal services as a result of the creation of the Zone and the development and redevelopment of the land in the Zone; and

WHEREAS, the City Council finds that it is appropriate to recover its incremental costs of municipal services for Fiscal Year 2021 from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone, subject to complying with the provisions of Texas Tax Code Section 311.010(i); and

WHEREAS, the City Council finds that the incremental costs of providing municipal services set forth in the Operating Budget attached hereto as **Exhibit A** are reasonable and will be paid from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone; and

WHEREAS, the City Council desires to approve the Budgets; **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the findings contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority may need to 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, if the aggregate of such transfers does not exceed the lesser of Four Hundred Thousand Dollars (\$400,000) or five percent (5%) of the Project Costs during Fiscal Year 2021. Subject to the foregoing, the Operating Budget attached hereto as **Exhibit A** is hereby approved for the Authority.

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

Section 4. That not later than March 31, 2021, the Zone and the Authority shall, in cooperation with City representatives: (1) identify surplus funds in the Authority's Fiscal Year 2021 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2021 Operating Budget for the Authority approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Authority for that purpose. The Zone and the Authority shall consider amendments to the Zone Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose, and shall expedite any such amendments.

Section 5. That the Authority is authorized to spend any grant money not reflected in the Operating Budget that it receives during Fiscal Year 2021 in the manner prescribed by law. In the event the Authority is required to pay a matching share of any such grant, the Authority, after consultation with and approval by the Chief Development Officer, may spend an amount not to exceed ten percent (10%) of the Operating Budget for such match.

Section 6. 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 7. That the approval of this Budget is contingent upon receipt by the 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 8. 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 21st 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 27 2020.

[Signature]

City Secretary

Prepared by Legal Department [Signature]
(KTK:gd September 30, 2020) Senior Assistant City Attorney
Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor)
LD File No. 042-1300014-013

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	

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE:

OCT 27 2020

EXHIBIT A

**Fiscal Year 2021 Operating Budget for
Main Street/Market Square Redevelopment Authority
d/b/a Downtown Redevelopment Authority**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary
Fund Name: Main Street/Market Square Redevelopment Authority
TIRZ: 03
Fund Number: 7551/50

P R O F I L E	Base Year:		1995
	Base Year Taxable Value:	\$	22,231,380
	Projected Taxable Value (TY2020):	\$	3,592,711,040
	Current Taxable Value (TY2019):	\$	3,454,529,846
	Acres:		1048.61
	Administrator (Contact):		Jackie Traywick
	Contact Number:		(713) 752-0827

Zone Purpose:

Tax Increment Reinvestment Zone Number Three, City of Houston, Texas was created in 1995 to stimulate new residential development in the 9-Block area surrounding the Rice Hotel. In 1998, the Zone was expanded to include Main Street and the northern Blocks of the Central Business District along Buffalo Bayou, primarily to create pedestrian and transit amenities and to catalyze new investment and enhance connections between the eastern and western sectors of downtown. In 2005, two Blocks were added to provide a new mixed-use retail and entertainment project. In 2007, the Zone was expanded to include public and institutional parcels in and around City Hall and the Jones Library. In 2011, the boundaries were further enlarged to include the Buffalo Bayou Parklands west to Shepherd Drive. In 2019, the Zone was expanded to incorporate the Warehouse District and several city blocks west of Main Street. The purpose of the 2019 expansion was to provide funds to capitalize on the once-in-a-lifetime opportunity to reshape the edges of downtown in concert with the NHHIP highway reconfiguration.

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- Issued 2015 tax increment contract revenue bonds to net \$40 million used to complete capital streetscape projects on Dallas, Main, Allen Parkway and the Southern Downtown Park. All these project funds have now been utilized.
- SkyHouse Houston, SkyHouse Main, Block 334, The Star, Market Square Tower and Aris Market Square residential projects are complete and open. Fairfield has been granted an extension of time and moved into construction in December of 2019.
- 723 Main AC hotel is complete and open.
- The Southern Downtown Park is nearing completion of the design phase. The project is expected to go to bid for a construction contractor in Summer of 2020 with a construction timeline of one year.
- Continued contribution for operation of project facilities at Buffalo Bayou Park.
- Completed the Westside Civic Facilities Master Plan.
- Commenced construction on the \$28 million Bagby Street Improvement project with a construction timeline of two years.
- Entered into an economic development agreement to attract the Generator program for start-up ventures to Houston.
- Entered into a 10 year lease agreement with Amegy Bank to build the Downtown Launch Pad innovation space to support start-up businesses.
- Paid the first installment of a \$2 million grant to Buffalo Bayou Partnership for construction of enhanced hike & bike trails east of Allen's Landing.
- Provided funding for design development of Jones Plaza redevelopment to be renamed the Lynn Wyatt Square For the Performing Arts.
- Continued planning & facilitation on the NHHIP highway project.

	Total Plan	Cumulative Expenses (to 6/30/19)	Variance
Capital Projects:			
Roadways and Streets	\$ 47,500,000	\$ 36,814,288	\$ 10,685,712
Infrastructure, Mobility, Transit Improvements	43,334,450	27,712,337	15,622,113
Real Property Improvements	57,520,266	22,045,701	35,474,565
Parking Facilities	10,156,417	-	10,156,417
Historic Preservation Improvements	26,351,008	15,522,789	10,828,219
Parks and Recreational Facilities	273,044,167	5,749,158	267,295,009
Theater District Improvements	11,504,799	5,310,151	6,194,648
Cultural and Public Facilities Improvements	10,000,000	1,503,555	8,496,445
Economic Development Programs	166,800,000	30,633,492	136,166,508
Institutional Facilities Improvements	22,000,000	10,678,800	11,321,200
Total Capital Projects	\$ 668,211,107	\$ 155,970,271	\$ 512,240,836
Affordable Housing	-	-	-
School & Education/Cultural Facilities	82,541,820	43,909,837	38,631,983
Financing Costs	48,930,000	21,571,169	27,358,831
Administration Costs/ Professional Services	16,934,426	6,068,901	10,865,525
Creation Costs	-	-	-
Total Project Plan	\$ 816,617,353	\$ 227,520,178	\$ 589,097,175

	FY2020 Budget	FY2020 Estimate	FY2021 Budget
Additional Financial Data			
Debt Service	\$ 4,280,726	\$ 4,280,726	\$ 4,272,876
Principal	\$ 2,100,000	\$ 2,100,000	\$ 2,145,000
Interest	\$ 2,180,726	\$ 2,180,726	\$ 2,127,876
	Balance as of 6/30/19	Projected Balance as of 6/30/20	Projected Balance as of 6/30/21
Year End Outstanding (Principal)			

P T	Bond Debt	52,840,000	\$ 50,740,000	\$ 48,595,000
	Bank Loan	-	-	-
	Line of Credit	-	-	-
	Developer Agreement	-	-	-
	Other (Rosemont Bridge)	-	-	-
	Other (HHFC)	3,000,000	2,250,000	1,500,000

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2021 BUDGET DETAIL

Fund Summary
Fund Name: Main Street/Market Square Redevelopmen
TIRZ: 03
Fund Number: 7551/50

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
RESOURCES			
RESTRICTED Funds - Projects	\$ 31,976,008	\$ 30,779,403	27,519,839
RESTRICTED Funds - Bond Proceeds	\$ 300,000	\$ 144,768	-
RESTRICTED Funds - Buffalo Bayou Park	\$ 2,389,500	\$ 2,737,974	2,389,500
RESTRICTED Funds - Bond Debt Service	\$ 8,651,531	\$ 8,653,850	8,653,850
Beginning Balance	\$ 43,317,039	\$ 42,315,995	\$ 38,563,189
City tax revenue	\$ 17,377,147	\$ 16,518,000	\$ 18,705,826
County tax revenue	\$ 376,348	\$ 383,227	\$ 393,209
ISD tax revenue	\$ 5,398,080	\$ 5,152,398	\$ 5,411,271
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 23,151,575	\$ 22,063,625	\$ 24,510,306
Parking Revenue (Blocks 6 & 7)	\$ -	\$ 76,304	\$ -
Allen Parkway Reimbursement	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ 76,304	\$ -
COH TIRZ interest	\$ -	\$ 40,723	\$ -
Interest income	\$ 500,000	\$ 671,588	\$ 500,000
Other Interest Income	\$ 500,000	\$ 712,311	\$ 500,000
Return of local Match Southeast Sidewalks	\$ -	\$ -	\$ -
City of Houston Public Works - Dallas Street Improvements	\$ -	\$ -	\$ -
Sundance Theater Revenue Sharing	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Series 2015 Tax increment Contract Revenue Bonds	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 66,968,614	\$ 65,168,235	63,573,495

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET DETAIL

Fund Summary
 Fund Name: Main Street/Market Square Redevelopmen
 TIRZ: 03
 Fund Number: 7551/50

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
EXPENDITURES			
Accounting	\$ 2,500	\$ 500	\$ 2,500
Administration Salaries & Benefits	\$ 316,000	\$ 313,193	\$ 325,500
Auditor	\$ 16,500	\$ 16,825	\$ 17,000
Bond Services/Trustee/Financial Advisor	\$ 25,000	\$ 8,633	\$ 25,000
Insurance	\$ 5,000	\$ 13,945	\$ 15,000
Office Administration	\$ 20,000	\$ 16,338	\$ 18,000
TIRZ Administration and Overhead	\$ 385,000	\$ 369,434	\$ 403,000
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 25,000	\$ 14,710	\$ 18,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ -	\$ -	\$ -
Project/Planning Management	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 25,000	\$ 14,710	\$ 18,000
Management consulting services	\$ 410,000	\$ 384,144	\$ 421,000
Capital Expenditures (See CIP Schedule)	\$ 19,280,000	\$ 8,215,180	\$ 26,380,000
TIRZ Capital Expenditures	\$ 19,280,000	\$ 8,215,180	\$ 26,380,000
Developer / Project Reimbursements			
Infrastructure, Mobility, Transit Improvements			
METRO Communication Cabinets Relocation	\$ -	\$ -	\$ -
806 Main Curb Cut/Infrastructure	\$ -	\$ -	\$ -
Real Property Improvements			
Post Office Project	\$ 1,000,000	\$ -	\$ -
Parking Facilities			
n/a	\$ -	\$ -	\$ -
Historic Preservation Improvements			
806 Main Street	\$ 270,180	\$ 266,049	\$ 243,976
Sam Houston Park	\$ -	\$ 45,000	\$ -
Future Projects	\$ 1,000,000	\$ -	\$ 1,000,000
Parks, Plaza and Recreational Facilities Improvements			
Sabine to Bagby Promenade	\$ -	\$ -	\$ -
Houston Parks Board Hike and Bike Trails	\$ 1,000,000	\$ 500,000	\$ 1,000,000
Theater District Improvements			
Sundance Theater	\$ -	\$ -	\$ -
Alley Theatre	\$ -	\$ -	\$ -
Theater District Public Realm Improvements	\$ -	\$ 250,000	\$ -
Retail/Economic Development			
Buffalo Bayou Park - Shepherd to Sabine	\$ 2,389,500	\$ 2,389,500	\$ 2,425,342
Hotel Alessandra	\$ 103,000	\$ 100,000	\$ 103,000
Holiday Inn - 1616 Main	\$ 33,870	\$ 34,886	\$ 35,933
Provident - The Star 1111 Rusk	\$ 539,835	\$ 401,584	\$ 413,632
Skyhouse I - Houston	\$ 286,676	\$ 286,676	\$ 295,277
Skyhouse II - Main	\$ 307,677	\$ 307,677	\$ 316,907
Alliance Block 334	\$ 165,636	\$ 159,202	\$ 163,978

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2021 BUDGET DETAIL

Fund Summary
Fund Name: Main Street/Market Square Redevelopmen
TIRZ: 03
Fund Number: 7551/50

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
Market Square Tower	\$ 702,083	\$ 697,612	\$ 718,540
Aris Market Square	\$ 346,059	\$ 541,748	\$ 558,000
AC Hotel - 723 Main	\$ -	\$ 80,000	\$ 82,400
Fairfield Residential	\$ -	\$ -	\$ -
Downtown Launch Pad	\$ -	\$ 86,362	\$ 497,820
Downtown Living Initiative	\$ -	\$ 2,209	\$ 10,000
Retail/Economic Development Initiative	\$ -	\$ 45,820	\$ 50,000
Mass Challenge	\$ 788,000	\$ 788,000	\$ 404,000
Generator	\$ -	\$ 250,000	\$ 250,000
Developer / Project Reimbursements	\$ 8,932,516	\$ 7,232,326	\$ 8,568,805
Bond Debt Service (Series 2012)			
Principal	\$ 2,100,000	\$ 2,100,000	\$ 2,145,000
Interest	\$ 205,176	\$ 205,176	\$ 152,326
New Bond Sale (Series 2015)			
Principal	\$ -	\$ -	\$ -
Interest	\$ 1,975,550	\$ 1,975,550	\$ 1,975,550
Cost of Issuance	\$ -	\$ -	\$ -
System debt service	\$ 4,280,726	\$ 4,280,726	\$ 4,272,876
TOTAL PROJECT COSTS	\$ 32,903,242	\$ 20,112,375	39,642,681
Payment/transfer to ISD - educational facilities	\$ 2,541,818	\$ 2,291,276	\$ 2,548,013
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 868,857	\$ 798,198	\$ 935,291
County	\$ 18,817	\$ 19,161	\$ 19,660
ISD	\$ 25,000	\$ 25,000	\$ 25,000
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 1,065,000	\$ 1,065,000	\$ 1,065,000
Municipal Services - Supplemental	\$ 980,000	\$ 980,000	\$ 980,000
Prior Year Increment Adj. (2014 thru 2017)	\$ -	\$ 554,036	\$ -
HHFC Payment	\$ 750,000	\$ 750,000	\$ 750,000
Total Transfers	\$ 6,249,492	\$ 6,482,671	\$ 6,322,964
Total Budget	\$ 39,152,734	\$ 26,595,046	45,966,645
RESTRICTED Funds - Projects	\$ 16,739,006	27,519,839	6,528,657
RESTRICTED Funds - Bond Proceeds	\$ -	-	-
RESTRICTED Funds - Buffalo Bayou Park	\$ 2,425,343	2,389,500	2,425,343
RESTRICTED Funds - Bond Debt Service	\$ 8,651,531	8,653,850	8,653,850
Ending Fund Balance	\$ 27,815,880	38,563,189	17,607,850
Total Budget & Ending Fund Balance	\$ 66,968,614	\$ 65,158,235	\$ 63,573,495

Notes:

EXHIBIT B

**Fiscal Years 2021-2025 Capital Improvement Projects Budget for
Tax Increment Reinvestment Zone Number Three
(Main Street/Market Square Zone)**

2021 - 2025 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY21 - FY25 Total	Cumulative Total (To Date)
			Through 2019	Projected 2020	2021	2022	2023	2024	2025		
I	T-0307	Southern Downtown Pocket Park	\$ 940,735	1,100,000	7,450,000	460,000	460,000	450,000	460,000	9,300,000	11,340,735
I	T-0308	Jones Plaza	\$ 995,341	2,010,000	6,000,000	1,000,000	-	-	-	7,000,000	10,005,341
I	T-0312	Main Street Corridor Improvement Project	\$ 14,321,815	39,170	-	-	-	-	-	-	14,360,985
I	T-0313	Jesse H. Jones Library Plaza	\$ 675,370	-	-	-	-	-	-	-	675,370
I	T-0314	Shopping District Improvements	\$ 16,884,504	2,733	-	-	-	-	-	-	16,887,237
C	T-0319	Alan Parkway Re-Construction	\$ 14,489,697	311,994	150,000	150,000	-	-	-	300,000	15,101,691
I	T-0323	TxDOT Southeast Sidewalks	\$ -	-	-	-	-	-	-	-	-
I	T-0324	Waker Street Improvements	\$ -	-	-	500,000	2,000,000	9,000,000	9,000,000	20,500,000	20,500,000
I	T-0325	Bagby Street Improvements	\$ 2,834,908	4,500,000	12,500,000	9,000,000	-	-	-	21,600,000	28,834,908
C, G, H, I	T-0326	Local Connections NHIP	\$ 500,411	251,283	250,000	5,000,000	5,000,000	5,000,000	5,000,000	20,250,000	21,001,694
C, G, H, I	T-0399	Concrete Panel or Sidewalk Replacement Program	\$ -	-	20,000	-	-	-	-	20,000	20,000
Totals			\$ 51,842,781	\$ 8,216,188	\$ 26,388,088	\$ 16,110,000	\$ 7,460,000	\$ 14,460,000	\$ 14,460,000	78,878,088	\$ 138,727,981

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2021 - 2025 CAPITAL IMPROVEMENT PLAN
 TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
 Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations							FY21 - FY25 Total	Cumulative Total (to Date)
	Through 2019	Projected 2020	2021	2022	2023	2024	2025		
TIRZ Funds	\$1,642,781	8,215,180	26,380,000	14,410,000	7,460,000	14,460,000	14,460,000	77,170,000	137,027,961
City of Houston	-	-	-	1,700,000	-	-	-	1,700,000	1,700,000
Grants	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Project Total	\$1,642,781	8,215,180	26,380,000	16,110,000	7,460,000	14,460,000	14,460,000	78,870,000	138,727,961

Project: Southern Downtown Pocket Park		City Council District	Key Map:	494	WBS.:	T-0307		
		Location:	I	Geo. Ref.:				
		Served:	I	Neighborhood:			61	
Description:	Acquire 1/2-1 block at the southern end of the Central Business District and develop a green public space that would serve the growing residential population, workers and the public.	Operating and Maintenance Costs: (\$ Thousands)						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Due to the growing residential population a green public space is needed to serve the residents and stimulate economic growth. This project will be a joint effort of the Downtown Management District, City of Houston Parks Dept. and TIRZ 3.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	97,736	-	-	-	-	-	-	-	\$ -	\$ 97,736
2 Acquisition	162,028	460,000	460,000	460,000	460,000	460,000	460,000	460,000	\$ 2,300,000	\$ 2,922,028
3 Design	497,500	300,000	352,500	-	-	-	-	-	\$ -	\$ 850,000
4 Construction	-	3,600,000	287,500	6,000,000	-	-	-	-	\$ 6,000,000	\$ 6,287,500
5 Equipment (Restaurant)	-	-	-	1,000,000	-	-	-	-	\$ 1,000,000	\$ 1,000,000
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	148,063	-	-	-	-	-	-	-	\$ -	\$ 148,063
Legal	35,408	-	-	-	-	-	-	-	\$ -	\$ 35,408
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	183,471	-	-	-	-	-	-	-	\$ -	\$ 183,471
Total Allocations	\$ 940,735	\$ 4,360,000	\$ 1,100,000	\$ 7,460,000	\$ 460,000	\$ 460,000	\$ 460,000	\$ 460,000	\$ 9,300,000	\$ 11,340,735
Source of Funds										
TIRZ Funds	940,735	4,360,000	1,100,000	7,460,000	460,000	460,000	460,000	460,000	\$ 9,300,000	\$ 11,340,735
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 940,735	\$ 4,360,000	\$ 1,100,000	\$ 7,460,000	\$ 460,000	\$ 460,000	\$ 460,000	\$ 460,000	\$ 9,300,000	\$ 11,340,735

Project: Allen Parkway Re-Construction		City Council District:		Key Map:				WBS.:		T-0319											
		Location: C		Geo. Ref.:																	
		Served: ALL		Neighborhood:																	
Description: Design & Construction to reconfigure Allen Parkway.		Operating and Maintenance Costs: (\$ Thousands)																			
				2021		2022		2023		2024		2025		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
Justification: Allen Parkway needs to be reconfigured to provide additional parking for Buffalo Bayou Park, improve public safety, and enhance pedestrian connections to the park given the increase in public use the park has been completed.		Svcs. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs																			
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/19		2020 Budget		2020 Estimate		2021		2022		2023		2024		2025		FY21 - FY25 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		-		-		-		-		\$ -		\$ -	
4 Construction		14,489,697		-		-		-		-		-		-		-		\$ -		\$ 14,489,697	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		150,000		-		-		-		-		-		-		\$ -		\$ -	
7 Other-3 Year Maint		-		-		311,994		150,000		150,000		-		-		-		\$ -		\$ 300,000	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		-		-		311,994		150,000		150,000		-		-		-		\$ -		\$ 300,000	
Total Allocations		\$ 14,489,697		\$ 150,000		\$ 311,994		\$ 150,000		\$ 150,000		\$ -		\$ -		\$ -		\$ 300,000		\$ 15,101,691	
Source of Funds																					
TIRZ Funds		14,489,697		150,000		311,994		150,000		150,000		-		-		-		\$ 300,000		\$ 15,101,691	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ 14,489,697		\$ 150,000		\$ 311,994		\$ 150,000		\$ 150,000		\$ -		\$ -		\$ -		\$ 300,000		\$ 15,101,691	

*NOTE: The Zone/Redevelopment intends to prioritize the reconfiguration of Allen Parkway to provide parking adjacent to Buffalo Bayou Park.

Project: Local Connections NHHP		City Council District		Key Map:				WBS.:		T-0326					
		Location: C, G, H, I		Geo. Ref.:											
		Served: ALL		Neighborhood:											
Description: TxDOT will be moving forward with the realignment of I-45/I-10/I-59/69 around downtown. Local street connections will need to be reconfigured to support the new freeway infrastructure.		Operating and Maintenance Costs: (\$ Thousands)													
				2021		2022		2023		2024		2025		Total	
		Personnel		-		-		-		-		-		-	
		Supplies		-		-		-		-		-		-	
Justification: Traffic flow and ease of transportation connections are critical to support the workforce and economic activity of the Central Business District. TxDOT will not pay for the local street connections as part of the overall highway project.		Svcs. & Chgs.		-		-		-		-		-		-	
		Capital Outlay		-		-		-		-		-		-	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)				
Phase															
1	Planning	500,411	250,000	251,283	250,000	-	-	-	-	\$ 250,000	\$ 1,001,694				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -				
4	Construction	-	-	-	5,000,000	5,000,000	5,000,000	5,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000				
5	Equipment	-	-	-	-	-	-	-	\$ -	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	\$ -	\$ -	\$ -				
7	Other	-	-	-	-	-	-	-	\$ -	\$ -	\$ -				
Other Sub-Total:		-	-	-	-	-	-	-	\$ -	\$ -	\$ -				
Total Allocations		\$ 500,411	\$ 250,000	\$ 251,283	\$ 250,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 20,250,000	\$ 21,001,694				
Source of Funds															
TIRZ Funds		500,411	250,000	251,283	250,000	5,000,000	5,000,000	5,000,000	5,000,000	\$ 20,250,000	\$ 21,001,694				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ 500,411	\$ 250,000	\$ 251,283	\$ 250,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 20,250,000	\$ 21,001,694				

Project: Concrete Panel or Sidewalk Replacement Program		City Council District		Key Map:	493				WBS.:	T-0399	
		Location: C, G, H, I		Geo. Ref.:							
		Served: C, G, H, I		Neighborhood:	61						
Description:	Street maintenance program										
Operating and Maintenance Costs: (\$ Thousands)											
				2021	2022	2023	2024	2025			Total
				Personnel	-	-	-	-	-	-	\$ -
				Supplies	-	-	-	-	-	-	\$ -
Justification:	Mobility improvements to extend life of roads.										
				Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs							-
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	20,000	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000
Source of Funds											
TIRZ Funds		-	20,000	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000