



Downtown
Redevelopment
Authority

Board of Directors Meeting

June 10, 2025

Tax Increment Reinvestment Zone, Number Three
City of Houston

**DOWNTOWN
HOUSTON+**

Board of Directors Meeting

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

May 13, 2025

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 13, 2025, 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 Treasurer Hamm, Director Garcia and Director Harrison. Also present were Allen Douglas, Executive Director (“ED”); Kris Larson, President; Jana Gunter, Director of Finance; and staff members Brett DeBord, David Cisneros, Marlon Connley, Andy Corbin, Cassie Hoeprich, Alyssa Mason, Jamie Perkins, Albert Sanchez, Ann Taylor and Candace Williams, all with the Authority; Algenita Davis, consultant to the Authority.

Additional attendees included Clark Lord with Bracewell, outside counsel to the Authority; Andrew Busker with the City of Houston; Mantasin Manuf with RRP Engineers; Leah Chambers with Outside Voices; and Margo Fendrick, resident of Midtown, attended on behalf of the public.

INTRODUCTIONS, QUORUM & CALL TO ORDER

Board Members, staff, and attendees conducted a round-room introduction of themselves. Curtis Flowers chaired the meeting, and Barry Mandel served as Secretary. A quorum was established, and the meeting was called to order at 12:04 PM.

PUBLIC COMMENT

Chair Flowers called for public comment. Margo Fendrick indicated she had commentary to share with the Board. Pursuant to the Texas Open Meetings Act, Chair Flowers recited the required statement regarding public comments, then invited Ms. Fendrick to address the Board.

Ms. Fendrick introduced herself and began by stating her opposition to the closure of six streets near the George R. Brown Convention Center (“GRB”), which serve as connectors between the East End, Midtown, and Downtown. She then expressed concerns about the lack of communication and warnings to residents regarding the street closures, as well as the loss of connectivity between the three neighborhoods.

Ms. Fendrick concluded by asking questions about the Authority’s role in the street closures and stated that more transparency is needed from the City and GRB regarding this project. The Board noted Ms. Fendrick’s concerns and thanked her for sharing her commentary.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the April 8, 2025, regular joint board meeting. Chair Flowers called for comments or changes. Hearing none, he then called for a motion, moved by Secretary Mandel, seconded by Vice Chair Sabino, and the minutes of the April 8, 2025, regular joint board meeting were approved as presented.

FINANCE & ADMINISTRATION

Check Register – April 2025

Chair Flowers called on Jana Gunter to provide a summary of the April check register. Ms. Gunter shared highlights from the check register as of April 30, 2025, then called for questions. No questions were raised, and no discussion occurred. A motion was called to accept the April 2025 check register. It was moved by Secretary Mandel and seconded by Vice Chair Sabino, and the Board accepted the April 2025 check register as presented.

MUNICIPAL SERVICES & INITIATIVES UPDATE

ED Douglas opened this topic and began by introducing Captain Melissa Countryman, who had been recently promoted to the rank of captain over HPD's downtown division. Next, Captain Countryman shared an overview of her professional background with HPD and expressed her enthusiasm for working with the Board and in downtown.

Officer Deitch Lawrence was invited to give a presentation with updates on the third quarter downtown initiatives. He shared highlights from each initiative, noting that the Nightlife initiative had been consolidated into the Civility Enforcement initiative, resulting in a new total of five initiatives: Bike Patrol, Civility Enforcement, Crime Suppression, Traffic Enforcement, and Scooter & Street Racing. A discussion ensued over the remaining dollars in HPD's current budget year. Questions were asked and answered. No further action was required.

RETENTION OF CARR, RIGGS & INGRAM FOR DRA FY25 AUDIT

Chair Flowers asked Jana Gunter to present an action item, authorizing staff to engage with and enter into any necessary agreements with the audit firm Carr, Riggs and Ingram to conduct the FY25 DRA/TIRZ #3 audit, in an amount not to exceed \$30,000. No questions were raised, and no discussion occurred.

Chair Flowers called for a motion, moved by Director Taylor and seconded by Director Liu, and the Board approved the request to engage Carr, Riggs, and Ingram to conduct the FY25 DRA/TIRZ #3 annual audit, as presented.

MAIN STREET PROMENADE UPDATES

Chair Flowers invited Cassie Hoeprich and Brett DeBord to present a slide deck on the Main Street Promenade Project. Ms. Hoeprich began by sharing information regarding construction mitigation plans and updates on the City of Houston Ordinance to close portions of Main Street to accommodate the Promenade permanently.

Next, Mr. DeBord provided updates on the construction timeline. He then delved into the details of the request brought before the Board to consider approving additional expenditures to cover construction contingencies and project expenses. Questions were asked and answered, and discussion ensued.

Chair Flowers called for a motion for the Board to authorize the execution of necessary agreements by the appropriate officers of the Authority in an amount not to exceed \$2,500,000 for construction

contingency and miscellaneous project expenses related to the Main Street Promenade Project. The motion was moved by Secretary Mandel, seconded by Vice Chair Sabino, and the Authority Board approved this request as presented.

AUTHORIZE SUPPLEMENTAL EXPENDITURES FOR THE TREBLY PROJECT

Chair Flowers asked Mr. DeBord to continue by presenting a request for supplemental expenditures for the Trebly Shade Structure Project. Mr. DeBord summarized the need for the additional funds and called for questions.

Hearing none, Chair Flowers called for a motion to approve additional construction financing in an amount not to exceed \$200,000 for the completion of the Trebly Park Shade Structure Project. The motion was made by Secretary Mandel, seconded by Vice Chair Sabino, and the request was approved as presented.

ECONOMIC DEVELOPMENT PROJECT: COMPLIANCE DISCUSSION + ACTION ITEM

Chair Flowers pulled this item from the agenda, as additional information will be presented on this topic in June.

STRATEGIC ALIGNMENT UPDATES

Due to time constraints, the Strategic Alignment updates were not presented or discussed. ED Douglas encouraged Board members to review the updates and reach out if there were any questions.

OTHER BUSINESS

No further business was brought forth to the Board.

NEXT MEETINGS

Chair Flowers announced dates for the upcoming Board and Collaborative Committee meetings:

- Enhance, Connect & Engage Committee –Tuesday, **May 20th** at **12:00 PM**
- Board of Directors – Tuesday, **June 10th** at **12:00 PM**

ADJOURNMENT

With no further business to come before the Board, a motion was called to adjourn at 1:34 PM.

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

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

May 13, 2025

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 13, 2025, and the roll was called of the duly constituted officers and members of the Board, to wit:

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Chair Flowers called for a motion for the Board to authorize the execution of necessary agreements by the appropriate officers of the Zone in an amount not to exceed \$2,500,000 for construction contingency and miscellaneous project expenses related to the Main Street Promenade Project. The motion was moved by Secretary Mandel, seconded by Vice Chair Sabino, and the Zone Board approved this request as presented.

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

CHECK REGISTER

May 2025

- Total checks issued were \$505K
 - Walter P. Moore - \$244K – More Space Main Street Design
 - Talon Construction LLC - \$84K – Trebly Park Structures
 - Hibrid Engineering, LLC - \$61K – Mill & Overlay Design
 - Bracewell - \$50K – Legal services: TIRZ#24/Homelessness
 - The Goodman Corporation - \$33K – FTA/TXDot Coordination
 - LeVass Ventures - \$18K – Consulting – Affordable Housing

DRA--Main Street Market Sq Redevelopment Auth

Check register

May-25

Date	Vendor	Document no.	Amount
Account no: 515270879			
5/15/2025	VEN-00787--LEVASS VENTURES LLC		18,000.00
5/15/2025	VEN-00445--TALON CONSTRUCTION LLC		83,636.41
5/15/2025	VEN-00751--The Goodman Corporation		13,994.17
5/19/2025	VEN-00021--Bracewell		49,681.25
5/19/2025	VEN-00808--HIBRID ENGINEERING, LLC		61,465.00
5/19/2025	VEN-00185--Pfeiffer & Son, LTD.		8,092.66
5/19/2025	VEN-00751--The Goodman Corporation		19,114.01
5/19/2025	VEN-00539--Walter P Moore		243,812.48
5/20/2025	VEN-00092--Houston Downtown Management Dis 1024		7,164.78
			504,960.76

AGENDA ITEM:	Authorization of FY 25-26 Operation & CIP Budget
REQUEST:	Board approval of the final draft of the FY 2025-2026 Operation & CIP Budget in substantial form and release to the City of Houston for review and City Council approval.
ITEM HISTORY:	The Budget and Finance Committee (Directors: Flowers, Hamm, Reynolds-Hausman, Liu) met on April 25, 2025 and reviewed and discussed the DRA Operation and CIP budget, line by line, for FY 25-26. The committee moved to recommend approval of the proposed budget to the full Board of Directors.
ACTION ITEM:	Approve the final draft of the FY 25-26 Operation & CIP Budget in substantial form as recommended by the Budget & Finance Committee, with any further changes accepted by the full Board of Directors, and release the Budget 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 2026 BUDGET PROFILE

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

P R O J E C T P L A N	Base Year:	1995
	Base Year Taxable Value:	\$ 22,231,380
	Projected Taxable Value (TY2025):	\$ 6,291,287,107
	Current Taxable Value (TY2024):	\$ 6,049,314,526
	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.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/24)	Variance
	Capital Projects:			
	Roadways and Streets	\$ 47,500,000	\$ 64,916,452	\$ (17,416,452)
	Infrastructure, Mobility, Transit Improvements	43,334,450	28,370,077	14,964,373
	Real Property Improvements	57,520,266	23,890,069	33,630,197
	Parking Facilities	10,156,417	-	10,156,417
	Historic Preservation Improvements	26,351,008	18,163,084	8,187,924
	Parks and Recreational Facilities	273,044,167	18,184,296	254,859,871
	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	59,890,307	106,909,693
	Institutional Facilities Improvements	22,000,000	10,678,800	11,321,200
	Total Capital Projects	\$ 668,211,107	\$ 240,207,612	\$ 428,003,495
	Affordable Housing	-	-	-
	School & Education/Cultural Facilities	82,541,820	53,572,541	28,969,279
	Financing Costs	48,930,000	30,699,286	18,230,714
	Administration Costs/ Professional Services	16,934,426	8,702,506	8,231,920
	Creation Costs	-	-	-
	Total Project Plan	\$ 816,617,353	\$ 333,181,945	\$ 483,435,408

D E B T	Additional Financial Data	FY2025 Budget	FY2025 Estimate	FY2026 Budget
	<u>Debt Service</u>	\$ 4,193,650	\$ 4,154,651	\$ 4,320,282
	Principal	\$ 2,340,000	\$ 2,340,000	\$ 2,635,000
	Interest	\$ 1,853,650	\$ 1,814,651	\$ 1,685,282
		Balance as of 6/30/24	Projected Balance as of 6/30/25	Projected Balance as of 6/30/26
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ 39,920,000	\$ 37,580,000	\$ 34,945,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other (Rosemont Bridge)	\$ -	\$ -	\$ -
	Other (HHFC)	\$ -	\$ -	\$ -

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
RESOURCES			
RESTRICTED Funds - Projects	\$ 20,880,310	\$ 22,851,800	15,971,387
RESTRICTED Funds - Bond Proceeds	\$ -	\$ -	-
RESTRICTED Funds - Buffalo Bayou Park	\$ 2,921,764	\$ 2,836,045	2,937,810
RESTRICTED Funds - Bond Debt Service	\$ 8,585,226	\$ 8,567,850	8,639,181
Beginning Balance	\$ 32,387,300	\$ 34,255,695	\$ 27,548,378
City tax revenue	\$ 20,836,833	\$ 20,836,833	\$ 23,410,810
County tax revenue	\$ 189,744	\$ 189,744	\$ 189,744
ISD tax revenue	\$ 3,927,790	\$ 3,927,790	\$ 3,927,790
ISD tax revenue - Pass Through	\$ 3,509,884	\$ 3,509,884	\$ 3,509,884
Incremental property tax revenue	\$ 28,464,251	\$ 28,464,251	\$ 31,038,228
Parking Revenue (Blocks 6 & 7)	\$ -		\$ -
Bagby Reimbursements	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest			\$ -
Interest Income	\$ 1,000,000	\$ 1,400,000	\$ 1,000,000
Other Interest Income	\$ 1,000,000	\$ 1,400,000	\$ 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	\$ 61,851,551	64,119,946	59,586,606

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
EXPENDITURES			
Accounting	\$ -	\$ -	\$ -
Administration Salaries & Benefits	\$ 765,083	\$ 577,217	\$ 580,000
Auditor	\$ 22,500	\$ 23,220	\$ 25,000
Bond Services/Trustee/Financial Advisor	\$ 7,000	\$ 9,500	\$ 10,000
Insurance	\$ 7,500	\$ 3,300	\$ 7,500
Office Administration	\$ 20,000	\$ 10,000	\$ 20,000
TIRZ Administration and Overhead	\$ 822,083	\$ 623,237	\$ 642,500
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 32,000	\$ 150,000	\$ 32,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ -	\$ -	\$ -
Project/Planning Management	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 32,000	\$ 150,000	\$ 32,000
Management consulting services	\$ 854,083	773,237	674,500
Capital Expenditures (See CIP Schedule)	\$ 20,679,906	16,210,346	24,066,423
TIRZ Capital Expenditures	\$ 20,679,906	16,210,346	24,066,423
Developer / Project Reimbursements			
Real Property Improvements			
Post Office Project	\$ 365,767	\$ 473,725	\$ 487,937
Parking Facilities			
n/a	\$ -	\$ -	\$ -
Historic Preservation Improvements			
806 Main Street	\$ 185,541	\$ 264,770	\$ 272,713
Sam Houston Park	\$ -	\$ -	\$ -
Façade Improvements			\$ 1,000,000
Future Projects	\$ 1,000,000	\$ 353,318	\$ 1,000,000
Parks, Plaza and Recreational Facilities Improvements			
Parks Collaborative	\$ -	\$ -	\$ 1,000,000
Houston Parks Board Hike and Bike Trails	\$ 1,000,000	\$ 500,000	\$ 1,000,000
Retail/Economic Development			
Buffalo Bayou Park - Shepherd to Sabine	\$ 2,965,591	\$ 2,937,810	\$ 2,965,591
Hotel Alessandra/Laura	\$ 56,150	\$ 87,835	\$ 90,470
Holiday Inn - 1616 Main	\$ 23,323	\$ 27,825	\$ 28,660
Provident - The Star 1111 Rusk	\$ 246,344	\$ 251,743	\$ 259,295
Skyhouse I - Houston	\$ 247,161	\$ 239,774	\$ 246,967
Skyhouse II - Main	\$ 248,199	\$ 243,311	\$ 250,610
Alliance Block 334	\$ 156,826	\$ 132,139	\$ 136,103
Market Square Tower	\$ 586,629	\$ 650,774	\$ 670,297
Aris Market Square	\$ 410,872	\$ 378,745	\$ 390,107
AC Hotel - 723 Main	\$ 22,752	\$ 48,634	\$ 50,093
Fairfield Residential	\$ 226,847	\$ 364,688	\$ 375,629
Downtown Launch Pad 2.0	\$ 550,000	\$ 533,611	\$ 550,000
Affordable Housing	\$ 100,000	\$ -	\$ 1,000,000
Retail/Economic Development Initiative	\$ 500,000	\$ 133,264	\$ 500,000
Mass Challenge			
Gener8tor	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 8,892,002	7,621,966	12,274,472

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
Bond Debt Service (Series 2012)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
New Bond Sale (Series 2015)			
Principal	\$ 2,340,000	\$ 2,340,000	\$ 2,635,000
Interest	\$ 1,853,650	\$ 1,814,651	\$ 1,685,282
Cost of Issuance	\$ -	\$ 79,031	\$ 82,632
System debt service	\$ 4,193,650	\$ 4,233,682	\$ 4,402,913
TOTAL PROJECT COSTS	\$ 34,619,641	28,839,231	41,418,309
Payment/transfer to ISD - educational facilities	\$ 1,101,124	\$ 1,101,124	\$ 1,101,124
Payment/transfer to ISD - educational facilities (Pass Through)	\$ 3,509,884	\$ 3,509,884	\$ 3,509,884
Administration Fees:			
City	\$ 1,041,842	\$ 1,041,842	\$ 1,170,541
County	\$ 9,487	\$ 9,487	\$ 9,487
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	\$ 7,732,337	\$ 7,732,337	\$ 7,861,036
Total Budget	\$ 42,351,978	\$ 36,571,568	49,279,345
RESTRICTED Funds - Projects	\$ 8,121,614	15,971,387	(1,297,510)
RESTRICTED Funds - Bond Proceeds	\$ -	-	-
RESTRICTED Funds - Buffalo Bayou Park	\$ 2,836,045	2,937,810	2,965,591
RESTRICTED Funds - Bond Debt Service	\$ 8,541,914	8,639,181	8,639,181
Ending Fund Balance	\$ 19,499,573	27,548,378	10,307,262
Total Budget & Ending Fund Balance	\$ 61,851,551	\$ 64,119,946	\$ 59,586,606

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY26 - FY30 Total	Cumulative Total (To Date)
			Through 2024	Projected 2025	2026	2027	2028	2029	2030			
I	T-0302	Market Square Park	\$ -	252,556	580,301	507,710	-	-	-	1,088,011	1,340,567	
I	T-0307	Trebley Park (Southern Downtown Pocket Park)	\$ 4,894,832	1,200,000	1,115,837	894,827	898,891	903,079	924,172	4,736,806	10,831,638	
C	T-0319	Allen Parkway Improvements	\$ 15,312,137	150,000	150,000	150,000	150,000	150,000	150,000	750,000	16,212,137	
I	T-0320	More Space Main Street 2.0	\$ 157,864	1,930,135	2,768,280	-	-	-	-	2,768,280	4,856,279	
I	T-0325	Bagby Street Improvements	\$ 25,869,509	-	-	-	-	-	-	-	25,869,509	
C, H, I	T-0326	NHHIP Planning	\$ 1,301,694	439,903	477,173	479,488	481,873	484,329	486,859	2,409,722	4,151,319	
H	T-0328	Warehouse District Infrastructure Improvements	\$ -	-	-	-	-	4,000,000	4,000,000	8,000,000	8,000,000	
I	T-0336	EADO Cap Park SEQUESTERED	\$ -	6,500,000	6,602,996	6,606,086	5,109,268	5,112,546	5,115,923	28,546,819	35,046,819	
C, H	T-0337	Montrose Bridge at Allen Parkway	\$ 362,493	101,362	1,234,574	-	-	-	-	1,234,574	1,698,428	
H, I	T-0339	Pedestrian Lighting Improvements	\$ 98,214	483,655	1,562,277	1,564,146	1,566,070	1,568,052	1,570,094	7,830,638	8,412,507	
H, I	T-0340	Office Conversion Incentive Program SEQUESTERED	\$ 356,465	2,044,959	2,034,541	2,035,577	1,286,645	-	-	5,356,763	7,758,188	
H, I	T-0341	DLI 2.0 SEQUESTERED	\$ -	3,107,776	3,075,905	3,078,182	3,080,528	3,082,943	3,085,432	15,402,990	18,510,766	
H,I	T-0342	Downtown Public Realm Initiative	\$ -	-	2,345,799	-	-	-	-	2,345,799	2,345,799	
h	T-0343	Precinct 2 Match - Bayou Frontage	\$ -	-	2,098,741	-	-	-	-	2,098,741	2,098,741	
0	T-0344	Future CIP Project	\$ -	-	-	-	-	-	-	-	-	
C, H, I	T-0399	Concrete Panel or Sidewalk Replacement Program	\$ -	-	20,000	-	-	-	-	20,000	20,000	
Totals			\$ 82,818,190	16,210,346	\$ 24,066,423	\$ 15,316,016	\$ 12,573,275	\$ 15,300,950	\$ 15,332,479	\$ 82,589,142	\$ 181,617,678	

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

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
TIRZ Funds	82,818,190	16,210,346	24,066,423	15,316,016	12,573,275	15,300,950	15,332,479	82,589,142	181,617,678
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Project Total	82,818,190	16,210,346	24,066,423	15,316,016	12,573,275	15,300,950	15,332,479	82,589,142	181,617,678

Project: Market Square Park				City Council District		Key Map:		493		WBS.:		T-0302	
				Location: I		Geo. Ref.:							
				Served: I		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)									
					2026	2027	2028	2029	2030	Total			
				Personnel	80	83	-	-	-	\$ 163			
				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	\$ 80	\$ 83	\$ -	\$ -	\$ -	\$ 163			
				FTEs	1	1				2			
				Fiscal Year Planned Expenses									
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -		
4	Construction	-	75,331	-	500,000	425,000	-	-	-	\$ 925,000	\$ 925,000		
5	Equipment	-	75,331	252,556	-	-	-	-	-	\$ -	\$ 252,556		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	80,301	82,710	-	-	-	\$ 163,011	\$ 163,011		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	80,301	82,710	-	-	-	\$ 163,011	\$ 163,011		
Total Allocations		\$ -	\$ 150,662	\$ 252,556	\$ 580,301	\$ 507,710	\$ -	\$ -	\$ -	\$ 1,088,011	\$ 1,340,567		
Source of Funds													
TIRZ Funds		-	-	252,556	580,301	507,710	-	-	-	\$ 1,088,011	\$ 1,340,567		
City of Houston			-	-	-	-	-	-	-	\$ -	\$ -		
Grant		-	-	-		-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ -	\$ 252,556	\$ 580,301	\$ 507,710	\$ -	\$ -	\$ -	\$ 1,088,011	\$ 1,340,567		

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)						
						2026	2027	2028	2029	2030	Total
					Personnel	26	27	28	28	29	\$ 138
					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.	640	668	671	675	695	\$ 3,349
					Capital Outlay	450	200	200	200	200	\$ 1,250
					Total	\$ 1,116	\$ 895	\$ 899	\$ 903	\$ 924	\$ 4,737
					FTEs	2	2	2	2	2	10
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	90,419	-	-	-	-	-	-		\$ -	\$ 90,419
2	Acquisition	1,060,133	-							\$ -	\$ 1,060,133
3	Design	932,213	-		-	-	-	-	-	\$ -	\$ 932,213
4	Construction	1,608,640	1,000,000	500,000	450,000	200,000	200,000	200,000	200,000	\$ 1,250,000	\$ 3,358,640
5	Equipment (Restaurant)	35,000	-	-	-	-	-	-	-	\$ -	\$ 35,000
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	984,995	696,720	700,000	665,837	694,827	698,891	703,079	724,172	\$ 3,486,806	\$ 5,171,801
	Legal	21,916	-		-	-	-	-	-	\$ -	\$ 21,916
	Environmental	161,516	-	-	-	-	-	-	-	\$ -	\$ 161,516
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		1,168,427	696,720	700,000	665,837	694,827	698,891	703,079	724,172	3,486,806	5,355,233
Total Allocations		\$ 4,894,832	\$ 1,696,720	\$ 1,200,000	\$ 1,115,837	\$ 894,827	\$ 898,891	\$ 903,079	\$ 924,172	\$ 4,736,806	\$ 10,831,638
Source of Funds											
TIRZ Funds		4,894,832	1,696,720	1,200,000	1,115,837	894,827	898,891	903,079	924,172	\$ 4,736,806	\$ 10,831,638
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 4,894,832	\$ 1,696,720	\$ 1,200,000	\$ 1,115,837	\$ 894,827	\$ 898,891	\$ 903,079	\$ 924,172	\$ 4,736,806	\$ 10,831,638

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)								
					2026	2027	2028	2029	2030	Total		
				Personnel	-	-	-	-	-	\$ -		
				Supplies	-	-	-	-	-	\$ -		
Justification:	Maintaining the esplanade capital elements provide the necessary gateway complementing entrance to and exit from downtown consonant with the rebuilt Allen Parkway.			Svcs. & Chgs.	-	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs						-		
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 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	822,440	150,000	150,000	150,000	150,000	150,000	150,000	150,000	\$ 750,000	\$ 1,722,440	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		822,440	150,000	150,000	150,000	150,000	150,000	150,000	150,000	\$ 750,000	\$ 1,722,440	
Total Allocations		\$ 15,312,137	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000	\$ 16,212,137	
Source of Funds												
TIRZ Funds		15,312,137	150,000	150,000	150,000	150,000	150,000	150,000	150,000	\$ 750,000	\$ 16,212,137	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ 15,312,137	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000	\$ 16,212,137	

Project: More Space Main Street 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)							
					2026	2027	2028	2029	2030	Total	
				Personnel	268	-	-	-	-	\$ 268	
				Supplies	-	-	-	-	-	\$ -	
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.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	2,500	-	-	-	-	\$ 2,500	
				Total	\$ 2,768	\$ -	\$ -	\$ -	\$ -	\$ 2,768	
				FTEs	4					4	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	157,864	-	-	-	-	-	-	-	\$ -	\$ 157,864
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	1,000,000	1,700,000		-	-	-	-	\$ -	\$ 1,700,000
4	Construction	-	3,000,000	5,135	2,500,000		-	-	-	\$ 2,500,000	\$ 2,505,135
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other-3 Year Maint	-	75,166	225,000	268,280		-	-	-	\$ 268,280	\$ 493,280
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	75,166	225,000	268,280	-	-	-	-	\$ 268,280	\$ 493,280
Total Allocations		\$ 157,864	\$ 4,075,166	\$ 1,930,135	\$ 2,768,280	\$ -	\$ -	\$ -	\$ -	\$ 2,768,280	\$ 4,856,279
Source of Funds											
TIRZ Funds		157,864	4,075,166	1,930,135	2,768,280	-	-	-	-	\$ 2,768,280	\$ 4,856,279
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 157,864	\$ 4,075,166	\$ 1,930,135	\$ 2,768,280	\$ -	\$ -	\$ -	\$ -	\$ 2,768,280	\$ 4,856,279

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 6/30/24	2025 Budget	2025 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	-	-	-	-	-	-	-	\$ -	\$ 2,617,228
4	Construction	21,991,506	-	-	-	-	-	-	-	\$ -	\$ 21,991,506
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											
		\$ 25,869,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,869,509
Source of Funds											
TIRZ Funds		25,869,509	-	-	-	-	-	-	-	\$ -	\$ 25,869,509
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 25,869,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,869,509

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)							
					2026	2027	2028	2029	2030	Total	
				Personnel	77	79	82	84	87	\$ 409	
				Supplies	-	-	-	-	-	\$ -	
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.			Svcs. & Chgs.	400	400	400	400	400	\$ 2,000	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ 477	\$ 479	\$ 482	\$ 484	\$ 487	\$ 2,409	
				FTEs	2	2	2	2	2	10	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	1,250,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	\$ 2,000,000	\$ 3,650,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	51,694	38,002	39,903	77,173	79,488	81,873	84,329	86,859	\$ 409,722	\$ 501,319
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		51,694	38,002	39,903	77,173	79,488	81,873	84,329	86,859	\$ 409,722	\$ 501,319
Total Allocations											
Total Allocations		\$ 1,301,694	\$ 438,002	\$ 439,903	\$ 477,173	\$ 479,488	\$ 481,873	\$ 484,329	\$ 486,859	\$ 2,409,722	\$ 4,151,319
Source of Funds											
Source of Funds											
TIRZ Funds		1,301,694	438,002	439,903	477,173	479,488	481,873	484,329	486,859	\$ 2,409,722	\$ 4,151,319
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 1,301,694	\$ 438,002	\$ 439,903	\$ 477,173	\$ 479,488	\$ 481,873	\$ 484,329	\$ 486,859	\$ 2,409,722	\$ 4,151,319

Project: Warehouse District Infrastructure Improvements				City Council District		Key Map:		WBS.:		T-0328	
				Location: H		Geo. Ref.:					
				Served: H		Neighborhood:					
Description:	TIRZ #3 anticipates the application of select infrastructure and conversion improvement opportunities in the Warehouse District as a means of enhancing and incentivizing further private and institutional development in this northern doorway into Downtown.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Select infrastructure and residential conversion improvements will serve to foster economic development and benefit the Warehouse District itself as well as serve to attract Houstonians from abutting and proximate communities to the economic and cultural offerings in the TIRZ.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	4,000,000	4,000,000	\$ 8,000,000	\$ 8,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000	\$ 8,000,000	\$ 8,000,000
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	4,000,000	4,000,000	\$ 8,000,000	\$ 8,000,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000	\$ 8,000,000	\$ 8,000,000

Project: EADO Cap Park SEQUESTERED				City Council District		Key Map:				WBS.:	T-0336			
				Location:		I		Geo. Ref.:						
				Served:		ALL		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	103	106	109	113	116	\$ 547				
				Supplies	-	-	-	-	-	\$ -				
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.			Svcs. & Chgs.	6,500	6,500	6,500	6,500	6,500	\$ 32,500				
				Capital Outlay	-	-	-	-	-	\$ -				
				Total	\$ 6,603	\$ 6,606	\$ 6,609	\$ 6,613	\$ 6,616	\$ 33,047				
				FTEs	1	1	1	1	1	5				
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	-	6,500,000	6,500,000	6,500,000	6,500,000	5,000,000	5,000,000	5,000,000	\$ 28,000,000	\$ 34,500,000			
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	-	-	-	102,996	106,086	109,268	112,546	115,923	\$ 546,819	\$ 546,819			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	-	-	102,996	106,086	109,268	112,546	115,923	\$ 546,819	\$ 546,819			
Total Allocations		\$ -	\$ 6,500,000	\$ 6,500,000	\$ 6,602,996	\$ 6,606,086	\$ 5,109,268	\$ 5,112,546	\$ 5,115,923	\$ 28,546,819	\$ 35,046,819			
Source of Funds														
TIRZ Funds		-	-	6,500,000	6,602,996	6,606,086	5,109,268	5,112,546	5,115,923	\$ 28,546,819	\$ 35,046,819			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ -	\$ -	\$ 6,500,000	\$ 6,602,996	\$ 6,606,086	\$ 5,109,268	\$ 5,112,546	\$ 5,115,923	\$ 28,546,819	\$ 35,046,819			

*NOTE:

Project: Montrose Bridge at Allen Parkway				City Council District		Key Map:				WBS.:	T-0337			
				Location:		C, H		Geo. Ref.:						
				Served:		C, H		Neighborhood:						
Description:	Widen existing Montrose Bridge over Allen Parkway to create more comfortable pedestrian crossing.			Operating and Maintenance Costs: (\$ Thousands)										
					2026	2027	2028	2029	2030	Total				
				Personnel	35	-	-	-	-	\$ 35				
				Supplies	-	-	-	-	-	\$ -				
Justification:	Safety and Buffalo Bayou Park increased access from new development on south side of Allen Parkway.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -			
				Capital Outlay	1,200	-	-	-	-	-	\$ 1,200			
				Total	\$ 1,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,235			
				FTEs	0.25						0			
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)			
Phase														
1	Planning	267,500	-	-	-	-	-	-	-	\$ -	\$ 267,500			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -			
4	Construction	-	1,000,000	-	1,200,000	-	-	-	-	\$ 1,200,000	\$ 1,200,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	94,993	38,002	101,362	34,574	-	-	-	-	\$ 34,574	\$ 230,928			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		94,993	38,002	101,362	34,574	-	-	-	-	\$ 34,574	\$ 230,928			
Total Allocations		\$ 362,493	\$ 1,038,002	\$ 101,362	\$ 1,234,574	\$ -	\$ -	\$ -	\$ -	\$ 1,234,574	\$ 1,698,428			
Source of Funds														
TIRZ Funds		362,493	1,038,002	101,362	1,234,574	-	-	-	-	\$ 1,234,574	\$ 1,698,428			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ 362,493	\$ 1,038,002	\$ 101,362	\$ 1,234,574	\$ -	\$ -	\$ -	\$ -	\$ 1,234,574	\$ 1,698,428			

*NOTE:

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.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	62	64	66	68	70	\$ 329	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Public safety and security for walkable street connections within downtown.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	1,500	1,500	1,500	1,500	1,500	\$ 7,500	
				Total	\$ 1,562	\$ 1,564	\$ 1,566	\$ 1,568	\$ 1,570	\$ 7,829	
				FTEs	0.75	0.75	0.75	0.75	0.75	4	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	300,000	-	-	-	-	-	\$ -	\$ 300,000
4	Construction	-	1,500,000	50,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	\$ 7,500,000	\$ 7,550,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	98,214	68,857	133,655	62,277	64,146	66,070	68,052	70,094	\$ 330,638	\$ 562,507
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		98,214	68,857	133,655	62,277	64,146	66,070	68,052	70,094	\$ 330,638	\$ 562,507
Total Allocations		\$ 98,214	\$ 1,568,857	\$ 483,655	\$ 1,562,277	\$ 1,564,146	\$ 1,566,070	\$ 1,568,052	\$ 1,570,094	\$ 7,830,638	\$ 8,412,507
Source of Funds											
TIRZ Funds		98,214	1,568,857	483,655	1,562,277	1,564,146	1,566,070	1,568,052	1,570,094	\$ 7,830,638	\$ 8,412,507
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 98,214	\$ 1,568,857	\$ 483,655	\$ 1,562,277	\$ 1,564,146	\$ 1,566,070	\$ 1,568,052	\$ 1,570,094	\$ 7,830,638	\$ 8,412,507

*NOTE:

Project: Office Conversion Incentive Program SEQUESTERED				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)										
					2026	2027	2028	2029	2030	Total				
				Personnel	34	36	37			\$ 107				
				Supplies	-	-	-	-	-	\$ -				
Justification:	Further a core goal of alleviating blight and promoting economic development in the core of the central city.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -			
				Capital Outlay	2,000	2,000	1,250	-	-	\$ 5,250				
				Total	\$ 2,034	\$ 2,036	\$ 1,287	\$ -	\$ -	\$ 5,357				
				FTEs	0.2	0.2	0.2	0.2	0.2	1				
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)			
Phase														
1	Planning	184,933	500,000				-	-	-	\$ -	\$ 184,933			
2	Acquisition	-	1,500,000	2,000,000	2,000,000	2,000,000	1,250,000	-	-	\$ 5,250,000	\$ 7,250,000			
3	Design	-	-		-	-	-	-	-	\$ -	\$ -			
4	Construction	-	-		-	-	-	-	-	\$ -	\$ -			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	171,532	-	44,959	34,541	35,577	36,645	-	-	\$ 106,763	\$ 323,255			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		171,532	-	44,959	34,541	35,577	36,645	-	-	\$ 106,763	\$ 323,255			
Total Allocations		\$ 356,465	\$ 2,000,000	\$ 2,044,959	\$ 2,034,541	\$ 2,035,577	\$ 1,286,645	\$ -	\$ -	\$ 5,356,763	\$ 7,758,188			
Source of Funds														
TIRZ Funds		356,465	2,000,000	2,044,959	2,034,541	2,035,577	1,286,645	-	-	\$ 5,356,763	\$ 7,758,188			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ 356,465	\$ 2,000,000	\$ 2,044,959	\$ 2,034,541	\$ 2,035,577	\$ 1,286,645	\$ -	\$ -	\$ 5,356,763	\$ 7,758,188			

*NOTE:

Project: DLI 2.0 SEQUESTERED Downtown Living Initiative 2.0				City Council District		Key Map:			WBS.:	T-0341	
				Location:	H, I	Geo. Ref.:					
				Served:	H, I	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)							
					2026	2027	2028	2029	2030	Total	
				Personnel						\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Assisting in the delivery of attainable residential housing to enhance a thriving downtown.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 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	3,000,000	3,000,000	\$ 15,000,000	\$ 18,000,000
3	Design	-	-	-						\$ -	\$ -
4	Construction	-	-		-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-		-	-	-	-	-	\$ -	\$ -
7	Other	-	42,498	107,776	75,905	78,182	80,528	82,943	85,432	\$ 402,990	\$ 510,766
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	42,498	107,776	75,905	78,182	80,528	82,943	85,432	\$ 402,990	\$ 510,766
Total Allocations		\$ -	\$ 3,042,498	\$ 3,107,776	\$ 3,075,905	\$ 3,078,182	\$ 3,080,528	\$ 3,082,943	\$ 3,085,432	\$ 15,402,990	\$ 18,510,766
Source of Funds											
TIRZ Funds		-	-	3,107,776	3,075,905	3,078,182	3,080,528	3,082,943	3,085,432	\$ 15,402,990	\$ 18,510,766
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ 3,107,776	\$ 3,075,905	\$ 3,078,182	\$ 3,080,528	\$ 3,082,943	\$ 3,085,432	\$ 15,402,990	\$ 18,510,766

Project: Downtown Public Realm Initiative				City Council District		Key Map:		WBS.:		T-0342			
				Location:		H,I						Geo. Ref.:	
				Served:		H,I						Neighborhood:	
Description:	A project to create inviting, shaded, and active pedestrian experiences on McKinney, Texas, and Preston streets with strategic public realm improvements included enhanced planting, tree canopy, pedestrian lighting, and shade structures.			Operating and Maintenance Costs: (\$ Thousands)									
					2026	2027	2028	2029	2030	Total			
				Personnel	96	-	-	-	-	\$ 96			
				Supplies	-	-	-	-	-	\$ -			
Justification:	TIRZ#3 has identified through their Public Realm Action Plan the strategy of introducing strategic investments to prioritize human comfort and experience, connecting Downtown's key destinations and enhancing vibrancy.			Svcs. & Chgs.	-	-	-	-	-	\$ -			
				Capital Outlay	2,250	-	-	-	-	\$ 2,250			
				Total	\$ 2,346	\$ -	\$ -	\$ -	\$ -	\$ 2,346			
				FTEs	1.5					2			
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-						\$ -	\$ -		
3	Design	-	-	-		-	-	-	-	\$ -	\$ -		
4	Construction	-	-		750,000	-	-	-	-	\$ 750,000	\$ 750,000		
5	Equipment	-	-	-	1,500,000	-	-	-	-	\$ 1,500,000	\$ 1,500,000		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	95,799	-	-	-	-	\$ 95,799	\$ 95,799		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	95,799	-	-	-	-	\$ 95,799	\$ 95,799		
Total Allocations		\$ -	\$ -	\$ -	\$ 2,345,799	\$ -	\$ -	\$ -	\$ -	\$ 2,345,799	\$ 2,345,799		
Source of Funds													
TIRZ Funds		-	-	-	2,345,799	-	-	-	-	\$ 2,345,799	\$ 2,345,799		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ -	\$ -	\$ 2,345,799	\$ -	\$ -	\$ -	\$ -	\$ 2,345,799	\$ 2,345,799		

Project: Precinct 2 Match - Bayou Frontage				City Council District		Key Map:		WBS.:		T-0343			
				Location:		h						Geo. Ref.:	
				Served:		h						Neighborhood:	
Description:	A partnership project with Precinct 2 focused on supporting safe and clearly announced access to Downtown's bayou network through enhanced wayfinding, pedestrian lighting improvements, and underpass lighting enhancements.			Operating and Maintenance Costs: (\$ Thousands)									
					2026	2027	2028	2029	2030	Total			
				Personnel	32	-	-	-	-	\$ 32			
				Supplies	-	-	-	-	-	\$ -			
Justification:	TIRZ#3 has identified Buffalo Bayou Trail Access Lighting Project as a critical safety project to address pedestrian lighting deficiencies at multiple access points along Buffalo Bayou, Sabine Street and Austin Street.			Svcs. & Chgs.	1,378	-	-	-	-	\$ 1,378			
				Capital Outlay	689	-	-	-	-	\$ 689			
				Total	\$ 2,099	\$ -	\$ -	\$ -	\$ -	\$ 2,099			
				FTEs						-			
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	688,800	-	-	-	-	\$ 688,800	\$ 688,800		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	-	688,800	-	-	-	-	\$ 688,800	\$ 688,800		
4	Construction	-	-	-	688,800	-	-	-	-	\$ 688,800	\$ 688,800		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	32,341	-	-	-	-	\$ 32,341	\$ 32,341		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	32,341	-	-	-	-	\$ 32,341	\$ 32,341		
Total Allocations		\$ -	\$ -	\$ -	\$ 2,098,741	\$ -	\$ -	\$ -	\$ -	\$ 2,098,741	\$ 2,098,741		
Source of Funds													
TIRZ Funds		-	-	-	2,098,741	-	-	-	-	\$ 2,098,741	\$ 2,098,741		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ -	\$ -	\$ 2,098,741	\$ -	\$ -	\$ -	\$ -	\$ 2,098,741	\$ 2,098,741		

Project: Future CIP Project				City Council District		Key Map:		WBS.:		T-0344	
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:				Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Svcs. & Chgs.	-	-	-	-	-	\$ -	
Justification:				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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)											
					2026	2027	2028	2029	2030	Total					
				Personnel	-	-	-	-	-	\$ -					
				Supplies	-	-	-	-	-	\$ -					
				Svcs. & Chgs.	-	-	-	-	-	\$ -					
Justification:	Mobility improvements to extend life of roads.			Capital Outlay	-	-	-	-	-	\$ -					
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
				FTEs						-					
				Fiscal Year Planned Expenses											
				Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 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				

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

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

TIRZ 03	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
City	\$ 20,836,833	\$ 23,410,810	\$ 24,686,959	\$ 26,014,154	\$ 27,394,438	\$ 28,829,932	\$ 30,322,846	\$ 31,875,477
County	\$ 189,744	\$ 189,744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 3,927,790	\$ 3,927,790	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD - Pass Through	\$ 3,509,884	\$ 3,509,884	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Year Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES	\$ 28,464,251	\$ 31,038,228	\$ 24,686,959	\$ 26,014,154	\$ 27,394,438	\$ 28,829,932	\$ 30,322,846	\$ 31,875,477
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 1,400,000	\$ 1,000,000	\$ 127,215	\$ 61,720	\$ 31,260	\$ (15,781)	\$ (40,576)	\$ (95,415)
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 29,864,251	\$ 32,038,228	\$ 24,814,174	\$ 26,075,874	\$ 27,425,698	\$ 28,814,151	\$ 30,282,270	\$ 31,780,062
ISD Education Set-Aside	\$ 1,101,124	\$ 1,101,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ 3,509,884	\$ 3,509,884	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing								
City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ 2,045,000	\$ 2,045,000	\$ 2,045,000	\$ 2,045,000	\$ 2,045,000	\$ 2,045,000	\$ 2,045,000	\$ 2,045,000
Administrative Fees								
City	\$ 1,041,842	\$ 1,170,541	\$ 1,234,348	\$ 1,300,708	\$ 1,369,722	\$ 1,441,497	\$ 1,516,142	\$ 1,593,774
County	\$ 9,487	\$ 9,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Year Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Year Adjustment								
TRANSFERS	\$ 7,732,337	\$ 7,861,036	\$ 3,279,348	\$ 3,345,708	\$ 3,414,722	\$ 3,486,497	\$ 3,561,142	\$ 3,638,774
Management Consulting Services	\$ 773,237	\$ 674,500	\$ 694,735	\$ 715,577	\$ 737,044	\$ 759,156	\$ 781,930	\$ 805,388
Bond Series 2012								
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Series 2015								
Principal	\$ 2,340,000	\$ 2,635,000	\$ 2,770,000	\$ 2,910,000	\$ 3,060,000	\$ 3,215,000	\$ 3,380,000	\$ 3,555,000
Interest	\$ 1,814,651	\$ 1,685,282	\$ 1,553,436	\$ 1,416,037	\$ 1,271,577	\$ 1,119,772	\$ 960,208	\$ 792,386
Bond Series ## -								
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

TIRZ 03	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
BOND DEBT SERVICE - PRINCIPAL	\$ 2,340,000	\$ 2,635,000	\$ 2,770,000	\$ 2,910,000	\$ 3,060,000	\$ 3,215,000	\$ 3,380,000	\$ 3,555,000
BOND DEBT SERVICE - INTEREST	\$ 1,814,651	\$ 1,685,282	\$ 1,553,436	\$ 1,416,037	\$ 1,271,577	\$ 1,119,772	\$ 960,208	\$ 792,386
Other Debt (Rosement Bridge)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt (HHFC)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ 4,154,651	\$ 4,320,282	\$ 4,323,436	\$ 4,326,037	\$ 4,331,577	\$ 4,334,772	\$ 4,340,208	\$ 4,347,386
TOTAL EXPENSES	\$ 4,927,888	\$ 4,994,782	\$ 5,018,171	\$ 5,041,614	\$ 5,068,622	\$ 5,093,927	\$ 5,122,138	\$ 5,152,774
CASH FLOW FROM OPERATIONS	\$ 17,204,026	\$ 19,182,410	\$ 16,516,655	\$ 17,688,552	\$ 18,942,354	\$ 20,233,726	\$ 21,598,990	\$ 22,988,514
BEGINNING FUND BALANCE (7)	\$ 34,255,695	\$ 27,879,965	\$ 12,721,480	\$ 6,172,010	\$ 3,125,953	\$ (1,578,145)	\$ (4,057,594)	\$ (9,541,471)
DEBT ISSUANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 51,459,721	\$ 47,062,375	\$ 29,238,135	\$ 23,860,562	\$ 22,068,306	\$ 18,655,581	\$ 17,541,396	\$ 13,447,044
Projects								
Developer / Project Reimbursements								
Infrastructure, Mobility, Transit Improvements								
METRO Communication Cabinets Relocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
806 Main Curb Cut/Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Real Property Improvements								
Post Office Project	\$ 473,725	\$ 487,937	\$ 502,575	\$ 517,652	\$ 533,182	\$ 549,177	\$ 565,653	\$ 582,622
Parking Facilities								
n/a	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Historic Preservation Improvements								
402 Main Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
412 Main Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
500 Fannin Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
202 Travis Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
806 Main Street	\$ 264,770	\$ 272,713	\$ 270,512	\$ 281,060	\$ 253,176	\$ 205,621	\$ 213,606	\$ 221,890
Sam Houston Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
108/110/114 Main	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
900 Commerce	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
International Coffee Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kellum/Noble House	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Craft Beer Cellar	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Future Projects	\$ 353,318	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -
Byrds Lofts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks, Plaza and Recreational Facilities Improvements								
Parks Collaborative	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Houston Parks Board Hike and Bike Trails	\$ 500,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Theater District Improvements								
Sundance Theater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

TIRZ 03	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Alley Theatre	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Theater District Public Realm Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cultural & Public Facilities Improvements								
n/a	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walkway and Streetscape Improvements								
n/a	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retail/Economic Development								
GreenStreet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Economic Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Buffalo Bayou Park - Shepherd to Sabine	\$ 2,937,810	\$ 2,965,591	\$ 3,010,075	\$ 3,055,226	\$ 3,101,054	\$ 3,147,570	\$ 3,194,784	\$ 3,242,706
Hotel Alessandra/Laura	\$ 87,835	\$ 90,470	\$ 93,184	\$ 95,980	\$ 98,859	\$ 101,825	\$ 104,880	\$ -
Holiday Inn - 1616 Main	\$ 27,825	\$ 28,660	\$ 29,520	\$ 30,405	\$ -	\$ -	\$ -	\$ -
Provident - The Star 1111 Rusk	\$ 251,743	\$ 259,295	\$ 420,733	\$ 434,289	\$ 448,252	\$ 361,823	\$ 373,408	\$ 385,341
Skyhouse I - Houston	\$ 239,774	\$ 246,967	\$ 254,376	\$ 262,007	\$ 269,868	\$ 277,964	\$ 286,302	\$ 294,892
Skyhouse II - Main	\$ 243,311	\$ 250,610	\$ 258,128	\$ 265,872	\$ 273,848	\$ 282,064	\$ 290,526	\$ 299,241
Alliance Block 334	\$ 132,139	\$ 136,103	\$ 140,186	\$ 144,392	\$ 148,723	\$ 153,185	\$ 157,781	\$ 162,514
Market Square Tower	\$ 650,774	\$ 670,297	\$ 690,406	\$ 711,118	\$ 732,452	\$ 208,741	\$ -	\$ -
Aris Market Square	\$ 378,745	\$ 390,107	\$ 401,810	\$ 413,865	\$ 523,070	\$ 115,752	\$ -	\$ -
AC Hotel - 723 Main	\$ 48,634	\$ 50,093	\$ 51,596	\$ 53,144	\$ 54,738	\$ 56,380	\$ 58,072	\$ 59,814
Fairfield Residential	\$ 364,688	\$ 375,629	\$ 386,898	\$ 398,505	\$ 410,460	\$ 422,774	\$ 435,457	\$ 448,521
Downtown Launch Pad 2.0	\$ 533,611	\$ 550,000	\$ 497,820	\$ 497,820	\$ 497,820	\$ 497,820	\$ 497,820	\$ 497,820
907 Franklin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1111 Main/1010 Lamar	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retail/Economic Development Initiative	\$ 133,264	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mass Challenge	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gener8tor	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -
Plan Downtown	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Institutional Facilities								
n/a	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Acquisition/Land Assemblage								
n/a	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER AGREEMENTS	\$ 7,621,966	\$ 10,274,472	\$ 8,257,819	\$ 8,161,335	\$ 8,345,502	\$ 7,380,696	\$ 6,178,287	\$ 6,195,360
T-0301 Main Street Corridor E-W Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0302 Market Square Park	\$ -	\$ 580,301	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0305 Pedestrian Bridge - Ballet Academy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0307 Trebly Park (Southern Downtown Pocket Park)	\$ 1,200,000	\$ 1,115,837	\$ 894,827	\$ 898,891	\$ 903,079	\$ 924,172	\$ 886,300	\$ 886,300
T-0308 Lynn Wyatt Square For The Performing Arts (re	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0309 City Hall Sidewalk Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0312 Main Street Corridor Improvement Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0313 Jesse H. Jones Library Plaza	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0314 Shopping District Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0315 Congress Street Bridge Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

TIRZ 03	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
T-0317 Downtown Public Parking Garage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0319 Allen Parkway Improvements	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ -
T-0320 Main Street Market Square 2.0	\$ 1,930,135	\$ 2,768,280	\$ -	\$ -	\$ -	\$ -	\$ 2,768,280	\$ 4,856,279
T-0323 TxDOT Southeast Sidewalks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0324 Walker Street Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0325 Bagby Street Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0326 NHHIP Planning	\$ 439,903	\$ 477,173	\$ 479,488	\$ 481,873	\$ 484,329	\$ 486,859	\$ 250,000	\$ 250,000
T-0328 Warehouse District Infrastructure Improvements	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -
T-0329 Lyons Avenue Connection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000	\$ 2,000,000
T-0330 White Oak Bayou Understory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0333 Segment 3C-High Comfort Bridges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0334 South Canal Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0335 San Jacinto Connection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000	\$ 7,000,000
T-0336 EADO Cap Park SEQUESTERED	\$ 6,500,000	\$ 6,602,996	\$ 6,606,086	\$ 5,109,268	\$ 5,112,546	\$ 5,115,923	\$ -	\$ -
T-0337 Montrose Bridge at Allen Parkway	\$ 101,362	\$ 1,234,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0338 Segment 3D-High Comfort Bridges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0339 Pedestrian Lighting Improvements	\$ 483,655	\$ 1,562,277	\$ 1,564,146	\$ 1,566,070	\$ 1,568,052	\$ 1,570,094	\$ 3,000,000	\$ 3,000,000
T-0340 Office Conversion Incentive Program SEQUESTERED	\$ 2,044,959	\$ 2,034,541	\$ 2,035,577	\$ 1,286,645	\$ -	\$ -	\$ -	\$ -
T-0341 DLI 2.0 SEQUESTERED	\$ 3,107,776	\$ 3,075,905	\$ 3,078,182	\$ 3,080,528	\$ 3,082,943	\$ 3,085,432		
T-0342 Downtown Public Realm Initiative	\$ -	\$ 2,345,799	\$ -	\$ -	\$ -			
T-0343 Precinct 2 Match - Bayou Frontage	\$ -	\$ 2,098,741	\$ -	\$ -	\$ -			
T-0344 Future CIP Project	\$ -	\$ -	\$ -	\$ -	\$ -			
T-0399 Concrete Panel or Sidewalk Replacement Program	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL PROJECTS	\$ 15,957,790	\$ 24,066,423	\$ 14,808,306	\$ 12,573,275	\$ 15,300,950	\$ 15,332,479	\$ 20,904,580	\$ 17,992,579
TOTAL PROJECTS	\$ 23,579,756	\$ 34,340,895	\$ 23,066,125	\$ 20,734,609	\$ 23,646,452	\$ 22,713,174	\$ 27,082,867	\$ 24,187,939
RESTRICTED Funds - Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Buffalo Bayou Park	\$ 3,101,054	\$ 3,147,570	\$ 3,194,784	\$ 3,242,706	\$ 3,291,346	\$ 3,340,716	\$ 3,390,827	\$ 3,441,689
RESTRICTED Funds - Bond Debt Service	\$ 8,639,181	\$ 8,639,181	\$ 8,639,181	\$ 8,639,181	\$ 8,639,181	\$ 8,639,181	\$ 8,639,181	\$ 8,639,181
Unrestricted Funds/Net Current Activity	\$ 16,139,730	\$ 934,729	\$ (5,661,955)	\$ (8,755,934)	\$ (13,508,672)	\$ (16,037,491)	\$ (21,571,479)	\$ (22,821,765)
Ending Fund Balance	\$ 27,879,965	\$ 12,721,480	\$ 6,172,010	\$ 3,125,953	\$ (1,578,145)	\$ (4,057,594)	\$ (9,541,471)	\$ (10,740,895)

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

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

TIRZ 03	FY2033
City	\$ 33,490,213
County	\$ -
ISD	\$ -
ISD - Pass Through	\$ -
Prior Year Revenue	\$ -
INCREMENT REVENUES	\$ 33,490,213
CITY OF HOUSTON	\$ -
GRANT PROCEEDS	\$ -
MISCELLANEOUS REVENUE	\$ -
INTEREST INCOME	\$ (107,409)
PROCEEDS FROM BANK LOAN	\$ -
TOTAL RESOURCES	\$ 33,382,804
ISD Education Set-Aside	\$ -
ISD Education Set-Aside - Pass Through	\$ -
Affordable Housing	
City	\$ -
County	\$ -
ISD	\$ -
Municipal Services	\$ 2,045,000
Administrative Fees	
City	\$ 1,674,511
County	\$ -
ISD	\$ -
Prior Year Admin	\$ -
Prior Year Adjustment	
TRANSFERS	\$ 3,719,511
Management Consulting Services	\$ 829,550
Bond Series 2012	
Principal	\$ -
Interest	\$ -
Bond Series 2015	
Principal	\$ 3,740,000
Interest	\$ 615,837
Bond Series ## -	
Principal	\$ -
Interest	\$ -
Cost of Issuance	\$ -

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

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

TIRZ 03	FY2033
BOND DEBT SERVICE - PRINCIPAL	\$ 3,740,000
BOND DEBT SERVICE - INTEREST	\$ 615,837
Other Debt (Rosement Bridge)	\$ -
Principal	\$ -
Interest	\$ -
Other Debt (HHFC)	\$ -
DEBT SERVICE	\$ 4,355,837
TOTAL EXPENSES	\$ 5,185,387
CASH FLOW FROM OPERATIONS	\$ 24,477,906
BEGINNING FUND BALANCE (7)	\$ (10,740,895)
DEBT ISSUANCE	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 13,737,011
Projects	
Developer / Project Reimbursements	
Infrastructure, Mobility, Transit Improvements	
METRO Communication Cabinets Relocation	\$ -
806 Main Curb Cut/Infrastructure	\$ -
Real Property Improvements	
Post Office Project	\$ 600,101
Parking Facilities	
n/a	\$ -
Historic Preservation Improvements	
402 Main Street	\$ -
412 Main Street	\$ -
500 Fannin Street	\$ -
202 Travis Street	\$ -
806 Main Street	\$ 230,485
Sam Houston Park	\$ -
108/110/114 Main	\$ -
900 Commerce	\$ -
International Coffee Building	\$ -
Kellum/Noble House	\$ -
Craft Beer Cellar	\$ -
Future Projects	\$ -
Byrds Lofts	\$ -
Parks, Plaza and Recreational Facilities Improvements	\$ -
Parks Collaborative	\$ -
Houston Parks Board Hike and Bike Trails	\$ -
Theater District Improvements	
Sundance Theater	\$ -

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

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

TIRZ 03	FY2033
Alley Theatre	\$ -
Theater District Public Realm Improvements	\$ -
Cultural & Public Facilities Improvements	
n/a	\$ -
Walkway and Streetscape Improvements	
n/a	\$ -
Retail/Economic Development	
GreenStreet	\$ -
Economic Development	\$ -
Buffalo Bayou Park - Shepherd to Sabine	\$ 3,291,346
Hotel Alessandra/Laura	\$ -
Holiday Inn - 1616 Main	\$ -
Provident - The Star 1111 Rusk	\$ 397,632
Skyhouse I - Houston	\$ -
Skyhouse II - Main	\$ 308,219
Alliance Block 334	\$ 167,390
Market Square Tower	\$ -
Aris Market Square	\$ -
AC Hotel - 723 Main	\$ 61,608
Fairfield Residential	\$ 461,976
Downtown Launch Pad 2.0	\$ 411,458
907 Franklin	\$ -
1111 Main/1010 Lamar	\$ -
Affordable Housing	\$ -
Retail/Economic Development Initiative	\$ -
Mass Challenge	\$ -
Gener8tor	\$ -
Plan Downtown	\$ -
Institutional Facilities	
n/a	\$ -
Property Acquisition/Land Assemblage	
n/a	\$ -
DEVELOPER AGREEMENTS	\$ 5,930,215
T-0301 Main Street Corridor E-W Improvements	\$ -
T-0302 Market Square Park	\$ -
T-0304	\$ -
T-0305 Pedestrian Bridge - Ballet Academy	\$ -
T-0307 Trebly Park (Southern Downtown Pocket Park)	\$ 886,300
T-0308 Lynn Wyatt Square For The Performing Arts (re	\$ -
T-0309 City Hall Sidewalk Improvements	\$ -
T-0312 Main Street Corridor Improvement Project	\$ -
T-0313 Jesse H. Jones Library Plaza	\$ -
T-0314 Shopping District Improvements	\$ -
T-0315 Congress Street Bridge Lighting	\$ -

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

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

TIRZ 03	FY2033
T-0317 Downtown Public Parking Garage	\$ -
T-0319 Allen Parkway Improvements	\$ -
T-0320 Main Street Market Square 2.0	\$ -
T-0323 TxDOT Southeast Sidewalks	\$ -
T-0324 Walker Street Improvements	\$ -
T-0325 Bagby Street Improvements	\$ -
T-0326 NHHIP Planning	\$ 250,000
T-0328 Warehouse District Infrastructure Improvements	\$ -
T-0329 Lyons Avenue Connection	\$ 4,000,000
T-0330 White Oak Bayou Understory	\$ 8,000,000
T-0333 Segment 3C-High Comfort Bridges	\$ -
T-0334 South Canal Improvements	\$ -
T-0335 San Jacinto Connection	\$ 2,000,000
T-0336 EADO Cap Park SEQUESTERED	\$ -
T-0337 Montrose Bridge at Allen Parkway	\$ -
T-0338 Segment 3D-High Comfort Bridges	\$ -
T-0339 Pedestrian Lighting Improvements	\$ 3,000,000
T-0340 Office Conversion Incentive Program SEQUESTERED	\$ -
T-0341 DLI 2.0 SEQUESTERED	
T-0342 Downtown Public Realm Initiative	
T-0343 Precinct 2 Match - Bayou Frontage	
T-0344 Future CIP Project	
T-0399 Concrete Panel or Sidewalk Replacement Program	\$ -
CAPITAL PROJECTS	\$ 18,136,300
TOTAL PROJECTS	\$ 24,066,515
RESTRICTED Funds - Projects	\$ -
RESTRICTED Funds - Bond Proceeds	\$ -
RESTRICTED Funds - Buffalo Bayou Park	\$ 3,493,315
RESTRICTED Funds - Bond Debt Service	\$ 8,639,181
Unrestricted Funds/Net Current Activity	\$ (22,462,000)
Ending Fund Balance	\$ (10,329,504)

AGENDA ITEM: Central Houston Civic Improvement's Civic Opportunities for the North Houston Highway Improvement Project

REQUEST: Support continued facilitation and consulting to advocate for the civic opportunities associated with the North Houston Highway Improvement Project, in an amount not to exceed \$400,000, and the execution of the necessary agreements by the appropriate officer of the Authority.

ITEM HISTORY: 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.

CHCI will assist the City of Houston and TxDOT by providing planning, programming, organizing, design, and facilitation support. CHCI will utilize and coordinate with other consultants, as needed, to advance specific opportunities or address particular design issues.

1/9/2018 - The Board of Directors approved support for the advocacy of the Vision and Civic Opportunities associated with the North Houston Highway Improvement Project in the amount not to exceed \$250,000.

9/11/2018 - 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.

11/19/2019 - 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.

8/11/2020 - 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.

4/12/2022 - 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.

6/13/2023 - 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.

6/11/2024 - The Board of Directors approved a seventh installment to support the vision and civic opportunities associated with the North Houston Highway Improvement Project of an amount not to exceed \$400,000.

ACTION ITEM: Authorize an eighth 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: CHCI: Kris Larson, President
DRA: Allen Douglas, Executive Director

- AGENDA ITEM:** Assignment of existing Historic Preservation and Restoration Reimbursement Agreement and Economic Development Program Agreement - 1111 Rusk (aka The Star Building)
- REQUEST:** Permit staff and leadership to negotiate assignments and amendments to the contract between DRA and RUSK AT SAN JACINTO PARTNERS LP.
- ITEM HISTORY:** San Jacinto Partners has sold The Star, located at 1111 Rusk, to HSC Star LP. Under the sales agreement, San Jacinto Partners will retain the obligation for proving compliance with the DLI initiative and Façade Grant programs for The Star, while HSC Star LP will hold the easement on the Façade Grant that runs with the property and requires the owner to notify the DRA prior to any alteration of the facade.
- ACTION ITEM:** Permit staff and leadership to negotiate assignments and amendments to the Agreements – Downtown Living Initiative & Façade Grant -- between DRA, HSC Star LP, and RUSK AT SAN JACINTO PARTNERS LP.
- CONTACTS:** DRA: Allen Douglas, Executive Director

AGENDA ITEM: Economic Development Project Compliance Discussion + Action Item

REQUEST: Consider waiving the compliance requirement for leasing retail space on the first floor of The Laura Hotel, as outlined in the Economic Development Grant Agreement between the DRA and HHR Houston DT LLC, which would permit the DRA to release the first tax rebate payment covering the years 2022-2024.

ITEM HISTORY: DRA/TIRZ #3 has a long-standing Economic Development Program, established to encourage growth in the downtown area for the greater public benefit. In early 2015, the DRA/TIRZ #3 signed an agreement with HA Hotel Partners, LP.

This agreement was created to provide tax rebate incentives to the owner for the construction of a luxury hotel, as well as the development and completion of the hotel's first-floor retail space, located within the Green Street complex and later known as Hotel Alessandra. Following the onset of the COVID-19 pandemic and the challenges it presented, the agreement was amended in mid-2020 to reduce the amount of rentable square footage available for retail use.

HA Hotel Partners sold Hotel Alessandra in 2021. At that time, the Economic Development Program Agreement was transferred to its current owner, HHR Houston DT LLC, through an Assignment & Assumption Agreement. Under new ownership, Hotel Alessandra was closed, remodeled, and then rebranded as The Laura Hotel upon its reopening in 2022.

The Laura Hotel reached out to the DRA in May 2025 with an update on their leasing efforts to fill the first-floor retail space. They explained the many challenges their broker, JLL, has faced in finding retailers to fill the first floor. The Laura Hotel also stated that it remains committed to fulfilling its obligations as outlined in our Economic Development Agreement, adding that it is highly incentivized by its owner, Host Hotels, to attract retail tenants. Additionally, it was noted that JLL is currently in negotiations with a prospective tenant interested in leasing the retail space. The Laura Hotel concluded by stating they are optimistic that the space will be leased soon, as Green Street is now under the new ownership of Reebees. The Laura Hotel is requesting approval for the 2022-2024 property tax rebate payment.

ACTION ITEM: Authorization to waive the compliance requirement pursuant to the Economic Development Grant Agreement between the DRA and HHR Houston DT LLC (owner of The Laura Hotel) to permit the release of the 2022-2024 tax rebate payment.

CONTACTS: DRA: Allen Douglas, Executive Director
DRA: Jana Gunter, Director of Finance

AGENDA ITEM Review and Discuss Funding for Affordable Housing + Action thereon

REQUEST DRA BOD review, discuss, and act upon CFTH request for affordable housing funds.

DESCRIPTION Two affordable housing pipelines for sheltering Downtown's homeless population are unfunded beginning in July 2025, the affordable housing provided at the Sobering Center through the Houston Recovery Center and the Rapid Resolution Program managed by The Beacon. Without alternative funding, the affordable housing provided by these two programs tailored for Downtown's homeless, will no longer be available. The overwhelming majority of people served are individuals trying to stretch their limited resources. Since the beginning of April, 229 individuals have been diverted from the streets and offered a pathway out of homelessness through the Houston Recovery Center. During that same time, 76 individuals have been connected to rapid resolution services to get back to an affordable housing option.

Agency	Activity	Funds to Operate
Houston Recovery Center	Outreach	\$633,000
Beacon	Rapid Resolution	\$322,000
CFTH	Project Management	\$45,000
Total		\$1,000,000

ACTION ITEM Authorize staff leadership to negotiate and enter into an Agreement with the CFTH to fund affordable housing for Downtown's unhoused individuals and families at the Sobering Center (150 Chenevert) and through The Beacon's Rapid Resolution Program (1212 Prairie) for twelve (12) months beginning in July 2025, for an amount not to exceed \$1,000,000.

CONTACTS DRA: Allen Douglas, Executive Director
Coalition for the Homeless: Kelly Young, President & CEO
The Beacon: Rebecca Landes/Anna Rausch, CEO



DOWNTOWN HOUSTON+

STRATEGIC ALIGNMENT PLAN UPDATES

June 2025

GOAL 1

Champion major projects, initiatives and investments that improve Downtown.

1.3 Plan collaboratively for Downtown’s evolving edges, connections, and major attractions.

Highlight: On May 7, the Houston City Council held a public hearing on a proposed ordinance that would permanently close several blocks of Main Street to vehicular traffic. This ordinance was the final municipal action needed to advance construction of the Main Street Promenade project. Following the public hearing, the ordinance was advanced to a vote of the Council on May 21. After receiving only positive remarks from City Council members during both the public hearing and before the vote, the Houston City Council voted unanimously to approve the ordinance. Construction of the Promenade will begin on June 2.

Participating Agencies:



1.3 Plan collaboratively for Downtown’s evolving edges, connections, and major attractions.

Highlight: The HDMD-funded study on pedestrian connectivity for the World Cup is in its final stages, an initiative requested by the Houston Sports Authority and the World Cup Host Committee. This study will provide a comprehensive set of recommendations aimed at establishing enhanced and safe pedestrian passages between the EaDo FIFA Fan Fest zone and key downtown amenities, including light rail, METRO services, and parking facilities. This presents a unique opportunity to build on permanent investments in pedestrian infrastructure and heat mitigation made by Downtown Houston+ (DTH+) affiliates, such as investments in tree canopy, shade structures, and lighting along Texas Avenue, at the Rusk Street Underpass, and McKinney Streets, as well as the new Main Street Promenade. Draft recommendations were shared with the Connect, Enhance, and Engage Collaborative Committees in June. The final report is slated for submission to the Sports Authority by the end of June, followed by collaborative efforts to determine a concrete implementation strategy by May 2026.

Participating Agency:



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: On May 19, intensive homeless outreach began in the Chartres area near the I-59/69 elevated highway close to the Daikin ballpark. This marked the kickoff of the third operation of the Mayor's strategy to end homelessness in Downtown, following successful operations Allen's Landing and Tranquility Park. Following eleven days of outreach, the City of Houston, supported by a half-dozen social service partners, began enforcing the sit / lay ordinance and directly transporting unhoused persons to indoor facilities such as the Navigation Center and other housing options. This effort was supported by DTH+ security and sanitation services. This is largest decommissioning of the new strategy to date with more than 50 persons currently living in the encampment zone.

Participating Agencies:



2.11 To prepare for and respond to emergencies.

Highlight: The 2025 Downtown Emergency Preparedness/Hurricane Briefing was held on Wednesday, May 7, in Lyondell Basell Tower's Exchange Conference Center located at 1221 McKinney Street. Presentations and discussions of respective emergency plans and preparations were provided by DTH+, the Houston Police Department, City of Houston's Office of Emergency Management/Houston Public Works, and METRO Transit Authority. The event was well received and attended by over 50 individuals.

Participating Agency:



GOAL 3

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

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

Highlight: DTH+ unveiled "Underpassage" at the May CHI Quarterly Breakfast – a new light art installation transforming the underpasses at Texas Avenue and Rusk Street beneath the I-69/59 highways. A top recommendation from the District's 2024 Pedestrian Lighting Study, the project aims to convert these intimidating spaces into illuminated, comfortable, and interactive environments featuring dynamic light architecture, casting dramatic washes of complementary colors.

The work of Houston-based artist Moon Papas, and curated by Piper Faust through the Connect Committee, Underpassage is funded by the Downtown Redevelopment Authority (DRA) and will be completed before the end of the MLB and soccer seasons. Despite the highway's planned removal in approximately a decade, the project addresses the immediate needs of an estimated 4 million annual pedestrians who use these underpasses, significantly impacting their perception of Downtown.

Participating Agency:



3.10 Explore opportunities to reimagine the tunnel system which prioritizes utilization of sidewalks but preserves the tunnels as a secondary option during bad weather.

Highlight: DTH+ has launched a pivotal initiative focused on the future of Downtown's tunnels, beginning with a robust discussion at the May CHI Meeting. This effort, a cornerstone of the recently published Public Realm Action Plan and one of four key projects for 2025 aims to redefine how Downtown's office assets are leveraged. The goal is to create a multi-year plan that enhances the overall experience for Downtown office workers and attractiveness of Downtown office assets, moving beyond the tunnels as the primary differentiating amenity to cultivate a more vibrant, street-level environment for businesses, residents, and visitors.

The initial phase of this discussion emphasized understanding the tunnels' current value. The focus was not on tunnel closures, but on analyzing how office assets are marketed both within Houston and in comparable hot, humid North American cities. This analysis revealed a critical insight: Downtown Houston's office properties currently lack a distinct, modern, or competitive edge in their marketing efforts.

The strategy advocates for a dual approach: a fundamental shift in messaging coupled with tangible investment in street-level vibrancy. This is crucial for Downtown Houston to elevate its competitive standing among world-class downtowns and within the broader Houston metro area. Next steps include exploring strategies from comparable cities, such as office tower retrofits and supporting incentives, along with strategic leasing and "whiteboxing" at street-level.

Participating Agency:



GOAL 4

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

4.13 Assist Downtown businesses owners and managers in navigating municipal regulatory processes.

Highlight: We're pleased to announce the appointment of Marlon Connley to the Planning & Economic Development Team, whose previous experience with the City of Houston, Trust for Public Land, and CenterPoint will be instrumental in supporting our downtown business community. Marlon will lead initiatives to assist businesses with the DTH+ storefront and facade grant programs and provide essential ombudsman services for businesses along the Main Street corridor throughout the construction of the new Main Street Promenade, reinforcing our commitment to fostering a thriving environment for downtown businesses.

Participating Agency:



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

Highlight: For the 41st consecutive year, DTH+ released Office Story, a proprietary deep dive into the 2024 calendar year of competitive office leasing in Downtown. This peer-reviewed study, going beyond traditional brokerage house or market analyses, leverages unprecedented access to the owners and operators of competitive and non-owner-occupied office buildings Downtown. This year's publication is dedicated to the memory of Stewart Robinson, the report's original founder, who served 19 years on the HDMD Board of Directors.

Key leasing takeaways from the 2024 report include increased expansion activity in Tier I, suggesting growing business confidence and a potential slowdown in space "right-sizing." While top-tier assets remained preferred for new leases, companies seeking cost savings increasingly renewed leases in Tier II properties. After subdued activity in 2023, Tier III experienced greater market stability in 2024 with more new leases and expansions. The rise in larger lease agreements reflects a more confident outlook post-pandemic, with "flight to quality" continuing as Tier I captured nearly half of all leasing activity and over 50% of expansions.

Participating Agencies:



GOAL 5

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

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

Highlight: CHI generated 17 favorable news placements in May. Among them: 9 stories on Main Street Promenade and 4 on “Underpassage” – the new lighting installation at Texas Avenue and Rusk Street. ABC Channel 13 brought cameras to Main Street for unfiltered reactions to the Houston City Council’s public hearing on May 7. “It’s good for all of us. It’s good for the economy. For Downtown. People are going to know more about Houston,” Mo Khدير, who co-owns Abu Omar Halal, said. Capping the month, the Houston Business Journal also published a wide-ranging Q&A with DTH+ Leadership about several Top 20 priorities. Apart from CHI’s media outreach, positive stories also appeared about major lease renewals at Allen Center and UHD’s Main Street expansion.

Participating Agencies:



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

Highlight: Even long-time Houstonians can struggle to find timely, accurate information about planned construction and infrastructure updates impacting their daily lives. DTH+ aims to deliver a concierge-level of focused communications for businesses and residents along the Main Street Promenade, so they know what is happening and where to get answers. While block walking to meet businesses and residents, DTH+ team members distributed colorful, concise fliers with FAQs, a dedicated 24/7 phone number, a hotline for urgent issues, and the mainstreet@downtownhouston.org email. A direct mail piece mirroring this card was sent to more than 1,000 contacts along the route. The new Main Street Promenade Report email update to 1,614 recipients was viewed 1,336 times with a 61% open rate. (Industry average for business-related email marketing is 15 – 20%). There is a sign-up option for text updates by texting Downtown Main to 56512. Construction progress updates are shared in English and Spanish at dthplus.org/mainstreetconstruction

Participating Agencies:

