



Downtown
Redevelopment
Authority

Board of Directors Meeting

June 11, 2024

Tax Increment Reinvestment Zone, Number Three
City of Houston

Board of Directors Meeting
June 11, 2024

TABLE OF CONTENTS

| | <u>Page</u> |
|--|--------------------|
| Minutes of Previous Meetings | |
| • Downtown Redevelopment Authority – May 14, 2024 | 3 |
| • Tax Increment Reinvestment Zone Number Three – May 14, 2024 | 6 |
| Finance Matters | |
| • Finance Summary – May 2024 | 9 |
| • Check Register –May 2024 | 10 |
| Update and Presentation on Infrastructure Resiliency Project..... | 11 |
| Retention of Carr, Riggs & Ingram for DRA FY24 Audit..... | 27 |
| Review DRA/TIRZ #3 FY25 Draft Budget with Budget & Finance Committee Recommendation | 35 |
| Central Houston Civic Improvement – Civic Opportunities for the NHHIP | 59 |
| Strategic Alignment Updates | |
| • Goal 1 – Champion Downtown | 61 |
| • Goal 2 – Enhance Downtown..... | 62 |
| • Goal 3 – Connect Downtown..... | 63 |
| • Goal 4 – Thrive Downtown | 64 |
| • Goal 5 – Engage Downtown..... | 65 |

**MINUTES OF THE REGULAR MEETING
OF THE
DOWNTOWN REDEVELOPMENT AUTHORITY**

May 14, 2024

The Board of Directors (the "Board") of the Downtown Redevelopment Authority (the "Authority") convened in regular session, in person and open to the public, inside the H-Town Conference Room at the Authority's office, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on May 14, 2024, 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 |
| Keith Hamm | Treasurer |
| Regina Garcia | Director |
| James Harrison | Director |
| Kirby Liu | Director |
| Tiko Reynolds-Hausman | Director |
| William Taylor | Director |

and all of said persons were present except for Chair Flowers and Director Garcia. Also attending were Allen Douglas, Executive Director ("ED") of the Authority; Kris Larson, President of the Authority; Jana Gunter, Director of Finance; and staff members Brett DeBord, Cassie Hoeprich, Amanda Marquez, Jamie Perkins, Albert Sanchez, all with the Authority; Algenita Davis, consultant to the Authority; and Clark Lord with Bracewell, outside counsel to the Authority.

In addition, presenters and guests attending included Lieutenant Jennifer Kennedy with the Houston Police Department ("HPD") and Jennifer Curley, Executive Staff Analyst with the City of Houston.

DETERMINE QUORUM; CALL TO ORDER

Vice Chair Sabino conducted a roll call, and a quorum was established. The meeting was called to order at 12:08 PM.

INTRODUCTIONS AND PUBLIC COMMENTS

Vice Chair Sabino asked if anyone attending from the public wished to comment. There were no comments from the public.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the April 9, 2024 regular joint board meeting. Vice Chair Sabino asked the Board for questions or revisions.

Hearing none, Vice Chair Sabino called for a motion, moved by Director Taylor; seconded by Reynolds-Hausman; and the minutes of the April 9, 2024 regular joint board meeting were approved as presented.

FINANCE MATTERS

April 2024 Check Register

Vice Chair Sabino called on Jana Gunter to present financial updates from the month prior. Ms. Gunter shared highlights from the check register for the month ending April 30, 2024. No questions were raised.

Vice Chair Sabino entertained a motion to accept the April check register; moved by Director Harrison; and seconded by Director Reynolds-Hausman; and the Board accepted the April check register as presented.

MUNICIPAL SERVICES & INITIATIVES UPDATES

Vice Chair Sabino asked ED Douglas to introduce this topic. He opened with a brief statement and invited Lieutenant Kennedy to share updates on HPD's initiatives for the third quarter of FY 23-24 and share a presentation. Lieutenant Kennedy gave a summary of the actions taken in the third quarter, which included highlights from crime suppression and civil enforcement initiatives around The Beacon and 500 Fannin.

Next, Lieutenant Kennedy shared information on efforts taken to increase bike patrols in the Theater District, actions taken to reduce auto theft, increase traffic patrols, reduce illegal vendors, and other safety measures in downtown. Discussion ensued and questions were asked and answered. No further action was required.

DEBRIEF ON DRA HOUSING FINANCE WORKSHOP

Next, Vice Chair Sabino invited President Larson to provide a debrief on the 2024 Housing Finance Workshop. President Larson began by summarizing the main objectives of the workshop, and then reviewed the goals set during the workshop. He then summarized other topics touched on during the workshop and asked for any additional input or insights on these topics, which included DLI 2.0, defining success, and potential partnerships and policies. Discussion ensued and questions were asked and answered. No action was required.

MORE SPACE MAIN STREET 2.0 PROJECT UPDATE

Cassie Hoeprich was invited by Vice Chair Sabino to share the latest updates with the More Space Main Street 2.0 Project. Ms. Hoeprich spoke of project milestones made thus far, provided an updated project timeline, and spoke about upcoming future engagements that will continue moving the project forward. Discussion ensued and questions were asked and answered. No action was required.

PRESENTATION ON EVENTS AND PROGRAMMING

Vice Chair Sabino called on ED Douglas, who then introduced Amanda Marquez, Program & Events Manager with Downtown Houston+ and the Authority. Ms. Marquez provided information on scheduled programming events taking place at Market Square and Trebly Parks for the spring and summer of 2024. She then shared programming highlights and a calendar with these events. Questions were asked and answered, and discussion ensued. President Larson concluded with a call for an Authority Board member to serve as a liaison on an upcoming programming project at Market Square Park. He asked for those interested to contact Chair Flowers. No further action was taken.

STRATEGIC ALIGNMENT UPDATES

President Larson was invited to share the latest updates on the cross-organizational Strategic Alignment goals. Questions were asked and answered. No further action was taken.

NEXT MEETINGS

Vice Chair Sabino announced the dates for upcoming Board and Collaborative Committee meetings as follows:

- Thrive DT Committee –Wednesday, **May 15th** at **12:00 PM** (*virtual meeting*)
- Engage DT Committee – Thursday, **May 16th** at **12:00 PM**
- Enhance DT Committee – Monday, **May 20th** at **12:00 PM**
- Connect DT Committee – Tuesday, **May 21st** at **9:00 AM**
- Board of Directors – Tuesday, **June 11th** at **12:00 PM**

OTHER BUSINESS & ADJOURN

Vice Chair Sabino asked if there was any further business to be discussed. No additional business was brought forth to the Board. She then called for a motion to adjourn the May Board meeting; which was moved and seconded; and the meeting was adjourned at 1:28 PM.

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

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

May 14, 2024

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, inside the H-Town Conference Room at the Zone's office, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on May 14, 2024, and the roll was called of the duly constituted officers and members of the Board, to wit:

| | |
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| Kirby Liu | Director |
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| William Taylor | Director |

and all of said persons were present except for Chair Flowers and Director Garcia. Also attending were Allen Douglas, Executive Director ("ED") of the Zone; Kris Larson, President of the Zone; Jana Gunter, Director of Finance; and staff members Brett DeBord, Cassie Hoeprich, Amanda Marquez, Jamie Perkins, Albert Sanchez, all with the Zone; Algenita Davis, consultant to the Zone; and Clark Lord with Bracewell, outside counsel to the Zone.

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

Check register for May 2024



- Total checks issued in May 2024 were \$45K
 - AECOM Technical Services, Inc.
 - Office Conversion Study - \$34,500
 - Ryan M. Levasseur
 - Consultant, Downtown Launchpad - \$10,000

Company name: Main Street Market Square Redevelopment Authority
Report name: Check register
Created on: 6/6/2024
Location: DRA--Main Street Market Sq Redevelopment Auth

| Bank | Date | Payee | Amount | Cleared |
|----------------------------|------------------------------|---|------------------|-----------|
| DRA 0879 - JP Morgan Chase | Account no: 515270879 | | | |
| | 5/20/2024 | VEN-00002--AECOM Technical Services, Inc. | 34,500.00 | 5/31/2024 |
| | 5/20/2024 | VEN-00017--Bee-line Delivery Service | 20.48 | 5/31/2024 |
| | 5/20/2024 | VEN-00214--Ryan M. Levasseur | 10,000.00 | 5/31/2024 |
| Total for DRA 0879 | | | 44,520.48 | |



SERVICE CORPORATION INTERNATIONAL

Downtown RDA Meeting

June 11, 2024



Resiliency Projects

- Current Work:
 - **Storm Water System**
- Upcoming with HQ:
 - Floodplain Mitigation
 - Temple Drive
 - Sidewalks/Landscape
 - Green Infrastructure



Storm Water System Update



Benefit of Proposed Storm Sewer Route

- Upgrading storm sewer to Atlas-14 standards
- Eliminate street flooding and ponding during 2-year rain event
- Significantly reduce flooding during 100-year rain event
- New vault and larger storm lines will hold water that used to pond in the streets.
 - 88,500 Cubic Feet of New Detention Storage (2 acre-feet)
 - 66" Lines replacing 48" Lines (30% increase in capacity)
- Significant portions of the storm-sewer re-route are on property that will be dedicated to the City by SCI including the detention vault and 66 in. line that bisects the KHOU property



Existing Public Storm Sewer System



Public Storm Sewer Reroute

Revised Planned Route

- No longer on W. McKinney St.
- Vault and connection to Stanford St. line on SCI property.
- SCI loses developable property to allow for a better neighborhood solution.



Public Storm Sewer Reroute

Schedule

- Work began Jan 2024
- SCI Property connecting piece completed February 2024
- Vault completed May 2024
- Stanford & McKinney Street work completes July 2024
- Temple Drive work completes August 2024
- Project acceptance by City of Houston expected September 2024
- Project Cost: \$6.5 Million



Public Storm Sewer Reroute – Street Progress



February 2024

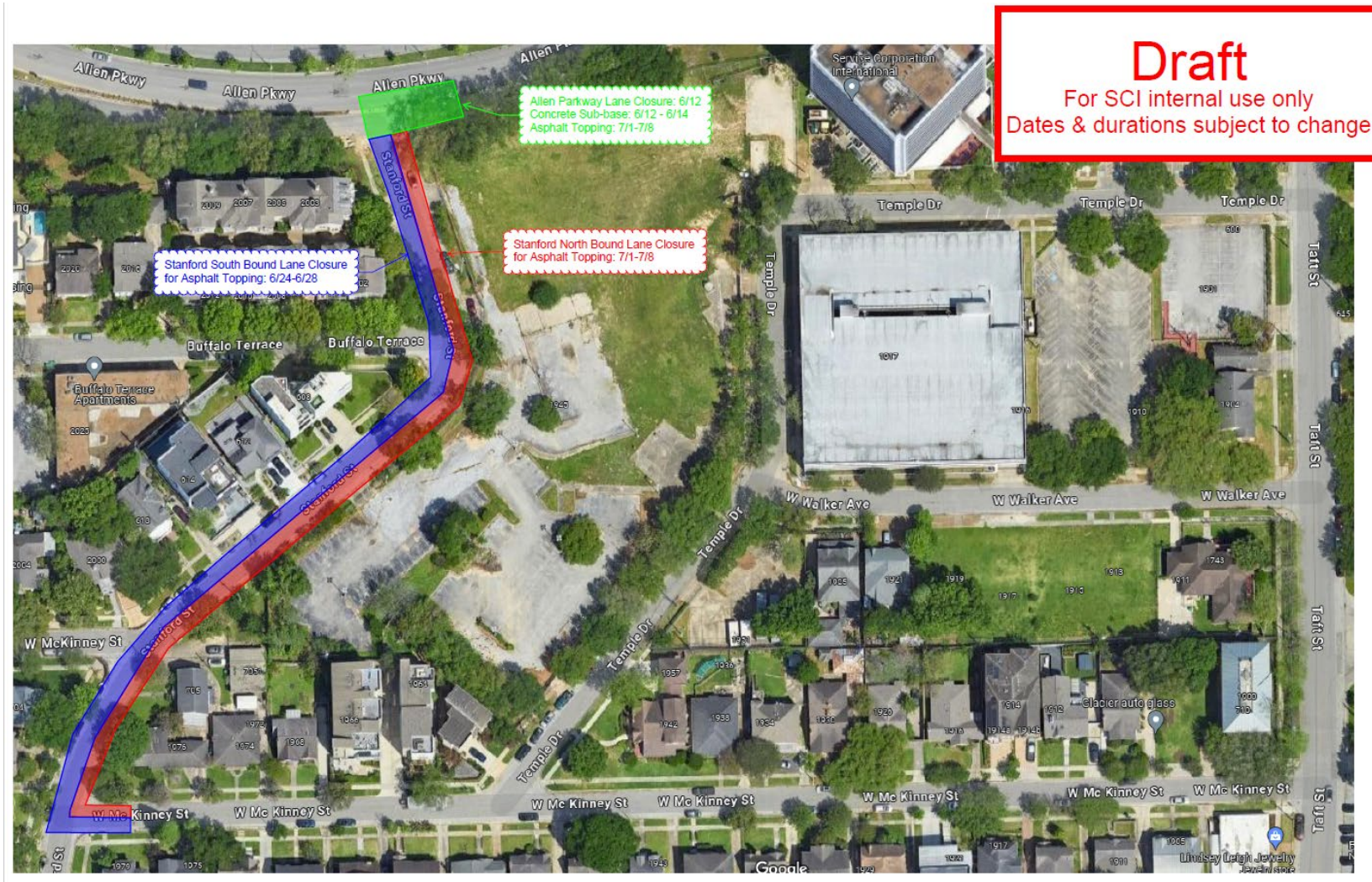


April 2024



June 2024

Public Storm Sewer Reroute



June - July 2024



Public Storm Sewer Reroute – Vault Progress



March 2024



April 2024



May 2024



Public Storm Sewer Reroute – Vault Progress



Q4 2026



HQ Update



SCI HQ

Schedule

- General Contractor selected March 2024
- Subcontractor buyout June-August 2024
- JRC Completion Q3/Q4 2024
- Construction begins Q4 2024
- Construction completion Q4 2026
- SCI Move In Q4 2026

The New SCI Headquarters Rendering - Northeast View



The New SCI Headquarters Rendering - Northwest View



Thank You



| | |
|---------------------|---|
| AGENDA ITEM | Authorization of FY 2024 Audit Services |
| FIRM | Carr, Riggs & Ingram, LLC |
| REQUEST | Approve the engagement of Carr, Riggs & Ingram as auditors for FYE 6/30/24 at a fee and expenses not to exceed \$23,000. |
| ITEM HISTORY | The DRA/ TIRZ #3 has used Carr, Riggs & Ingram as auditors in previous years. |
| ACTION ITEM | Authorize the engagement of Carr, Riggs & Ingram as auditors for FYE 6/30/24 at a fee and expenses not to exceed \$23,000 and the execution of necessary agreements by the appropriate officers of the Authority. |
| CONTACTS | DRA: Jana Gunter, Director of Finance DRA: Allen Douglas, Executive Director Carr, Riggs & Ingram, LLC: Alyssa Hill, Partner |



To Management and Those Charged with Governance
of Main Street Market Square

This Engagement Letter and its attachments, if any, are governed by the Master Services Agreement 1.0 ("MSA") between Carr, Riggs & Ingram, L.L.C. ("CRI", "we", "us", or "our") and the Client; the terms of which are hereby incorporated into this Engagement Letter by reference. By executing this Engagement Letter, the parties agree to and intend to be bound by the terms of the MSA.

This Engagement Letter confirms and specifies the terms of our engagement and clarifies the nature and extent of the services we will provide for Main Street Market Square ("Client", "Entity", "you", or "your") as of and for the year ended June 30, 2024 (the "Selected Period(s)").

SCOPE AND OBJECTIVES

We will audit the financial statements and the disclosures, which collectively comprise the basic financial statement(s) of the Entity for the Selected Period(s) ended for the following: governmental activities, each major fund and the related disclosures to the financial statements, otherwise known as the notes to the financial statements (collectively, the "Financial Statements").

The Financial Statements are prepared in accordance with accounting principles generally accepted in the United States of America ("GAAP") (the "Selected Basis").

We will perform an audit engagement with respect to the Financial Statements of the Entity. As and if applicable and indicated in the following paragraphs, we will also perform the appropriate procedures related to either supplementary information ("Supplementary Information") and/or required supplementary information ("RSI").

The objectives of our audit are to obtain reasonable assurance about whether the Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinion about whether your Financial Statements are fairly presented, in all material respects, in conformity with the Selected Basis and report on the fairness of the Supplementary Information referred to below 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 auditing standards generally accepted in the United States of America ("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.

The Selected Basis provides for certain RSI, such as management's discussion and analysis ("MD&A"), to supplement Entity's Financial Statements. Such information, although not a part of the Financial Statements, is required by the Governmental Accounting Standards Board ("GASB") who considers it to be an essential part of the financial reporting for placing the Financial Statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Entity's RSI in accordance with GAAS. These limited procedures will consist of inquires of management regarding methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the Financial Statements, and other knowledge we obtained during our audit of the 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. This RSI is required by the Selected Basis and will be subjected to certain limited procedures, but will not be audited: MD&A and Budgetary Comparison Schedules.

We have also been engaged to report on Supplementary Information other than RSI that accompanies the Entity'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 separate written report accompanying our auditor's report on the Financial Statements or in a report combined with our auditor's report on the Financial Statements: the following: Schedule of Operating Expense and Capital Expenditures, Schedule of Estimated Project Costs and Actual Costs.

OUR RESPONSIBILITIES

We will conduct our audit in accordance with GAAS. We will include tests of your accounting records and other procedures we consider necessary to enable us to express such an opinion. 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 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 Entity or to acts by management or employees acting on behalf of the Entity.

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 or 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 obtain an understanding of the Entity 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 opinion. 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 internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to you and those charged with governance internal control related matters that are required to be communicated under professional standards.

We have identified the following significant risks of material misstatement as part of our audit planning: management override of controls and improper revenue recognition due to fraud.

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 Entity's ability to continue as a going concern for a reasonable period of time.

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 Entity'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.

Our audit does not relieve you of your responsibilities.

OTHER SERVICES

We will perform the following non-attest services for the Entity, based upon information provided by you and in accordance with professional standards:

- Assist management in preparing the Financial Statements

You agree to assume all management responsibilities for these non-attest services and any other non-attest services we provide; oversee the services by designating an individual with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

The non-attest services, if any, are limited to those previously defined in this letter, or as identified in a separate Engagement Letter. 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.

CLIENT RESPONSIBILITIES

In addition to your responsibilities identified in the MSA, our engagement 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, and monitoring ongoing activities
- the selection and application of accounting principles; for the preparation and fair presentation of the Financial Statements and all accompanying information in conformity with the Selected Basis
- the preparation and fair presentation of the Financial Statements in conformity with the Selected Basis
- 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)
- 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 Entity from whom we determine it necessary to obtain audit evidence (4) if applicable, you will provide us with the final version of all documents comprising the annual report which includes other information, prior to the date of our auditor's report. If the final version of these documents are not available prior to the date of our auditor's report, they will be provided as soon as practical and the Entity will not issue the annual report prior to providing them to the auditor
- required written representations from you about the Financial Statements and related matters, at the conclusion of our audit
- required written representations 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.
- 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 taken as a whole

- 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 Entity 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
- 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, regulations, contracts, agreements, and grants
- preparation of the Supplementary Information, as applicable, in conformity with the Selected Basis. 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 and to include the audited Financial Statements with any presentation of the Supplementary Information that includes our report thereon
- if publishing Financial Statements on your website, you understand that websites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information on the website with the original document
- disclosing the date through which subsequent events have been evaluated and whether that date is the date the Financial Statements were issued or were available to be issued
- informing the engagement partner before entering into any substantive employment discussions with any of our personnel, to ensure our independence is not impaired under the AICPA Code of Professional Conduct

ENGAGEMENT ADMINISTRATION

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 understand that your employees will prepare all confirmations and schedules we request and will locate any documents selected by us for testing. A request list of information we expect to need for our audit will be provided to you. Your prompt attention to and timely return of the requested items will significantly contribute to the efficiency of our audit process.

In accordance with certain regulations, we, as your auditors, are required to make the following commitments:

- The audit documentation for this engagement is the property of CRI and constitutes confidential information. However, we may be requested to make certain audit documentation available to regulators, federal or state agencies, governmental agencies, etc. ("regulators" or "agencies")

pursuant to authority given to it by law or regulation. If requested, access to such audit documentation will be provided under the supervision of CRI personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these regulators or agencies. These regulators or agencies may intend, or decide, to distribute the copies or information contained therein to others.

- We will file a copy of our most recent peer review report with any applicable regulators or agencies.
- As appropriate, we will meet with those charged with governance before the audit report(s) are filed with any required regulators or agencies.

The information that we obtain in auditing is confidential, as required by the AICPA Code of Professional Conduct. Therefore, your acceptance of this Engagement Letter will serve as your advance consent to our compliance with above commitments.

REPORTING

As part of our engagement, we will issue a written report upon completion of our audit of the Entity's Financial Statements. Our report will be addressed to management, those charged with governance, or both, as appropriate, of the Entity. 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 opinion, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinion is other than unmodified, we will discuss the reasons with you in advance.

TERMINATION

If for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or withdraw from this engagement.

We reserve the right and sole discretion to withdraw for any reason from this engagement immediately upon written notice to you. Our withdrawal will release us from any obligation to complete the services covered by this Engagement Letter and will constitute completion of this engagement.

Our engagement with you will terminate upon the earlier of our delivery of your report or withdrawal. In either case, you agree to compensate us for our services, fees, and costs to the date of withdrawal.

CORPORATE TRANSPARENCY ACT/BENEFICIAL OWNERSHIP INFORMATION REPORTING

Assisting you with your compliance with the Corporate Transparency Act ("CTA"), including beneficial ownership information ("BOI") reporting, is not within the scope of this engagement. You have sole responsibility for your compliance with the CTA, including its BOI reporting requirements and the collection of relevant ownership information. We shall have no liability resulting from your failure to comply with CTA. Information regarding the BOI reporting requirements can be found at <https://www.fincen.gov/boi>. Consider consulting with legal counsel if you have questions regarding the

applicability of the CTA's reporting requirements and issues surrounding the collection of relevant ownership information.

OUR FEES

We estimate that our fees for these services will be \$23,000.

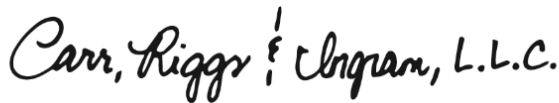
We will also charge you for applicable out-of-pocket expenses incurred in the course of our engagement, including, but not limited to: technology costs, travel expenses (meals, lodging, transportation, etc.), third party technical resources, administrative costs (courier services, report preparation, copying), and any other direct engagement expenses. We may also charge a fee for applications, subscriptions, hosting, or technology we utilize in providing services to you.

The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation.

CLIENT ACKNOWLEDGEMENT(S)

If you acknowledge and agree with the terms of our agreement as described in this Engagement Letter, please indicate by executing.

Very truly yours,



CARR, RIGGS & INGRAM, L.L.C.

Signature

*Allen Douglas
Main Street Market Square*

<signature>

<sign date>

Signature

Curtis Flowers

<signature>

<sign date>

- AGENDA ITEM:** Authorization of FY 2025 Operation & CIP Budget
- REQUEST:** Board approval of the final draft of the FY 2025 Operation & CIP Budget in substantial form and released to the City of Houston for review and City Council approval.
- ITEM HISTORY:** 6/4/2024 - The Budget and Finance Committee vetted and approved the request to authorize a recommendation to the full Board of Directors to accept and approve the final draft of the FY 2025 budget to send to the City of Houston for review and City Council approval.
- ACTION ITEM:** Approve the final draft of the FY 2025 Operation & CIP Budget in substantial form and release it 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 2025 BUDGET PROFILE**

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

| | | |
|--|--|------------------|
| P R O F I L E | Base Year: | 1995 |
| | Base Year Taxable Value: | \$ 22,231,380 |
| | Projected Taxable Value (TY2024): | \$ 6,318,331,441 |
| | Current Taxable Value (TY2023): | \$ 6,075,318,693 |
| | Acres: | 1,061.48 |
| | Administrator (Contact): | Allen Douglas |
| | Contact Number: | (713) 752-0827 |

| | |
|--|--|
| N A R R A T I V E | Zone Purpose: |
| | Tax Increment Reinvestment Zone Number Three, City of Houston, Texas was created in 1995 to stimulate new residential development in the 9-Block area surrounding the Rice Hotel. In 1998, the Zone was expanded to include Main Street and the northern blocks of the Central Business District along Buffalo Bayou, primarily to create pedestrian and transit amenities and to catalyze new investment and enhance connections between the eastern and western sectors of downtown. In 2005, two blocks were added to provide a new mixed-use retail and entertainment project. In 2007, the Zone was expanded to include public and institutional parcels in and around City Hall and the Jones Library. In 2011, the boundaries were further enlarged to include the Buffalo Bayou Parklands west to Shepherd Drive 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 re-opened in January 2022 under new ownership as the Laura Hotel. |
| | -Trebly 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 municipal assistance to HPD & for specific enforcement initiatives in Downtown Houston. |
| | -Funded design and construction of pedestrian bridge at Montrose & Allen Parkway. |
| | -Executed Economic Development Agreement with SCI for resiliency project along Allen Parkway. |
| | -Continued operation of the 17,000 sq ft Downtown Launch Pad. |
| | -Completed grant commitments to Gener8tor. |
| | -Provided funding for development of 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. |

| P R O J E C T P L A N | | Total Plan | Cumulative Expenses (to 6/30/23) | Variance |
|---|--|--------------------------|---|-----------------|
| | | Capital Projects: | | |
| | Roadways and Streets | \$ 47,500,000 | \$ 64,754,426 | \$ (17,254,426) |
| | Infrastructure, Mobility, Transit Improvements | 43,334,450 | 27,751,507 | 15,582,943 |
| | Real Property Improvements | 57,520,266 | 23,623,604 | 33,896,662 |
| | Parking Facilities | 10,156,417 | - | 10,156,417 |
| | Historic Preservation Improvements | 26,351,008 | 17,670,022 | 8,680,986 |
| | Parks and Recreational Facilities | 273,044,167 | 17,548,028 | 255,496,139 |
| | Theater District Improvements | 11,504,799 | 14,610,972 | (3,106,173) |
| | Cultural and Public Facilities Improvements | 10,000,000 | 1,503,555 | 8,496,445 |
| | Economic Development Programs | 166,800,000 | 53,773,464 | 113,026,536 |
| | Institutional Facilities Improvements | 22,000,000 | 10,678,800 | 11,321,200 |
| | Total Capital Projects | \$ 668,211,107 | \$ 231,914,378 | \$ 436,296,729 |
| | Affordable Housing | - | - | - |
| | School & Education/Cultural Facilities | 82,541,820 | 52,471,417 | 30,070,403 |
| | Financing Costs | 48,930,000 | 29,006,381 | 19,923,619 |
| | Administration Costs/ Professional Services | 16,934,426 | 8,007,439 | 8,926,987 |
| | Creation Costs | - | - | - |
| | Total Project Plan | \$ 816,617,353 | \$ 321,399,615 | \$ 495,217,738 |

| D E B T | Additional Financial Data | FY2024 Budget | FY2024 Estimate | FY2025 Budget |
|----------------------------|---|------------------------------|--|--|
| | | Debt Service | | |
| | Principal | \$ 4,176,514 | \$ 4,196,278 | \$ 4,193,650 |
| | Interest | \$ 2,250,000 | \$ 2,250,000 | \$ 2,340,000 |
| | | \$ 1,926,514 | \$ 1,946,278 | \$ 1,853,650 |
| | | Balance as of 6/30/23 | Projected Balance as of 6/30/24 | Projected Balance as of 6/30/25 |
| | Year End Outstanding (Principal) | | | |
| | Bond Debt | \$ 42,170,000 | \$ 39,920,000 | \$ 37,580,000 |
| | Bank Loan | \$ - | \$ - | \$ - |
| | Line of Credit | \$ - | \$ - | \$ - |
| | Developer Agreement | \$ - | \$ - | \$ - |
| | Other (Rosemont Bridge) | \$ - | \$ - | \$ - |
| | Other (HHFC) | \$ - | \$ - | \$ - |

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 BUDGET DETAIL

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

| TIRZ Budget Line Items | FY2024 Budget | FY2024 Estimate | FY2025 Budget |
|---|----------------------|----------------------|----------------------|
| RESOURCES | | | |
| RESTRICTED Funds - Projects | \$ 12,091,844 | \$ 15,991,430 | 23,791,364 |
| RESTRICTED Funds - Bond Proceeds | \$ - | \$ - | - |
| RESTRICTED Funds - Buffalo Bayou Park | \$ 2,706,675 | \$ 2,836,045 | 2,921,764 |
| RESTRICTED Funds - Bond Debt Service | \$ 8,541,914 | \$ 8,585,226 | 8,585,226 |
| Beginning Balance | \$ 23,340,433 | \$ 27,412,701 | \$ 35,298,354 |
| City tax revenue | \$ 23,067,433 | \$ 22,273,091 | \$ 23,503,732 |
| County tax revenue | \$ 144,175 | \$ 144,175 | \$ 144,175 |
| ISD tax revenue | \$ 4,946,972 | \$ 4,946,972 | \$ 4,946,972 |
| ISD tax revenue - Pass Through | \$ 2,717,769 | \$ 2,717,769 | \$ 2,717,769 |
| Incremental property tax revenue | \$ 30,876,349 | \$ 30,082,007 | \$ 31,312,648 |
| Parking Revenue (Blocks 6 & 7) | \$ - | \$ - | \$ - |
| Bagby Reimbursements | \$ - | \$ - | \$ - |
| Miscellaneous revenue | \$ - | \$ - | \$ - |
| COH TIRZ interest | | | \$ - |
| Interest Income | \$ 233,192 | \$ 1,000,000 | \$ 1,000,000 |
| Other Interest Income | \$ 233,192 | \$ 1,000,000 | \$ 1,000,000 |
| Return of local Match Southeast Sidewalks | \$ - | \$ - | \$ - |
| City of Houston Public Works - Dallas Street Improvements | \$ - | \$ - | \$ - |
| Sundance Theater Revenue Sharing | \$ - | \$ - | \$ - |
| Grant Proceeds | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |
| Proceeds from Bank Loan | \$ - | \$ - | \$ - |
| Series | \$ - | \$ - | \$ - |
| Contract Revenue Bond Proceeds | \$ - | \$ - | \$ - |
| TOTAL AVAILABLE RESOURCES | \$ 54,449,974 | \$ 58,494,708 | \$ 67,611,002 |

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 BUDGET DETAIL

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

| TIRZ Budget Line Items | FY2024 Budget | FY2024 Estimate | FY2025 Budget |
|--|---------------------|-------------------|-------------------|
| EXPENDITURES | | | |
| Accounting | \$ 2,500 | \$ - | \$ - |
| Administration Salaries & Benefits | \$ 700,000 | \$ 735,657 | \$ 765,083 |
| Auditor | \$ 18,000 | \$ 20,500 | \$ 22,500 |
| Bond Services/Trustee/Financial Advisor | \$ 25,000 | \$ 25,000 | \$ 7,000 |
| Insurance | \$ 36,500 | \$ 7,500 | \$ 7,500 |
| Office Administration | \$ 7,500 | \$ 22,000 | \$ 20,000 |
| TIRZ Administration and Overhead | \$ 789,500 | \$ 810,657 | \$ 822,083 |
| Engineering Consultants | \$ - | \$ - | \$ - |
| Legal | \$ 18,000 | \$ 32,000 | \$ 32,000 |
| Construction Audit | \$ - | \$ - | \$ - |
| Planning Consultants | \$ - | \$ - | \$ - |
| Project/Planning Management | \$ - | \$ - | \$ - |
| Program and Project Consultants | \$ 18,000 | \$ 32,000 | \$ 32,000 |
| Management consulting services | \$ 807,500 | \$ 842,657 | \$ 854,083 |
| Capital Expenditures (See CIP Schedule) | \$ 9,755,750 | 3,113,318 | 20,679,906 |
| TIRZ Capital Expenditures | \$ 9,755,750 | 3,113,318 | 20,679,906 |
| Developer / Project Reimbursements | | | |
| Roadways & Streets | | | |
| n/a | \$ - | \$ - | \$ - |
| Infrastructure, Mobility, Transit Improvements | | | |
| Allen Parkway Planning | \$ - | \$ - | \$ - |
| METRO Communication Cabinets Relocation | \$ - | \$ - | \$ - |
| 806 Main Curb Cut/Infrastructure | \$ - | \$ - | \$ - |
| Real Property Improvements | | | |
| Post Office Project | \$ 365,767 | \$ 303,726 | \$ 365,767 |
| Parking Facilities | | | |
| n/a | \$ - | \$ - | \$ - |
| Historic Preservation Improvements | | | |
| 806 Main Street | \$ 185,541 | \$ 171,290 | \$ 185,541 |
| Sam Houston Park | \$ - | \$ - | \$ - |
| Future Projects | \$ 1,000,000 | \$ - | \$ 1,000,000 |
| Parks, Plaza and Recreational Facilities Improvements | | | |
| Sabine to Bagby Promenade | \$ - | \$ - | \$ - |
| Houston Parks Board Hike and Bike Trails | \$ 1,000,000 | \$ 500,000 | \$ 1,000,000 |
| Theater District Improvements | | | |
| Sundance Theater | \$ - | \$ - | \$ - |
| Alley Theatre | \$ - | \$ - | \$ - |
| Theater District Public Realm Improvements | \$ - | \$ - | \$ - |
| Cultural & Public Facilities Improvements | | | |
| n/a | \$ - | \$ - | \$ - |
| Walkway and Streetscape Improvements | | | |
| n/a | \$ - | \$ - | \$ - |
| Retail/Economic Development | | | |
| Buffalo Bayou Park - Shepherd to Sabine | \$ 2,836,045 | \$ 2,921,764 | \$ 2,965,591 |
| Hotel Alessandra/Laura | \$ 59,981 | \$ 54,515 | \$ 56,150 |
| Holiday Inn - 1616 Main | \$ 23,972 | \$ 22,644 | \$ 23,323 |
| Provident - The Star 1111 Rusk | \$ 284,422 | \$ 239,169 | \$ 246,344 |
| Skyhouse I - Houston | \$ 290,459 | \$ 239,962 | \$ 247,161 |
| Skyhouse II - Main | \$ 272,935 | \$ 240,970 | \$ 248,199 |
| Alliance Block 334 | \$ 158,341 | \$ 152,258 | \$ 156,826 |
| Market Square Tower | \$ 710,442 | \$ 569,543 | \$ 586,629 |
| Aris Market Square | \$ 440,560 | \$ 398,905 | \$ 410,872 |
| AC Hotel - 723 Main | \$ 28,154 | \$ 22,089 | \$ 22,752 |

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2025 BUDGET DETAIL

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

| TIRZ Budget Line Items | FY2024 Budget | FY2024 Estimate | FY2025 Budget |
|---|---------------------|------------------|------------------|
| Fairfield Residential | \$ 280,456 | \$ 220,240 | \$ 226,847 |
| Downtown Launch Pad 2.0 | \$ 997,820 | \$ 701,589 | \$ 550,000 |
| Downtown Living Initiative | \$ 10,000 | \$ 29,596 | \$ 100,000 |
| Retail/Economic Development Initiative | \$ 50,000 | \$ 175,000 | \$ 500,000 |
| Mass Challenge | | | |
| Gener8tor | \$ 250,000 | \$ 250,000 | |
| Developer / Project Reimbursements | \$ 9,244,895 | 7,213,260 | 8,892,003 |

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 BUDGET DETAIL

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

| TIRZ Budget Line Items | FY2024 Budget | FY2024 Estimate | FY2025 Budget |
|---|----------------------|----------------------|----------------------|
| Bond Debt Service (Series 2012) | | | |
| Principal | \$ 1,440,000 | \$ 1,440,000 | \$ - |
| Interest | \$ 8,964 | \$ 17,928 | \$ - |
| New Bond Sale (Series 2015) | | | |
| Principal | \$ 810,000 | \$ 810,000 | \$ 2,340,000 |
| Interest | \$ 1,917,550 | \$ 1,928,350 | \$ 1,853,650 |
| Cost of Issuance | \$ - | \$ - | \$ - |
| System debt service | \$ 4,176,514 | \$ 4,196,278 | \$ 4,193,650 |
| TOTAL PROJECT COSTS | \$ 23,984,659 | 15,365,513 | 34,619,642 |
| Payment/transfer to ISD - educational facilities | \$ 1,922,208 | \$ 1,922,208 | \$ 1,922,208 |
| Payment/transfer to ISD - educational facilities (Pass Through) | \$ 2,717,769 | \$ 2,717,769 | \$ 2,717,769 |
| Administration Fees: | | | |
| City | \$ 1,153,372 | \$ 1,113,655 | \$ 1,175,187 |
| County | \$ 7,209 | \$ 7,209 | \$ 7,209 |
| 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 |
| Total Transfers | \$ 7,870,558 | \$ 7,830,841 | \$ 7,892,373 |
| Total Budget | \$ 31,855,217 | \$ 23,196,354 | 42,512,015 |
| RESTRICTED Funds - Projects | \$ 11,216,798 | 23,791,364 | 13,764,215 |
| RESTRICTED Funds - Bond Proceeds | \$ - | - | - |
| RESTRICTED Funds - Buffalo Bayou Park | \$ 2,836,045 | 2,921,764 | 2,965,591 |
| RESTRICTED Funds - Bond Debt Service | \$ 8,541,914 | 8,585,226 | 8,369,181 |
| Ending Fund Balance | \$ 22,594,757 | 35,298,354 | 25,098,987 |
| Total Budget & Ending Fund Balance | \$ 54,449,974 | \$ 58,494,708 | \$ 67,611,002 |

**2025 - 2029 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 | | | | | | | FY25 - FY29 Total | Cumulative Total (To Date) |
|------------------|---------|--|------------------------------------|------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------------|
| | | | Through 2023 | Projected 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | | |
| I | T-0302 | Market Square Park | \$ - | - | 150,661 | - | - | - | - | 150,661 | 150,661 |
| I | T-0307 | Treby Park (Southern Downtown Pocket Park) | \$ 3,890,440 | 950,000 | 1,696,720 | 912,470 | 940,670 | 943,920 | 947,270 | 5,441,050 | 10,281,490 |
| C | T-0319 | Allen Parkway Improvements | \$ 15,163,429 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 750,000 | 16,063,429 |
| I | T-0320 | Main Street Market Square 2.0 | \$ - | 500,000 | 4,075,166 | 9,575,166 | - | - | - | 13,650,332 | 14,150,332 |
| I | T-0325 | Bagby Street Improvements | \$ 25,386,015 | 13,318 | - | - | - | - | - | - | 25,399,333 |
| C, H, I | T-0326 | NHHIP Planning | \$ 1,001,694 | 300,000 | 438,002 | 438,002 | 438,002 | 438,002 | 438,002 | 2,190,010 | 3,491,704 |
| H | T-0328 | Warehouse District Infrastructure Improvements | \$ - | - | - | - | - | 4,000,000 | 4,000,000 | 8,000,000 | 8,000,000 |
| 0 | T-0336 | EADO Cap Park Set Aside | \$ - | - | 6,500,000 | 6,500,000 | 5,000,000 | 5,000,000 | 5,000,000 | 28,000,000 | 28,000,000 |
| C, H | T-0337 | Montrose Bridge at Allen Parkway | \$ - | 750,000 | 1,038,002 | 1,038,002 | - | - | - | 2,076,004 | 2,826,004 |
| H, I | T-0339 | Pedestrian Lighting Improvements | \$ - | 100,000 | 1,568,857 | 1,568,857 | 1,568,857 | 1,568,857 | 1,568,857 | 7,844,285 | 7,944,285 |
| H, I | T-0340 | Office Conversion Incentive Program | \$ - | 350,000 | 2,000,000 | 2,000,000 | 2,000,000 | 1,250,000 | - | 7,250,000 | 7,600,000 |
| 0 | T-0341 | Downtown Livining Initiative 2.0 | \$ - | - | 3,042,498 | 3,042,498 | 3,042,498 | 3,042,498 | 3,042,498 | 15,212,490 | 15,212,490 |
| 0 | T-0342 | FUTURE CIP PROJECT | \$ - | - | - | - | - | - | - | - | - |
| 0 | T-0343 | FUTURE CIP PROJECT | \$ - | - | - | - | - | - | - | - | - |
| 0 | T-0344 | FUTURE CIP PROJECT | \$ - | - | - | - | - | - | - | - | - |
| C, H, I | T-0399 | Concrete Panel or Sidewalk Replacement Program | \$ - | - | 20,000 | - | - | - | - | 20,000 | 20,000 |
| Totals | | | \$ 79,906,560 | 3,113,318 | \$ 20,679,906 | \$ 25,224,995 | \$ 13,140,027 | \$ 16,393,277 | \$ 15,146,627 | \$ 90,584,832 | \$ 173,604,710 |

* NOTE:
** NOTE:
*** NOTE:

**2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY**

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

| Source of Funds | Fiscal Year Planned Appropriations | | | | | | | FY25 - FY29 Total | Cumulative Total (To Date) |
|----------------------|------------------------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|----------------------------|
| | Through 2023 | Projected 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | | |
| TIRZ Funds | 79,906,560 | 3,113,318 | 20,679,906 | 25,224,995 | 13,140,027 | 16,393,277 | 15,146,627 | 90,584,832 | 173,604,710 |
| City of Houston | - | - | - | - | - | - | - | - | - |
| Grants | - | - | - | - | - | - | - | - | - |
| Other | - | - | - | - | - | - | - | - | - |
| Project Total | 79,906,560 | 3,113,318 | 20,679,906 | 25,224,995 | 13,140,027 | 16,393,277 | 15,146,627 | 90,584,832 | 173,604,710 |

| | | | | | | | | | | | |
|-------------------------------------|---|--|--------------------|--|-------------|--------------|--------------|---------------|-------------|--------------------------|-----------------------------------|
| Project: Market Square Park | | City Council District | | Key Map: | 493 | WBS.: | | T-0302 | | | |
| | | Location: | | Geo. Ref.: | | | | | | | |
| | | Served: | | Neighborhood: | 61 | | | | | | |
| Description: | Renovation of Market Square Park kiosk to accommodate incoming vendor following Niko Niko's exist in 2023 along with necessary restaurant equipment under the terms of the Agreement. | | | Operating and Maintenance Costs: (\$ Thousands) | | | | | | | |
| | | 2025 | 2026 | 2027 | 2028 | 2029 | Total | | | | |
| | Personnel | - | - | - | - | - | \$ - | | | | |
| | Supplies | - | - | - | - | - | \$ - | | | | |
| Justification: | Updating and renovating the kiosk in MSP to support and extend the vibrancy of the City's signature park downtown; community interest is strong with employees and residents anticipating the advent of the new vendor in the park. | | | Svcs. & Chgs. | - | - | - | \$ - | | | |
| | Capital Outlay | - | - | - | - | - | \$ - | | | | |
| | Total | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| | FTEs | | | | | | | | | | |
| Fiscal Year Planned Expenses | | | | | | | | | | | |
| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
| Phase | | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 2 | Acquisition | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 3 | Design | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 4 | Construction | - | - | - | 75,331 | - | - | - | - | \$ 75,331 | \$ 75,331 |
| 5 | Equipment | - | - | - | 75,331 | - | - | - | - | \$ 75,331 | \$ 75,331 |
| 6 | Close-Out | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 7 | Other | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | Other Sub-Total: | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Total Allocations | | \$ - | \$ - | \$ - | \$ 150,661 | \$ - | \$ - | \$ - | \$ - | \$ 150,661 | \$ 150,661 |
| Source of Funds | | | | | | | | | | | |
| TIRZ Funds | | - | - | - | 150,661 | - | - | - | - | \$ 150,661 | \$ 150,661 |
| City of Houston | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Grant | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Total Funds | | \$ - | \$ - | \$ - | \$ 150,661 | \$ - | \$ - | \$ - | \$ - | \$ 150,661 | \$ 150,661 |

2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

| | | | | | | | | | | | |
|---|--|--|--------------------|--|----------------------|-------------|-------------|--------------|---------------|--------------------------|-----------------------------------|
| Project: Trebly Park (Southern Downtown Pocket Park) | | City Council District | | Key Map: | 494 | | | WBS.: | T-0307 | | |
| | | Location: | | I | Geo. Ref.: | | | | | | |
| | | Served: | | I | Neighborhood: | 61 | | | | | |
| Description: | 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. Further plans for the current budget cycle include designing & installing shade structures. | | | Operating and Maintenance Costs: (\$ Thousands) | | | | | | | |
| | | | | 2025 | 2026 | 2027 | 2028 | 2029 | Total | | |
| | | | | Personnel | 72,970 | 72,970 | 72,970 | 72,970 | 72,970 | \$ 364,850 | |
| | | | | Supplies | - | - | - | - | - | \$ - | |
| Justification: | Due to the growing residential population, a green public space is needed to serve the residents and stimulate economic growth. Shade enhancements will ensure year round use of the park. | | | Svcs. & Chgs. | 623,750 | 639,500 | 667,700 | 670,950 | 674,300 | \$ 3,276,200 | |
| | | | | Capital Outlay | 1,000,000 | 200,000 | 200,000 | 200,000 | 200,000 | \$ 1,800,000 | |
| | | | | Total | \$ 1,696,720 | \$ 912,470 | \$ 940,670 | \$ 943,920 | \$ 947,270 | \$ 5,441,050 | |
| | | | | FTEs | 1 | 1 | 1 | 1 | 1 | 5 | |
| Fiscal Year Planned Expenses | | | | | | | | | | | |
| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
| Phase | | | | | | | | | | | |
| 1 | Planning | 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 | 175,774 | 1,000,000 | - | - | - | - | \$ 1,000,000 | \$ 2,401,400 |
| 5 | Equipment (Restaurant) | 35,000 | 1,000,000 | - | - | - | - | - | - | \$ - | \$ 35,000 |
| 6 | Close-Out | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 7 | Other | 363,617 | - | 774,226 | 696,720 | 912,470 | 940,670 | 943,920 | 947,270 | \$ 4,441,050 | \$ 5,578,893 |
| | Legal | 21,916 | - | - | - | - | - | - | - | \$ - | \$ 21,916 |
| | Environmental | 161,516 | - | - | - | - | - | - | - | \$ - | \$ 161,516 |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other Sub-Total: | | 547,049 | - | 774,226 | 696,720 | 912,470 | 940,670 | 943,920 | 947,270 | 4,441,050 | 5,762,325 |
| Total Allocations | | \$ 3,890,440 | \$ 5,460,000 | \$ 950,000 | \$ 1,696,720 | \$ 912,470 | \$ 940,670 | \$ 943,920 | \$ 947,270 | \$ 5,441,050 | \$ 10,281,490 |
| Source of Funds | | | | | | | | | | | |
| TIRZ Funds | | 3,890,440 | 5,460,000 | 950,000 | 1,696,720 | 912,470 | 940,670 | 943,920 | 947,270 | \$ 5,441,050 | \$ 10,281,490 |
| City of Houston | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Grants | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Total Funds | | \$ 3,890,440 | \$ 5,460,000 | \$ 950,000 | \$ 1,696,720 | \$ 912,470 | \$ 940,670 | \$ 943,920 | \$ 947,270 | \$ 5,441,050 | \$ 10,281,490 |

2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

| | | | | | | | | | | | |
|--|---|--|--------------------|--|-------------|--------------|--------------|---------------|-------------|--------------------------|-----------------------------------|
| Project: Allen Parkway Improvements | | City Council District | | Key Map: | | WBS.: | | T-0319 | | | |
| | | Location: C | | Geo. Ref.: | | | | | | | |
| | | Served: ALL | | Neighborhood: | | | | | | | |
| Description: | Expenditure for management of capital assets along the Allen Parkway esplanade from Sabine to Montrose Blvd. | | | Operating and Maintenance Costs: (\$ Thousands) | | | | | | | |
| | | 2025 | 2026 | 2027 | 2028 | 2029 | Total | | | | |
| | Personnel | - | - | - | - | - | \$ - | | | | |
| | Supplies | - | - | - | - | - | \$ - | | | | |
| | Svcs. & Chgs. | - | - | - | - | - | \$ - | | | | |
| | Capital Outlay | - | - | - | - | - | \$ - | | | | |
| | Total | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| | FTEs | | | | | | | | | | |
| Justification: | Maintaining the esplanade capital elements provide the necessary gateway complementing entrance to and exit from downtown consonant with the rebuilt Allen Parkway. | | | | | | | | | | |
| Fiscal Year Planned Expenses | | | | | | | | | | | |
| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
| Phase | | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 2 | Acquisition | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 3 | Design | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 4 | Construction | 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 |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other Sub-Total: | | 673,732 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | \$ 750,000 | \$ 1,573,732 |
| Total Allocations | | \$ 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 | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Total Funds | | \$ 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.

2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

| | | | | | | | |
|--|--|----------------------|------------------|--------------|---------------|-------------|-------------------|
| Project: Main Street Market Square 2.0 | City Council District | Key Map: | | WBS.: | T-0320 | | |
| | Location: I | Geo. Ref.: | | | | | |
| | Served: ALL | Neighborhood: | | | | | |
| Description: The Project will deploy design, engineer, construct and engage placemaking solutions along the Main Street corridor from Lamar to the Buffalo Bayou to enhance pedestrian and multi-modal use and invigorate commercial activity as authorized by the Board. | Operating and Maintenance Costs: (\$ Thousands) | | | | | | |
| | | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
| Justification: 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 | 75,166 | 75,166 | | | | \$ 150,332 |
| | Supplies | - | - | - | - | - | \$ - |
| | Svcs. & Chgs. | - | - | - | - | - | \$ - |
| | Capital Outlay | - | - | - | - | - | \$ - |
| | Total | \$ 75,166 | \$ 75,166 | \$ - | \$ - | \$ - | \$ 150,332 |
| | FTEs | 1 | 1 | | | | 2 |

Fiscal Year Planned Expenses

| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|--------------------------|--------------------|---------------------------------|-------------|---------------|--------------|--------------|------|------|------|-------------------|----------------------------|
| Phase | | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 2 | Acquisition | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 3 | Design | - | - | 500,000 | 1,000,000 | - | - | - | - | \$ 1,000,000 | \$ 1,500,000 |
| 4 | Construction | - | - | - | 3,000,000 | 9,500,000 | - | - | - | \$ 12,500,000 | \$ 12,500,000 |
| 5 | Equipment | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 7 | Other-3 Year Maint | - | - | - | 75,166 | 75,166 | - | - | - | \$ 150,332 | \$ 150,332 |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other Sub-Total: | | - | - | - | 75,166 | 75,166 | - | - | - | \$ 150,332 | \$ 150,332 |
| Total Allocations | | \$ - | \$ - | \$ 500,000 | \$ 4,075,166 | \$ 9,575,166 | \$ - | \$ - | \$ - | \$ 13,650,332 | \$ 14,150,332 |
| Source of Funds | | | | | | | | | | | |
| TIRZ Funds | | - | - | 500,000 | 4,075,166 | 9,575,166 | - | - | - | \$ 13,650,332 | \$ 14,150,332 |
| City of Houston | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Grants | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Total Funds | | \$ - | \$ - | \$ 500,000 | \$ 4,075,166 | \$ 9,575,166 | \$ - | \$ - | \$ - | \$ 13,650,332 | \$ 14,150,332 |

2023 - 2027 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

| | | | | | | | | | | | |
|---|---|--|--------------------|--|-------------|--------------|--------------|---------------|-------------|--------------------------|-----------------------------------|
| Project: Bagby Street Improvements | | City Council District | | Key Map: | | WBS.: | | T-0325 | | | |
| | | Location: I | | Geo. Ref.: | | | | | | | |
| | | Served: ALL | | Neighborhood: | | | | | | | |
| Description: | Bagby Street from Franklin Street to Dallas Street; roadway improvements, enhanced sidewalks, pavers, lighting and landscaping. Improved access to Buffalo Bayou. Project complete. | | | Operating and Maintenance Costs: (\$ Thousands) | | | | | | | |
| | | 2023 | 2024 | 2025 | 2026 | 2027 | Total | | | | |
| | Personnel | - | - | - | - | - | \$ - | | | | |
| | Supplies | - | - | - | - | - | \$ - | | | | |
| Justification: | Bagby Street is the gateway to the Theater District and should be a showcase for the west side of the City. | | | Svcs. & Chgs. | - | - | - | \$ - | | | |
| | | Capital Outlay | - | - | - | - | \$ - | | | | |
| | Total | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| | FTEs | | | | | | | | | | |
| Fiscal Year Planned Expenses | | | | | | | | | | | |
| Project Allocation | | Projected Expenses thru 6/30/21 | 2022 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY23 - FY27 Total | Cumulative Total (To Date) |
| Phase | | | | | | | | | | | |
| 1 | Planning | 237,129 | - | - | - | - | - | - | - | \$ - | \$ 237,129 |
| 2 | Acquisition | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 3 | Design | 2,617,228 | 500,000 | - | - | - | - | - | - | \$ - | \$ 2,617,228 |
| 4 | Construction | 21,508,012 | 6,000,000 | 13,318 | - | - | - | - | - | \$ - | \$ 21,521,330 |
| 5 | Equipment | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 7 | Other | 525,026 | - | - | - | - | - | - | - | \$ - | \$ 525,026 |
| | Westside Masterplan | 498,620 | - | - | - | - | - | - | - | \$ - | \$ 498,620 |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other Sub-Total: | | 1,023,646 | - | - | - | - | - | - | - | \$ - | \$ 1,023,646 |
| Total Allocations | | \$ 25,386,015 | \$ 6,500,000 | \$ 13,318 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 25,399,333 |
| Source of Funds | | | | | | | | | | | |
| TIRZ Funds | | 25,386,015 | 6,500,000 | 13,318 | - | - | - | - | - | \$ - | \$ 25,399,333 |
| City of Houston | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Grants | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Total Funds | | \$ 25,386,015 | \$ 6,500,000 | \$ 13,318 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 25,399,333 |

2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

| | | | | | | | |
|---|--|----------------------|------------------|------------------|------------------|------------------|-------------------|
| Project: NHHIP Planning | City Council District | Key Map: | | WBS.: | T-0326 | | |
| | Location: C, H, I | Geo. Ref.: | | | | | |
| | Served: ALL | Neighborhood: | | | | | |
| Description: TxDOT has accelerated its work on the realignment of I-45/I-10/I-59/69 around downtown. The TIRZ & HDMD have leading roles in planning for the highway improvements including bridges, cap parks, trail connections, communications, and city street connections, this will include active application of federal grants. | Operating and Maintenance Costs: (\$ Thousands) | | | | | | |
| | | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
| Justification: Traffic flow and ease of transportation connections as well as community connectivity are critical to support the residential, workforce and economic activity of Downtown. | Personnel | 38,002 | 38,002 | 38,002 | 38,002 | 38,002 | \$ 190,012 |
| | Supplies | - | - | - | - | - | \$ - |
| | Svcs. & Chgs. | - | - | - | - | - | \$ - |
| | Capital Outlay | - | - | - | - | - | \$ - |
| | Total | \$ 38,002 | \$ 38,002 | \$ 38,002 | \$ 38,002 | \$ 38,002 | \$ 190,012 |
| | FTEs | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 2 |

Fiscal Year Planned Expenses

| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|--------------------------|--------------|---------------------------------|-------------|---------------|------------|------------|------------|------------|------------|-------------------|----------------------------|
| Phase | | | | | | | | | | | |
| 1 | Planning | 1,000,000 | 250,000 | 250,000 | 400,000 | 400,000 | 400,000 | 400,000 | 400,000 | \$ 2,000,000 | \$ 3,250,000 |
| 2 | Acquisition | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 3 | Design | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 4 | Construction | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 5 | Equipment | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 7 | Other | 1,694 | - | 50,000 | 38,002 | 38,002 | 38,002 | 38,002 | 38,002 | \$ 190,010 | \$ 241,704 |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other Sub-Total: | | 1,694 | - | 50,000 | 38,002 | 38,002 | 38,002 | 38,002 | 38,002 | \$ 190,010 | \$ 241,704 |
| Total Allocations | | \$ 1,001,694 | \$ 250,000 | \$ 300,000 | \$ 438,002 | \$ 438,002 | \$ 438,002 | \$ 438,002 | \$ 438,002 | \$ 2,190,010 | \$ 3,491,704 |
| Source of Funds | | | | | | | | | | | |
| TIRZ Funds | | 1,001,694 | 250,000 | 300,000 | 438,002 | 438,002 | 438,002 | 438,002 | 438,002 | \$ 2,190,010 | \$ 3,491,704 |
| City of Houston | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Grants | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Total Funds | | \$ 1,001,694 | \$ 250,000 | \$ 300,000 | \$ 438,002 | \$ 438,002 | \$ 438,002 | \$ 438,002 | \$ 438,002 | \$ 2,190,010 | \$ 3,491,704 |

| | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|----------------------|--|--------------|--|--------------|--|---------------|--|--------------|--|--------------|--|--------------------------|--|-----------------------------------|--|
| Project: EADO Cap Park Set Aside | | | | City Council District | | Key Map: | | | | WBS.: | | T-0336 | | | | | | | | | |
| | | | | Location: | | Geo. Ref.: | | | | | | | | | | | | | | | |
| | | | | Served: | | Neighborhood: | | | | | | | | | | | | | | | |
| Description: Construction of a cap park over the depressed portion of the freeway on the east side of downtown reflective of community needs. Amenities include green space, landscaping, hike & bike trails, public art, potential structures and development sites. | | | | Operating and Maintenance Costs: (\$ Thousands) | | | | | | | | | | | | | | | | | |
| | | | | | | 2025 | | 2026 | | 2027 | | 2028 | | 2029 | | Total | | | | | |
| | | | | Personnel | | - | | - | | - | | - | | - | | \$ - | | | | | |
| | | | | Supplies | | - | | - | | - | | - | | - | | \$ - | | | | | |
| | | | | Svcs. & Chgs. | | - | | - | | - | | - | | - | | \$ - | | | | | |
| Justification: Community gathering space for large scale events such as Super Bowl, Final Four, World Cup events. Will foster economic development downtown and on the east side of downtown and provide safe trail connections on the east side. | | | | Capital Outlay | | - | | - | | - | | - | | - | | \$ - | | | | | |
| | | | | Total | | \$ - | | \$ - | | \$ - | | \$ - | | \$ - | | \$ - | | | | | |
| | | | | FTEs | | | | | | | | | | | | | | | | | |
| Fiscal Year Planned Expenses | | | | | | | | | | | | | | | | | | | | | |
| Project Allocation | | Projected Expenses thru 6/30/22 | | 2023 Budget | | 2024 Estimate | | 2025 | | 2026 | | 2027 | | 2028 | | 2029 | | FY24 - FY28 Total | | Cumulative Total (To Date) | |
| Phase | | | | | | | | | | | | | | | | | | | | | |
| 1 Planning | | - | | - | | - | | - | | - | | - | | - | | - | | \$ - | | \$ - | |
| 2 Acquisition | | - | | - | | - | | - | | - | | - | | - | | - | | \$ - | | \$ - | |
| 3 Design | | - | | - | | 6,500,000 | | 6,500,000 | | 5,000,000 | | 5,000,000 | | 5,000,000 | | | | \$ 28,000,000 | | \$ 28,000,000 | |
| 4 Construction | | - | | - | | - | | - | | - | | - | | - | | - | | \$ - | | \$ - | |
| 5 Equipment | | - | | - | | - | | - | | - | | - | | - | | - | | \$ - | | \$ - | |
| 6 Close-Out | | - | | - | | - | | - | | - | | - | | - | | - | | \$ - | | \$ - | |
| 7 Other | | - | | - | | - | | - | | - | | - | | - | | - | | \$ - | | \$ - | |
| | | - | | - | | - | | - | | - | | - | | - | | - | | \$ - | | \$ - | |
| | | - | | - | | - | | - | | - | | - | | - | | - | | \$ - | | \$ - | |
| | | - | | - | | - | | - | | - | | - | | - | | - | | \$ - | | \$ - | |
| | | - | | - | | - | | - | | - | | - | | - | | - | | \$ - | | \$ - | |
| Other Sub-Total: | | - | | - | | - | | - | | - | | - | | - | | - | | \$ - | | \$ - | |
| Total Allocations | | \$ - | | \$ - | | \$ - | | \$ 6,500,000 | | \$ 6,500,000 | | \$ 5,000,000 | | \$ 5,000,000 | | \$ 5,000,000 | | \$ 28,000,000 | | \$ 28,000,000 | |
| Source of Funds | | | | | | | | | | | | | | | | | | | | | |
| TIRZ Funds | | - | | - | | 6,500,000 | | 6,500,000 | | 5,000,000 | | 5,000,000 | | 5,000,000 | | | | \$ 28,000,000 | | \$ 28,000,000 | |
| City of Houston | | - | | - | | - | | - | | - | | - | | - | | - | | \$ - | | \$ - | |
| Grants | | - | | - | | - | | - | | - | | - | | - | | - | | \$ - | | \$ - | |
| Other | | - | | - | | - | | - | | - | | - | | - | | - | | \$ - | | \$ - | |
| Total Funds | | \$ - | | \$ - | | \$ - | | \$ 6,500,000 | | \$ 6,500,000 | | \$ 5,000,000 | | \$ 5,000,000 | | \$ 5,000,000 | | \$ 28,000,000 | | \$ 28,000,000 | |

*NOTE:

2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

| | | | | | | | | |
|--|---|--|-------------|----------------------|-------------|--------------|---------------|--------------|
| Project: Montrose Bridge at Allen Parkway | | City Council District | | Key Map: | | WBS.: | T-0337 | |
| | | Location: | C, H | Geo. Ref.: | | | | |
| | | Served: | C, D, H | Neighborhood: | | | | |
| Description: | Widen existing Montrose Bridge over Allen Parkway to create more comfortable pedestrian crossing. | Operating and Maintenance Costs: (\$ Thousands) | | | | | | |
| | | | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
| | | Personnel | 38,002 | 38,002 | - | - | - | \$ 76,004 |
| | | Supplies | - | - | - | - | - | \$ - |
| Justification: | Safety and Buffalo Bayou Park increased access from new development on south side of Allen Parkway. | Svcs. & Chgs. | - | - | - | - | - | \$ - |
| | | Capital Outlay | - | - | - | - | - | \$ - |
| | | Total | \$ 38,002 | \$ 38,002 | \$ - | \$ - | \$ - | \$ 76,004 |
| | | FTEs | 0.5 | 0.5 | | | | 1 |

Fiscal Year Planned Expenses

| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|--------------------------|--------------|---------------------------------|-------------|---------------|--------------|--------------|------|------|------|-------------------|----------------------------|
| Phase | | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 2 | Acquisition | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 3 | Design | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 4 | Construction | - | - | 750,000 | 1,000,000 | 1,000,000 | - | - | - | \$ 2,000,000 | \$ 2,750,000 |
| 5 | Equipment | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 7 | Other | - | - | - | 38,002 | 38,002 | - | - | - | \$ 76,004 | \$ 76,004 |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other Sub-Total: | | - | - | - | 38,002 | 38,002 | - | - | - | \$ 76,004 | \$ 76,004 |
| Total Allocations | | \$ - | \$ - | \$ 750,000 | \$ 1,038,002 | \$ 1,038,002 | \$ - | \$ - | \$ - | \$ 2,076,004 | \$ 2,826,004 |
| Source of Funds | | | | | | | | | | | |
| TIRZ Funds | | - | - | 750,000 | 1,038,002 | 1,038,002 | - | - | - | \$ 2,076,004 | \$ 2,826,004 |
| City of Houston | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Grants | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Total Funds | | \$ - | \$ - | \$ 750,000 | \$ 1,038,002 | \$ 1,038,002 | \$ - | \$ - | \$ - | \$ 2,076,004 | \$ 2,826,004 |

*NOTE:

2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

| | | | | | | | |
|--|--|------------------------------|----------------------|------------------|------------------|------------------|-------------------|
| Project: Pedestrian Lighting Improvements | | City Council District | Key Map: | | WBS.: | T-0339 | |
| | | Location: H, I | Geo. Ref.: | | | | |
| | | Served: H, I | Neighborhood: | | | | |
| Description: | Project scope to be determined from lighting assessment completed by the downtown district. The project proposes to install enhanced pedestrian lighting through key walkable corridors in downtown. Contemplates partnership with TIRZ #24. | | | | | | |
| Justification: | Public safety and security for walkable street connections within downtown. | | | | | | |
| Operating and Maintenance Costs: (\$ Thousands) | | | | | | | |
| | | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
| Personnel | | 68,857 | 68,857 | 68,857 | 68,857 | 68,857 | \$ 344,285 |
| Supplies | | - | - | - | - | - | \$ - |
| Svcs. & Chgs. | | - | - | - | - | - | \$ - |
| Capital Outlay | | - | - | - | - | - | \$ - |
| Total | | \$ 68,857 | \$ 68,857 | \$ 68,857 | \$ 68,857 | \$ 68,857 | \$ 344,285 |
| FTEs | | 1 | 1 | 1 | 1 | 1 | 5 |

Fiscal Year Planned Expenses

| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|--------------------------|--------------|---------------------------------|-------------|---------------|--------------|--------------|--------------|--------------|--------------|-------------------|----------------------------|
| Phase | | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 2 | Acquisition | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 3 | Design | - | - | 100,000 | - | - | - | - | - | \$ - | \$ 100,000 |
| 4 | Construction | - | - | - | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 | \$ 7,500,000 | \$ 7,500,000 |
| 5 | Equipment | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 7 | Other | - | - | - | 68,857 | 68,857 | 68,857 | 68,857 | 68,857 | \$ 344,285 | \$ 344,285 |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other Sub-Total: | | - | - | - | 68,857 | 68,857 | 68,857 | 68,857 | 68,857 | \$ 344,285 | \$ 344,285 |
| Total Allocations | | \$ - | \$ - | \$ 100,000 | \$ 1,568,857 | \$ 1,568,857 | \$ 1,568,857 | \$ 1,568,857 | \$ 1,568,857 | \$ 7,844,285 | \$ 7,944,285 |
| Source of Funds | | | | | | | | | | | |
| TIRZ Funds | | - | - | 100,000 | 1,568,857 | 1,568,857 | 1,568,857 | 1,568,857 | 1,568,857 | \$ 7,844,285 | \$ 7,944,285 |
| City of Houston | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Grants | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Total Funds | | \$ - | \$ - | \$ 100,000 | \$ 1,568,857 | \$ 1,568,857 | \$ 1,568,857 | \$ 1,568,857 | \$ 1,568,857 | \$ 7,844,285 | \$ 7,944,285 |

*NOTE:

| | | | | | | | |
|---|--|--|----------------------|-------------|--------------|---------------|--------------|
| Project: Office Conversion Incentive Program | | City Council District | Key Map: | | WBS.: | T-0340 | |
| | | Location: H, I | Geo. Ref.: | | | | |
| | | Served: H, I | Neighborhood: | | | | |
| Description: | Funds for targeting opportunities following completion of the feasibility study to implement an office conversion incentive program for underperforming office towers within the boundaries of the TIRZ. | Operating and Maintenance Costs: (\$ Thousands) | | | | | |
| | | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
| | | Personnel | - | - | - | - | \$ - |
| | | Supplies | - | - | - | - | \$ - |
| | | Svcs. & Chgs. | - | - | - | - | \$ - |
| | | Capital Outlay | - | - | - | - | \$ - |
| | | Total | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | FTEs | | | | | - |
| Justification: | Further a core goal of alleviating blight and promoting economic development in the core of the central city. | | | | | | |

Fiscal Year Planned Expenses

| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|--------------------------|--------------|---------------------------------|-------------|---------------|--------------|--------------|--------------|--------------|------|-------------------|----------------------------|
| Phase | | | | | | | | | | | |
| 1 | Planning | - | - | 350,000 | 500,000 | - | - | - | - | \$ 500,000 | \$ 850,000 |
| 2 | Acquisition | - | - | - | 1,500,000 | 2,000,000 | 2,000,000 | 1,250,000 | - | \$ 6,750,000 | \$ 6,750,000 |
| 3 | Design | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 4 | Construction | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 5 | Equipment | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 7 | Other | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other Sub-Total: | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Total Allocations | | \$ - | \$ - | \$ 350,000 | \$ 2,000,000 | \$ 2,000,000 | \$ 2,000,000 | \$ 1,250,000 | \$ - | \$ 7,250,000 | \$ 7,600,000 |
| Source of Funds | | | | | | | | | | | |
| TIRZ Funds | | - | - | 350,000 | 2,000,000 | 2,000,000 | 2,000,000 | 1,250,000 | - | \$ 7,250,000 | \$ 7,600,000 |
| City of Houston | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Grants | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Total Funds | | \$ - | \$ - | \$ 350,000 | \$ 2,000,000 | \$ 2,000,000 | \$ 2,000,000 | \$ 1,250,000 | \$ - | \$ 7,250,000 | \$ 7,600,000 |

*NOTE:

2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

| | | | | | | | |
|---|--|----------------------|------------------|------------------|------------------|------------------|-------------------|
| Project: DLI 2.0 Downtown Living Initiative 2.0 | City Council District | Key Map: | | WBS.: | T-0341 | | |
| | Location: | Geo. Ref.: | | | | | |
| | Served: | Neighborhood: | | | | | |
| Description: Funding for opportunities to partner on planning, design, construction of attainable residential housing within the boundaries of the TIRZ downtown. | Operating and Maintenance Costs: (\$ Thousands) | | | | | | |
| | | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
| Justification: Assisting in the delivery of attainable residential housing to enhance a thriving downtown. | Personnel | 42,498 | 42,498 | 42,498 | 42,498 | 42,498 | \$ 212,490 |
| | Supplies | - | - | - | - | - | \$ - |
| | Svcs. & Chgs. | - | - | - | - | - | \$ - |
| | Capital Outlay | - | - | - | - | - | \$ - |
| | Total | \$ 42,498 | \$ 42,498 | \$ 42,498 | \$ 42,498 | \$ 42,498 | \$ 212,490 |
| | FTEs | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 3 |

Fiscal Year Planned Expenses

| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
|--------------------------|--------------|---------------------------------|-------------|---------------|--------------|--------------|--------------|--------------|--------------|-------------------|----------------------------|
| Phase | | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 2 | Acquisition | - | - | - | 3,000,000 | 3,000,000 | 3,000,000 | 3,000,000 | 3,000,000 | \$ 15,000,000 | \$ 15,000,000 |
| 3 | Design | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 4 | Construction | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 5 | Equipment | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 7 | Other | - | - | - | 42,498 | 42,498 | 42,498 | 42,498 | 42,498 | \$ 212,490 | \$ 212,490 |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other Sub-Total: | | - | - | - | 42,498 | 42,498 | 42,498 | 42,498 | 42,498 | \$ 212,490 | \$ 212,490 |
| Total Allocations | | \$ - | \$ - | \$ - | \$ 3,042,498 | \$ 3,042,498 | \$ 3,042,498 | \$ 3,042,498 | \$ 3,042,498 | \$ 15,212,490 | \$ 15,212,490 |
| Source of Funds | | | | | | | | | | | |
| TIRZ Funds | | - | - | - | 3,042,498 | 3,042,498 | 3,042,498 | 3,042,498 | 3,042,498 | \$ 15,212,490 | \$ 15,212,490 |
| City of Houston | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Grants | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Total Funds | | \$ - | \$ - | \$ - | \$ 3,042,498 | \$ 3,042,498 | \$ 3,042,498 | \$ 3,042,498 | \$ 3,042,498 | \$ 15,212,490 | \$ 15,212,490 |

2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

| | | | | | | | | | | | | | |
|-------------------------------------|--------------|--|--------------------|--|-------------|----------------------|-------------|-------------|-------------|--------------------------|-----------------------------------|---------------|--|
| Project: FUTURE CIP PROJECT | | | | City Council District | | Key Map: | | | | WBS.: | | T-0342 | |
| | | | | Location: | | Geo. Ref.: | | | | | | | |
| | | | | Served: | | Neighborhood: | | | | | | | |
| Description: | | | | Operating and Maintenance Costs: (\$ Thousands) | | | | | | | | | |
| | | | | | 2025 | 2026 | 2027 | 2028 | 2029 | Total | | | |
| | | | | Personnel | - | - | - | - | - | - | | \$ - | |
| | | | | Supplies | - | - | - | - | - | - | | \$ - | |
| Justification: | | | | Svcs. & Chgs. | - | - | - | - | - | - | | \$ - | |
| | | | | Capital Outlay | - | - | - | - | - | - | | \$ - | |
| | | | | Total | \$ - | \$ - | \$ - | \$ - | \$ - | - | | \$ - | |
| | | | | FTEs | | | | | | | | - | |
| Fiscal Year Planned Expenses | | | | | | | | | | | | | |
| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) | | |
| Phase | | | | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | \$ - | \$ - | | |
| 2 | Acquisition | - | - | - | - | - | - | - | - | \$ - | \$ - | | |
| 3 | Design | - | - | - | - | - | - | - | - | \$ - | \$ - | | |
| 4 | Construction | - | - | - | - | - | - | - | - | \$ - | \$ - | | |
| 5 | Equipment | - | - | - | - | - | - | - | - | \$ - | \$ - | | |
| 6 | Close-Out | - | - | - | - | - | - | - | - | \$ - | \$ - | | |
| 7 | Other | - | - | - | - | - | - | - | - | \$ - | \$ - | | |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - | | |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - | | |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - | | |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - | | |
| Other Sub-Total: | | - | - | - | - | - | - | - | - | \$ - | \$ - | | |
| Total Allocations | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Source of Funds | | | | | | | | | | | | | |
| TIRZ Funds | | - | - | - | - | - | - | - | - | \$ - | \$ - | | |
| City of Houston | | - | - | - | - | - | - | - | - | \$ - | \$ - | | |
| Grants | | - | - | - | - | - | - | - | - | \$ - | \$ - | | |
| Other | | - | - | - | - | - | - | - | - | \$ - | \$ - | | |
| Total Funds | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |

2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

| | | | | | | | | | | | | | |
|-------------------------------------|--------------|--|--------------------|--|-------------|----------------------|-------------|-------------|-------------|--------------------------|-----------------------------------|---------------|---|
| Project: FUTURE CIP PROJECT | | | | City Council District | | Key Map: | | | | WBS.: | | T-0343 | |
| | | | | Location: | | Geo. Ref.: | | | | | | | |
| | | | | Served: | | Neighborhood: | | | | | | | |
| Description: | | | | Operating and Maintenance Costs: (\$ Thousands) | | | | | | | | | |
| | | | | | 2025 | 2026 | 2027 | 2028 | 2029 | Total | | | |
| | | | | Personnel | - | - | - | - | - | - | \$ - | | - |
| | | | | Supplies | - | - | - | - | - | - | \$ - | | - |
| Justification: | | | | Svcs. & Chgs. | - | - | - | - | - | - | \$ - | | - |
| | | | | Capital Outlay | - | - | - | - | - | - | \$ - | | - |
| | | | | Total | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | - |
| | | | | FTEs | | | | | | | | | - |
| Fiscal Year Planned Expenses | | | | | | | | | | | | | |
| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) | | |
| Phase | | | | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | \$ - | \$ - | | - |
| 2 | Acquisition | - | - | - | - | - | - | - | - | \$ - | \$ - | | - |
| 3 | Design | - | - | - | - | - | - | - | - | \$ - | \$ - | | - |
| 4 | Construction | - | - | - | - | - | - | - | - | \$ - | \$ - | | - |
| 5 | Equipment | - | - | - | - | - | - | - | - | \$ - | \$ - | | - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | \$ - | \$ - | | - |
| 7 | Other | - | - | - | - | - | - | - | - | \$ - | \$ - | | - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - | | - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - | | - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - | | - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - | | - |
| Other Sub-Total: | | - | - | - | - | - | - | - | - | \$ - | \$ - | | - |
| Total Allocations | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | - |
| Source of Funds | | | | | | | | | | | | | |
| TIRZ Funds | | - | - | - | - | - | - | - | - | \$ - | \$ - | | - |
| City of Houston | | - | - | - | - | - | - | - | - | \$ - | \$ - | | - |
| Grants | | - | - | - | - | - | - | - | - | \$ - | \$ - | | - |
| Other | | - | - | - | - | - | - | - | - | \$ - | \$ - | | - |
| Total Funds | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | - |

2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

| | | | | | | | | | | | | | |
|-------------------------------------|--------------|--|--------------------|--|-------------|----------------------|-------------|-------------|-------------|--------------------------|-----------------------------------|---------------|------|
| Project: FUTURE CIP PROJECT | | | | City Council District | | Key Map: | | | | WBS.: | | T-0344 | |
| | | | | Location: | | Geo. Ref.: | | | | | | | |
| | | | | Served: | | Neighborhood: | | | | | | | |
| Description: | | | | Operating and Maintenance Costs: (\$ Thousands) | | | | | | | | | |
| | | | | | 2025 | 2026 | 2027 | 2028 | 2029 | Total | | | |
| | | | | Personnel | - | - | - | - | - | - | \$ | - | - |
| | | | | Supplies | - | - | - | - | - | - | \$ | - | - |
| Justification: | | | | Svcs. & Chgs. | - | - | - | - | - | - | \$ | - | - |
| | | | | Capital Outlay | - | - | - | - | - | - | \$ | - | - |
| | | | | Total | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ | - | \$ - |
| | | | | FTEs | | | | | | | | | - |
| Fiscal Year Planned Expenses | | | | | | | | | | | | | |
| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) | | |
| Phase | | | | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | \$ - | \$ - | \$ - | - |
| 2 | Acquisition | - | - | - | - | - | - | - | - | \$ - | \$ - | \$ - | - |
| 3 | Design | - | - | - | - | - | - | - | - | \$ - | \$ - | \$ - | - |
| 4 | Construction | - | - | - | - | - | - | - | - | \$ - | \$ - | \$ - | - |
| 5 | Equipment | - | - | - | - | - | - | - | - | \$ - | \$ - | \$ - | - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | \$ - | \$ - | \$ - | - |
| 7 | Other | - | - | - | - | - | - | - | - | \$ - | \$ - | \$ - | - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - | \$ - | - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - | \$ - | - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - | \$ - | - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - | \$ - | - |
| Other Sub-Total: | | - | - | - | - | - | - | - | - | \$ - | \$ - | \$ - | - |
| Total Allocations | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Source of Funds | | | | | | | | | | | | | |
| TIRZ Funds | | - | - | - | - | - | - | - | - | \$ - | \$ - | \$ - | - |
| City of Houston | | - | - | - | - | - | - | - | - | \$ - | \$ - | \$ - | - |
| Grants | | - | - | - | - | - | - | - | - | \$ - | \$ - | \$ - | - |
| Other | | - | - | - | - | - | - | - | - | \$ - | \$ - | \$ - | - |
| Total Funds | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

2025 - 2029 CAPITAL IMPROVEMENT PLAN
TIRZ NO. 3 MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

| | | | | | | | | | | | |
|--|--|--|--------------------|--|-------------|--------------|-------------|---------------|--------------|--------------------------|-----------------------------------|
| Project: Concrete Panel or Sidewalk Replacement Program | | City Council District | | Key Map: | 493 | WBS.: | | T-0399 | | | |
| | | Location: | C, H, I | Geo. Ref.: | | | | | | | |
| | | Served: | C, H, I | Neighborhood: | 61 | | | | | | |
| Description: | Street maintenance program. | | | Operating and Maintenance Costs: (\$ Thousands) | | | | | | | |
| | | | | 2025 | 2026 | 2027 | 2028 | 2029 | Total | | |
| | | | | Personnel | - | - | - | - | - | \$ - | |
| | | | | Supplies | - | - | - | - | - | \$ - | |
| Justification: | Mobility improvements to extend life of roads. | | | Svcs. & Chgs. | - | - | - | - | - | \$ - | |
| | | | | Capital Outlay | - | - | - | - | - | \$ - | |
| | | | | Total | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | | | | FTEs | | | | | | - | |
| Fiscal Year Planned Expenses | | | | | | | | | | | |
| Project Allocation | | Projected Expenses thru 6/30/23 | 2024 Budget | 2024 Estimate | 2025 | 2026 | 2027 | 2028 | 2029 | FY25 - FY29 Total | Cumulative Total (To Date) |
| Phase | | | | | | | | | | | |
| 1 | Planning | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 2 | Acquisition | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 3 | Design | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 4 | Construction | - | 20,000 | - | 20,000 | - | - | - | - | \$ 20,000 | \$ 20,000 |
| 5 | Equipment | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 6 | Close-Out | - | - | - | - | - | - | - | - | \$ - | \$ - |
| 7 | Other | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other Sub-Total: | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Total Allocations | | \$ - | \$ 20,000 | \$ - | \$ 20,000 | \$ - | \$ - | \$ - | \$ - | \$ 20,000 | \$ 20,000 |
| Source of Funds | | | | | | | | | | | |
| TIRZ Funds | | - | 20,000 | - | 20,000 | - | - | - | - | \$ 20,000 | \$ 20,000 |
| City of Houston | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Grants | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Other | | - | - | - | - | - | - | - | - | \$ - | \$ - |
| Total Funds | | \$ - | \$ 20,000 | \$ - | \$ 20,000 | \$ - | \$ - | \$ - | \$ - | \$ 20,000 | \$ 20,000 |

| | |
|------------------------|--|
| PROJECT NAME | Central Houston Civic Improvement's Civic Opportunities for the North Houston Highway Improvement Project |
| PROJECT PLAN | Economic Development |
| REQUEST | 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 \$400,000 and the execution of the necessary agreements by the appropriate officer of the Authority. |
| DESCRIPTION | <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. CHCI will be using and coordinating with other consultants, as required, to advance specific opportunities or address particular design issues.</p> |
| PROJECT HISTORY | <p><u>1/9/2018</u> - 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><u>9/11/2018</u> - 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><u>11/19/2019</u> - 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><u>8/11/2020</u> - 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><u>4/12/2022</u> - 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> <p><u>6/13/2023</u> - The Board of Directors approved a sixth 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 seventh 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 \$400,000 and the execution of the necessary agreements by the appropriate officer of the Authority. |
| CONTACTS | <p>CHCI: Kris Larson, President CHCI: David Fields, Director of Transportation DRA: Allen Douglas, Executive Director</p> |



DOWNTOWN HOUSTON+

STRATEGIC ALIGNMENT PLAN UPDATES

JUNE 2024

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: Concerns about public safety on METRO's Red Line are rising. To address this, METRO representatives have expressed interest in partnering with DTH+ to develop a comprehensive multi-agency strategy. This initiative will boost the presence of uniformed officers on trains and platforms, connect METRO with The Way Home's network for essential services and housing for the homeless, and ensure consistent enforcement. DTH+ has also facilitated partnerships between METRO, the Houston Police Department, and key leaders in housing and homeless services, including the City of Houston's Director of Housing and Community Development.

Participating Agencies:



1.5 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: Just hours after the May 16 derecho storm event tore through Downtown Houston, leadership from DTH+ and the City of Houston were in communication to begin external messaging, assessment and clean-up and recovery efforts. Through consistent communication and collaboration, each agency was able to rely on its respective strengths to help protect public safety while working to stabilize and re-open the Downtown economy. HDMD was able to rapidly deliver labor through its staff and contractors while the City of Houston contributed heavy machinery and other assets required to facilitate Downtown's recovery.

Participating Agencies:



GOAL 2

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

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

Highlight: Houston faces a fiscal crisis as pandemic-era Federal funding directed toward homeless services ends later this year. This change will threaten a potential spike in homelessness with an estimated 9,000 formerly unhoused people falling back into homelessness within three years. DTH+, Clutch Consulting, Coalition for the Homeless, and the City of Houston's Housing and Community Services department have developed a bold and ambitious strategy to end street homelessness by 2025. The existing system forces individuals to wait for housing; the new plan changes this approach and requires \$70M annually. Collaborative efforts with the Mayor's office are in progress to secure sustainable funding and support for this initiative.

Participating Agencies:



2.11 Prepare for and respond to emergencies.

Highlight: During the evening of May 16, 2024, a violent storm ripped through our community in which Downtown suffered significant property damage, including downed trees, damaged traffic lights, shattered windows, and more. At the request of City's Public Works, DTH+ was tasked with coordinating and overseeing the cleanup efforts to get Downtown back up and running as quickly as possible. With the HDMD Board providing an emergency authorization of funds to advance the clean-up efforts, staff instantly brought in crews from several local contractors to supplement the Operations Team. In addition to clean up efforts, DTH+ has also been at the forefront of coordinating and providing information and updates on street closures and building stabilization efforts to the Mayor's office, City, media, and stakeholders.

Participating Agencies:





GOAL 3

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

3.3 Partner with Houston First in advancing strategies that connect visitors to Downtown places and experiences.

Highlight: At the request of Houston First, DTH+ volunteered to assist the City Nation Place conference planners through the provision of program design and content. The conference brought hundreds of place marketing professionals to Downtown Houston for a multi-day program focused on improving place identity. As a key highlight, DTH+ designed and led a tour of HDMD's Big Art. Bigger Change. murals to spotlight on how art and art's message can be a representation of a community's identity. Dozens of visiting conference attendees attended the walking tour of the murals.

Participating Agency:



3.7 Utilize public art and other place enhancement strategies to improve walkability where built conditions limit storefront activations.

Highlight: In collaboration with several of Downtown's key destinations, DTH+ is advancing a place branding strategy through an updated pole banner program. This program, to be implemented through the 3rd and 4th quarters of 2024, will replace all the existing "poetry" themed pole banners with new banners that highlight key destinations for visitors, provide wayfinding benefits, and become a broader expression of community identity. A full inventory of existing banners and banner pole hardware has been completed, funding has been authorized by the HDMD Board, design is in the final stages and installation contractors have been secured.

Participating Agency:



GOAL 4



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

4.5 Work with local government to build partnerships to reform regulatory processes to expedite timetables and decrease barriers to entry.

Highlight: Two days following the May 16 storm, the Mayor's Office requested DTH+ to convene meetings with property owners and managers whose properties were affected by the storm. Though the first meeting was held on a Sunday afternoon, dozens of stakeholders and City leaders participated to understand the needs of property owners to get their properties safe and stabilized. Since the initial meeting on May 18, DTH+ has convened an ever-expanding group of stakeholders an additional 8 times, averaging three meetings per week. The meetings have led to collaborative problem solving amongst neighboring properties whose decisions affect one another, plus crucial information sharing and coordination to facilitate recovery while protecting public safety. Additionally, the meetings have led to critical time-saving efforts by the City of Houston, including the adoption of trust-based approach to permitting to allow property owners to operate in a fluid and efficient manner to stabilize their properties and effect a more expedient recovery and return-to-office for their tenants.

Participating Agencies:



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

Highlight: Following a Dec 2023 authorization, national retail consulting firm MJB conducted submarket research, rigorous data analysis, and stakeholder engagement to develop a strategic retail strategy for DTH+. Findings were presented at the May 2024 Thrive Collaborative Committee meeting and shaped by committee members' input. Key takeaways include opportunities for Downtown's unique retail nodes, the trade area demand Downtown can fulfill, and near-term considerations for the District's Retail Challenge Grant program. MJB will present these findings and next steps to the HDMD Board on June 20th, including recommendations for reviving the District's catalytic Retail Challenge Grant program. DTH+ management will propose two authorization requests: continuing MJB Consulting's work to author the official Downtown retail strategy document and allocating \$250,000 to the Retail Challenge Grant program.

Participating Agency:



GOAL 5

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

- 5.3 Evolve and optimize the CHI Membership model to expand audience and increase stakeholder engagement.

Highlight: At the May 2024 meeting, the CHI Board of Directors reviewed and discussed the membership value proposition crafted by the Development Committee and DTH+ management. After refining it based on board feedback, the final proposition highlights three main pillars: Champion, Connect, and Advance. It states, "Central Houston champions a thriving Downtown by connecting influential leaders through initiatives that advance the future of business and community for all." Additionally, the DTH+ team is working to produce high-quality materials to illustrate this value proposition, showcasing past and ongoing initiatives as a critical resource for member recruitment and retention.

Participating Agency:



- 5.6 Improve and expand external communications to increase awareness of CHI, its actions, and general Downtown happenings.

Highlight: One of the most important roles that DTH+ plays during a weather-related emergency is that of the spokesperson. Given the severity and relative unique nature of the derecho storm event, there was media interest beginning immediately and a need to communicate rapidly to stakeholders. DTH+ conducted interviews with both national and local media, including the Wall Street Journal, Houston Business Journal, Houston Chronicle, KHOU, Inc. magazine, and others. Additionally, DTH+ leveraged, and continues to utilize, its various communications platforms and executive communications tools to communicate daily updates through social media, newsletters, news blasts, email updates, maps, and its website to keep the community apprised of ongoing recovery and restoration work.

Participating Agency:

