

City of Houston, Texas, Ordinance No. 2016-656

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE OLD SPANISH TRAIL/ALMEDA CORRIDORS REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS (OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE); APPROVING THE FISCAL YEAR 2017 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2017-2021 CAPITAL IMPROVEMENTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the Old Spanish Trail/Almeda Corridors Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Seven, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2017 (the "Operating Budget") and a five-year Capital Improvements Projects Budget for Fiscal Years 2017-2021 (the "CIP Budget," and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to the Tri-Party agreement among the City, the Authority, and the Zone approved by Ordinance No. 1998-681, as amended by Ordinance No. 2001-127; and

WHEREAS, the City designated the Zone on May 7, 1997, by Ordinance No. 97-478, over a certain area within the City and added additional areas to the Zone by Ordinance No. 98-1145 approved on December 9, 1998, by Ordinance No. 2008-418 approved on May 14, 2008, and by Ordinance No. 2013-796 approved on September 11, 2013; and

WHEREAS, the Budgets are based on the following assumptions:

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

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

WHEREAS, the City Council finds that it is appropriate to recover its incremental costs of municipal services for Fiscal Year 2017 from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone, subject to complying with the provisions of Texas Tax Code Section 311.010(i); and

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

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

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

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

Section 2. That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, as amended, and to make adjustments occasioned by events transpiring during the year, the Authority, upon the approval of the City's Chief Development Officer, may transfer funds from one Line Item of Project Costs shown on **Exhibit A** to another. Unless approved by the City Council, the Authority may only transfer funds (1) as needed for Debt Service and (2) from one Line Item of Project Costs to another provided that the aggregate of such transfers does not exceed \$400,000 during Fiscal Year 2017. Subject to the foregoing, the Operating Budget attached hereto as **Exhibit A** is hereby approved for the Authority.

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

Section 4. That not later than March 31, 2017, the Zone and the Authority shall, in cooperation with City representatives, (1) identify surplus funds in the Authority's Fiscal Year 2017 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2017 Operating Budget for the Authority approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Authority for that purpose. The Zone and the Authority shall consider amendments to the Zone's Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose, and shall expedite any such amendments.

Section 5. That the City's Chief Development Officer is directed to assist the Authority in identifying a cost-efficient method for financing public infrastructure consistent with financing principles used by the City.

Section 6. That the approval of this Budget is contingent upon receipt by the City's Chief Development Officer of a document signed by the Administrator of the Authority and/or Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

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

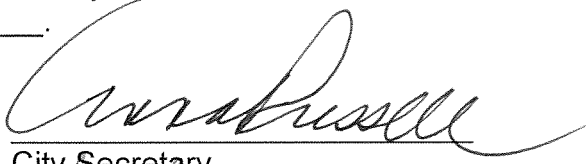
Section 7. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 31st day of August, 2016.

APPROVED this _____ day of _____, 2016.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is SEP 06 2016.



City Secretary

Prepared by Legal Department

OUT:out August 1, 2016

Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor

L.D. File No.

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: SEP 06 2016

AYE	NO	
/		MAYOR TURNER
....	COUNCIL MEMBERS
/		STARDIG
	ADOPT	DAVIS
/		COHEN
/		BOYKINS
/		MARTIN
/		LE
/		TRAVIS
/		CISNEROS
/		GALLEGOS
/		LASTER
/		GREEN
/		KNOX
/		ROBINSON
/		KUBOSH
/		EDWARDS
/		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT A

**Fiscal Year 2017 Operating Budget for
Old Spanish Trail/Alameda Corridors Redevelopment Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2017 BUDGET PROFILE

Fund Summary
 Fund Name: OST/Alameda Corridors Redevelopment Authority
 TIRZ: 07
 Fund Number: 7555/50

P R O F I L E	Base Year:		1997
	Base Year Taxable Value:	\$	89,520,330
	Projected Taxable Value (TY 2016):	\$	1,515,546,715
	Current Taxable Value (TY 2015):	\$	1,457,267,523
	Acres:		1728.91
	Administrator (Contact):		Theola Petteway
	Contact Number:		(713) 522-5154

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Seven, City of Houston, Texas was created to provide a plan and programs needed to encourage investment and stimulate commercial, industrial and residential development in Old Spanish Trail, Alameda Road and Griggs Road corridors area, adjacent neighborhoods and Upper Third Ward including design and construction of roadways and streets, public utility systems, parks, environmental remediation and land acquisition.
	In fiscal year 2016, the OST/Alameda Corridors TIRZ accomplished the following: (a) Emancipation Park: Completed installation of Emancipation Park off-site parking lot, geothermal well field, and rain tanks. Other Improvements include construction of a new recreation building; renovation of the historic community center and pool house; and installation of new playground equipment/splash park, trails, public art and enhanced landscaping. The grand opening of the newly renovated Emancipation Park is scheduled for June 19, 2016. The Emancipation Park Conservancy was established in 2014 and is finalizing an agreement with City of Houston-HPARD to support the park. Fund development is ongoing. (b) Historic Dowling Street Reconstruction Project: Construction of Phase I (Elgin to McGowen) is underway and projected to be completed in May 2016. Scope of work includes roadway reconstruction and public utilities improvements (water, wastewater, storm sewer) and right-of-way improvements including enhanced sidewalks, street lighting, street trees, historical markers/monuments, public art and to promote pedestrian activity; and sidewalks along north side of Tuam between Dowling and Hutchins (c) OST & Griggs Landscape Project-Phase II: Construction of right-of-way landscape improvements including ADA compliant 5' sidewalks, ramps, driveway approaches, crosswalk enhancements, pedestrian rest areas and other pedestrian amenities. for additional back-of-curb landscape architectural improvements along Alleghany Street between Dixie Drive & OST, Tierwester Street between Dixie Drive and Zephyr; Cullen Boulevard between OST & Dixie Drive and MLK between Kuhlman Gulley Bridge and Griggs Road, OST between SH 288 and Tierwester and La Sallette Street is projected to begin in Spring 2016. (d) Library on Griggs Road: The new Young Neighborhood is projected to be completed in June 2016. COH-General Services is managing this project with funding from TIRZ #7. (e) Park at Palm Center-Phase II: Design and installation of artistic signage/monuments are scheduled to be completed in Spring 2016.

		Total Plan	Cumulative Expenses (to 6/30/15)	Variance
P R O J E C T P L A N	Capital Projects:			
	Roadway and Sidewalk Improvements	\$ 46,722,181	\$ 15,587,766	\$ 31,134,415
	Public Utility Improvements	26,473,268	3,565,256	22,908,012
	Parks and Park Improvements	30,853,465	25,311,732	5,541,733
	Public Facility Improvements	8,200,000	8,193,792	6,208
	Braes Bayou HCFCD Improvements	7,000,000	-	7,000,000
	Braes Bayou Pedestrian Bridge Upgrades	3,000,000	-	3,000,000
	Land Assembly, Site Preparation, Environmental Remediation	9,500,000	5,141,799	4,358,201
	Business Development, Loss Mitigation Catalyst Project	5,000,000	-	5,000,000
	Total Capital Projects	\$ 136,748,914	\$ 57,800,345	\$ 78,948,569
	Affordable Housing	3,500,000	-	3,500,000
	School & Education/Cultural Facilities	26,260,451	10,878,367	15,382,084
	Financing Costs	8,924,294	8,992,671	(68,377)
	Administration Costs/ Professional Services	6,958,035	5,469,735	1,488,300
Creation Costs	-	-	-	
Total Project Plan	\$ 182,391,694	\$ 83,141,118	\$ 99,250,576	

Additional Financial Data		FY2016 Budget	FY2016 Estimate	FY2017 Budget
D E B T	Debt Service	\$ 2,476,393	\$ 2,470,893	\$ 2,476,393
	Principal	\$ 1,410,000	\$ 1,360,000	\$ 1,410,000
	Interest	\$ 1,066,393	\$ 1,110,893	\$ 1,066,393
		Balance as of 6/30/15	Projected Balance as of 6/30/16	Projected Balance as of 6/30/17
	Year End Outstanding (Principal)			
	Bond Debt	\$ 22,500,000	\$ 21,140,000	\$ 19,730,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ 6,500,000
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2017 BUDGET PROFILE

Fund Summary
 Fund Name: OST/Almeda Corridors Redevelopment Authority
 TIRZ: 07
 Fund Number: 7555/50

TIRZ Budget Line Items	FY2016 Budget	FY2016 Estimate	FY2017 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 17,869,197	\$ 15,992,875	\$ 10,878,761
RESTRICTED Funds - Bond Debt Service	\$ 4,960,657	\$ 4,968,532	\$ 4,960,657
UNRESTRICTED Funds	\$ 658,654	\$ 1,061,985	\$ 656,609
Beginning Balance	\$ 23,488,508	\$ 22,023,392	\$ 16,496,027
City tax revenue	\$ 7,294,923	\$ 7,371,462	\$ 7,902,616
ISD tax revenue	\$ 1,588,533	\$ 1,648,517	\$ 1,588,533
ISD tax revenue - Pass Through	\$ 606,302	\$ 588,497	\$ 588,497
Incremental property tax revenue	\$ 9,489,758	\$ 9,608,476	\$ 10,079,646
Miscellaneous	\$ 3,000	\$ 918	\$ 3,000
Miscellaneous revenue	\$ 3,000	\$ 918	\$ 3,000
Interest Income - City of Houston	\$ -	\$ 39,671	\$ -
Interest Income	\$ 8,000	\$ 27,644	\$ 8,000
Other Interest Income	\$ 8,000	\$ 67,315	\$ 8,000
City of Houston (include grants)	\$ 3,701,200	\$ 3,269,800	\$ 180,200
Grant Funds (include FTA & donors)	\$ 8,634,912	\$ 264,169	\$ 10,173,934
Grant Proceeds	\$ 12,336,112	\$ 3,533,969	\$ 10,354,134
Line of Credit/Bank Loans	\$ 6,500,000	\$ -	\$ 6,500,000
Proceeds from Bank Loan	\$ 6,500,000	\$ -	\$ 6,500,000
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 51,825,378	\$ 35,234,070	\$ 43,440,806

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2017 BUDGET PROFILE

Fund Summary
 Fund Name: OST/Almeda Corridors Redevelopment Authority
 TIRZ: 07
 Fund Number: 7555/50

TIRZ Budget Line Items	FY2016 Budget	FY2016 Estimate	FY2017 Budget
EXPENDITURES			
Accounting	\$ 18,848	\$ 14,099	\$ 18,848
Administration Salaries & Benefits	\$ 250,950	\$ 240,000	\$ 250,950
Auditor	\$ 16,200	\$ 10,400	\$ 16,200
Bond Services/Trustee/Financial Advisor	\$ 8,581	\$ 7,581	\$ 8,581
Property Account Mgmt(Equi-Tax)	\$ 8,500	\$ 7,708	\$ 8,500
Insurance	\$ 6,500	\$ 5,977	\$ 6,500
Office Administration	\$ 75,000	\$ 70,000	\$ 75,000
TIRZ Administration and Overhead	\$ 384,579	\$ 355,765	\$ 384,579
Legal	\$ 40,000	\$ 67,474	\$ 70,000
Program and Project Consultants	\$ 40,000	\$ 67,474	\$ 70,000
Management consulting services	\$ 424,579	\$ 423,239	\$ 454,579
Capital Expenditures (See CIP Schedule)	\$ 26,937,843	\$ 13,336,585	\$ 18,812,093
TIRZ Capital Expenditures	\$ 26,937,843	\$ 13,336,585	\$ 18,812,093
Developer/Project Reimbursements	\$ -	\$ -	\$ 457,951
Developer / Project Reimbursements	\$ -	\$ -	\$ 457,951
Bond Debt Service (Series 2001)			
Principal	\$ 495,000	\$ 495,000	\$ 495,000
Interest	\$ 172,824	\$ 172,824	\$ 172,824
Bond Debt Service (Series 2010)			
Principal	\$ 915,000	\$ 865,000	\$ 915,000
Interest	\$ 893,569	\$ 938,069	\$ 893,569
System debt service	\$ 2,476,393	\$ 2,470,893	\$ 2,476,393
TOTAL PROJECT COSTS	\$ 29,838,815	\$ 16,230,717	\$ 22,201,016
Payment/transfer to ISD - educational facilities	\$ 741,217	\$ 776,056	\$ 741,217
Payment/transfer to ISD - educational facilities (Pass Through)	\$ 606,302	\$ 588,497	\$ 588,497
Administration Fees:			
City	\$ 364,746	\$ 368,573	\$ 395,131
ISD	\$ 25,000	\$ 25,000	\$ 25,000
Municipal Services - Enhanced Public Safety Services	\$ 150,000	\$ 150,000	\$ 150,000
Municipal Services Charge - City	\$ 646,630	\$ 599,200	\$ 887,566
Total Transfers	\$ 2,533,895	\$ 2,507,326	\$ 2,787,411
Total Budget	\$ 32,372,710	\$ 18,738,043	\$ 24,988,427
RESTRICTED Funds - Capital Projects	\$ 14,067,431	\$ 10,878,761	\$ 12,887,143
RESTRICTED Funds - Bond Debt Service	\$ 4,960,657	\$ 4,960,657	\$ 4,960,657
UNRESTRICTED Funds	\$ 424,580	\$ 656,609	\$ 604,579
Ending Fund Balance	\$ 19,452,668	\$ 16,496,027	\$ 18,452,379
Total Budget & Ending Fund Balance	\$ 51,825,378	\$ 35,234,070	\$ 43,440,806

EXHIBIT B

**Fiscal Years 2017-2021 Capital Improvement Projects Budget for
Tax Increment Reinvestment Zone Number Seven
(Old Spanish Trail/Alameda Corridors Zone)**

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY17 - FY21 Total	Cumulative Total (To Date)
			Through 2015	Projected 2016	2017	2018	2019	2020	2021		
D	T-0701A	OST & Griggs Landscape Project Phase II	\$ 2,503,793	66,623	2,547,618	-	-	-	-	2,547,618	5,118,034
D	T-0706	Park @ Palm Center - Phase II	\$ 1,322,746	-	61,212	-	-	-	-	61,212	1,383,958
D	T-0710	Real Property Land Assembly & Site Preparation	\$ 3,476,043	29,000	1,850,000	1,050,000	50,000	50,000	5,050,000	8,050,000	11,555,043
D	T-0711	Historic Dowling Street Reconstruction	\$ 1,467,987	3,491,632	2,107,564	6,994,387	13,084,022	11,036,987	-	33,222,960	38,182,579
D	T-0712	Emancipation Park and Community Center	\$ 19,820,636	9,749,330	9,298,699	-	-	-	-	9,298,699	38,868,665
D	T-0719	Library on Griggs Road	\$ 8,195,463	-	2,200,000	-	-	-	-	2,200,000	10,395,463
D	T-0722	Greater Third Ward Neighborhood Project	\$ -	-	222,000	4,800,000	3,300,000	3,664,000	7,000,000	18,986,000	18,986,000
D	T-0723	MacGregor Park and Tennis Center	\$ -	-	500,000	-	-	-	-	500,000	500,000
D	T-0799	Concrete Panel Replacement Program	\$ -	-	25,000	25,000	25,000	25,000	25,000	125,000	125,000
Totals			\$ 36,977,654	\$ 13,336,585	\$ 18,812,093	\$ 12,869,387	\$ 16,459,022	\$ 14,775,987	\$ 12,075,000	\$ 74,991,489	\$ 125,305,728

* NOTE:

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Source of Funds	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
	Through 2015	Projected 2016	2017	2018	2019	2020	2021	FY17 - FY21 Total	
TIRZ Funds (include bonds)	29,693,529	9,802,616	8,457,959	7,273,877	4,773,877	14,775,987	12,075,000	47,356,701	86,852,846
City of Houston (includes grants)	2,273,658	3,269,800	180,200	-	-	-	-	180,200	5,723,658
Grants (includes FTA & Donors)	5,010,467	264,169	10,173,934	5,595,510	11,685,145	-	-	27,454,588	32,729,224
Other	-	-	-	-	-	-	-	-	-
Project Total	36,977,654	13,336,585	18,812,093	12,869,387	16,459,022	14,775,987	12,075,000	74,991,489	125,305,728

Project:	OST & Griggs Landscape Project Phase II	City Council District	Key Map:	533 & 534	WBS.:	T-0701A		
		Location:	D	Geo. Ref.:				
		Served:	D	Neighborhood:			68 & 83	
Description:	Design and installation of pedestrian amenities (benches, trash cans), ADA compliant sidewalks, ramps, crosswalks, public art, landscape median enhancements and other improvements, installation/upgrades to traffic signals.	Operating and Maintenance Costs: (\$ Thousands)						
Justification:	Heavy pedestrian and mass transit patron usage require improved safety considerations.		2017	2018	2019	2020	2021	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	428,406	-	56,186	-	-	-	-	-	\$ -	\$ 484,592
4	Construction	1,802,600	2,334,739	-	2,218,589	-	-	-	-	\$ 2,218,589	\$ 4,021,189
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	272,787	329,029	10,437	329,029	-	-	-	-	\$ 329,029	\$ 612,253
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Sub-Total:	272,787	329,029	10,437	329,029	-	-	-	-	\$ 329,029	\$ 612,253

Total Allocations	\$ 2,503,793	\$ 2,663,768	\$ 66,623	\$ 2,547,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,547,618	\$ 5,118,034
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Source of Funds											
TIRZ Funds (includes bonds)	1,493,626	445,216	62,554	391,826	-	-	-	-	-	\$ 391,826	\$ 1,948,006
City of Houston (include grants)	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds (include FTA & donors)	1,010,167	2,218,552	4,069	2,155,792	-	-	-	-	-	\$ 2,155,792	\$ 3,170,028
Other	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 2,503,793	\$ 2,663,768	\$ 66,623	\$ 2,547,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,547,618	\$ 5,118,034

Project: Park @ Palm Center - Phase II	City Council District	Key Map:	534	WBS.:	T-0706		
	Location:	D	Geo. Ref.:				
	Served:	D	Neighborhood:			68	
Description:	Design and construct additional amenities and public art for newly constructed public park adjacent to METRORAIL Transit Station at Palm Center creating a "smart park."						
Justification: Additional amenities will be added to better fit patrons of the new and adjacent METRO Transit Station at Palm Center.	Operating and Maintenance Costs: (\$ Thousands)						
		2017	2018	2019	2020	2021	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs	-	-	-	-	-	-	

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase											
1	Planning	8,000	-	-	-	-	-	-	-	\$ -	\$ 8,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	128,506	-	-	-	-	-	-	-	\$ -	\$ 128,506
4	Construction	886,706	-	-	-	-	-	-	-	\$ -	\$ 886,706
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	299,534	61,212	-	61,212	-	-	-	-	\$ 61,212	\$ 360,746
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		299,534	61,212	-	61,212	-	-	-	-	\$ 61,212	\$ 360,746

Total Allocations	\$ 1,322,746	\$ 61,212	\$ -	\$ 61,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,212	\$ 1,383,958
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Source of Funds											
TIRZ Funds (includes bonds)	1,322,746	61,212	-	61,212	-	-	-	-	-	\$ 61,212	\$ 1,383,958
City of Houston (include grants)	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds (include FTA & donc	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 1,322,746	\$ 61,212	\$ -	\$ 61,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,212	\$ 1,383,958

Project:	Real Property Land Assembly & Site Preparation	City Council District	Key Map:	493, 494, 533 & 534	WBS.:	T-0710		
		Location:	D	Geo. Ref.:				
		Served:	D	Neighborhood:			66, 67, 68 & 83	
Description:	Acquisition, remediation, and site preparation of land for General Redevelopment, Public, Cultural and Recreational Facilities including Adequate Parking.	Operating and Maintenance Costs: (\$ Thousands)						
			2017	2018	2019	2020	2021	Total
Justification:	Planned improvements at targeted locations will further enhance the quality of life residents, businesses and other stakeholders in the zone.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs								

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	3,154,335	-	-	1,800,000	1,000,000	-	-	5,000,000	\$ 7,800,000	\$ 10,954,335
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	321,708	30,000	29,000	50,000	50,000	50,000	50,000	50,000	\$ 250,000	\$ 600,708
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		321,708	30,000	29,000	50,000	50,000	50,000	50,000	50,000	\$ 250,000	\$ 600,708
Total Allocations		\$ 3,476,043	\$ 30,000	\$ 29,000	\$ 1,850,000	\$ 1,050,000	\$ 50,000	\$ 50,000	\$ 5,050,000	\$ 8,050,000	\$ 11,555,043
Source of Funds											
TIRZ Funds (includes bonds)		3,476,043	30,000	29,000	1,850,000	1,050,000	50,000	50,000	5,050,000	\$ 8,050,000	\$ 11,555,043
City of Houston (include grants)		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds (include FTA & donors)		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 3,476,043	\$ 30,000	\$ 29,000	\$ 1,850,000	\$ 1,050,000	\$ 50,000	\$ 50,000	\$ 5,050,000	\$ 8,050,000	\$ 11,555,043

Project: Historic Dowling Street Reconstruction		City Council District: D		Key Map: 493 & 533	WBS.:	T-0711	
		Location:	D	Geo. Ref.:			
		Served:	D	Neighborhood: 68 & 83			
Description:	Major roadway, public utilities, enhanced sidewalks, enhanced street lights, pedestrian amenities and public art on Dowling Street from Pierce to Southmore.	Operating and Maintenance Costs: (\$ Thousands)					
		2017	2018	2019	2020	2021	Total
		Personnel	-	-	-	-	\$ -
		Supplies	-	-	-	-	\$ -
Justification:	Roadway, utilities and sidewalks are in poor condition. Dowling was formerly the "downtown" corridor of the historic Third Ward.	Svcs. & Chgs.	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs					

Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	1,011,107	110,000	106,354	130,000	181,889	927,731	-	-	\$ 1,239,620	\$ 2,357,081
4 Construction	-	4,416,589	3,348,143	1,812,964	6,076,619	10,000,000	11,036,987	-	\$ 28,926,570	\$ 32,274,713
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	456,880	144,918	37,135	164,600	735,879	2,156,291	-	-	\$ 3,056,770	\$ 3,550,785
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	456,880	144,918	37,135	164,600	735,879	2,156,291	-	-	\$ 3,056,770	\$ 3,550,785
Total Allocations	\$ 1,467,987	\$ 4,671,507	\$ 3,491,632	\$ 2,107,564	\$ 6,994,387	\$ 13,084,022	\$ 11,036,987	\$ -	\$ 33,222,960	\$ 38,182,579
Source of Funds										
TIRZ Funds (includes bonds)	1,467,987	2,471,507	1,291,632	2,107,564	1,398,877	1,398,877	11,036,987	-	15,942,306	18,701,925
City of Houston (include grants)	-	2,200,000	2,200,000	-	-	-	-	-	\$ -	\$ 2,200,000
Grant Funds (include FTA & donors)	-	-	-	-	5,595,510	11,685,145	-	-	\$ 17,280,654	\$ 17,280,654
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 1,467,987	\$ 4,671,507	\$ 3,491,632	\$ 2,107,564	\$ 6,994,387	\$ 13,084,022	\$ 11,036,987	\$ -	\$ 33,222,960	\$ 38,182,579

Project: Emancipation Park and Community Center	City Council District	Key Map:	493	WBS.:	T-0712		
	Location: D	Geo. Ref.:					
	Served: D	Neighborhood:	67				
Description: Redevelopment of historic park and facilities including a renovated community center, new recreation building, renovated pool house playground/splash park, recreation/sports areas and parking.	Operating and Maintenance Costs: (\$ Thousands)						
		2017	2018	2019	2020	2021	Total
Justification: Emancipation Park was founded by former slaves to celebrate the freedom of slaves in the State of Texas. Project will refine and preserve historic elements of the park while creating functional green space for the surrounding neighborhoods and serve as a designation for local, state, national and international visitors.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase										
1 Planning	441,999	-	-	-	-	-	-	-	\$ -	\$ 441,999
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	1,787,618	197,680	-	-	-	-	-	-	\$ -	\$ 1,787,618
4 Construction	15,611,681	15,288,626	9,288,262	8,825,586	-	-	-	-	\$ 8,825,586	\$ 33,725,529
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	1,979,338	1,825,050	461,068	473,113	-	-	-	-	\$ 473,113	\$ 2,913,519
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	1,979,338	1,825,050	461,068	473,113	-	-	-	-	\$ 473,113	\$ 2,913,519
Total Allocations	\$ 19,820,636	\$ 17,311,356	\$ 9,749,330	\$ 9,298,699	\$ -	\$ -	\$ -	\$ -	\$ 9,298,699	\$ 38,868,665
Source of Funds										
TIRZ Funds (includes bonds)	13,546,678	9,306,258	8,419,430	1,500,357	-	-	-	-	\$ 1,500,357	\$ 23,466,465
City of Houston (include grants)	2,273,658	1,501,200	1,069,800	180,200	-	-	-	-	\$ 180,200	\$ 3,523,658
Grant Funds (include FTA & donors)	4,000,300	6,503,898	260,100	7,618,142	-	-	-	-	\$ 7,618,142	\$ 11,878,542
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 19,820,636	\$ 17,311,356	\$ 9,749,330	\$ 9,298,699	\$ -	\$ -	\$ -	\$ -	\$ 9,298,699	\$ 38,868,665

Project: Library on Griggs Road	City Council District		Key Map:		WBS.:	T-0719	
	Location: D		Geo. Ref.:				
	Served: D		Neighborhood:				
Description: Design and construct state-of-the-art public library at 5107 Griggs Road. Project costs includes land acquisition, demolition and site preparation.	Operating and Maintenance Costs: (\$ Thousands)						
		2017	2018	2019	2020	2021	Total
Justification: New public library is needed to serve the growing residential population in the area and will stimulate redevelopment in the Palm Center area.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs	-	-	-	-	-	-	

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	998,075	-	-	-	-	-	-	-	\$ -	\$ 998,075
4	Construction	7,158,000	2,200,000	-	2,200,000	-	-	-	-	\$ 2,200,000	\$ 9,358,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	39,388	-	-	-	-	-	-	-	\$ -	\$ 39,388
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		39,388	-	-	-	-	-	-	-	\$ -	\$ 39,388
Total Allocations		\$ 8,195,463	\$ 2,200,000	\$ -	\$ 2,200,000	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000	\$ 10,395,463
Source of Funds											
TIRZ Funds (includes bonds)		8,195,463	2,200,000	-	2,200,000	-	-	-	-	\$ 2,200,000	\$ 10,395,463
City of Houston (include grants)		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds (include FTA & donors)		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 8,195,463	\$ 2,200,000	\$ -	\$ 2,200,000	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000	\$ 10,395,463

Project: Greater Third Ward Neighborhood Project	City Council District		Key Map:		WBS.:	T-0722	
	Location: D		Geo. Ref.:				
	Served: D		Neighborhood:				
Description: Assessment of public infrastructure in residential streets in the Upper Third Ward and design and install public improvements including landscaping, pedestrian amenities and public art to stimulate development in the area.	Operating and Maintenance Costs: (\$ Thousands)						
		2017	2018	2019	2020	2021	Total
Justification: Street segments, public utilities and sidewalks are in poor condition in residential areas adjacent to activity centers. Adequate infrastructure for adjacent areas will increase consumer base for retail/commercial development.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs	-	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	200,000	-	-	-	-	\$ 200,000	\$ 200,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	10,000	900,000	-	-	-	\$ 910,000	\$ 910,000
4	Construction	-	-	-	-	3,800,000	3,200,000	3,600,000	7,000,000	\$ 17,600,000	\$ 17,600,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	12,000	100,000	100,000	64,000	-	\$ 276,000	\$ 276,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	12,000	100,000	100,000	64,000	-	\$ 276,000	\$ 276,000
Total Allocations		\$ -	\$ -	\$ -	\$ 222,000	\$ 4,800,000	\$ 3,300,000	\$ 3,664,000	\$ 7,000,000	\$ 18,986,000	\$ 18,986,000
Source of Funds											
TIRZ Funds (includes bonds)		-	-	-	222,000	4,800,000	3,300,000	3,664,000	7,000,000	\$ 18,986,000	\$ 18,986,000
City of Houston (include grants)		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds (include FTA & dono		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 222,000	\$ 4,800,000	\$ 3,300,000	\$ 3,664,000	\$ 7,000,000	\$ 18,986,000	\$ 18,986,000

Project: MacGregor Park and Tennis Center	City Council District	Key Map:	534	WBS.:	T-0723		
	Location: D	Geo. Ref.:					
	Served: D	Neighborhood:	68				
Description: Support development/refinement of master plan for MacGregor, design and installation of improved access to MacGregor Park and upgrades of existing park facilities at MacGregor with is near Old Spanish Trail, Martin Luther King Blvd., MetroRail station, Calhoun and Brays Bayou.	Operating and Maintenance Costs: (\$ Thousands)						
		2017	2018	2019	2020	2021	Total
Justification: Improve green space and public amenities for the surrounding neighborhoods, universities and other City of Houston residents and serve as a catalyst for redevelopment of the adjacent economic development corridors	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs	-	-	-	-	-	-

Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	110,000	-	-	-	-	\$ 110,000	\$ 110,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	390,000	-	-	-	-	\$ 390,000	\$ 390,000
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
Source of Funds										
TIRZ Funds (includes bonds)	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
City of Houston (include grants)	-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds (include FTA & dono	-	-	-	400,000	-	-	-	-	\$ 400,000	\$ 400,000
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000

Project: Concrete Panel Replacement Program	City Council District	Key Map:	WBS.:	T-0799		
	Location: D	Geo. Ref.:				
	Served: ALL	Neighborhood:				
Description: Street Maintenance Program	Operating and Maintenance Costs: (\$ Thousands)					
	2017	2018	2019	2020	2021	Total
	Personnel	-	-	-	-	\$ -
	Supplies	-	-	-	-	\$ -
Justification: Mobility improvements to extend life of roads.	Svcs. & Chgs.	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	25,000	25,000	25,000	25,000	25,000	\$ 125,000	\$ 125,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	\$ 125,000
Source of Funds										
TIRZ Funds	-	-	-	25,000	25,000	25,000	25,000	25,000	\$ 125,000	\$ 125,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	\$ 125,000