

City of Houston, Texas, Ordinance No. 2017- 762

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY D/B/A DOWNTOWN REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS (MAIN STREET/MARKET SQUARE ZONE); APPROVING THE FISCAL YEAR 2018 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2018-2022 CAPITAL IMPROVEMENT PROJECTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the Main Street/Market Square Redevelopment Authority d/b/a Downtown Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Three, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2018 (the "Operating Budget") and a five-year Capital Improvement Projects Budget for Fiscal Years 2018-2022 (the "CIP Budget" and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to the Tri-Party agreement among the City, the Authority, and the Zone approved by Ordinance No. 2000-240 on April 5, 2000; and

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

WHEREAS, the Budgets are based upon the following assumptions:

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

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

4. The Authority may receive grants from the state and federal agencies during Fiscal Year 2018, and may receive grants from other sources, which may require the Authority to pay a local match; and

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

WHEREAS, the City Council finds that it is appropriate to recover its incremental costs of municipal services for Fiscal Year 2018 from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone, subject to complying with the provisions of Texas Tax Code Section 311.010(i); and

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

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

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

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

Section 2. That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority may need to transfer funds from

one Line Item of Project Costs shown on **Exhibit A** to another. Unless approved by the City Council, the Authority may only transfer funds (1) as needed for Debt Service; and (2) from one Line Item of Project Costs to another, if the aggregate of such transfers does not exceed the lesser of Four Hundred Thousand Dollars (\$400,000) or five percent (5%) of the Project Costs during Fiscal Year 2018. Subject to the foregoing, the Operating Budget attached hereto as **Exhibit A** is hereby approved for the Authority.

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

Section 4. That not later than March 31, 2018, the Zone and the Authority shall, in cooperation with City representatives: (1) identify surplus funds in the Authority's Fiscal Year 2018 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2018 Operating Budget for the Authority approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Authority for that purpose. The Zone and the Authority shall consider amendments to the Zone Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose, and shall expedite any such amendments.

Section 5. That the Authority is authorized to spend any grant money not reflected in the Operating Budget that it receives during Fiscal Year 2018 in the manner prescribed by law. In the event the Authority is required to pay a matching share of any such grant, the Authority, after consultation with and approval by the Chief Development Officer, may spend an amount not to exceed ten percent (10%) of the Operating Budget for such match.

Section 6. That the City's Chief Development Officer is directed to assist the Authority in identifying a cost-efficient method for financing public infrastructure consistent with financing principles used by the City.

Section 7. That the approval of this Budget is contingent upon receipt by the Chief Development Officer of a document signed by the Administrator of the Authority and/or Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

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

Section 8. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 4th day of October, 2017.

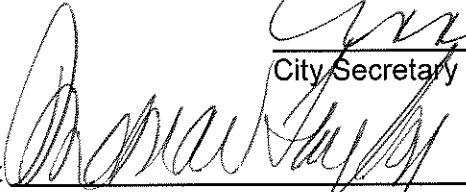
APPROVED this _____ day of _____, 2017.

Mayor

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is OCT 10 2017.



City Secretary



Assistant City Attorney

Prepared by Legal Department
OUT:out August 23, 2017
Requested by Andrew F. Icken, Chief Development Officer, (Office of the Mayor)
L.D. File No.

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
ABSENT		MARTIN
✓		LE
ABSENT		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
ABSENT-CITY BUSINESS		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW DATE: OCT 10 2017

EXHIBIT A

**Fiscal Year 2018 Operating Budget for
Main Street/Market Square Redevelopment Authority
d/b/a Downtown Redevelopment Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2018 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 (TY2017):	\$	3,396,964,842
	Current Taxable Value (TY2016):	\$	2,997,351,924
	Acres:		653.61
	Administrator (Contact):		Ryan Leach
	Contact Number:		(713) 752-0827

N A R R A T I V E	Zone Purpose:
	<p>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.</p> <ul style="list-style-type: none"> • Issued 2015 tax increment contract revenue bonds to net \$40 million to be used for capital projects on Dallas, Main, Allen Parkway, and the South Downtown Park. • Completion of construction of Dallas Street Shopping District Improvements at cost of \$16.9 million. • Completion of construction of Main Street Improvements at cost of \$11.6 million. • Completion of construction of Allen Parkway reconfiguration at cost of \$14.7 million. • Continued grant payment for Green Street Project, executed seventh amendment. • Completion of historic facade renovations at 412 Main, 402 Main, and 202 Travis. • SkyHouse, SkyHouse Main, Alliance Block 334, 1111 Rusk and Market Square Tower residential projects complete and open, Hines Market Square soon to be completed. • Holiday Inn complete and open, Alessandra soon to be complete, 723 Main AC hotel soon to be under construction. • Library Plaza renovation project scheduled for completion in Summer 2017. • Historic facade renovations begun in 100 Block of Main, 900 Block of Commerce and Kellum-Noble House. • Led process for redevelopment of 1111 Main, former Sakowitz Building, including significant retail. • Progress in securing site for South Downtown Park.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/16)	Variance
	Capital Projects:			
Roadways and Streets	\$	22,500,000	\$ 28,203,813	\$ (5,703,813)
Infrastructure, Mobility, Transit Improvements		18,334,450	24,425,578	(6,091,128)
Real Property Improvements		57,520,266	19,758,437	37,761,829
Parking Facilities		10,156,417	-	10,156,417
Historic Preservation Improvements		26,351,008	9,629,610	16,721,398
Parks and Recreational Facilities		32,044,167	4,817,574	27,226,593
Theater District Improvements		11,504,799	4,314,727	7,190,072
Cultural and Public Facilities Improvements		10,000,000	1,503,555	8,496,445
Economic Development Programs		166,800,000	15,880,923	150,919,077
Institutional Facilities Improvements		22,000,000	10,065,828	11,934,172
Total Capital Projects	\$	377,211,107	\$ 118,600,045	\$ 258,611,062
Affordable Housing		-	-	-
School & Education/Cultural Facilities		82,541,820	36,181,827	46,359,993
Financing Costs		21,650,000	15,424,854	6,225,146
Administration Costs/ Professional Services		6,934,426	5,046,732	1,887,694
Creation Costs		-	-	-
Total Project Plan	\$	488,337,353	\$ 175,253,458	\$ 313,083,895

D E B T	Additional Financial Data	FY2017 Budget	FY2017 Estimate	FY2018 Budget
	Debt Service	\$	4,281,745	\$ 4,281,745
Principal	\$	1,950,000	\$ 1,950,000	\$ 1,995,000
Interest	\$	2,331,745	\$ 2,331,745	\$ 2,282,629
		Balance as of 6/30/16	Projected Balance as of 6/30/17	Projected Balance as of 6/30/18
Year End Outstanding (Principal)				
Bond Debt	\$	60,987,475	\$ 59,037,475	\$ 57,042,475
Bank Loan	\$	-	\$ -	\$ -
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	-	\$ -	\$ -
Other (Rosemont Bridge)	\$	525,000	\$ -	\$ -
Other (HHFC)	\$	3,750,000	\$ 3,000,000	\$ 2,250,000

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2018 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2017 Budget	FY2017 Estimate	FY2018 Budget
RESOURCES			
RESTRICTED Funds - Projects	\$ 1,827,242	\$ 11,299,581	\$ 5,002,344
RESTRICTED Funds - Bond Proceeds	\$ 11,123,239	\$ 12,789,545	\$ 3,650,000
RESTRICTED Funds - Buffalo Bayou Park	\$ 2,339,313	\$ 3,308,435	\$ 2,301,239
RESTRICTED Funds - Bond Debt Service	\$ 8,647,218	\$ 8,657,838	\$ 8,657,838
Unrestricted Funds/Net Current Activity	\$ 14,287,305	\$ 7,116,256	\$ 19,688,807
Beginning Balance	\$ 38,224,317	\$ 43,171,655	\$ 39,300,228
City tax revenue	\$ 14,428,344	\$ 14,859,047	\$ 17,692,616
County tax revenue	\$ 1,207,794	\$ 1,534,689	\$ 1,709,043
ISD tax revenue	\$ 5,236,199	\$ 5,457,620	\$ 5,338,118
ISD tax revenue - Pass Through	\$ 1,875,368	\$ 1,571,396	\$ -
Prior Year Revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 22,747,705	\$ 23,422,752	\$ 24,739,777
Parking Revenue (Blocks 6 & 7)	\$ 100,000	\$ 124,180	\$ 125,000
Allen Parkway Reimbursement	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ 100,000	\$ 124,180	\$ 125,000
COH TIRZ interest	\$ -	\$ 40,723	\$ -
Interest Income	\$ 47,283	\$ 124,809	\$ 48,614
Other Interest Income	\$ 47,283	\$ 165,532	\$ 48,614
Return of local Match Southeast Sidewalks	\$ -	\$ -	\$ -
City of Houston Public Works - Dallas Street Improvements	\$ -	\$ -	\$ -
Sundance Theater Revenue Sharing	\$ 3,000	\$ 2,836	\$ 3,000
Grant Proceeds	\$ 3,000	\$ 2,836	\$ 3,000
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Series 2015 Tax Increment Contract Revenue Bonds	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 61,122,305	\$ 66,886,955	\$ 64,216,619

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2018 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2017 Budget	FY2017 Estimate	FY2018 Budget
EXPENDITURES			
Accounting	\$ 11,000	\$ 10,000	\$ 11,000
Administration Salaries & Benefits	\$ 260,000	\$ 267,000	\$ 280,000
Auditor	\$ 16,000	\$ 15,625	\$ 16,500
Bond Services/Trustee/Financial Advisor	\$ 10,000	\$ 7,650	\$ 10,000
Insurance	\$ 2,500	\$ 2,672	\$ 2,500
Office Administration	\$ 25,500	\$ 16,276	\$ 24,000
TIRZ Administration and Overhead	\$ 325,000	\$ 319,223	\$ 344,000
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 25,000	\$ 15,000	\$ 25,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ -	\$ -	\$ -
Project/Planning Management	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 25,000	\$ 15,000	\$ 25,000
Management consulting services	\$ 350,000	\$ 334,223	\$ 369,000
Capital Expenditures (See CIP Schedule)	\$ 17,635,473	\$ 8,978,865	\$ 9,472,000
TIRZ Capital Expenditures	\$ 17,635,473	\$ 8,978,865	\$ 9,472,000
Developer / Project Reimbursements			
Infrastructure, Mobility, Transit Improvements			
METRO Communication Cabinets Relocation	\$ -	\$ -	\$ -
806 Main Curb Cut/Infrastructure	\$ -	\$ -	\$ -
Historic Preservation Improvements			
402 Main Street	\$ -	\$ 340,016	\$ -
412 Main Street	\$ -	\$ 1,508,669	\$ -
202 Travis Street	\$ -	\$ 302,983	\$ -
806 Main Street	\$ 486,529	\$ 236,828	\$ 255,713
The Heritage Society	\$ -	\$ 101,540	\$ -
108/110/114 Main	\$ -	\$ 455,788	\$ -
900 Commerce	\$ -	\$ 2,485	\$ 400,000
International Coffee Building	\$ -	\$ 959,513	\$ -
Future Historic Preservation Project	\$ 500,000	\$ -	\$ 600,000
Parks, Plaza and Recreational Facilities Improvements			
Sabine to Bagby Promenade	\$ -	\$ -	\$ -
Houston Parks Board Hike and Bike Trails	\$ -	\$ -	\$ 650,000
Theater District Improvements			
Sundance Theater	\$ -	\$ -	\$ -
Alley Theatre	\$ -	\$ 83	\$ -
Retail/Economic Development			
GreenStreet	\$ 417,000	\$ 238,613	\$ 240,000
Comcast NBC Universal	\$ -	\$ -	\$ -
Buffalo Bayou Park- Shepherd to Sabine	\$ 2,339,313	\$ 2,271,773	\$ 2,301,239
Hotel Alessandra	\$ -	\$ -	\$ 100,000
Holiday Inn 1616 Main	\$ 47,587	\$ 83,767	\$ 63,876
Texaco Building 1111 Rusk	\$ -	\$ 2,678	\$ 490,037
Skyhouse Houston	\$ 376,126	\$ 255,622	\$ 379,512
Skyhouse Main	\$ -	\$ -	\$ 393,798
Alliance Block 334	\$ -	\$ 248	\$ 163,138

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2018 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2017 Budget	FY2017 Estimate	FY2018 Budget
BMS/Market Square Residential	\$ -	\$ 296,729	\$ 450,000
Hines Market Square	\$ -	\$ -	\$ 336,270
AC Hotel 723 Main	\$ -	\$ 1,978	\$ 80,000
Fairfield Residential	\$ -	\$ -	\$ -
907 Franklin	\$ -	\$ 22,485	\$ -
1111 Main/1010 Lamar	\$ -	\$ 100,000	\$ -
Downtown Living Initiative	\$ -	\$ 3,428	\$ -
Retail Initiative	\$ -	\$ 18,769	\$ 250,000
Downtown Planning Initiative	\$ -	\$ -	\$ 150,000
Developer / Project Reimbursements	\$ 4,166,555	\$ 7,203,995	\$ 7,303,583
Bond Debt Service (Series 2012)			
Principal	\$ 1,950,000	\$ 1,950,000	\$ 1,995,000
Interest	\$ 356,195	\$ 356,195	\$ 307,079
New Bond Sale (Series 2015)			
Principal	\$ -	\$ -	\$ -
Interest	\$ 1,975,550	\$ 1,975,550	\$ 1,975,550
Cost of Issuance	\$ -	\$ -	\$ -
System debt service	\$ 4,281,745	\$ 4,281,745	\$ 4,277,629
TOTAL PROJECT COSTS	\$ 26,433,773	\$ 20,798,828	\$ 21,422,212
Payment/transfer to ISD - educational facilities	\$ 2,442,588	\$ 2,594,338	\$ 2,513,658
Payment/transfer to ISD - educational facilities (Pass Through)	\$ 1,875,368	\$ -	\$ 1,571,396
Administration Fees:			
City	\$ 721,417	\$ 742,952	\$ 884,631
County	\$ 60,390	\$ 76,734	\$ 85,452
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
Certificate of Obligation (Payable to COH)	\$ 553,875	\$ 553,875	\$ -
HHFC Payment	\$ 750,000	\$ 750,000	\$ 750,000
Total Transfers	\$ 8,473,638	\$ 6,787,899	\$ 7,875,137
Total Budget	\$ 34,907,411	\$ 27,586,727	\$ 29,297,349
RESTRICTED Funds - Projects	\$ 3,895,952	\$ 5,002,344	\$ 4,331,259
RESTRICTED Funds - Bond Proceeds	\$ -	\$ 3,650,000	\$ 3,000,000
RESTRICTED Funds - Buffalo Bayou Park	\$ 2,404,814	\$ 2,301,239	\$ 2,335,758
RESTRICTED Funds - Bond Debt Service	\$ 8,643,102	\$ 8,657,838	\$ 8,657,838
Unrestricted Funds/Net Current Activity	\$ 11,271,026	\$ 19,688,807	\$ 16,594,416
Ending Fund Balance	\$ 26,214,894	\$ 39,300,228	\$ 34,919,270
Total Budget & Ending Fund Balance	\$ 61,122,305	\$ 66,886,955	\$ 64,216,619

Notes: The Allen Parkway Project represents revenue that is reserved for the Allen Parkway reconfiguration project.
 Tax increment is planned as the source of funding for the project; the entire project's cost is reflected in the capital expenditure budget.

EXHIBIT B

**Fiscal Years 2018-2022 Capital Improvement Projects Budget for
Tax Increment Reinvestment Zone Number Three
(Main Street/Market Square Zone)**

2018 - 2022 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							FY18 - FY22 Total	Cumulative Total (To Date)
			Through 2018	Projected 2017	2018	2019	2020	2021	2022		
I	T-0301	Main Street Corridor E-W Improvements	\$ 2,311,367	-	-	-	-	-	-	-	2,311,367
I	T-0302	Market Square Park	\$ 2,941,827	-	-	-	-	-	-	-	2,941,827
I	T-0304	Julia Ideson - Phase II Renovation	\$ 10,000,041	-	-	-	-	-	-	-	10,000,041
I	T-0305	Pedestrian Bridge - Bafel Academy	\$ 1,503,810	-	-	-	-	-	-	-	1,503,810
I	T-0307	Southern Downtown Pocket Park	\$ 9,151	-	952,000	5,352,000	352,000	352,000	352,000	7,360,000	7,369,151
I	T-0308	Jones Plaza	\$ -	-	5,000,000	-	-	-	-	5,000,000	5,000,000
I	T-0309	City Hall Sidewalk Improvements	\$ 4,596	-	-	-	-	-	-	-	4,596
I	T-0312	Main Street Corridor Improvement Project	\$ 8,260,403	2,354,000	-	-	-	-	-	-	11,614,403
I	T-0313	Jesse H. Jones Library Plaza	\$ 60,343	621,163	-	-	-	-	-	-	681,506
I	T-0314	Shopping District Improvements	\$ 14,525,803	2,381,000	-	-	-	-	-	-	16,906,803
C	T-0319	Allen Parkway Re-Construction	\$ 11,072,932	3,622,702	-	-	-	-	-	-	14,695,634
I	T-0323	TxDOT Southeast Sidewalks	\$ 1,675	-	2,500,000	-	-	-	-	2,500,000	2,501,675
I	T-0324	Walker Street Improvements	\$ -	-	1,000,000	10,000,000	7,000,000	-	-	18,000,000	18,000,000
I	T-0325	Bagby Street Improvements	\$ -	-	-	-	1,500,000	10,000,000	10,000,000	21,500,000	21,500,000
C, G, H, I	T-0326	Local Connections NHHIP	\$ -	-	-	-	-	-	2,000,000	2,000,000	2,000,000
C, G, H, I	T-0399	Concrete Panel Replacement Program	\$ -	-	20,000	-	-	-	-	20,000	20,000
Totals			\$ 51,881,848	\$ 8,978,865	\$ 9,472,800	\$ 15,352,000	\$ 8,852,000	\$ 10,352,000	\$ 12,352,000	\$ 66,380,000	\$ 117,656,813

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

** NOTE:

*** NOTE:

Source of Funds	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
	Through 2016	Projected 2017	2018	2019	2020	2021	2022	FY18 - FY22 Total	
TIRZ Funds	51,691,946	8,978,865	9,472,000	15,352,000	8,852,000	10,352,000	12,352,000	56,380,000	117,050,813
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Project Total	51,691,946	8,978,865	9,472,000	15,352,000	8,852,000	10,362,000	12,352,000	56,380,000	117,050,813

Project: Southern Downtown Pocket Park		City Council District		Key Map: 494	WBS.:		T-0307				
		Location: I		Geo. Ref.:							
		Served: I		Neighborhood: 61							
Description: Acquire 1/2-1 block at the southern end of the Central Business District and develop a green public space that would serve the growing residential population, workers and the public.		Operating and Maintenance Costs: (\$ Thousands)									
			2018	2019	2020	2021	2022	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
Justification: Due to the growing residential population a green public space is needed to serve the residents and stimulate economic growth. This project will be a joint effort of the Downtown Management District, City of Houston Parks Dept. and TIRZ 3.		Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs	-	-	-	-	-	-			
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	352,000	352,000	352,000	352,000	352,000	\$ 1,760,000	\$ 1,760,000
3	Design	-	-	-	600,000	-	-	-	-	\$ 600,000	\$ 600,000
4	Construction	-	-	-	-	5,000,000	-	-	-	\$ 5,000,000	\$ 5,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	9,151	-	-	-	-	-	-	-	\$ -	\$ 9,151
Other Sub-Total:		9,151	-	-	-	-	-	-	-	\$ -	\$ 9,151
Total Allocations		\$ 9,151	\$ -	\$ -	\$ 952,000	\$ 5,352,000	\$ 352,000	\$ 352,000	\$ 352,000	\$ 7,360,000	\$ 7,369,151
Source of Funds											
TIRZ Funds		9,151	-	-	952,000	5,352,000	352,000	352,000	352,000	\$ 7,360,000	\$ 7,369,151
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 9,151	\$ -	\$ -	\$ 952,000	\$ 5,352,000	\$ 352,000	\$ 352,000	\$ 352,000	\$ 7,360,000	\$ 7,369,151

Project: Jones Plaza		City Council District		Key Map:				WBS.:		T-0308		
		Location: 1		Geo. Ref.:								
		Served: 1		Neighborhood:								
Description:		The first step is to develop a concept/design that reflects the vision and objectives of the stakeholder and major tenants of the Theater District. This is an inclusive process and is vital to the effective utilization of the facility.										
Justification:		This is a centrally located, public facility in the heart of Houston's Theatre District. In order to more effectively and better serve Houston residents and visitors, this facility requires some enhancements and/or reprogramming.										
		Operating and Maintenance Costs: (\$ Thousands)										
		2018		2019		2020		2021		2022		Total
Personnel		-		-		-		-		-		\$ -
Supplies		-		-		-		-		-		\$ -
Svcs. & Chgs.		-		-		-		-		-		\$ -
Capital Outlay		-		-		-		-		-		\$ -
Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
FTEs		-		-		-		-		-		-
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -	
4	Construction	-	-	-	5,000,000	-	-	-	-	\$ 5,000,000	\$ 5,000,000	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ -	\$ -	\$ -	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000	
Source of Funds												
TIRZ Funds		-	-	-	5,000,000	-	-	-	-	\$ 5,000,000	\$ 5,000,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ -	\$ -	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000	

Project: Main Street Corridor Improvement Project		City Council District		Key Map: 493		WBS.:		T-0312													
		Location: I		Geo. Ref.:																	
		Served: I		Neighborhood: 61																	
Description: Main Street Corridor improvements include: Assess existing conditions, design & implement improvements to lighting, landscaping, public art, wayfinding along the full 19 blocks of Main Street. Also included are improvements to the light rail stations.		Operating and Maintenance Costs: (\$ Thousands)																			
				2018		2019		2020		2021		2022		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
Justification: Existing conditions include substandard street and pedestrian lighting, right-of-way encroachments, and insufficient landscaping.		Svcs. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs		-		-		-		-		-		-							
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/16		2017 Budget		2017 Estimate		2018		2019		2020		2021		2022		FY18 - FY22 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		352,849		100,000		-		-		-		-		-		-		\$ -		\$ 352,849	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		1,558,399		900,000		-		-		-		-		-		-		\$ -		\$ 1,558,399	
4 Construction		6,512,215		2,500,000		2,354,000		-		-		-		-		-		\$ -		\$ 8,866,215	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		836,940		100,000		-		-		-		-		-		-		\$ -		\$ 836,940	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		836,940		100,000		-		-		-		-		-		-		\$ -		\$ 836,940	
Total Allocations		\$ 9,280,403		\$ 3,600,000		\$ 2,354,000		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ 11,614,403	
Source of Funds																					
TIRZ Funds		9,280,403		3,600,000		2,354,000		-		-		-		-		-		\$ -		\$ 11,614,403	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ 9,280,403		\$ 3,600,000		\$ 2,354,000		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ 11,614,403	

Project: TxDOT Southeast Sidewalks		City Council District: I		Key Map: 493		WBS.:		T-0323							
		Location: I		Geo. Ref.:											
		Served: I		Neighborhood: 61											
Description: Includes reconstruction of the sidewalks, curb, and limited landscaping in the Southeast quadrant of downtown. A grant has been applied for from H-GAC for this project and the amount below represents the local match.		Operating and Maintenance Costs: (\$ Thousands)													
				2018		2019		2020		2021		2022		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Justification: The sidewalk conditions on many blocks in the Southeast quadrant are deteriorated or were never installed. Given the increased residential population in the Southeast section, enhancing the pedestrian realm is critical for success.															
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -				
4	Construction	-	-	-	2,500,000	-	-	-	-	\$ 2,500,000	\$ 2,500,000				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	1,675	15,800	-	-	-	-	-	-	\$ -	\$ 1,675				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		1,675	15,800	-	-	-	-	-	-	\$ -	\$ 1,675				
Total Allocations		\$ 1,675	\$ 15,800	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,501,675				
Source of Funds															
TIRZ Funds		1,675	15,800	-	2,500,000	-	-	-	-	\$ 2,500,000	\$ 2,501,675				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ 1,675	\$ 15,800	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,501,675				

Project: Bagby Street Improvements		City Council District		Key Map:				WBS.:		T-0325					
		Location: I		Geo. Ref.:											
		Served: ALL		Neighborhood:											
Description: Bagby Street from Franklin to Dallas; roadway improvements, sidewalks, pavers, lighting and landscaping. Potential improved bayou access.		Operating and Maintenance Costs: (\$ Thousands)													
				2018		2019		2020		2021		2022		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 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	-	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	-	-	-	-	1,500,000	-	-	-	-	\$ 1,500,000	\$ 1,500,000			
4	Construction	-	-	-	-	-	10,000,000	10,000,000	-	-	\$ 20,000,000	\$ 20,000,000			
5	Equipment	-	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	-	-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 10,000,000	\$ 10,000,000	\$ 21,500,000	\$ 21,500,000				
Source of Funds															
TIRZ Funds		-	-	-	-	-	-	-	-	-	\$ -	\$ -			
City of Houston		-	-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	-	-	-	-	-	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				

Project: Local Connections NHHP		City Council District	Key Map:		WBS.:	T-0326
		Location: C, G, H, I	Geo. Ref.:			
		Served: ALL	Neighborhood:			
Description:	TxDOT will be moving forward with the realignment of I-45/I-10/I-59/69 around downtown. Local street connections will need to be reconfigured to support the new freeway infrastructure.					
Justification:	Traffic flow and ease of transportation connections are critical to support the workforce and economic activity of the Central Business District. TxDOT will not pay for the local street connections as part of the overall highway project.					
Operating and Maintenance Costs: (\$ Thousands)						
	2018	2019	2020	2021	2022	Total
Personnel	-	-	-	-	-	\$ -
Supplies	-	-	-	-	-	\$ -
Svcs. & Chgs.	-	-	-	-	-	\$ -
Capital Outlay	-	-	-	-	-	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	2,000,000	\$ 2,000,000	\$ 2,000,000
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
Source of Funds										
TIRZ Funds	-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

