



Downtown  
Redevelopment  
Authority

**Board of Directors Meeting**  
June 13, 2023

Tax Increment Reinvestment Zone, Number Three  
City of Houston

**Downtown Redevelopment Authority**  
Tax Increment Reinvestment Zone Number Three, City of Houston

**Board of Directors Meeting**  
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**MINUTES OF THE REGULAR MEETING  
OF THE  
DOWNTOWN REDEVELOPMENT AUTHORITY**

May 9, 2023

The Board of Directors (the “Board”) of the Downtown Redevelopment Authority (the “Authority”) convened in regular session, in person and open to the public, at the Downtown Launchpad, located at 1801 Main Street, 10<sup>th</sup> Floor, Houston, TX 77002, on the 9<sup>th</sup> of May 2023, and the roll was called of the duly constituted officers and members of the Board, to wit:

Curtis Flowers	Chair
Michele Sabino	Vice Chair
Barry Mandel	Secretary
Regina Garcia	Director
Keith Hamm	Director
James Harrison	Director
Sherman Lewis	Director
Tiko Reynolds-Hausman	Director
William Taylor	Director

and all of said persons were present except for Vice Chair Sabino, Secretary Mandel, and Directors Lewis and Reynolds-Hausman. Also present were Allen Douglas, Executive Director (“ED”); Kris Larson, President; Jana Gunter, Director of Finance; and staff members Brett DeBord, David Gwin, Lonnie Hoogeboom, Jamie Perkins, Albert Sanchez, Ann Taylor and Candace Williams; Algenita Davis, consultant to the Authority; and Clark Lord, outside counsel to the Authority.

Also in attendance were guests and presenters Kelly Foreman with Amegy Bank, Muriel Foster with Gener8tor/GBeta, Akeel Bernard and Grace Rodriguez with Impact Hub, Lauren Mitchell and Jon Nordby with MassChallenge. Andrew Busker with the City of Houston’s Office of Economic Development attended from the public.

**TOUR OF THE DOWNTOWN LAUNCHPAD**

A tour of the Downtown Launchpad preceded the meeting. Mr. Bernard led Board Members, Leadership Team members and Staff through the facility and spoke briefly about Launchpad’s existence and its future aspirations. Questions were asked and answered, and discussion ensued. Those in attendance were led back to the meeting room to begin the Board meeting.

**DETERMINE QUORUM; CALL TO ORDER**

Chair Flowers conducted a roll call and quorum was established. The meeting was called to order at 12:41 PM.

**INTRODUCTION OF GUESTS AND PUBLIC COMMENTS**

Chair Flowers invited all meeting attendees to introduce themselves and welcomed all. Next, he asked if there were any comments from the public. There were no comments from the public.

**MINUTES OF PREVIOUS MEETING**

The Board considered approving the minutes of the April 11, 2023 regular joint board meeting. Hearing no questions or need for discussion; Chair Flowers called for a motion, moved by Director Harrison and seconded by Treasurer Hamm, and the minutes of the April 11, 2023 regular joint board meeting were approved as presented.

**FINANCE & ADMINISTRATION**

April 2023 Finance Summary

Chair Flowers asked Jana Gunter to provide updates from finance and administration. Ms. Gunter shared highlights from the check register for the month ending April 30, 2023. She then asked if there were questions or comments. There were no questions or comments.

A motion to accept the April check register was entertained by Chair Flowers; moved by Director Harrison and seconded by Treasurer Hamm, and the April check registers were accepted as presented.

Third Quarter DBE Report

Ms. Gunter continued by providing information from the Third Quarter DBE Report. Next, Chair Flowers called for questions or comments. Hearing none, he called for a motion to accept the Third Quarter DBE Report; which was moved by Director Harrison and seconded by Treasurer Hamm, and the Third Quarter DBE Report was accepted as presented.

**CAPITAL DEVELOPMENT GUIDELINES AND POLICIES DISCUSSION**

Chair Flowers invited ED Douglas to open discussion on this topic. ED Douglas and Brett DeBord spoke of a potential capital development project involving the Authority entering into an interlocal agreement with TIRZ #27, which would reconfigure the Montrose Street Bridge over Allen Parkway (collectively referred to as the Montrose Pedestrian-Bicycle Bridge).

ED Douglas referred to the Capital Development Guidelines and Policies included in the materials previously provided, noting this proposed project aligns with these adopted guidelines. Then, he presented a request to the Board for approval for the Authority to enter into an interlocal agreement with TIRZ #27, allowing the Authority to move forward with the proposed capitol development project. Questions were asked and answered.

Chair Flowers called for a motion, moved by Director Harrison, and seconded by Director Garcia, and the request for the Authority to enter into an interlocal agreement with TIRZ #27 for the Montrose Pedestrian-Bicycle Bridge was approved as presented.

**DOWNTOWN LAUNCHPAD UPDATE AND PRESENTATIONS**

ED Douglas introduced our guest panel of speakers to the Board. First, Kelly Foreman of Amegy Bank shared a presentation and spoke of her involvement with The Cannon, the Downtown Launchpad, and Amegy's commitment and long range plans for Launchpad. Next, Muriel Foster presented a slide deck shared the activities and goals associated with Gener8tor and GBeta. Lauren Mitchell and Jon Nordby were next to share their presentation and spoke of activities with MassChallenge. Finally, Grace Rodriguez closed by sharing her visuals and discussed her efforts with Impact Hub. Questions were asked and answered, then discussion ensued. No further action was required.

**CAPITAL DEVELOPMENT GUIDELINES AND POLICIES DISCUSSION – INFRASTRUCTURE PROJECTS**

Chair Flowers called on ED Douglas to briefly discuss two potential infrastructure projects. ED Douglas updated the Board on negotiations currently taking place with SCI and 800 Bell, further noting both projects are considered within the framework of the Capital Development Policies and Guidelines document adopted by the Board last December. No further action was required.

**OTHER BUSINESS**

No further business was brought forth before the Board.

**NEXT MEETINGS**

Chair Flowers announced the dates and times of the upcoming Collaborative Committee and Board meetings as follows:

- Enhance Downtown – Monday, May 15<sup>th</sup> at 12:00 PM
- Connect Downtown – Tuesday, May 16<sup>th</sup> at 9:00 AM
- Thrive Downtown – cancelled for May
- Engage Downtown – Thursday, May 18<sup>th</sup> at 12:00 PM
- Budget & Finance – TBA late May
- Executive Committee – TBA late May
- Board of Directors – Tuesday, June 13<sup>th</sup> at 12:00 PM

**ADJOURNMENT**

There being no further business to come before the Board, a motion was called to adjourn at 1:50 PM.

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Barry Mandel, Secretary  
Downtown Redevelopment Authority  
("Authority")

**MINUTES OF THE REGULAR MEETING  
OF THE  
TAX INCREMENT REINVESTMENT ZONE NUMBER THREE**

May 9, 2023

The Board of Directors (the "Board") of the Tax Increment Reinvestment Zone Number Three (the "Zone") convened in regular session, in person and open to the public, at the Downtown Launchpad, located at 1801 Main Street, 10<sup>th</sup> Floor, Houston, TX 77002, on the 9<sup>th</sup> of May 2023, and the roll was called of the duly constituted officers and members of the Board, to wit:

Curtis Flowers	Chair
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Barry Mandel, Secretary  
Tax Increment Reinvestment Zone  
Number Three ("Zone")





- 
- Total checks issued in May 2023 were \$425K.
    - Trebly Park - \$278K
      - Structura - \$275K
      - Bega - \$3K
    - Central Houston, Inc.
      - Admin support - \$114K
    - Targeted Blight – Office Conversions
      - AECOM - \$26K



<b>AGENDA ITEM</b>	Investment Policy - Annual Review
<b>REQUEST</b>	Review and approve the Authority's Draft Investment Policy, effective October 2022.
<b>ITEM HISTORY</b>	<p>A draft of the Authority's Investment Policy is enclosed.</p> <p><b>Fall 2022</b> – Authority Staff performed an internal review of the Authority's Policies &amp; Procedures manual. Due to the recent 2022 updates of the CHI Employee Handbook, it was determined an overhaul of both the Authority's and District's Administrative Policies &amp; Procedures Manuals would occur in 2023. Doing this allows for a deeper dive to refine and remove language complexities, incorporate current SOPs from the newly revised handbook, and consolidate this information into one manual (<i>both the Authority and District are bound by rules set forth by the Texas Open Meetings Act</i>).</p> <p><b>Fall 2022</b> – Authority Staff consulted outside legal counsel regarding the Investment Policy (Section 14 of the Authority's Administrative Policies &amp; Procedures Manual dated November 9, 2021) to review for continued alignment with current best practices and compliance with all applicable laws. It was determined no updates were required to the Investment Policy.</p> <p><b>Spring 2023</b> – Authority staff learn the Board is required to ratify the annual review of the Investment Policy, regardless of whether changes occurred from the prior year. The Investment Policy was pulled from the Policies &amp; Procedures Manual and became its own standing document to present before the Board.</p>
<b>DESCRIPTION</b>	<p>Per Section 14 of the Administrative Policies &amp; Procedures Manual and Section 8 of the Investment Policy - Annual Review/Adoption &amp; Revision:</p> <ul style="list-style-type: none"> <li>- Annual Review. The Authority shall review this Investment Policy at least annually and adopt a resolution confirming the continuance of the Investment Policy without amendment or adopt an Amended Investment Policy.</li> <li>- Superseding Clause. This Policy supersedes any prior policies adopted by the Board of Directors regarding investment or securitization of Authority funds.</li> <li>- Open Meeting. The Board officially finds, determines and declares that this Policy was reviewed, carefully considered, and adopted at a regular meeting of the Board, and that a sufficient written notice of the date, hour, place and subject of this meeting was posted at a place readily accessible and convenient to the public within the Authority and on a bulletin board located at a place convenient to the public in the City of Houston, Texas for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting had been open to the public as required by law at all times during which this Policy was discussed, considered and acted upon. The Board further ratifies, approves and confirms such written notice and the contents and posting thereof.</li> </ul>
<b>CONTACTS</b>	DRA: Allen Douglas, Executive Director Bracewell LLP: Clark Lord, Partner

~~Section 14.~~



Downtown  
Redevelopment  
Authority

Tax Increment Reinvestment Zone No. 3  
Houston, Texas

DRAFT Investment Policy

~~AMENDED INVESTMENT POLICY~~

Effective October 1, 2022

## DRA INVESTMENT POLICY

This ~~Amended~~ Investment Policy (the “Policy”) is adopted by the Board of Directors of Downtown Redevelopment Authority (the “Authority”) pursuant to Chapter 2256 of the Texas Government Code, effective as of ~~October 8, 2019~~ [October 1, 2022](#).

### ARTICLE I PURPOSE

Section 1.01. Purpose. This Policy with respect to Authority investments has been adopted to establish the principles and criteria by which the funds of the Authority should be invested and secured and to comply with various provisions of Texas law relating to the investment and security of funds of local government corporations. As of the date of the adoption of this Policy, the following laws are applicable to the investment of the Authority’s funds: Chapter 2256, Texas Government Code; Chapter 791, Texas Government Code; Chapter 2257, Texas Government Code; and Section 404.101 et seq., Texas Government Code. The Investment Laws generally provide the minimum criteria for the authorized investment and security of the Authority’s funds and require the Authority to adopt rules to ensure the investment of Authority funds in accordance with such laws. This Policy will specify the scope of authority of Authority Officials who are responsible for the investment of Authority funds.

### ARTICLE II DEFINITIONS

Section 2.01. Definitions. Unless the context requires otherwise, the following terms and phrases used in this Policy shall mean the following:

- (a) “Authority Officials” means the Investment Officer, Directors, Employees, and persons and business entities engaged in handling the investment of Authority funds.
- (b) “Authorized Collateral” means any means or method of securing the deposit of Authority funds authorized by Chapter 2257, Texas Government Code.
- (c) “Authorized Investment” means any security in which the Authority is authorized to invest under Chapter 2256, Texas Government Code.
- (d) “Board” means the Board of Directors of the Authority.
- (e) “Collateral” means any means or method of securing the deposit of Authority funds under Article IV hereof.
- (f) “Collateral Act” means Chapter 2257, Texas Government Code, as amended from time to time.
- (g) “Director” means a person appointed to serve on the Board of Directors of the Authority.
- (h) “Employee” means any person employed by the Authority, but does not include independent contractors or professionals hired by the Authority as outside consultants, such as the Authority’s financial advisor, accountant or general counsel.
- (i) “FDIC” means the Federal Deposit Insurance Corporation or any successor entity.
- (j) “Investment Act” means Chapter 2256, Texas Government Code, as amended from time to time.
- (k) “Investment Officer(s)” means the Director(s) or Employee(s) of the Authority appointed from time to time by the Board to invest and reinvest the funds of the Authority held in its various accounts.
- (l) “State” means the State of Texas.

### ARTICLE III INVESTMENT OFFICER

#### Section 3.01. Investment Officer.

From time to time, the Authority shall appoint one or more of its Directors or Employees to serve as Investment Officer(s) to handle the investment of Authority funds. The Investment Officer(s) shall be responsible for investing Authority funds in accordance with this Policy. The Investment Officer(s) shall invest the Authority's funds, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived, with all investment decisions to be governed by the objectives set forth in Section 7.01 hereof.

Section 3.02. Training. The Investment Officer(s) shall attend training sessions and receive the number of hours of instruction as required by the Investment Act.

Section 3.03. Reporting by the Investment Officer and Authority Officials. Not less than quarterly and within a reasonable time after the end of the period reported, the Investment Officer and Authority Officials shall prepare and submit to the Board a written report of the investment transactions for all funds of the Authority for the preceding reporting period. The report must (1) describe in detail the investment position of the Authority as of the date of the report, (2) be prepared jointly by all the Investment Officers of the Authority, if the Authority appoints more than one, (3) be signed by all Investment Officers and Authority Officials who prepare the report, (4) contain a summary statement of each pooled fund group that states the beginning market value for the reporting period; ending market value for the period; and fully accrued interest for the reporting period; (5) state the book value and the market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested, (6) state the maturity date of each separately invested asset that has a maturity date, (7) state the Authority fund for which each individual investment was acquired, and (8) state the compliance of the investment portfolio as it relates to this Policy and the Investment Act.

Section 3.04. Assistance with Certain Duties of the Investment Officer. The Board hereby authorizes and directs the Authority Officials requested by the Investment Officer to assist the Investment Officer(s) with any of his/her duties, including but not limited to the following:

- (a) Presenting a copy of this Policy to any person or business organization seeking to sell an investment to the Authority and obtaining the necessary written certification from such seller referred to in this section;
- (b) Handling investment transactions;
- (c) Preparing and submitting to the Board the written report of all investment transactions for the Authority as required by this section;
- (d) Researching investment options and opportunities;
- (e) Obtaining written depository pledge agreements as required herein;
- (f) Obtaining safe-keeping receipts from the Texas financial institution which serves as a depository for pledged Collateral;
- (g) Reviewing the market value of the Authority's investments and of the Collateral pledged to secure the Authority's funds; and
- (h) Such other matters from time to time as required by the Investment Laws

#### ARTICLE IV PROCEDURES FOR INVESTMENT OF AUTHORITY MONIES

Section 4.01. Qualified Broker/Dealers. The list of qualified broker/dealers with whom the Authority may engage in investment transactions is attached hereto as **Exhibit A**.

Section 4.02. Disclosures of Relationships with Entities Offering to Enter into Investment Transactions with the Authority. The Investment Officer(s) and the Authority Officials shall disclose in writing (a) any “personal business relationship” with a business organization offering to engage in an investment transaction with the Authority and (b) any relationship within the second degree by affinity or consanguinity, as determined by Chapter 573, Texas Government Code, to any individual seeking to sell an investment to the Authority, as required by the Investment Act. The existence of a “personal business relationship” shall be determined in accordance with the Investment Act. Such disclosure statement shall be filed with the Board and the Texas Ethics Commission.

Section 4.03 Certifications from Sellers of Investments. The Investment Officer(s) or the Authority Officials shall present this Policy to any person or business organization offering to engage in an investment transaction with the Authority and obtain a certificate stating that such potential seller has reviewed the Policy as provided in the Investment Act. This certificate shall be in a form acceptable to the Authority and shall state that the potential seller has received and reviewed the Policy and has acknowledged that the potential seller has implemented reasonable procedures and controls in an effort to preclude investment transactions with the Authority that are not authorized by this Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the Authority's entire portfolio or requires an interpretation of subjective investment standards. Neither the Investment Officer nor the Authority Officials shall purchase or make any investment from a potential seller that has not delivered to the Authority this required certification.

Section 4.04. Solicitation of Bids for Certificates of Deposit. Bids for certificates of deposit may be solicited orally, in writing, electronically or in any combination of those methods.

Section 4.05. Settlement Basis. All purchases of investments, except investment in investment pools or in mutual funds, shall be made on a delivery versus payment basis. The safekeeping entity for all Authority investments and for all Collateral pledged to secure Authority funds shall be one approved by the Investment Officer(s).

Section 4.06. Monitoring of the Market Value of Investments and Collateral. The Investment Officer(s), with the help of such Authority Officials as needed, shall determine the market value of each investment and of all Collateral pledged to secure deposits of Authority funds at least quarterly and at a time as close as practicable to the closing of the reporting period for investments. Such values shall be included on the investment report. The following methods shall be used:

- (a) Certificates of deposit shall be valued at their face value plus any accrued but unpaid interest.
- (b) Shares in money market mutual funds and investment pools shall be valued at par plus any accrued but unpaid interest.
- (c) Other investment securities with a remaining maturity of one year or less may be valued in any of the following ways:
  - (1) the lower of two bids obtained from securities broker/dealers for such security;

- (2) the average of the bid and asked prices for such investment security as published in The Wall Street Journal or The New York Times;
  - (3) the bid price published by any nationally recognized security pricing service; or
  - (4) the market value quoted by the seller of the security or the owner of such Collateral.
- (d) Other investment securities with a remaining maturity greater than one year shall be valued at the lower of two bids obtained from securities broker/dealers for such security, unless two bids are not available, in which case the securities may be valued in any manner provided in 4.06(c) hereof.

Section 4.07. Monitoring the Rating Changes in Investments. Consistent with Section 2256.021, Texas Government Code, as amended, the Investment Officer shall monitor all investments that require a minimum rating under subchapter A of Chapter 2256, Texas Government Code, as amended, such that any such investment that does not have the minimum rating shall no longer constitute an authorized investment. Such investments that do not have the required minimum rating shall be liquidated within 30 days of the investment's failure to maintain its required minimum rating.

## ARTICLE V PROVISIONS APPLICABLE TO ALL FUNDS

### Section 5.01. Provisions Applicable to All Fund Groups.

- (a) All funds of the Authority shall be invested only in accordance with this Policy and shall comply with any additional requirements imposed by bond resolutions or trust indentures of the Authority and applicable state law or federal tax law, including the Investment Laws.
- (b) The Board, by separate resolution, may provide that a designated officer or agent of the Authority may withdraw or transfer funds from and to accounts of the Authority only in compliance with this Policy.
- (c) No fund groups shall be pooled for the purposes of investment, e.g. the funds in the Operating Account and in the Project Account shall not be commingled or pooled for purposes of investment.

### Section 5.02 Policy of Securing Deposits of Authority Funds -- Applicable to All Deposited Authority Funds.

- (a) The Authority recognizes that FDIC (or its successor) insurance is available for Authority funds deposited at any one Texas Financial Institution (including branch banks) only up to a maximum of \$250,000 (including accrued interest) for each of the following: (i) demand deposits, (ii) time and savings deposits, and (iii) deposits made pursuant to an indenture or pursuant to law in order to pay bondholders or noteholders.<sup>i</sup> It is the policy of the Authority that all deposited funds in each of the Authority's accounts shall be insured by the FDIC, or its successor, and to the extent the deposit surpasses the FDIC Deposit Insurance Coverage limit at any given time, shall be secured by Collateral pledged to the extent of the fair market value of the principal amount deposited plus accrued interest as required by the Collateral Act.
- (b) If it is necessary for the Authority's depositories to pledge Collateral to secure the Authority's deposits, (1) the Collateral pledge agreement must be in writing, (2) the Collateral pledge agreement must be approved by the depository's board of directors or

<sup>i</sup> The \$250,000 limit is temporary and may change from time to time under applicable law.



loan committee, (3) the depository's approval of the Collateral pledge agreement must be reflected in the minutes of the meeting of the depository's board or loan committee approving same, and (4) the Collateral pledge agreement must be kept in the official records of the depository. The depository must provide to the Investment Officer or Authority Officials with written proof of the depository's approval of the pledge agreement as required herein in a form acceptable to the Authority. A signed or certified copy of the minutes of the meeting of the depository's board or loan committee reflecting the approval of the Collateral pledge agreement or other written documentation of such approval acceptable to the Investment Officer will be accepted. It is the preference of the Board that all requirements of this section be met prior to the deposit of any Authority funds in such financial institution when a pledge of Collateral is required; however, the Board recognizes that compliance with this preference might not be practicable due to time constraints for making a deposit. In such event, the Board directs the Investment Officer and Authority Officials to proceed diligently to have such agreement approved and documented to assure protection of the Authority's funds. If the decision is made to forego the protection of a Collateral pledge agreement with any depository, the Authority's Executive Director shall be responsible for maintaining the balance of deposit(s) in such depository plus any accrued but unpaid interest at or below FDIC insurance levels.

- (c) Collateral pledged by a depository shall be held in safekeeping at an independent third party institution, and the Authority's Executive Director shall obtain safe-keeping receipts from the Texas financial institution or the safekeeping institution that reflect that Collateral as allowed by this Investment Policy and in the amount required was pledged to the Authority. Principal and accrued interest on deposits in a financial institution shall not exceed the FDIC's, or its successor's, insurance limits or the market value of the Collateral pledged as security for the Authority's deposits. It shall be acceptable for the Authority's Executive Director to periodically receive interest on deposits to be deposited to the credit of the Authority if needed to keep the amount of the funds under the insurance or Collateral limits. It is the preference of this Board that there be no sharing, splitting or cotenancy of Collateral with other secured parties or entities; however, in the event that a depository cannot accommodate this preference due to the denominations of the securities to be pledged, the Board directs the Investment Officer and Authority Officials to obtain appropriate protections in the pledge agreement with the depository to assure that the Collateral is liquidated and the funds distributed appropriately to all parties with a security interest in such Collateral. The Authority's Executive Director shall monitor the pledged Collateral to assure that it is pledged only to the Authority, review the fair market value of the Collateral to ensure that the Authority's funds are fully secured, and report periodically to the Investment Officer and the Board regarding the Collateral.
- (d) The Authority's funds deposited in any Texas financial institution, to the extent that they are not insured, may be secured in any manner authorized by the Investment Laws. As of the date of this Policy, the following securities are authorized to serve as Collateral under the Collateral Act:
- (1) Surety bonds;
  - (2) An obligation that in the opinion of the Attorney General of the United States is a general obligation of the United States and backed by its full faith and credit;

- (3) A general or special obligation that is (a) payable from taxes, revenues, or a combination of taxes and revenues and (b) issued by a state or political or governmental entity, agency, instrumentality or subdivision of the state, including a municipality, an institution of higher education as defined by Section 61.003, Texas Education Code, a junior college, a district created under Article XVI, Section 59, of the Texas Constitution, and a public hospital;
- (4) A fixed-rate collateralized mortgage obligation that has an expected weighted average life of 10 years or less and does not constitute a “high-risk mortgage security” under the Collateral Act;
- (5) A floating-rate collateralized mortgage obligation that does not constitute a “high-risk mortgage security” under the Collateral Act;
- (6) A letter of credit issued by a federal home loan bank; or
- (7) A security in which a public entity may invest under the Investment Act. As of the date of this Policy, the following are the securities in which a public entity may invest under the Investment Act and, therefore, may be used as Collateral:
  - i. Obligations, including letters of credit, of the United States or its agencies and instrumentalities;
  - ii. Direct obligations of the State of Texas or its agencies and instrumentalities;
  - iii. Collateralized mortgage obligations directly issued by a federal agency or instrumentality or the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;
  - iv. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the United States or the State of Texas or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States;
  - v. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;
  - vi. Certificates of deposit issued by a depository institution that has its main office or a branch office in the State of Texas that are (1) guaranteed by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor, (2) secured by the obligations in which the Authority may invest under the Investment Act, or (3) secured in any other manner and amount provided by law for deposits of the Authority;
  - vii. Certificates of deposit made in accordance with the following conditions: (1) a broker that has its main office or a branch office in this state and is selected from a list adopted by the Authority; (2) the funds are invested by the Authority through a depository institution that has its main office or a branch office in the State of Texas and that is selected by the Authority; (3) the broker or the depository institution selected by the Authority under Subdivision (2) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the Authority; (4) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and (5) the depository institution selected by the Authority under Subdivision (2), an entity described by Section 2257.041(d), or a clearing broker dealer registered with the Securities and Exchange Commission and

- operating pursuant to Security and Exchange Commission Rule 15c3-3 (17C.F.R. Section 240.15c3-3) as custodian for the Authority with respect to the certificates of deposit issued for the account of the Authority;
- viii. Repurchase agreements that comply with the Investment Act;
  - ix. Bankers' acceptances that comply with the Investment Act;
  - x. Commercial paper that complies with the Investment Act;
  - xi. No-load money market mutual funds that comply with the Investment Act;
  - xii. No-load mutual funds that comply with the Investment Act; and
  - xiii. Guaranteed investment contracts that comply with the Investment Act.
- (e) Notwithstanding anything to the contrary provided above, the following may not be used as Collateral and are not authorized as investments for the Authority under the Investment Act:
- (1) Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
  - (2) Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;
  - (3) Collateralized mortgage obligations that have a final stated maturity date of greater than 10 years other than those listed in Sections 5.02(d)(4) and 5.02(d)(5) above; or
  - (4) Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Section 5.03. Diversification. The Investment Officer may invest up to 100% of the funds of the Authority in any investment instrument authorized in this Policy.

## **ARTICLE VI AUTHORIZED INVESTMENTS**

Section 6.01. Authorized Investments. Unless specifically prohibited by law or elsewhere by this Policy, Authority funds may be invested and reinvested only in the following types of investments:

- (a) Obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks;
- (b) Direct obligations of the State or its agencies and instrumentalities;
- (c) Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;
- (d) Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the State or the United States or their respective agencies and instrumentalities;
- (e) Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;
- (f) Bonds issued, assumed, or guaranteed by the State of Israel;
- (g) Interest-bearing banking deposits that are guaranteed or insured by:
  - (1) The Federal Deposit Insurance Corporation or its successor; or
  - (2) The National Credit Union Share Insurance Fund or its successor;

- (h) Interest-bearing banking deposits other than those described by Subsection (g) if:
- (1) The funds invested in the banking deposits are invested through (i) a broker with a main office or branch in this state and is selected from a list adopted by the Authority, or (ii) a depository institution with a main office or branch office in this state that the Authority selects;
  - (2) The broker or depository institution selected as described by Subdivision (1) arranges for the deposit of the funds in the banking deposits in one or more federally insured depository institutions, regardless of where located, for the Authority's account;
  - (3) The full amount of the principal and accrued interest of the banking deposits is insured by the United States or an instrumentality of the United States; and
  - (4) The Authority appoints as the Authority's custodian of the banking deposits issued for the Authority's account: (i) the depository institution selected as described by Subdivision (1); (ii) an entity described by Section 2257.041(d) of the Texas Government Code, as amended; or (iii) a clearing broker dealer registered with the Securities and Exchange Commission and operating under Securities and Exchange Commission Rule 15c3-3.
- (i) Certificates of deposit issued by a depository institution that has its main office or a branch office in the State of Texas that are (1) guaranteed by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor, (2) secured by the obligations in which the Authority may invest under the Investment Act, or (3) secured in any other manner and amount provided by law for deposits of the Authority;
- (j) Certificates of deposit made in accordance with the following conditions: (1) (A) a broker that has its main office or a branch office in this state and is selected from a list adopted by the Authority or (B) the funds are invested by the Authority through a depository institution that has its main office or a branch office in the State of Texas and that is selected by the Authority; (2) the broker or the depository institution selected by the Authority under Subdivision (1) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the Authority; (3) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and (4) the depository institution selected by the Authority under Subdivision (1), an entity described by Section 2257.041(d), or a clearing broker dealer registered with the Securities and Exchange Commission and operating pursuant to Security and Exchange Commission Rule 15c3-3 (17C.F.R. Section 240.15c3-3) as custodian for the Authority with respect to the certificates of deposit issued for the account of the Authority;
- (k) Repurchase agreements that comply with the Investment Act;
- (l) Bankers' acceptances that comply with the Investment Act;
- (m) Commercial paper that complies with the Investment Act;
- (n) No-load money market mutual funds that comply with the Investment Act;
- (o) No-load mutual funds that comply with the Investment Act;

- (p) Investment Pools which meet the requirements set forth in Section 2256.016 and Section 2256.019 of the Texas Government Code, as amended, and which are specifically authorized by a resolution that is approved by the Board; and
- (q) With respect to bond proceeds, guaranteed investment contracts that comply with the Investment Act.

Section 6.02. Prohibited Investments. Notwithstanding anything to the contrary stated herein, no funds of the Authority may be invested in the following or in any other type of investment prohibited by the Investment Act or other applicable law:

- (a) Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal (IO's);
- (b) Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest (PO's);
- (c) Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and
- (d) Collateralized mortgage obligations the interest rate of which are determined by an index that adjusts opposite to the changes in the market index (inverse floaters).

Section 6.03. Investment of Funds Held Under Trust Indentures. Anything in this Policy to the contrary notwithstanding, to the extent that any funds are held by a trustee under a trust indenture relating to the Authority's bonds, such funds may be invested as provided by the resolution authorizing the issuance of the bonds or the trust indenture.

## ARTICLE VII INVESTMENT STRATEGIES

Section 7.01 Strategy Applicable to All Funds. The Authority's general investment strategy for all fund groups shall be to invest such monies from such fund groups so as to accomplish the following objectives, which are listed in the order of importance:

- (a) Understanding of the suitability of the investment to the financial requirements of the Authority;
- (b) Preservation and safety of principal;
- (c) Liquidity;
- (d) Marketability of the investment if the need arises to liquidate the investment before maturity;
- (e) Diversification of the investment portfolio; and
- (f) Yield.

Section 7.02. Investment Strategy for the Operating Account. Funds in the Operating Account shall be invested to meet the operating and cash flow requirements of the Authority as determined by the annual operating budget adopted by the Board. Operating funds shall not be invested for longer than three years.

**ARTICLE VIII  
MISCELLANEOUS**

Section 8.01. Annual Review. The Authority shall review this Investment Policy at least annually and adopt a resolution confirming the continuance of the Investment Policy without amendment or adopt an Amended Investment Policy.

Section 8.02. Superseding Clause. This Policy supersedes any prior policies adopted by the Board of Directors regarding investment or securitization of Authority funds.

Section 8.03. Open Meeting. The Board officially finds, determines and declares that this Policy was reviewed, carefully considered, and adopted at a regular meeting of the Board, and that a sufficient written notice of the date, hour, place and subject of this meeting was posted at a place readily accessible and convenient to the public within the Authority and on a bulletin board located at a place convenient to the public in the City of Houston, Texas for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting had been open to the public as required by law at all times during which this Policy was discussed, considered and acted upon. The Board further ratifies, approves and confirms such written notice and the contents and posting thereof.

**EXHIBIT A**

## List of Qualified Broker/Dealers

Allegiance Bank	Hanmi Bank
Amegy Bank of Texas (Amegy Bank, N.A.)	Herring Bank
American First National Bank	Hilltop Securities
Bank of America Corporation	HomeTown Bank, N.A.
Bank of America, N.A.	IBC Bank
Bank of OZK	Icon Bank
Bank of Texas (BOKF, NA)	Independence Bank
BBVA Compass Bank	Independent Bank
Beal Bank	Integrity Bank
BOKF Financial	Invesco
Capital Bank, N.A.	J.P. Morgan Securities LLC
Capital Markets Group, Inc.	JPMorgan Chase & Co.
Capital One, N.A.	Legacy Texas Bank
Cathay Bank	Legg Mason
Central Bank	LOGIC (Local Government Investment Cooperative)
Chase Bank, N.A.	Lone Star Investment Pool
Chase Investments Services Corp.	Lone Star National Bank
Chasewood Bank	LPL Financial Services
Citibank	Masterson Advisors
City Bank	Mercantil Commercebank, National Association
Comerica Bank	Merchants Bank
Commercial State Bank	Metro Bank, National Association A-2
CommunityBank of Texas, N.A.	Midkiff & Stone Capital Group, Inc.
CUNA	MidSouth Bank
Edward Jones	Moody National Bank
Encore	Morgan Stanley
Enterprise Bank and Trust Company	Morgan Stanley Wealth Management
First Bank Texas	New First National Bank
First Citizens Bank	Northern Trust, National Association
First Community Bank, N.A.	Omnibank National Association
First Financial Bank	Patriot Bank
First International Bank & Trust	Plains State Bank
First National Bank of Bastrop	Post Oak Bank
First National Bank Texas	Preferred Bank
First Texas Bank	Prime Way Federal Credit Union
FirstBank & Trust Company	Prosperity Bank
Fiserve, Inc.	Prudential Equity Group
Frost Bank	Raymond James
FTN Financial	RBC Wealth Management USA
Golden Bank, National Association	Regions Bank
Green Bank, N.A.	Regions Financial Corporation
Guaranty Bank and Trust	

Security State Bank	Unity National Bank
Southwestern National Bank	Vista Bank
Spirit of Texas Bank	Wallis State Bank
State Bank of Texas	Wells Fargo Advisors, LLC
State Street Bank & Trust Co.	Wells Fargo Bank, N.A.
Texan Bank	Woodforest National Bank
Texas Capital Bank, National Association	
Texas Citizens Bank	
Texas CLASS	
Texas Community Bank	
Texas First Bank	
Texas Gulf Bank	
Texas State Bank	
TexPool/TexPool Prime	
TexSTAR	
The Bank of River Oaks	
TIB – The Independent BankersBank	
Tri Star Financial	
Trustmark National Bank	
U.S. Bank National Association	
UBS Financial Services, Inc.	



**UPDATES & PRESENTATION BY AECOM: OFFICE CONVERSION STUDY**  
*(to be shared in the meeting)*

<b>AGENDA ITEM</b>	Authorization of FY 2023 Audit Services
<b>FIRM</b>	Carr, Riggs & Ingram, LLC
<b>REQUEST</b>	Approve the engagement of Carr, Riggs & Ingram as auditors for FYE 6/30/23 at a fee and expenses not to exceed \$18,000.
<b>ITEM HISTORY</b>	The DRA/ TIRZ #3 has used Carr, Riggs & Ingram as auditors in previous years.
<b>ACTION ITEM</b>	Authorize the engagement of Carr, Riggs & Ingram as auditors for FYE 6/30/23 at a fee and expenses not to exceed \$18,000 and the execution of necessary agreements by the appropriate officers of the Authority.
<b>CONTACTS</b>	DRA: Jana Gunter, Director of Finance DRA: Allen Douglas, Executive Director Carr, Riggs & Ingram, LLC: Alyssa Hill, Partner

June 9, 2023

Board of Directors and Management  
Main Street Market Square Redevelopment Authority  
dba Downtown Redevelopment Authority  
1221 McKinney Street, Suite 4250  
Houston, Texas 77010

We are pleased to confirm our understanding of the services we are to provide Main Street Market Square Redevelopment Authority dba Downtown Redevelopment Authority (the Authority) for the year ending June 30, 2023.

### **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities and each major fund, and the disclosures, which collectively comprise the basic financial statements of the Authority as of and for the year ended June 30, 2023. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Authority's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Authority's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget to Actual – All Funds

We have also been engaged to report on supplementary information other than RSI that accompanies the Authority's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditors' report on the financial statements:

- 1) Schedule of Operating Expense and Capital Expenditures
- 2) Schedule of Estimated Project Costs to Actual Costs

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditors' report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

### **Auditors' Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

Our audit of the financial statements does not relieve you of your responsibilities.

### **Audit Procedures—Internal Control**

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Although planning has not been completed, we have identified the following significant risks of material misstatement from our prior audit that remain relevant to this audit: 1) management override of controls and 2) improper revenue recognition due to fraud. It is possible that as planning and our audit is completed, modifications may be made. If additional significant risks are identified during the course of fieldwork, we will communicate these to those charged with governance in writing.

### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Authority's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

### **Other Services**

We will also assist in preparing the financial statements of the Authority in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

### **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing

us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

### **Dispute Resolution**

In the event of a dispute between the parties which arises out of or relates to this contract or engagement letter, the breach thereof or the services provided or to be provided hereunder, if the dispute cannot be settled through negotiation, the parties agree that before initiating arbitration, litigation or other dispute resolution procedure, they will first try, in good faith, to resolve the dispute through non-binding mediation. All parties agree that an alternative form of dispute resolution shall not be undertaken by either party until the expiration of fifteen (15) calendar days following notice being provided to the other party indicating that the dispute cannot be settled through mediation. The mediation will be administered by the American Arbitration Association under its *Dispute Resolution Rules for Professional Accounting and Related Services Disputes*. The costs of any mediation proceedings shall be shared equally by all parties.

### **Governing Law; Venue**

This agreement and performance hereunder shall be governed by the laws of the State of Alabama, without reference to any conflict of laws rules or principles. Any action or proceeding arising out of or in any way relating to this agreement must be brought in a state court having jurisdiction in Coffee County, Alabama, and each party irrevocably submits to the jurisdiction and venue of any such court in any such action or proceeding and agrees to waive any defenses or objections to venue and jurisdiction within Coffee County, Alabama, including *forum non conveniens*.

### **Statute of Limitations**

The parties agree that there shall be a one-year statute of limitation (from the delivery of the service or termination of the contract) for the filing of any requests for arbitration, lawsuit, or proceeding related to this agreement. If such a claim is filed more than one year, or the minimum durational period having been determined as permissible by applicable statutory law or by a court of competent jurisdiction, subsequent to the delivery of the service or termination of the contract, whichever occurs first in time, then it shall be precluded by this provision, regardless of whether or not the claim has accrued at that time.

### **Disclosure**

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account including service providers located outside of the United States. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. Furthermore, we will remain responsible for the work provided by any such third-party service providers. By signing this letter, you consent to allow us to disclose your financial information, if applicable, or other information to our service providers located abroad. If you want to limit the amount of information that may be disclosed to any third-party service provider, please notify us in writing as an attachment to this letter.

### **Electronic Data Communication and Storage and Use of Third Party Service Provider**

In the interest of facilitating our services to your organization, we may send data over the Internet, securely store electronic data via computer software applications hosted remotely on the Internet, or allow access to data through third-party vendors' secured portals or clouds. Electronic data that is confidential to your organization may be transmitted or stored using these methods. We may use third-party service providers to store or transmit this data, such as, but not limited to, providers of tax return preparation software. In using these data communication and storage methods, our firm employs measures designed to maintain data security. We use reasonable efforts to keep such communications and data access secure in accordance with our obligations under applicable laws and professional standards. We also require our third-party vendors to do the same.

You recognize and accept that we have no control over, and shall not be responsible for, the unauthorized interception or breach of any communications or data once it has been sent or has been subject to unauthorized access, notwithstanding all reasonable security measures employed by us or our

third-party vendors. You consent to our use of these electronic devices and applications and submission of confidential client information to third-party service providers during this engagement.

To enhance our services to you, we will use a combination of remote access, secure file transfer, virtual private network or other collaborative, virtual workspace or other online tools or environments. Access through any combination of these tools allows for on-demand and/or real-time collaboration across geographic boundaries and time zones and allows CRI and you to share data, engagement information, knowledge, and deliverables in a protected environment. In order to use certain of these tools and in addition to execution of this acknowledgement and engagement letter, you may be required to execute a separate client acknowledgement or agreement and agree to be bound by the terms, conditions and limitations of such agreement.

You agree that CRI has no responsibility for the activities of its third-party vendors supplying these tools and agree to indemnify and hold CRI harmless with respect to any and all claims arising from or related to the operation of these tools. While we may back up your files to facilitate our services, you are solely responsible for the backup of your files and records; therefore, we recommend that you also maintain your own backup files of these records. In the event you suffer a loss of any files or records due to accident, inadvertent mistake, or Act of God, copies of which you have provided to us pursuant to this agreement, we shall not be responsible or obligated to provide you a copy of any such file or record which we may retain in our possession.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

Alyssa Hill is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to begin our audit in August 2023 and to issue our reports no later than September 30, 2023.

Our fee for services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, confirmation service provider fees, etc.) except that we agree that our gross fee, including expenses, will not exceed \$20,500. Additional out-of-pocket expenses are estimated to be \$400. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

#### **Reporting**

We will issue a written report upon completion of our audit of the Authority's financial statements. Our report will be addressed to the Board of Directors of the Authority. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate

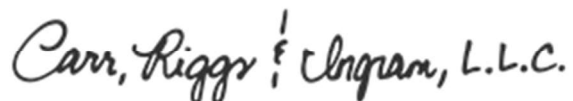


Main Street Market Square Redevelopment Authority  
dba Downtown Redevelopment Authority  
Page 7 of 7

section, or add an emphasis-of-matter or other-matter paragraph to our auditors' report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to the Authority and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,



Carr, Riggs & Ingram, LLC  
Houston, Texas

RESPONSE:

This letter correctly sets forth the understanding of Main Street Market Square Redevelopment Authority dba Downtown Redevelopment Authority.

Governance signature: \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

City of Houston signature: \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

- AGENDA ITEM:** Authorization of FY 2024 Operation & CIP Budget
- REQUEST:** Board approval of the final draft of the FY 2024 Operation & CIP Budget in substantial form and released to the City of Houston for review and City Council approval.
- ITEM HISTORY:** 6/5/2023 - The Budget and Finance Committee vetted and approved the request to authorize a recommendation to the full Board of Directors to approve the final draft of the FY 2024 budget to send to the City of Houston for review and City Council approval.
- ACTION ITEM:** Approve the final draft of the FY 2024 Operation & CIP Budget in substantial form and release to the City of Houston for review and City Council approval.
- CONTACTS:** Central Houston: Allen Douglas, Chief Operating Officer  
Central Houston: Jana Gunter, Director of Finance  
DRA: Allen Douglas, DRA Executive Director

**CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2024 BUDGET PROFILE**

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

<b>P R O F I L E</b>	<b>Base Year:</b>		1995
	<b>Base Year Taxable Value:</b>	\$	22,231,380
	<b>Projected Taxable Value (TY2022):</b>	\$	6,112,131,667
	<b>Current Taxable Value (TY2021):</b>	\$	5,877,049,680
	<b>Acres:</b>		1,061.49
	<b>Administrator (Contact):</b>		Allen Douglas
	<b>Contact Number:</b>		(713) 752-0827

<b>N A R R A T I V E</b>	<b>Zone Purpose:</b>
	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 including the Barbara Jordan Post Office. 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. In 2020, Sam Houston Park was de-annexed and transferred to TIRZ #14. In 2022 the Zone boundaries expanded to encompass a parcel along Allen Parkway in anticipation of private development.
	-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.
	-SoDo on Main (formerly SkyHouse), Block 334, The Star, Market Square Tower, Fairfield, Houston Parkside Residences, Post Houston, and Aris Market Square residential and retail projects are complete and open.
	-Hotel Alessandra suspended hotel operations in January 2021 and re-opened in January 2022 under new ownership as the Laura Hotel.
	-Trebly Park (formerly Southern Downtown Park) began construction in March of 2021 and opened in January 2023 with Tout Suite as its restaurant operator.
	-Continued contribution for operation of the project facilities at Buffalo Bayou Park.
	-Continued maintenance agreement with the Houston Downtown Management District for the Allen Parkway Improvements.
	-Completed construction on the \$28 million Bagby Street Improvement project in November 2021.
	-Continued operation of the 17,000 sq ft Downtown Launch Pad innovation hub.
-Paid ongoing grant commitments to Gener8tor.	
-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.	
-Paid 2nd installment to Buffalo Bayou Partnership for the hike/bike trails east of Allen's Landing.	
-Sourced consultant to carry out office conversion feasibility study in Downtown.	

	Total Plan	Cumulative Expenses (to 6/30/22)	Variance
<b>Capital Projects:</b>			
Roadways and Streets	\$ 47,500,000	\$ 63,662,712	\$ (16,162,712)
Infrastructure, Mobility, Transit Improvements	43,334,450	27,751,507	15,582,943
Real Property Improvements	57,520,266	23,604,225	33,916,041
Parking Facilities	10,156,417	-	10,156,417
Historic Preservation Improvements	26,351,008	17,189,730	9,161,278
Parks and Recreational Facilities	273,044,167	15,567,591	257,476,576
Theater District Improvements	11,504,799	7,125,482	4,379,317
Cultural and Public Facilities Improvements	10,000,000	1,503,555	8,496,445
Economic Development Programs	166,800,000	47,758,386	119,041,614
Institutional Facilities Improvements	22,000,000	10,678,800	11,321,200
<b>Total Capital Projects</b>	\$ 668,211,107	\$ 214,841,988	\$ 453,369,119
<b>Affordable Housing</b>	-	-	-
<b>School &amp; Education/Cultural Facilities</b>	82,541,820	50,549,209	31,992,611
<b>Financing Costs</b>	48,930,000	27,235,202	21,694,798
<b>Administration Costs/ Professional Services</b>	16,934,426	7,228,344	9,706,082
<b>Creation Costs</b>	-	-	-
<b>Total Project Plan</b>	\$ 816,617,353	\$ 299,854,743	\$ 516,762,610

	FY2023 Budget	FY2023 Estimate	FY2024 Budget
<b>Additional Financial Data</b>			
<u>Debt Service</u>	\$ 4,193,398	\$ 4,174,319	\$ 4,176,514
Principal	\$ 2,180,000	\$ 2,180,000	\$ 2,250,000
Interest	\$ 2,013,398	\$ 1,994,319	\$ 1,926,514
	<b>Balance as of 6/30/22</b>	<b>Projected Balance as of 6/30/23</b>	<b>Projected Balance as of 6/30/24</b>
<u>Year End Outstanding (Principal)</u>			
Bond Debt	\$ 44,350,000	\$ 42,170,000	\$ 39,920,000
Bank Loan	\$ -	\$ -	\$ -
Line of Credit	\$ -	\$ -	\$ -
Developer Agreement	\$ -	\$ -	\$ -
Other (Rosemont Bridge)	\$ -	\$ -	\$ -
Other (HHFC)	\$ -	\$ -	\$ -

**CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2024 BUDGET DETAIL**

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

<b>TIRZ Budget Line Items</b>	<b>FY2023 Budget</b>	<b>FY2023 Estimate</b>	<b>FY2024 Budget</b>
<b>RESOURCES</b>			
<b>RESTRICTED Funds - Projects</b>	\$ 10,582,049	\$ 17,869,860	14,805,217
<b>RESTRICTED Funds - Bond Proceeds</b>	\$ -	\$ -	-
<b>RESTRICTED Funds - Buffalo Bayou Park</b>	\$ 2,618,719	\$ 2,542,446	2,706,675
<b>RESTRICTED Funds - Bond Debt Service</b>	\$ 8,639,181	\$ 8,539,719	8,541,914
<b>Beginning Balance</b>	<b>\$ 21,839,949</b>	<b>\$ 28,952,025</b>	<b>\$ 26,053,806</b>
City tax revenue	\$ 21,844,501	\$ 21,844,501	\$ 23,067,433
County tax revenue	\$ 310,642	\$ 310,642	\$ 310,642
ISD tax revenue	\$ 5,069,997	\$ 5,069,997	\$ 5,069,997
ISD tax revenue - Pass Through	\$ 2,449,510	\$ 2,449,510	\$ 2,449,510
<b>Incremental property tax revenue</b>	<b>\$ 29,674,650</b>	<b>\$ 29,674,650</b>	<b>\$ 30,897,582</b>
Parking Revenue (Blocks 6 & 7)	\$ -	\$ -	\$ -
Bagby Reimbursements	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest			\$ -
Interest Income	\$ 25,000	\$ 534,332	\$ 260,325
<b>Other Interest Income</b>	<b>\$ 25,000</b>	<b>\$ 534,332</b>	<b>\$ 260,325</b>
Return of local Match Southeast Sidewalks	\$ -	\$ -	\$ -
City of Houston Public Works - Dallas Street Improvements	\$ -	\$ -	\$ -
Sundance Theater Revenue Sharing	\$ -	\$ -	\$ -
<b>Grant Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Series	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 51,539,599</b>	<b>59,161,007</b>	<b>57,211,713</b>

**CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2024 BUDGET DETAIL**

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

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 2,500	\$ -	\$ 2,500
Administration Salaries & Benefits	\$ 700,000	\$ 675,000	\$ 700,000
Auditor	\$ 18,000	\$ 19,228	\$ 18,000
Bond Services/Trustee/Financial Advisor	\$ 25,000	\$ 25,000	\$ 25,000
Insurance	\$ 36,500	\$ 36,500	\$ 36,500
Office Administration	\$ 7,500	\$ 7,500	\$ 7,500
<b>TIRZ Administration and Overhead</b>	<b>\$ 789,500</b>	<b>\$ 763,228</b>	<b>\$ 789,500</b>
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 18,000	\$ 16,118	\$ 18,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ -	\$ -	\$ -
Project/Planning Management	\$ -	\$ -	\$ -
<b>Program and Project Consultants</b>	<b>\$ 18,000</b>	<b>\$ 16,118</b>	<b>\$ 18,000</b>
<b>Management consulting services</b>	<b>\$ 807,500</b>	<b>\$ 779,346</b>	<b>\$ 807,500</b>
Capital Expenditures (See CIP Schedule)	\$ 17,876,000	\$ 13,079,273	\$ 9,755,750
<b>TIRZ Capital Expenditures</b>	<b>\$ 17,876,000</b>	<b>\$ 13,079,273</b>	<b>\$ 9,755,750</b>
<b>Developer / Project Reimbursements</b>			
<b>Real Property Improvements</b>			
Post Office Project	\$ 425,000	\$ 355,114	\$ 365,767
<b>Historic Preservation Improvements</b>			
806 Main Street	\$ 260,344	\$ 147,777	\$ 185,541
Sam Houston Park	\$ -	\$ -	\$ -
Future Projects	\$ 1,000,000	\$ -	\$ 1,000,000
<b>Parks, Plaza and Recreational Facilities Improvements</b>			
Sabine to Bagby Promenade	\$ -	\$ -	\$ -
Houston Parks Board Hike and Bike Trails	\$ 1,000,000	\$ 500,000	\$ 1,000,000
<b>Theater District Improvements</b>			
Sundance Theater	\$ -	\$ -	\$ -
Alley Theatre	\$ -	\$ -	\$ -
Theater District Public Realm Improvements	\$ -	\$ -	\$ -
<b>Retail/Economic Development</b>			
Buffalo Bayou Park - Shepherd to Sabine	\$ 2,618,719	\$ 2,706,675	\$ 2,836,045
Hotel Alessandra/Laura	\$ 73,976	\$ 58,234	\$ 59,981
Holiday Inn - 1616 Main	\$ 29,392	\$ 23,274	\$ 23,972
Provident - The Star 1111 Rusk	\$ 407,571	\$ 276,138	\$ 284,422
Skyhouse I - Houston	\$ 312,996	\$ 281,999	\$ 290,459
Skyhouse II - Main	\$ 324,395	\$ 264,985	\$ 272,935
Alliance Block 334	\$ 198,710	\$ 153,730	\$ 158,341
Market Square Tower	\$ 720,688	\$ 1,307,241	\$ 710,442
Aris Market Square	\$ 478,683	\$ 427,729	\$ 440,560
AC Hotel - 723 Main	\$ 17,326	\$ 27,334	\$ 28,154
Fairfield Residential	\$ 283,506	\$ -	\$ 280,456
Downtown Launch Pad 2.0	\$ 497,820	\$ 497,820	\$ 997,820
Downtown Living Initiative	\$ 10,000	\$ 29,596	\$ 10,000
Retail/Economic Development Initiative	\$ 50,000	\$ 11,054	\$ 50,000
Mass Challenge	\$ 404,000	\$ -	\$ -
Gener8tor	\$ 250,000	\$ 250,000	\$ 250,000
<b>Developer / Project Reimbursements</b>	<b>\$ 9,363,126</b>	<b>\$ 7,318,700</b>	<b>\$ 9,244,895</b>

**CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2024 BUDGET DETAIL**

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

<b>TIRZ Budget Line Items</b>	<b>FY2023 Budget</b>	<b>FY2023 Estimate</b>	<b>FY2024 Budget</b>
Bond Debt Service (Series 2012)			
Principal	\$ 1,405,000	\$ 1,405,000	\$ 1,440,000
Interest	\$ 53,348	\$ 44,602	\$ 8,964
New Bond Sale (Series 2015)			
Principal	\$ 775,000	\$ 775,000	\$ 810,000
Interest	\$ 1,960,050	\$ 1,949,717	\$ 1,917,550
Cost of Issuance	\$ -	\$ -	\$ -
<b>System debt service</b>	<b>\$ 4,193,398</b>	<b>\$ 4,174,319</b>	<b>\$ 4,176,514</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 32,240,024</b>	<b>25,351,638</b>	<b>23,984,659</b>
Payment/transfer to ISD - educational facilities	\$ 2,130,491	\$ 2,130,491	\$ 2,130,491
Payment/transfer to ISD - educational facilities (Pass Through)	\$ 2,449,510	\$ 2,449,510	\$ 2,449,510
Administration Fees:			
City	\$ 1,092,225	\$ 1,092,225	\$ 1,153,372
County	\$ 15,532	\$ 15,532	\$ 15,532
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)	\$ -	\$ -	\$ -
HHFC Payment	\$ -	\$ -	\$ -
<b>Total Transfers</b>	<b>\$ 7,757,758</b>	<b>\$ 7,757,758</b>	<b>\$ 7,818,905</b>
<b>Total Budget</b>	<b>\$ 39,997,782</b>	<b>\$ 33,109,396</b>	<b>31,803,564</b>
<b>RESTRICTED Funds - Projects</b>	<b>\$ 245,541</b>	<b>14,805,217</b>	<b>14,030,190</b>
<b>RESTRICTED Funds - Bond Proceeds</b>	<b>\$ -</b>	<b>-</b>	<b>-</b>
<b>RESTRICTED Funds - Buffalo Bayou Park</b>	<b>\$ 2,658,000</b>	<b>2,706,675</b>	<b>2,836,045</b>
<b>RESTRICTED Funds - Bond Debt Service</b>	<b>\$ 8,638,276</b>	<b>8,539,719</b>	<b>8,541,914</b>
<b>Ending Fund Balance</b>	<b>\$ 11,541,817</b>	<b>26,051,611</b>	<b>25,408,149</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 51,539,599</b>	<b>\$ 59,161,007</b>	<b>\$ 57,211,713</b>

2023 - 2027 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														FY24 - FY28 Total	Cumulative Total (To Date)	
			Through 2022	Projected 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035			
I	T-0307	Treby Park (Southern Downtown Pocket Park)	\$ 3,890,440	1,456,000	835,750	851,500	879,700	882,950	886,300	886,300	886,300	886,300	886,300	886,300	886,300	886,300	4,336,200	9,682,640	
I	T-0308	Lynn Wyatt Square For The Performing Arts (reconstruction of Jones Plaza)	\$ 2,541,390	7,476,185	-	-	-	-	-	-	-	-	-	-	-	-	-	10,017,575	
I	T-0312	Main Street Corridor Improvement Project	\$ 14,360,985	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,360,985	
I	T-0313	Jesse H. Jones Library Plaza	\$ 675,370	-	-	-	-	-	-	-	-	-	-	-	-	-	-	675,370	
I	T-0314	Shopping District Improvements	\$ 16,887,237	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16,887,237	
H,I	T-0315	Congress Street Bridge Lighting	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
I	T-0317	Downtown Public Parking Garage	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
C	T-0319	Allen Parkway Improvements	\$ 15,163,429	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	750,000	16,063,429	
	T-0320	Main Street Market Square 2.0	\$ -	-	1,000,000	2,000,000	-	-	-	3,000,000	3,000,000	-	3,000,000	3,000,000	-	-	3,000,000	3,000,000	
I	T-0325	Bagby Street Improvements	\$ 25,386,015	3,720,838	-	-	-	-	-	-	-	-	-	-	-	-	-	29,106,853	
C, H, I	T-0326	NHHIP Planning	\$ 1,001,694	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	1,250,000	2,501,694	
H	T-0328	Warehouse District Infrastructure Improvements	\$ -	-	-	-	-	4,000,000	4,000,000	-	-	-	-	-	-	-	-	8,000,000	8,000,000
O	T-0329	Lyons Avenue Connection	\$ -	-	-	-	-	-	-	7,000,000	2,000,000	4,000,000	6,000,000	6,000,000	-	-	-	-	
O	T-0330	White Oak Bayou Understory	\$ -	-	-	-	-	-	-	-	-	8,000,000	8,000,000	-	-	-	-	-	
O	T-0333	Segment 3C-High Comfort Bridges	\$ -	-	-	-	-	-	-	-	-	-	6,000,000	-	-	-	-	-	
O	T-0334	South Canal Improvements	\$ -	-	-	-	-	-	-	-	-	-	-	20,000,000	-	-	-	-	
H	T-0335	San Jacinto Connection	\$ -	-	-	-	-	-	-	7,000,000	7,000,000	2,000,000	2,000,000	-	-	-	-	-	
O	T-0336	EADO Cap Park	\$ -	-	-	-	-	-	-	-	-	-	25,000,000	25,000,000	25,000,000	25,000,000	-	-	
C,H	T-0337	Montrose Bridge at Allen Parkway	\$ -	-	1,000,000	1,000,000	-	-	-	-	-	-	-	-	-	-	2,000,000	2,000,000	
O	T-0338	Segment 3D-High Comfort Bridges	\$ -	-	-	-	-	-	-	-	-	-	-	3,000,000	3,000,000	-	-	-	
H,I	T-0339	Pedestrian Lighting Improvements	\$ -	-	1,500,000	1,500,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	-	12,000,000	12,000,000	
H,I	T-0340	Targeted Blight Remediation	\$ -	26,250	5,000,000	5,000,000	5,000,000	1,250,000	-	-	-	-	-	-	-	-	16,250,000	16,276,250	
O	T-0322	Future CIP Projects	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
O	T-0024	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
O	T-0025	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
O	T-0026	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
C, H, I	T-0399	Concrete Panel or Sidewalk Replacement Program	\$ -	-	20,000	-	-	-	-	-	-	-	-	-	-	-	20,000	20,000	
<b>Totals</b>			<b>\$ 79,906,560</b>	<b>\$ 13,079,273</b>	<b>\$ 9,755,750</b>	<b>\$ 10,751,500</b>	<b>\$ 9,279,700</b>	<b>\$ 9,532,950</b>	<b>\$ 8,286,300</b>	<b>\$ 21,136,300</b>	<b>\$ 16,136,300</b>	<b>\$ 18,136,300</b>	<b>\$ 54,136,300</b>	<b>\$ 61,136,300</b>	<b>\$ 32,136,300</b>	<b>\$ 25,886,300</b>	<b>\$ 47,606,200</b>	<b>\$ 140,592,033</b>	

\* NOTE:  
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Source of Funds	Fiscal Year Planned Appropriations								
	Through 2022	Projected 2023	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	79,906,560	13,079,273	9,755,750	10,751,500	9,279,700	9,532,950	8,286,300	47,606,200	140,592,033
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
<b>Project Total</b>	<b>79,906,560</b>	<b>13,079,273</b>	<b>9,755,750</b>	<b>10,751,500</b>	<b>9,279,700</b>	<b>9,532,950</b>	<b>8,286,300</b>	<b>47,606,200</b>	<b>140,592,033</b>



<b>Project:</b> Trebley Park (Southern Downtown Pocket Park)		<b>City Council District</b>		<b>Key Map:</b>		494		<b>WBS.:</b>	<b>T-0307</b>		
		<b>Location:</b>		<b>Geo. Ref.:</b>							
		<b>Served:</b>		<b>Neighborhood:</b>		61					
<b>Description:</b> Construction was completed in 2023. TIRZ is responsible for rent, taxes, insurance and related administrative costs. A 10% contingency of total capital expenditures is estimated each year for capital replacement.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2024	2025	2026	2027	2028	Total			
<b>Justification:</b> 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 Department and TIRZ 3.		Personnel	12,000	12,000	12,000	12,000	12,000	\$ 60,000			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	623,750	639,500	667,700	670,950	674,300	\$ 3,276,200			
		Capital Outlay	200,000	200,000	200,000	200,000	200,000	\$ 1,000,000			
		<b>Total</b>	<b>\$ 835,750</b>	<b>\$ 851,500</b>	<b>\$ 879,700</b>	<b>\$ 882,950</b>	<b>\$ 886,300</b>	<b>\$ 4,336,200</b>			
		FTEs	0.5	0.5	0.5	0.5	0.5	0.5	3		
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	90,419	-	-	-	-	-	-	-	\$ -	\$ 90,419
2	Acquisition	1,060,133	460,000	-	-	-	-	-	-	\$ -	\$ 1,060,133
3	Design	932,213	-	-	-	-	-	-	-	\$ -	\$ 932,213
4	Construction	1,225,626	4,000,000	600,000	-	-	-	-	-	\$ -	\$ 1,825,626
5	Equipment (Restaurant)	35,000	1,000,000	235,200	-	-	-	-	-	\$ -	\$ 270,200
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	363,617	-	620,800	835,750	851,500	879,700	882,950	886,300	\$ 4,336,200	\$ 5,320,617
	Legal	21,916	-	-	-	-	-	-	-	\$ -	\$ 21,916
	Environmental	161,516	-	-	-	-	-	-	-	\$ -	\$ 161,516
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		547,049	-	620,800	835,750	851,500	879,700	882,950	886,300	4,336,200	5,504,049
<b>Total Allocations</b>		\$ 3,890,440	\$ 5,460,000	\$ 1,456,000	\$ 835,750	\$ 851,500	\$ 879,700	\$ 882,950	\$ 886,300	\$ 4,336,200	\$ 9,682,640
<b>Source of Funds</b>											
TIRZ Funds		3,890,440	5,460,000	1,456,000	835,750	851,500	879,700	882,950	886,300	\$ 4,336,200	\$ 9,682,640
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 3,890,440	\$ 5,460,000	\$ 1,456,000	\$ 835,750	\$ 851,500	\$ 879,700	\$ 882,950	\$ 886,300	\$ 4,336,200	\$ 9,682,640

<b>Project:</b> Allen Parkway Improvements		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-0319</b>			
		<b>Location:</b> C		<b>Geo. Ref.:</b>							
		<b>Served:</b> ALL		<b>Neighborhood:</b>							
<b>Description:</b> Design & Construction to reconfigure Allen Parkway.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2024	2025	2026	2027	2028	Total			
<b>Justification:</b> 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 since the park has been completed.		Personnel	-	-	-	-	-	-	\$ -	-	
		Supplies	-	-	-	-	-	-	\$ -	-	
		Svcs. & Chgs.	-	-	-	-	-	-	\$ -	-	
		Capital Outlay	-	-	-	-	-	-	\$ -	-	
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 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	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other-3 Year Maint	673,732	150,000	150,000	150,000	150,000	150,000	150,000	150,000	\$ 750,000	\$ 1,573,732
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		673,732	150,000	150,000	150,000	150,000	150,000	150,000	150,000	\$ 750,000	\$ 1,573,732
<b>Total Allocations</b>		\$ 15,163,429	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000	\$ 16,063,429
Source of Funds											
TIRZ Funds		15,163,429	150,000	150,000	150,000	150,000	150,000	150,000	150,000	\$ 750,000	\$ 16,063,429
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 15,163,429	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000	\$ 16,063,429

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

<b>Project:</b>	<b>Main Street Market Square 2.0</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0320</b>		
		<b>Location:</b>	I	<b>Geo. Ref.:</b>				
		<b>Served:</b>	ALL	<b>Neighborhood:</b>				
<b>Description:</b>	The Project scope will be determined once the current design phase is completed by the Downtown District. The Project anticipates deploying engineered and placemaking solutions along the Main Street corridor from Lamar to the Buffalo Bayou to enhance pedestrian and multi-modal use and invigorate	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2024	2025	2026	2027	2028	Total
<b>Justification:</b>	Public safety and security for walkable public spaces, reducing retail vacancy and spurring economic development along a signature downtown thoroughfare that already serves public transit.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						FTEs	-	

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	1,000,000	-	-	-	-	\$ 1,000,000	\$ 1,000,000
4	Construction	-	-	-	-	2,000,000	-	-	-	\$ 2,000,000	\$ 2,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other-3 Year Maint	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 1,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	1,000,000	2,000,000	-	-	-	\$ 3,000,000	\$ 3,000,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 1,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000

<b>Project:</b> NHHIP Planning		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>	<b>T-0326</b>		
		<b>Location:</b> C, H, I		<b>Geo. Ref.:</b>							
		<b>Served:</b> ALL		<b>Neighborhood:</b>							
<b>Description:</b>	TxDOT will be moving forward with the realignment of I-45/I-10/I-59/69 around downtown. The TIRZ has been leading planning for the highway improvements including aesthetics, cap parks, trail connections, and city street connections.			<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
		<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>				
	Personnel	-	-	-	-	-	\$ -		-		
	Supplies	-	-	-	-	-	\$ -		-		
<b>Justification:</b>	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	-	-	-	-	-	\$ -		-		
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		
	FTEs								-		
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	1,000,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	\$ 1,250,000	\$ 2,500,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	1,694	-	-	-	-	-	-	-	\$ -	\$ 1,694
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Other Sub-Total:</b>	1,694	-	-	-	-	-	-	-	\$ -	\$ 1,694
<b>Total Allocations</b>		\$ 1,001,694	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000	\$ 2,501,694
<b>Source of Funds</b>											
TIRZ Funds		1,001,694	250,000	250,000	250,000	250,000	250,000	250,000	250,000	\$ 1,250,000	\$ 2,501,694
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 1,001,694	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000	\$ 2,501,694

<b>Project:</b> Warehouse District Infrastructure Improvements		<b>City Council District</b>		<b>Key Map:</b>						<b>WBS.:</b>		<b>T-0328</b>			
		<b>Location:</b> H		<b>Geo. Ref.:</b>											
		<b>Served:</b> H		<b>Neighborhood:</b>											
<b>Description:</b> TIRZ #3 anticipates the application of select infrastructure and conversion improvement opportunities in the Warehouse District as a means of enhancing and incentivizing further private and institutional development in this northern doorway into Downtown.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
				2024		2025		2026		2027		2028		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
<b>Justification:</b> Select infrastructure and residential conversion improvements will serve to foster economic development and benefit the Warehouse District itself as well as serve to attract Houstonians from abutting and proximate communities to the economic and cultural offerings in the TIRZ.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs												-	
<b>Fiscal Year Planned Expenses</b>															
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>		<b>Cumulative Total (To Date)</b>			
<b>Phase</b>															
1	Planning	-	-	-	-	-	-	-	-	\$	-	\$	-		
2	Acquisition	-	-	-	-	-	-	-	-	\$	-	\$	-		
3	Design	-	-	-	-	-	-	-	-	\$	-	\$	-		
4	Construction	-	-	-	-	-	4,000,000	4,000,000	-	\$	8,000,000	\$	8,000,000		
5	Equipment	-	-	-	-	-	-	-	-	\$	-	\$	-		
6	Close-Out	-	-	-	-	-	-	-	-	\$	-	\$	-		
7	Other	-	-	-	-	-	-	-	-	\$	-	\$	-		
		-	-	-	-	-	-	-	-	\$	-	\$	-		
		-	-	-	-	-	-	-	-	\$	-	\$	-		
		-	-	-	-	-	-	-	-	\$	-	\$	-		
		-	-	-	-	-	-	-	-	\$	-	\$	-		
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$	-	\$	-		
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000	\$ 8,000,000	\$ 8,000,000	\$ 8,000,000	\$ 8,000,000		
<b>Source of Funds</b>															
TIRZ Funds		-	-	-	-	-	4,000,000	4,000,000	-	\$	8,000,000	\$	8,000,000		
City of Houston		-	-	-	-	-	-	-	-	\$	-	\$	-		
Grants		-	-	-	-	-	-	-	-	\$	-	\$	-		
Other		-	-	-	-	-	-	-	-	\$	-	\$	-		
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000	\$ 8,000,000	\$ 8,000,000	\$ 8,000,000	\$ 8,000,000		

<b>Project:</b> Lyons Avenue Connection		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-0329</b>			
		<b>Location:</b>		<b>Geo. Ref.:</b>							
		<b>Served:</b>		<b>Neighborhood:</b>							
<b>Description:</b> Restores the east-west street connection of Lyons Avenue from the 5th Ward to the Warehouse District. Improves street connections on the northside of downtown and surrounding communities.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2024	2025	2026	2027	2028	Total			
<b>Justification:</b> Encourages development along area of former TxDOT freeway land.		Personnel	-	-	-	-	-	\$	-		
		Supplies	-	-	-	-	-	\$	-		
		Svcs. & Chgs.	-	-	-	-	-	\$	-		
		Capital Outlay	-	-	-	-	-	\$	-		
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Project:</b> White Oak Bayou Understory		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>	<b>T-0330</b>		
		<b>Location:</b>		<b>Geo. Ref.:</b>							
		<b>Served:</b>		<b>Neighborhood:</b>							
<b>Description:</b> System of hike/bike trails, wet bottom detention to reduce flooding and landscaping to improve the pedestrian experience under the freeways.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2024	2025	2026	2027	2028	Total			
<b>Justification:</b> Improves the trail connections from the heights and northside neighborhoods. Improves the aesthetic appearance and safety allowing frequent use of the trails under the freeway.		Personnel	-	-	-	-	-	-	\$ -		
		Supplies	-	-	-	-	-	-	\$ -		
		Svcs. & Chgs.	-	-	-	-	-	-	\$ -		
		Capital Outlay	-	-	-	-	-	-	\$ -		
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Project:</b> CIP FORM A 240		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>	<b>T-0331</b>		
		<b>Location:</b> D, I		<b>Geo. Ref.:</b>							
		<b>Served:</b> D, I		<b>Neighborhood:</b> 62							
<b>Description:</b>		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>			
		Personnel	-	-	-	-	-	\$ -	-		
		Supplies	-	-	-	-	-	\$ -	-		
<b>Justification:</b>		Svcs. & Chgs.	-	-	-	-	-	\$ -	-		
		Capital Outlay	-	-	-	-	-	\$ -	-		
		<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		
		FTEs							-		
<b>Fiscal Year Planned Expenses</b>											
Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
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		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



<b>Project:</b>	<b>Segment 3C-High Comfort Bridges</b> <b>Hogan, McKee, Hardy, Jensen</b>	<b>City Council District</b>	<b>Key Map:</b>						<b>WBS.:</b>	<b>T-0333</b>
		<b>Location:</b>	<b>Geo. Ref.:</b>							
		<b>Served:</b>	<b>Neighborhood:</b>							
<b>Description:</b>	Wider bridges over the freeway on the northside to allow for more comfortable pedestrian crossings/bike access, plantings and shade structures.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>								
			2024	2025	2026	2027	2028	2028	Total	
		Personnel	-	-	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	-	-	\$ -
<b>Justification:</b>	Safer and more comfortable neighborhood connections across the freeway.	Svcs. & Chgs.	-	-	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs								-

Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>										
TIRZ Funds	-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\*NOTE:

<b>Project:</b> South Canal Improvements	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0334</b>		
	<b>Location:</b>	<b>Geo. Ref.:</b>					
	<b>Served:</b>	<b>Neighborhood:</b>					
<b>Description:</b>	Park-like amenities on the northeast corner of downtown to include wet bottom detention, open green space, hike/bike trails and restoration of historic railroad bridge.						
<b>Justification:</b> Additional green space which doubles as detention for flood relief in the northeast corner of downtown.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	FTEs						-

<b>Fiscal Year Planned Expenses</b>										
<b>Project Allocation</b>	<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>										
TIRZ Funds	-	4,000	-	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\*NOTE:

<b>Project:</b> San Jacinto Connection		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-0335</b>			
		<b>Location:</b> H		<b>Geo. Ref.:</b>							
		<b>Served:</b> H		<b>Neighborhood:</b>							
<b>Description:</b> Street construction of San Jacinto Street north of the rebuilt freeway to connect Hardy Yards area into downtown.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2024	2025	2026	2027	2028	Total			
<b>Justification:</b> Request from community to improve access from the near northside into downtown.		Personnel	-	-	-	-	-	-	\$ -	-	
		Supplies	-	-	-	-	-	-	\$ -	-	
		Svcs. & Chgs.	-	-	-	-	-	-	-	\$ -	-
		Capital Outlay	-	-	-	-	-	-	-	\$ -	-
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
		FTEs									-
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
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<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\*NOTE:

<b>Project:</b> EADO Cap Park		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-0336</b>			
		<b>Location:</b>		<b>Geo. Ref.:</b>							
		<b>Served:</b>		<b>Neighborhood:</b>							
<b>Description:</b> Construction of a cap park over the depressed portion of the freeway on the east side of downtown. Amenities include green space, landscaping, hike & bike trails, public art, potential structures and development sites.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>			
<b>Justification:</b> Community gathering space for large scale events such as Super Bowl, Final Four, World Cup events. Will foster economic development on the east side of downtown and provide safe trail connections on the east side.		Personnel	-	-	-	-	-	-	\$ -		
		Supplies	-	-	-	-	-	-	\$ -		
		Svcs. & Chgs.	-	-	-	-	-	-	\$ -		
		Capital Outlay	-	-	-	-	-	-	\$ -		
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
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		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>											
TIRZ Funds		-	4,000	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\*NOTE:

<b>Project:</b>	<b>Montrose Bridge at Allen Parkway</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0337</b>		
		<b>Location:</b>	C,H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	C,D,H	<b>Neighborhood:</b>				
<b>Description:</b>	Widen existing Montrose Bridge over Allen Parkway to create more comfortable pedestrian crossing.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
<b>Justification:</b>	Safety and Buffalo Bayou Park increased access from new development on south side of Allen Parkway.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

**Fiscal Year Planned Expenses**

<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	1,000,000	1,000,000	-	-	-	\$ 2,000,000	\$ 2,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
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		-	-	-	-	-	-	-	-	\$ -	\$ -
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<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	1,000,000	1,000,000	-	-	-	\$ 2,000,000	\$ 2,000,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000

\*NOTE:

<b>Project:</b>	Segment 3D-High Comfort Bridges Pease, Jefferson, St. Joseph, Pierce, Gray & Webster pending Four Corners Annexation	City Council District	Key Map:		<b>WBS.:</b>	<b>T-0338</b>	
		Location:	Geo. Ref.:				
		Served:	Neighborhood:				
<b>Description:</b>	Wider bridges over the freeway on the southeast side to allow for more comfortable pedestrian crossings/bike access, plantings and shade structures.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>					
		2024	2025	2026	2027	2028	Total
		-	-	-	-	-	\$ -
		-	-	-	-	-	\$ -
<b>Justification:</b>	Safer and more comfortable neighborhood connections across the freeway.	-	-	-	-	-	\$ -
		-	-	-	-	-	\$ -
		-	-	-	-	-	\$ -
		-	-	-	-	-	\$ -
		-	-	-	-	-	\$ -

Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
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<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>										
TIRZ Funds	-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\*NOTE:

<b>Project:</b> Pedestrian Lighting Improvements		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0339</b>	
		<b>Location:</b> H,I		<b>Geo. Ref.:</b>							
		<b>Served:</b>		<b>Neighborhood:</b>							
<b>Description:</b> Project scope to be determined after lighting assessment has been completed by the downtown district. The project would install enhanced pedestrian lighting through key walkable corridors in downtown. Contemplates partnership with TIRZ #24.  <b>Justification:</b> Public safety and security for walkable street connections within downtown.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2024	2025	2026	2027	2028	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	1,500,000	1,500,000	3,000,000	3,000,000	3,000,000	\$ 12,000,000	\$ 12,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
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		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 12,000,000	\$ 12,000,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	1,500,000	1,500,000	3,000,000	3,000,000	3,000,000	\$ 12,000,000	\$ 12,000,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 12,000,000	\$ 12,000,000

\*NOTE:

<b>Project:</b> Targeted Blight Remediation		<b>City Council District</b>		<b>Key Map:</b>						<b>WBS.:</b>		<b>T-0340</b>			
		<b>Location:</b> H,I		<b>Geo. Ref.:</b>											
		<b>Served:</b>		<b>Neighborhood:</b>											
<b>Description:</b> Running a feasibility study to implement an office conversion incentive program for underperforming office towers within the boundaries of the TIRZ.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
				2024		2025		2026		2027		2028		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
<b>Justification:</b> Alleviate blight and promote economic development in the core of the central city.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
<b>Fiscal Year Planned Expenses</b>															
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>		<b>Cumulative Total (To Date)</b>			
<b>Phase</b>															
1	Planning	-	-	26,250	500,000	-	-	-	-	\$ 500,000		\$ 526,250			
2	Acquisition	-	-	-	4,500,000	5,000,000	5,000,000	1,250,000	-	\$ 15,750,000		\$ 15,750,000			
3	Design	-	-	-	-	-	-	-	-	\$ -		\$ -			
4	Construction	-	-	-	-	-	-	-	-	\$ -		\$ -			
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -		\$ -			
<b>Total Allocations</b>		\$ -	\$ -	\$ 26,250	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 1,250,000	\$ -	\$ 16,250,000		\$ 16,276,250			
<b>Source of Funds</b>															
TIRZ Funds		-	-	26,250	5,000,000	5,000,000	5,000,000	1,250,000	-	\$ 16,250,000		\$ 16,276,250			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
<b>Total Funds</b>		\$ -	\$ -	\$ 26,250	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 1,250,000	\$ -	\$ 16,250,000		\$ 16,276,250			

\*NOTE:



<b>Project:</b> Concrete Panel or Sidewalk Replacement Program		<b>City Council District</b>		<b>Key Map:</b>	493		<b>WBS.:</b>	<b>T-0399</b>			
		<b>Location:</b>		C, H, I	<b>Geo. Ref.:</b>						
		<b>Served:</b>		C, H, I	<b>Neighborhood:</b>					61	
<b>Description:</b> Street maintenance program.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2024	2025	2026	2027	2028	Total			
<b>Justification:</b> Mobility improvements to extend life of roads.		Personnel	-	-	-	-	-	\$	-		
		Supplies	-	-	-	-	-	\$	-		
		Svcs. & Chgs.	-	-	-	-	-	\$	-		
		Capital Outlay	-	-	-	-	-	\$	-		
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 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	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 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		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000

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

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

TIRZ 03	FY2021 Actual	FY2022 Actual	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
City	\$ 19,010,309	\$ 19,630,034	\$ 21,844,501	\$ 23,067,433	\$ 24,339,283	\$ 25,662,007	\$ 27,037,640	\$ 28,468,298
County	\$ 383,225	\$ 310,642	\$ 310,642	\$ 310,642	\$ 310,642	\$ 310,642	\$ -	\$ -
ISD	\$ 5,041,195	\$ 5,069,997	\$ 5,069,997	\$ 5,069,997	\$ 5,069,997	\$ 5,069,997	\$ -	\$ -
ISD - Pass Through	\$ 2,173,848	\$ 2,173,848	\$ 2,449,510	\$ 2,449,510	\$ 2,449,510	\$ 2,449,510	\$ -	\$ -
Prior Year Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INCREMENT REVENUES</b>	<b>\$ 26,608,577</b>	<b>\$ 27,184,521</b>	<b>\$ 29,674,650</b>	<b>\$ 30,897,582</b>	<b>\$ 32,169,432</b>	<b>\$ 33,492,156</b>	<b>\$ 27,037,640</b>	<b>\$ 28,468,298</b>
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ 158,160	\$ 2,440,588	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 34,567	\$ 46,781	\$ 534,332	\$ 260,325	\$ 253,671	\$ 261,032	\$ 294,809	\$ 305,816
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RESOURCES</b>	<b>\$ 26,801,304</b>	<b>\$ 29,671,890</b>	<b>\$ 30,208,982</b>	<b>\$ 31,157,907</b>	<b>\$ 32,423,103</b>	<b>\$ 33,753,188</b>	<b>\$ 27,332,449</b>	<b>\$ 28,774,114</b>
ISD Education Set-Aside	\$ 2,217,606	\$ 2,130,491	\$ 2,130,491	\$ 2,130,491	\$ 2,130,491	\$ 2,130,491	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ 2,173,848	\$ 2,173,848	\$ 2,449,510	\$ 2,449,510	\$ 2,449,510	\$ 2,449,510	\$ -	\$ -
Affordable Housing								
City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ 1,743,542	\$ 1,994,664	\$ 2,045,000	\$ 2,045,000	\$ 2,045,000	\$ 2,045,000	\$ 2,045,000	\$ 2,045,000
Administrative Fees								
City	\$ 950,515	\$ 981,502	\$ 1,092,225	\$ 1,153,372	\$ 1,216,964	\$ 1,283,100	\$ 1,351,882	\$ 1,423,415
County	\$ 19,161	\$ 15,532	\$ 15,532	\$ 15,532	\$ 15,532	\$ 15,532	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ -
Prior Year Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Year Adjustment								
<b>TRANSFERS</b>	<b>\$ 7,129,672</b>	<b>\$ 7,321,037</b>	<b>\$ 7,757,758</b>	<b>\$ 7,818,905</b>	<b>\$ 7,882,497</b>	<b>\$ 7,948,633</b>	<b>\$ 3,396,882</b>	<b>\$ 3,468,415</b>
Management Consulting Services	\$ 386,794	\$ 411,342	\$ 779,346	\$ 807,500	\$ 831,725	\$ 856,677	\$ 882,377	\$ 908,848
Bond Series 2012								
Principal	\$ 2,145,000	\$ 2,200,000	\$ 1,405,000	\$ 1,440,000	\$ -	\$ -	\$ -	\$ -
Interest	\$ 152,326	\$ 309,156	\$ 53,348	\$ 17,928	\$ -	\$ -	\$ -	\$ -
Bond Series 2015								
Principal	\$ -	\$ -	\$ 775,000	\$ 810,000	\$ 2,340,000	\$ 2,635,000	\$ 2,770,000	\$ 2,910,000
Interest	\$ 1,975,550	\$ 1,975,550	\$ 1,960,050	\$ 1,928,350	\$ 1,853,650	\$ 1,729,275	\$ 1,594,150	\$ 1,452,150
Bond Series ## -								
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

TIRZ 03	FY2021 Actual	FY2022 Actual	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>BOND DEBT SERVICE - PRINCIPAL</b>	<b>\$ 2,145,000</b>	<b>\$ 2,200,000</b>	<b>\$ 2,180,000</b>	<b>\$ 2,250,000</b>	<b>\$ 2,340,000</b>	<b>\$ 2,635,000</b>	<b>\$ 2,770,000</b>	<b>\$ 2,910,000</b>
<b>BOND DEBT SERVICE - INTEREST</b>	<b>\$ 2,127,876</b>	<b>\$ 2,284,706</b>	<b>\$ 2,013,398</b>	<b>\$ 1,946,278</b>	<b>\$ 1,853,650</b>	<b>\$ 1,729,275</b>	<b>\$ 1,594,150</b>	<b>\$ 1,452,150</b>
Other Debt (Rosement Bridge)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt (HHFC)	\$ 747,936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ 5,020,812	\$ 4,484,706	\$ 4,193,398	\$ 4,196,278	\$ 4,193,650	\$ 4,364,275	\$ 4,364,150	\$ 4,362,150
<b>TOTAL EXPENSES</b>	<b>\$ 5,407,606</b>	<b>\$ 4,896,048</b>	<b>\$ 4,972,744</b>	<b>\$ 5,003,778</b>	<b>\$ 5,025,375</b>	<b>\$ 5,220,952</b>	<b>\$ 5,246,527</b>	<b>\$ 5,270,998</b>
<b>CASH FLOW FROM OPERATIONS</b>	<b>\$ 14,264,026</b>	<b>\$ 17,454,805</b>	<b>\$ 17,478,480</b>	<b>\$ 18,335,224</b>	<b>\$ 19,515,231</b>	<b>\$ 20,583,603</b>	<b>\$ 18,689,040</b>	<b>\$ 20,034,701</b>
<b>BEGINNING FUND BALANCE (7)</b>	<b>\$ 35,604,146</b>	<b>\$ 27,711,989</b>	<b>\$ 28,952,025</b>	<b>\$ 26,032,532</b>	<b>\$ 25,367,112</b>	<b>\$ 26,103,193</b>	<b>\$ 29,480,864</b>	<b>\$ 30,581,613</b>
<b>DEBT ISSUANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>FUNDS AVAILABLE FOR PROJECTS</b>	<b>\$ 49,868,172</b>	<b>\$ 45,166,794</b>	<b>\$ 46,430,505</b>	<b>\$ 44,367,757</b>	<b>\$ 44,882,343</b>	<b>\$ 46,686,796</b>	<b>\$ 48,169,903</b>	<b>\$ 50,616,314</b>
<b>Projects</b>								
<b>Developer / Project Reimbursements</b>								
<b>Infrastructure, Mobility, Transit Improvements</b>								
METRO Communication Cabinets Relocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
806 Main Curb Cut/Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Real Property Improvements</b>								
Post Office Project	\$ 1,860	\$ -	\$ 355,114	\$ 365,767	\$ 376,740	\$ 388,042	\$ 399,683	\$ 411,674
<b>Parking Facilities</b>								
n/a	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Historic Preservation Improvements</b>								
402 Main Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
412 Main Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
500 Fannin Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
202 Travis Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
806 Main Street	\$ 241,099	\$ 166,214	\$ 147,777	\$ 185,541	\$ 270,512	\$ 281,060	\$ 253,176	\$ 205,621
Sam Houston Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
108/110/114 Main	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
900 Commerce	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
International Coffee Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kellum/Noble House	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Craft Beer Cellar	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Future Projects	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Byrds Lofts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Parks, Plaza and Recreational Facilities Improvements</b>								
Sabine to Bagby Promenade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

TIRZ 03	FY2021 Actual	FY2022 Actual	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
Houston Parks Board Hike and Bike Trails	\$ -	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
<b>Theater District Improvements</b>	\$ -	\$ -						
Sundance Theater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alley Theatre	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Theater District Public Realm Improvements	\$ 712	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Cultural &amp; Public Facilities Improvements</b>								
n/a	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Walkway and Streetscape Improvements</b>								
n/a	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Retail/Economic Development</b>								
GreenStreet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Economic Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Buffalo Bayou Park - Shepherd to Sabine	\$ 2,491,168	\$ 2,521,546	\$ 2,706,675	\$ 2,836,045	\$ 2,878,586	\$ 2,921,764	\$ 2,965,591	\$ 3,010,075
Hotel Alessandra/Laura	\$ 22,215	\$ -	\$ 58,234	\$ 59,981	\$ 61,780	\$ 63,634	\$ 65,543	\$ 67,509
Holiday Inn - 1616 Main	\$ 29,106	\$ 16,386	\$ 23,274	\$ 23,972	\$ 24,691	\$ 25,432	\$ -	\$ -
Provident - The Star 1111 Rusk	\$ 200,822	\$ 393,810	\$ 276,138	\$ 284,422	\$ 420,733	\$ 434,289	\$ 448,252	\$ 361,823
Skyhouse I - Houston	\$ 267,032	\$ 234,751	\$ 281,999	\$ 290,459	\$ 299,173	\$ 308,148	\$ 317,392	\$ 326,914
Skyhouse II - Main	\$ 284,832	\$ 235,802	\$ 264,985	\$ 272,935	\$ 281,123	\$ 289,557	\$ 298,243	\$ 307,191
Alliance Block 334	\$ 162,658	\$ 159,472	\$ 153,730	\$ 158,341	\$ 163,091	\$ 167,984	\$ 173,023	\$ 178,214
Market Square Tower	\$ 582,156	\$ 632,435	\$ 1,307,241	\$ 710,442	\$ 731,755	\$ 753,708	\$ 776,319	\$ 208,741
Aris Market Square	\$ 452,622	\$ 361,393	\$ 427,729	\$ 440,560	\$ 453,777	\$ 467,390	\$ 523,070	\$ 115,752
AC Hotel - 723 Main	\$ -	\$ 54,084	\$ 27,334	\$ 28,154	\$ 28,999	\$ 29,869	\$ 30,765	\$ 31,688
Fairfield Residential	\$ -	\$ -	\$ -	\$ 280,456	\$ 288,870	\$ 297,536	\$ 306,462	\$ 315,656
Downtown Launch Pad 2.0	\$ 479,762	\$ 476,229	\$ 497,820	\$ 997,820	\$ 497,820	\$ 497,820	\$ 497,820	\$ 497,820
907 Franklin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1111 Main/1010 Lamar	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Downtown Living Initiative	\$ 10,753	\$ 35,956	\$ 29,596	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Retail/Economic Development Initiative	\$ 44,552	\$ 74,677	\$ 11,054	\$ 50,000	\$ -	\$ -	\$ -	\$ -
Mass Challenge	\$ 404,000	\$ 404,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gener8tor	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -
Plan Downtown	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Institutional Facilities</b>								
n/a	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Property Acquisition/Land Assemblage</b>								
n/a	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEVELOPER AGREEMENTS</b>	<b>\$ 5,925,349</b>	<b>\$ 6,516,755</b>	<b>\$ 7,318,700</b>	<b>\$ 9,244,895</b>	<b>\$ 8,027,650</b>	<b>\$ 7,926,232</b>	<b>\$ 8,055,340</b>	<b>\$ 7,038,677</b>
T-0301 Main Street Corridor E-W Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0302 Market Square Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0304 Julia Ideson - Phase II Renovation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0305 Pedestrian Bridge - Ballet Academy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0307 Trebly Park (Southern Downtown Pocket Park)	\$ 1,750,164	\$ 5,815,307	\$ 1,456,000	\$ 835,750	\$ 851,500	\$ 879,700	\$ 882,950	\$ 886,300
T-0308 Lynn Wyatt Square For The Performing Arts (re	\$ 3,321	\$ 11,855	\$ 7,476,185	\$ -	\$ -	\$ -	\$ -	\$ -
T-0309 City Hall Sidewalk Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

**CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division**

<b>TIRZ 03</b>	<b>FY2021 Actual</b>	<b>FY2022 Actual</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>
T-0312 Main Street Corridor Improvement Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0313 Jesse H. Jones Library Plaza	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0314 Shopping District Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0315 Congress Street Bridge Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0317 Downtown Public Parking Garage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0319 Allen Parkway Improvements	\$ 209,949	\$ 174,867	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
T-0320 Main Street Market Square 2.0	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 2,000,000	\$ -	\$ -	\$ -
T-0323 TxDOT Southeast Sidewalks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0324 Walker Street Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0325 Bagby Street Improvements	\$ 14,017,400	\$ 3,445,985	\$ 3,720,838	\$ -	\$ -	\$ -	\$ -	\$ -
T-0326 NHHIP Planning	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
T-0328 Warehouse District Infrastructure Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000
T-0329 Lyons Avenue Connection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0330 White Oak Bayou Understory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0333 Segment 3C-High Comfort Bridges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0334 South Canal Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0335 San Jacinto Connection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0336 EADO Cap Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0337 Montrose Bridge at Allen Parkway	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -
T-0338 Segment 3D-High Comfort Bridges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0339 Pedestrian Lighting Improvements	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000
T-0340 Targeted Blight Remediation	\$ -	\$ -	\$ 26,250	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 1,250,000	\$ -
T-0399 Concrete Panel or Sidewalk Replacement Prog	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -
<b>CAPITAL PROJECTS</b>	<b>\$ 16,230,834</b>	<b>\$ 9,698,014</b>	<b>\$ 13,079,273</b>	<b>\$ 9,755,750</b>	<b>\$ 10,751,500</b>	<b>\$ 9,279,700</b>	<b>\$ 9,532,950</b>	<b>\$ 8,286,300</b>
<b>TOTAL PROJECTS</b>	<b>\$ 22,156,183</b>	<b>\$ 16,214,769</b>	<b>\$ 20,397,973</b>	<b>\$ 19,000,645</b>	<b>\$ 18,779,150</b>	<b>\$ 17,205,932</b>	<b>\$ 17,588,290</b>	<b>\$ 15,324,977</b>
RESTRICTED Funds - Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Buffalo Bayou Park	\$ 2,706,675	\$ 2,836,045	\$ 2,878,586	\$ 2,921,764	\$ 2,965,591	\$ 3,010,075	\$ 3,055,226	\$ 3,101,054
RESTRICTED Funds - Bond Debt Service	\$ 8,639,181	\$ 8,639,181	\$ 8,639,181	\$ 8,639,181	\$ 8,639,181	\$ 8,639,181	\$ 8,639,181	\$ 8,639,181
Unrestricted Funds/Net Current Activity	\$ 16,366,133	\$ 17,476,799	\$ 14,514,766	\$ 13,806,166	\$ 14,498,421	\$ 17,831,608	\$ 18,887,206	\$ 23,551,101
<b>Ending Fund Balance</b>	<b>\$ 27,711,989</b>	<b>\$ 28,952,025</b>	<b>\$ 26,032,532</b>	<b>\$ 25,367,112</b>	<b>\$ 26,103,193</b>	<b>\$ 29,480,864</b>	<b>\$ 30,581,613</b>	<b>\$ 35,291,337</b>

TIRZ 03	FY2029	FY2030	FY2031	FY2032	FY2033
City	\$ 29,956,182	\$ 31,503,582	\$ 33,112,878	\$ 34,786,545	\$ 36,527,160
County	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Year Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INCREMENT REVENUES</b>	<b>\$ 29,956,182</b>	<b>\$ 31,503,582</b>	<b>\$ 33,112,878</b>	<b>\$ 34,786,545</b>	<b>\$ 36,527,160</b>
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 352,913	\$ 297,942	\$ 306,409	\$ 313,220	\$ (1,039)
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RESOURCES</b>	<b>\$ 30,309,095</b>	<b>\$ 31,801,524</b>	<b>\$ 33,419,287</b>	<b>\$ 35,099,765</b>	<b>\$ 36,526,121</b>
ISD Education Set-Aside	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing					
City	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ 2,045,000	\$ 2,045,000	\$ 2,045,000	\$ 2,045,000	\$ 2,045,000
Administrative Fees					
City	\$ 1,497,809	\$ 1,575,179	\$ 1,655,644	\$ 1,739,327	\$ 1,826,358
County	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Year Admin	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Year Adjustment					
<b>TRANSFERS</b>	<b>\$ 3,542,809</b>	<b>\$ 3,620,179</b>	<b>\$ 3,700,644</b>	<b>\$ 3,784,327</b>	<b>\$ 3,871,358</b>
Management Consulting Services	\$ 936,114	\$ 964,197	\$ 993,123	\$ 1,022,917	\$ 1,053,604
Bond Series 2012					
Principal	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Series 2015					
Principal	\$ 3,060,000	\$ 3,215,000	\$ 3,380,000	\$ 3,555,000	\$ 3,740,000
Interest	\$ 1,302,900	\$ 1,146,025	\$ 981,150	\$ 807,775	\$ 625,400
Bond Series ## -					
Principal	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -

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

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

TIRZ 03	FY2029	FY2030	FY2031	FY2032	FY2033
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -
<b>BOND DEBT SERVICE - PRINCIPAL</b>	<b>\$ 3,060,000</b>	<b>\$ 3,215,000</b>	<b>\$ 3,380,000</b>	<b>\$ 3,555,000</b>	<b>\$ 3,740,000</b>
<b>BOND DEBT SERVICE - INTEREST</b>	<b>\$ 1,302,900</b>	<b>\$ 1,146,025</b>	<b>\$ 981,150</b>	<b>\$ 807,775</b>	<b>\$ 625,400</b>
Other Debt (Rosement Bridge)	\$ -	\$ -	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt (HHFC)	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ 4,362,900	\$ 4,361,025	\$ 4,361,150	\$ 4,362,775	\$ 4,365,400
<b>TOTAL EXPENSES</b>	<b>\$ 5,299,014</b>	<b>\$ 5,325,222</b>	<b>\$ 5,354,273</b>	<b>\$ 5,385,692</b>	<b>\$ 5,419,004</b>
<b>CASH FLOW FROM OPERATIONS</b>	<b>\$ 21,467,273</b>	<b>\$ 22,856,123</b>	<b>\$ 24,364,370</b>	<b>\$ 25,929,747</b>	<b>\$ 27,235,759</b>
<b>BEGINNING FUND BALANCE (7)</b>	<b>\$ 35,291,337</b>	<b>\$ 29,794,238</b>	<b>\$ 30,640,926</b>	<b>\$ 31,322,037</b>	<b>\$ (103,879)</b>
<b>DEBT ISSUANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>FUNDS AVAILABLE FOR PROJECTS</b>	<b>\$ 56,758,609</b>	<b>\$ 52,650,362</b>	<b>\$ 55,005,296</b>	<b>\$ 57,251,783</b>	<b>\$ 27,131,880</b>
<b>Projects</b>					
<b>Developer / Project Reimbursements</b>					
<b>Infrastructure, Mobility, Transit Improvements</b>					
METRO Communication Cabinets Relocation	\$ -	\$ -	\$ -	\$ -	\$ -
806 Main Curb Cut/Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Real Property Improvements</b>					
Post Office Project	\$ 424,024	\$ 436,745	\$ 449,847	\$ 463,343	\$ 477,243
<b>Parking Facilities</b>					
n/a	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Historic Preservation Improvements</b>					
402 Main Street	\$ -	\$ -	\$ -	\$ -	\$ -
412 Main Street	\$ -	\$ -	\$ -	\$ -	\$ -
500 Fannin Street	\$ -	\$ -	\$ -	\$ -	\$ -
202 Travis Street	\$ -	\$ -	\$ -	\$ -	\$ -
806 Main Street	\$ 213,606	\$ 221,890	\$ 230,485	\$ 184,156	\$ 191,272
Sam Houston Park	\$ -	\$ -	\$ -	\$ -	\$ -
108/110/114 Main	\$ -	\$ -	\$ -	\$ -	\$ -
900 Commerce	\$ -	\$ -	\$ -	\$ -	\$ -
International Coffee Building	\$ -	\$ -	\$ -	\$ -	\$ -
Kellum/Noble House	\$ -	\$ -	\$ -	\$ -	\$ -
Craft Beer Cellar	\$ -	\$ -	\$ -	\$ -	\$ -
Future Projects	\$ -	\$ -	\$ -	\$ -	\$ -
Byrds Lofts	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Parks, Plaza and Recreational Facilities Improvements</b>					
Sabine to Bagby Promenade	\$ -	\$ -	\$ -	\$ -	\$ -

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

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

TIRZ 03	FY2029	FY2030	FY2031	FY2032	FY2033
Houston Parks Board Hike and Bike Trails	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Theater District Improvements</b>					
Sundance Theater	\$ -	\$ -	\$ -	\$ -	\$ -
Alley Theatre	\$ -	\$ -	\$ -	\$ -	\$ -
Theater District Public Realm Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Cultural &amp; Public Facilities Improvements</b>					
n/a	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Walkway and Streetscape Improvements</b>					
n/a	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Retail/Economic Development</b>					
GreenStreet	\$ -	\$ -	\$ -	\$ -	\$ -
Economic Development	\$ -	\$ -	\$ -	\$ -	\$ -
Buffalo Bayou Park - Shepherd to Sabine	\$ 3,055,226	\$ 3,101,054	\$ 3,147,570	\$ 3,194,784	\$ 3,242,705
Hotel Alessandra/Laura	\$ 69,534	\$ -	\$ -	\$ -	\$ -
Holiday Inn - 1616 Main	\$ -	\$ -	\$ -	\$ -	\$ -
Provident - The Star 1111 Rusk	\$ 373,408	\$ 385,341	\$ 397,632	\$ 410,291	\$ 423,331
Skyhouse I - Houston	\$ 336,722	\$ 346,823	\$ -	\$ -	\$ -
Skyhouse II - Main	\$ 316,406	\$ 325,899	\$ 335,676	\$ 410,934	\$ -
Alliance Block 334	\$ 183,561	\$ 189,067	\$ 194,739	\$ 200,582	\$ -
Market Square Tower	\$ -	\$ -	\$ -	\$ -	\$ -
Aris Market Square	\$ -	\$ -	\$ -	\$ -	\$ -
AC Hotel - 723 Main	\$ 32,638	\$ 33,617	\$ 34,626	\$ -	\$ -
Fairfield Residential	\$ 325,125	\$ 334,879	\$ 344,926	\$ 355,273	\$ 365,931
Downtown Launch Pad 2.0	\$ 497,820	\$ 497,820	\$ 411,458	\$ -	\$ -
907 Franklin	\$ -	\$ -	\$ -	\$ -	\$ -
1111 Main/1010 Lamar	\$ -	\$ -	\$ -	\$ -	\$ -
Downtown Living Initiative	\$ -	\$ -	\$ -	\$ -	\$ -
Retail/Economic Development Initiative	\$ -	\$ -	\$ -	\$ -	\$ -
Mass Challenge	\$ -	\$ -	\$ -	\$ -	\$ -
Gener8tor	\$ -	\$ -	\$ -	\$ -	\$ -
Plan Downtown	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Institutional Facilities</b>					
n/a	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Property Acquisition/Land Assemblage</b>					
n/a	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEVELOPER AGREEMENTS</b>	<b>\$ 5,828,071</b>	<b>\$ 5,873,136</b>	<b>\$ 5,546,959</b>	<b>\$ 5,219,362</b>	<b>\$ 4,700,483</b>
T-0301 Main Street Corridor E-W Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
T-0302 Market Square Park	\$ -	\$ -	\$ -	\$ -	\$ -
T-0304 Julia Ideson - Phase II Renovation	\$ -	\$ -	\$ -	\$ -	\$ -
T-0305 Pedestrian Bridge - Ballet Academy	\$ -	\$ -	\$ -	\$ -	\$ -
T-0307 Trebly Park (Southern Downtown Pocket Park)	\$ 886,300	\$ 886,300	\$ 886,300	\$ 886,300	\$ 886,300
T-0308 Lynn Wyatt Square For The Performing Arts (re	\$ -	\$ -	\$ -	\$ -	\$ -
T-0309 City Hall Sidewalk Improvements	\$ -	\$ -	\$ -	\$ -	\$ -



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

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

TIRZ 03	FY2029	FY2030	FY2031	FY2032	FY2033
T-0312 Main Street Corridor Improvement Project	\$ -	\$ -	\$ -	\$ -	\$ -
T-0313 Jesse H. Jones Library Plaza	\$ -	\$ -	\$ -	\$ -	\$ -
T-0314 Shopping District Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
T-0315 Congress Street Bridge Lighting	\$ -	\$ -	\$ -	\$ -	\$ -
T-0317 Downtown Public Parking Garage	\$ -	\$ -	\$ -	\$ -	\$ -
T-0319 Allen Parkway Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
T-0320 Main Street Market Square 2.0	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000
T-0323 TxDOT Southeast Sidewalks	\$ -	\$ -	\$ -	\$ -	\$ -
T-0324 Walker Street Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
T-0325 Bagby Street Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
T-0326 NHHIP Planning	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
T-0328 Warehouse District Infrastructure Improvement	\$ -	\$ -	\$ -	\$ -	\$ -
T-0329 Lyons Avenue Connection	\$ 7,000,000	\$ 2,000,000	\$ 4,000,000	\$ 6,000,000	\$ 6,000,000
T-0330 White Oak Bayou Understory	\$ -	\$ -	\$ 8,000,000	\$ 8,000,000	\$ -
T-0333 Segment 3C-High Comfort Bridges	\$ -	\$ -	\$ -	\$ 6,000,000	\$ -
T-0334 South Canal Improvements	\$ -	\$ -	\$ -	\$ -	\$ 20,000,000
T-0335 San Jacinto Connection	\$ 7,000,000	\$ 7,000,000	\$ 2,000,000	\$ -	\$ -
T-0336 EADO Cap Park	\$ -	\$ -	\$ -	\$ 25,000,000	\$ 25,000,000
T-0337 Montrose Bridge at Allen Parkway	\$ -	\$ -	\$ -	\$ -	\$ -
T-0338 Segment 3D-High Comfort Bridges	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
T-0339 Pedestrian Lighting Improvements	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000
T-0340 Targeted Blight Remediation	\$ -	\$ -	\$ -	\$ -	\$ -
T-0399 Concrete Panel or Sidewalk Replacement Progn	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CAPITAL PROJECTS</b>	<b>\$ 21,136,300</b>	<b>\$ 16,136,300</b>	<b>\$ 18,136,300</b>	<b>\$ 52,136,300</b>	<b>\$ 61,136,300</b>
<b>TOTAL PROJECTS</b>	<b>\$ 26,964,371</b>	<b>\$ 22,009,436</b>	<b>\$ 23,683,259</b>	<b>\$ 57,355,662</b>	<b>\$ 65,836,783</b>
RESTRICTED Funds - Projects	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Buffalo Bayou Park	\$ 3,147,570	\$ 3,194,784	\$ 3,242,705	\$ 3,291,346	\$ 3,340,716
RESTRICTED Funds - Bond Debt Service	\$ 8,639,181	\$ 8,639,181	\$ 8,639,181	\$ 8,639,181	\$ 8,639,181
Unrestricted Funds/Net Current Activity	\$ 18,007,487	\$ 18,806,961	\$ 19,440,150	\$ (12,034,406)	\$ (50,684,800)
<b>Ending Fund Blance</b>	<b>\$ 29,794,238</b>	<b>\$ 30,640,926</b>	<b>\$ 31,322,037</b>	<b>\$ (103,879)</b>	<b>\$ (38,704,903)</b>

<b>PROJECT NAME</b>	Central Houston Civic Improvement's Civic Opportunities for the North Houston Highway Improvement Project
<b>PROJECT PLAN</b>	Economic Development
<b>REQUEST</b>	Support continued facilitation and consulting to advocate for the Civic Opportunities associated with the North Houston Highway Improvement Project of an amount not to exceed \$250,000 and the execution of the necessary agreements by the appropriate officer of the Authority.
<b>DESCRIPTION</b>	<p>Central Houston Civic Improvement (CHCI) is assisting in the facilitation of what are being called "civic opportunities" associated with TxDOT's North Houston Highway Improvement Project. These include new street connections, parklands, greenways and civic gathering spaces which will connect communities and promote adjacent development.</p> <p>CHCI will be assisting the City of Houston and TxDOT by providing planning, programming, organizing, design, and facilitation assistance.</p> <p>CHCI will be using and coordinating with other consultants, as required, to advance specific opportunities or address particular design issues.</p>
<b>PROJECT HISTORY</b>	<p><b>1/09/2018</b> The Board of Directors approved support for the advocacy of the Vision and Civic Opportunities associated with the North Houston Highway Improvement Project of an amount not to exceed \$250,000.</p> <p><b>9/11/2018</b> The Board of Directors approved a second installment to support the Vision and Civic Opportunities associated with the North Houston Highway Improvement Project of an amount not to exceed \$250,000.</p> <p><b>11/19/2019</b> The Board of Directors approved a third installment to support the Vision and Civic Opportunities associated with the North Houston Highway Improvement Project of an amount not to exceed \$250,000.</p> <p><b>8/11/2020</b> The Board of Directors approved a fourth installment to support the Vision and Civic Opportunities associated with the North Houston Highway Improvement Project of an amount not to exceed \$250,000.</p> <p><b>4/12/2022</b> The Board of Directors approved a fifth installment to support the Vision and Civic Opportunities associated with the North Houston Highway Improvement Project of an amount not to exceed \$250,000.</p>

**ACTION ITEM**

Authorize a sixth installment to Central Houston Civic Improvement for the advocacy of the Civic Opportunities associated with the North Houston Highway Improvement Project of an amount not to exceed \$250,000 and the execution of the necessary agreements by the appropriate officer of the Authority.

**CONTACTS**

CHI: Kris Larson, President  
CHI: Lonnie Hoogeboom, Director of Planning & Design  
DRA: Allen Douglas, Executive Director



CENTRAL HOUSTON, INC.

# STRATEGIC ALIGNMENT PLAN UPDATES

JUNE 2023

# GOAL 1

## Champion major projects, initiatives and investments that improve Downtown.

- 1.1** Build and maintain cross-sector relationships with area leaders so that CHI can support, facilitate or lead on catalytic opportunities.

**Highlight:** On May 26th, CHI management hosted the second in a new series of quarterly luncheon engagements which welcome leaders from public, non-profit and philanthropic interests whose work affects Downtown Houston. Currently, a dozen C-suite leaders from the aforementioned industries are invited to the intimate luncheons which are focused on establishing, strengthening, and renewing relationships and partnerships. Board Chairs from the three CHI affiliates are also invited to take part in the luncheon. The next luncheon will be held on September 22nd.

**Participating Agencies:**



- 1.3** Collaborate with partners such as the City of Houston, Harris County, Greater Houston Partnership and Houston First to leverage opportunities for shared strategies to improve Downtown Houston.

**Highlight:** On May 27th, CHI produced a standing-room-only *Big Art. Bigger Change.* mural reveal event and bus tours in collaboration with leadership and staff of University of Houston-Downtown, Harris County, City of Houston, and U.S. Congress, District 18. To support the event, CHI also created and shared a Social Media Toolkit to facilitate partners' participation in expanding and amplifying CHI's communications and outreach efforts.

**Participating Agency:**



## GOAL 2

### Enhance and maintain a comfortable, welcoming, and well-managed public realm.

#### 2.1 Maintain and advance the standard of care for Downtown’s cleanliness and well-kept appearance.

**Highlight:** The street light outage check for the entire HDMD District plus Allen Parkway was completed by CHI management during the month of May and resulted in 178 total observed outages. CHI reported 141 outages to CenterPoint, 13 outages to the City of Houston, and HDMD will repair 2 outages located along Allen Parkway from Downtown to Montrose Street.

#### Participating Agency:



#### 2.8 Broadly address the needs of the people experiencing homelessness and the associated impacts.

**Highlight:** In response to continued concerns about conditions around the Beacon, the HDMD Board approved funding to support a new safety outpost at 401 San Jacinto St. in the former Rachel’s café space. This satellite office will provide a working space for our homeless outreach teams and partners involved in getting our most vulnerable into housing. The space will also provide a high level of transparency for security and law enforcement personnel and will be designed to serve as a regular drop-in location for HPD officers. Planning and space build-out is underway with the goal of opening in early July.

#### Participating Agencies:



## GOAL 3

Drive vibrancy through improved street-level connectivity, a commitment to walkability, and inclusive programming strategies.

### 3.6 Plan, design, and construct public infrastructure that supports safety and equity.

**Highlight:** May 2023 was particularly active for engagement on the More Space Main Street 2.0 project. The engagements included meetings with seven associated and partner agencies (HPW, P&D, HFD, HPD, METRO & CNP) plus five direct, one-on-one meetings with Main Street small business operators and hoteliers. On May 30, 2023, the District hosted a four-hour public workshop at Little Dipper’s More Space outdoor café which was attended by approximately 125 citizens. HDMD’s project team and consultants are now advancing towards the initial round of planning concepts with future agency and public engagement in August.

#### Participating Agencies:



### 3.8 Prioritize investments in pedestrian lighting on key walking corridors and near residential buildings.

**Highlight:** On May 11, 2023, the HDMD Board authorized a professional services agreement with Arup to perform downtown-wide photometric analysis along all sidewalks and provide initial recommendations for future pedestrian lighting enhancements. The lighting consultant will also perform an additional service, a Night-time Vulnerability Assessment, for certain areas of Downtown, thereby providing a higher level of analysis and understanding as to existing lighting conditions. Planning work will commence in mid-June and run through the end-of-year.

#### Participating Agency:



## GOAL 4

### Foster a vital and thriving economy through business growth, residential expansion, and enhanced reasons to be in Downtown.

- 4.11** Foster a thriving storefront economy, prioritizing recruitment efforts, where possible, to fill available properties that have favorable co-tenancy on key corridors.

**Highlight:** CHI welcomed urban retail expert Mike Berne, with MJB Consulting, to Downtown Houston from May 28th – June 3rd to explore Downtown Houston’s retail environment and storefront economy and advise on CHI’s emergent storefront development strategy. While here, Berne engaged long-term storefront stakeholders, leading retail brokers and property owners as well as toured and investigated Downtown and our competitive area markets. MJB Consulting will submit a written report on their findings and recommended competitive strategies to the Thrive Committee in August.

**Participating Agencies:**



- 4.15** Be the go-to organization for Downtown market research and intelligence.

**Highlight:** CHI management has made significant progress in better understanding the storefront ecosystem in Downtown. An internal team comprised of representatives from several CHI departments has recently completed the first phase of a comprehensive exploration and assessment of street-level storefronts across Downtown. This renewed storefront database effort will help us better understand who is in Downtown and where they are located. This data is critical to several concurrent CHI projects, including but not limited to the website overhaul, the quarterly market reports, and the retail recruitment strategy. The next phase of the effort will involve categorization of the identified business and the building of a long-term system to keep the data current.

**Participating Agencies:**





# GOAL 5

Develop a hivemind of intelligence and goodwill by genuinely engaging and convening stakeholders.

**5.4** Explore the potential for simplifying stakeholders’ awareness of CHI and its affiliates by unifying their brand identities.

**Highlight:** CHI and its consulting team have concluded the discovery phase of the branding consolidation project, including a SWOT analysis, site tours, stakeholder surveys and facilitated discussions, and finalized project brief. Further, CHI management provided its consulting team with creative guidance to refine brand themes and visual mood boards.

**Participating Agencies:**



**5.7** Develop programs and collateral to orient new companies, employees, and residents to Downtown.

**Highlight:** HDMD has developed new info cards to provide stakeholders greater ease in contacting us to respond to public realm concerns. The cards are designed for Downtown residents, employees, visitors and business owners and feature our brand-new simplified and centralized phone number for requesting a Downtown Public Safety Guide, a Cleaning Ambassador, a SEAL Security officer, or our operations office.

**Participating Agencies:**



**Downtown Houston Helps**  
713-223-2003

**Your Downtown is Safe and Welcoming**  
Downtown Public Safety Guides patrol pedestrian areas and special events as a visible, welcoming helpful presence.  
These Safety Guides are available daily to assist residents, workers, visitors and business owners. Please call on us for prompt, courteous response to:  
• Report any concern about safety  
• Request a walking escort  
• Connect people experiencing homelessness with social services  
• Deter panhandling  
• Assist with directions & information on Downtown happenings  
For safety concerns that need a licensed security officer response, Downtown District provides 24/7 security officer coverage in partnership with SEAL Security.

**Your Downtown is Clean and Beautiful**  
Downtown Cleaning Ambassadors maintain the attractive appearance of your Downtown public areas.  
Every day, our teams empty **310** trash receptacles and remove over **1,700** tons of trash per year from Downtown. Cleaning Ambassadors work daily to remove graffiti, power wash sidewalks and surfaces and operate street sweepers.  
Every year, our Downtown Operations teams plant more than **140,000** colorful, flowering plants, maintain over **2,000** shade trees, and keep **13** fountains splashing.  
Your Downtown Cleaning Ambassadors also ensure Market Square Park and Treble Park are beautiful places to play, dine, relax, and enjoy seasonal performances.  
Help us keep Downtown clean and beautiful by reporting areas that need our attention.  
Your Downtown Cleaning Ambassadors and Public Safety Guides are working to make Downtown a connected and thriving place for everyone.

**CALL 713-223-2003 OR EMAIL OPERATIONS@DOWNTOWNDISTRICT.ORG FOR:**

<b>PUBLIC SAFETY OFFICERS</b>	<b>GENERAL TOW SERVICES</b>	<b>SEAL SECURITY</b>	<b>DISTRICT OPS OFF</b>
<ul style="list-style-type: none"> <li>• General information</li> <li>• Street view</li> <li>• Safety Escort</li> <li>• Quality of the trees</li> </ul>	<ul style="list-style-type: none"> <li>• Resident Walking</li> <li>• Small Business</li> <li>• Graffiti abatement</li> <li>• Sidewalk Cleanup</li> </ul>	<ul style="list-style-type: none"> <li>• Apartment Parking</li> <li>• Public Intoxication</li> <li>• Noise Ordinance Violations</li> </ul>	<ul style="list-style-type: none"> <li>• Youth Program</li> <li>• Outreach Services</li> <li>• Landscaping Inspection</li> <li>• Street Light Outages</li> </ul>