

City of Houston, Texas, Ordinance No. 2014 - 860

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY D/B/A DOWNTOWN REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS (MAIN STREET/MARKET SQUARE ZONE); APPROVING THE FISCAL YEAR 2015 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2015-2019 CAPITAL IMPROVEMENT PROJECTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

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WHEREAS, the Main Street/Market Square Redevelopment Authority d/b/a Downtown Redevelopment Authority ("Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Three, City of Houston, Texas ("Zone"), has submitted an Operating Budget for Fiscal Year 2014 ("Operating Budget") and a five-year Capital Improvement Projects Budget for Fiscal Years 2014-2018 ("CIP Budget" and, collectively with the Operating Budget, "Budgets") to the City Council for approval pursuant to the interlocal agreement among the City, the Authority, and the Zone approved by Ordinance No. 2000-240 on April 5, 2000 ("Tri-Party Agreement"); and

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

WHEREAS, the Budgets are based upon the following assumptions:

1. The timely implementation of capital improvement projects in the Budgets may require the Authority to incur debt; and

2. The City's Chief Development Officer will assist the Authority in identifying a cost-efficient method to finance the costs of the capital improvements; and

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

4. The Authority may receive grants from the state and federal agencies during Fiscal Year 2015, and may receive grants from other sources, which may require the Authority to pay a local match; and

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

WHEREAS, the City Council finds that it is appropriate to recover its incremental costs of municipal services for Fiscal Year 2015 from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone, subject to complying with the provisions of Texas Tax Code Section 311.010(i); and

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

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

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

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

Section 2. That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority may need to transfer funds from one Line Item of Project Costs shown on **Exhibit "A"** to another. Unless approved by the City Council, the Authority may only transfer funds (1) as needed for Debt Service; and (2) from one Line Item of Project Costs to another, provided that the aggregate of such transfers does not exceed the lesser of Four Hundred Thousand Dollars (\$400,000) or five percent (5%) of the Project Costs during Fiscal Year 2015. 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, 2015, the Zone and the Authority shall, in cooperation with City representatives: (1) identify surplus funds in the Authority's Fiscal Year 2015 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2015 Operating Budget for the Authority approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement,

for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Authority for that purpose. The Zone and the Authority shall consider amendments to the Zone Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose, and shall expedite any such amendments.

Section 5. That the Authority is authorized to spend any grant money not reflected in the Operating Budget that it receives during Fiscal Year 2015 in the manner prescribed by law. In the event the Authority is required to pay a matching share of any such grant, the Authority, after consultation with and approval by the Chief Development Officer, may spend an amount not to exceed ten percent (10%) of the Operating Budget for such match.

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

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

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

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

PASSED AND ADOPTED this 24th day of September, 2014.

APPROVED this _____ day of _____, 2014.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is SEP 30 2014.



City Secretary

(Prepared by Legal Department Donna Capps ^{and})
(DRC:drc September 10, 2014) Assistant City Attorney
(Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor)
(L.D. File No. 0421300014003)

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AYE	NO	
✓		MAYOR PARKER
••••	••••	COUNCIL MEMBERS
✓		STARDIG
	ABSENT	DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		NGUYEN
✓		PENNINGTON
✓		GONZALEZ
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		COSTELLO
✓		ROBINSON
✓		KUBOSH
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT "A"

**Fiscal Year 2015 Operating Budget for
Main Street/Market Square Redevelopment Authority
d/b/a Downtown Redevelopment Authority**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2015 BUDGET PROFILE

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

P R O F I L E	Base Year:	1995
	Base Year Taxable Value:	\$ 22,231,380
	Projected Taxable Value (TY2014):	\$ 2,300,392,762
	Current Taxable Value (TY2013):	\$ 1,973,148,974
	Acres:	653.61
	Administrator (Contact):	Bob Eury
	Contact Number:	(713) 752-0827

N A R R A T I V E	Zone Purpose:
	<p>Tax Increment Reinvestment Zone Number Three, City of Houston, Texas was created in 1995 to stimulate new residential development in the 9 Block area surrounding the Rice Hotel. In 1998, the Zone was expanded to include Main Street and the northern Blocks of the Central Business District along Buffalo Bayou, primarily to create pedestrian and transit amenities and to catalyze new investment and enhance connections between the eastern and western sectors of downtown. In 2005, two Blocks wer added to provide for a new mixed-use realll and entertainment project. In 2007, the Zone was expanded to include public and institutional parcels in and around City Hall and the Main Library. In 2011, the boundaries were further enlarged to include the Buffalo Bayou Parklands west to Shepherd Drive.</p> <ul style="list-style-type: none"> •Completed the East-West Sidewalk Improvements and funding obligation for Houston Parks Board Bike Trails •Work on the Sabine to Bagby Promenade and Congress Street Bridge lighting projects in progress •Completed planning phase for the Library Plaza Improvements •Distributed grant funds for completed Heritage Society restoration of the 1866 4th Ward Cottage •Approved additional grant funds for International Coffee Building and 412 Main facade restoration •Approved renovation plan, re-branding as GreenStreet, and continued grant payment for Houston Pavilions •Completed first phase of Buffalo Bayou Park and began payment of maintenance obligation •Completed planning phase for Main Street Streetscape Improvements •Approved grant for Alley Theater Improvements •Approved economic development grants for Alessandra Hotel and 1616 Main Holiday Inn Hotel projects •Approved TIRZ #3 Downtown Living Program agreements with Hines and BMS for Market Square residential projects •Received report from Comcast/NBC Universal economic development agreement and paid first grant payment •Approved initial planning work on Shopping District Improvements

	Total Plan	Cumulative Expenses (to 6/30/13)	Variance
Capital Projects:			
Roadways and Streets	\$ 22,500,000	\$ 2,605,179	\$ 19,894,821
Infrastructure, Mobility, Transit Improvements	18,334,450	12,603,495	5,730,955
Real Property Improvements	57,520,266	17,461,089	40,059,177
Parking Facilities	10,156,417	-	10,156,417
Historic Preservation Improvements	26,351,008	9,298,441	17,052,567
Parks and Recreational Facilities	32,044,167	4,415,006	27,629,161
Theater District Improvements	11,504,799	2,267,090	9,237,709
Cultural and Public Facilities Improvements	10,000,000	1,503,555	8,496,445
Economic Development Programs	166,800,000	9,734,639	157,065,361
Institutional Facilities Improvements	22,000,000	10,022,581	11,977,419
Total Capital Projects	\$ 377,211,107	\$ 69,911,075	\$ 307,300,032
Affordable Housing	-	-	-
School & Education/Cultural Facilities	82,541,820	26,815,382	53,726,438
Financing Costs	21,650,000	10,947,847	10,702,153
Administration Costs/ Professional Services	6,934,426	4,330,192	2,604,234
Creation Costs	-	-	-
Total Project Plan	\$ 488,337,353	\$ 114,004,496	\$ 374,332,857

	Additional Financial Data	FY2014 Budget	FY2014 Estimate	FY2015 Budget
D E B T	Debt Service	\$ 2,301,194	\$ 2,301,194	\$ 2,300,690
	Principal	\$ 1,805,000	\$ 1,805,000	\$ 1,850,000
	Interest	\$ 496,194	\$ 496,194	\$ 450,690
		Balance as of 6/30/13	Projected Balance as of 6/30/14	Projected Balance as of 6/30/15
	Year End Outstanding (Principal)			
	Bond Debt	\$ 20,830,000	\$ 19,025,000	\$ 17,175,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other (Rosemont Bridge)	\$ 1,950,000	\$ 1,950,000	\$ 1,950,000
	Other (HHFC)	\$ 5,250,000	\$ 4,500,000	\$ 3,750,000

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2015 BUDGET PROFILE

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

TIRZ Budget Line Items	FY2014 Budget	FY2014 Estimate	FY2015 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 7,768,122	\$ 6,801,053	\$ 12,500,000
RESTRICTED Funds - Bond Proceeds	\$ 615,473	\$ 615,473	\$ 615,473
RESTRICTED Funds - Buffalo Bayou Park	\$ 1,200,000	\$ 1,200,000	\$ 2,213,615
RESTRICTED Funds - Bond Debt Service	\$ 2,298,615	\$ 2,323,677	\$ 2,301,194
Unrestricted Funds/Net Current Activity	\$ 3,245,082	\$ 5,058,590	\$ 1,270,227
Beginning Balance	\$ 15,127,292	\$ 15,998,793	\$ 18,900,509
City tax revenue	\$ 9,046,907	\$ 10,669,646	\$ 12,687,644
County tax revenue	\$ 799,429	\$ 756,170	\$ 910,964
ISD tax revenue	\$ 5,112,362	\$ 5,244,955	\$ 5,244,955
ISD tax revenue - Pass Through	\$ -	\$ 1,856,817	\$ 1,856,817
Incremental property tax revenue	\$ 14,958,698	\$ 18,527,588	\$ 20,700,381
Parking Revenue (Blocks 6 & 7)	\$ 100,000	\$ 100,000	\$ 100,000
COH-Reimbursement Allen Parkway Planning	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ 100,000	\$ 275,000	\$ 11,005,000
COH TIRZ Interest	\$ -	\$ -	\$ -
Interest Income	\$ 18,712	\$ 17,748	\$ 23,380
Other Interest Income	\$ 18,712	\$ 17,748	\$ 23,380
Grant Proceeds	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 30,204,702	\$ 34,819,129	\$ 50,629,270

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2015 BUDGET PROFILE

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

TIRZ Budget Line Items	FY2014 Budget	FY2014 Estimate	FY2015 Budget
EXPENDITURES			
Accounting	\$ 12,000	\$ 10,000	\$ 10,000
Administration Salaries & Benefits	\$ 108,808	\$ 120,000	\$ 145,000
Auditor	\$ 15,000	\$ 15,000	\$ 15,000
Bond Services/Trustee/Financial Advisor	\$ 8,505	\$ 8,500	\$ 8,925
Insurance	\$ 2,625	\$ 2,500	\$ 2,625
Office Administration	\$ 19,950	\$ 20,000	\$ 25,000
TIRZ Administration and Overhead	\$ 166,888	\$ 176,000	\$ 206,550
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 22,050	\$ 24,000	\$ 25,200
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ -	\$ -	\$ -
Project/Planning Management	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 22,050	\$ 24,000	\$ 25,200
Management consulting services	\$ 188,938	\$ 200,000	\$ 231,750
Capital Expenditures (See CIP Schedule)	\$ 5,120,473	\$ 1,417,727	\$ 21,685,473
TIRZ Capital Expenditures	\$ 5,120,473	\$ 1,417,727	\$ 21,685,473
Developer / Project Reimbursements			
Infrastructure, Mobility, Transit Improvements			
METRO Communication Cabinets Relocation	\$ -	\$ -	\$ 93,000
METRO Curb Cut/Infrastructure	\$ -	\$ 2,350,000	\$ -
Historic Preservation Improvements			
402 Main Street	\$ 257,571	\$ -	\$ 257,571
412 Main Street	\$ 800,000	\$ -	\$ 800,000
500 Fannin Street	\$ -	\$ -	\$ -
202 Travis Street	\$ 300,000	\$ -	\$ 300,000
806 Main Street	\$ -	\$ 20,000	\$ -
The Heritage Society	\$ -	\$ 75,000	\$ -
International Coffee Building	\$ -	\$ 150,000	\$ 650,000
Future Historic Preservation Project	\$ 500,000	\$ -	\$ 500,000
Club Quarters	\$ -	\$ -	\$ -
Parks, Plaza and Recreational Facilities Improvements			
Sabine to Bagby Promenade	\$ 182,078	\$ 182,078	\$ -
Houston Parks Board Hike and Bike Trails	\$ 300,000	\$ 300,000	\$ -
Theater District Improvements			
Sundance Theater	\$ -	\$ -	\$ -
Alley Theatre	\$ -	\$ -	\$ 750,000
Retail/Economic Development			
GreenStreet	\$ 200,000	\$ 202,531	\$ 208,607
Comcast NBC Universal	\$ 108,000	\$ 106,708	\$ 108,708
Buffalo Bayou Park- Shepherd to Sabine	\$ 1,200,000	\$ 1,200,000	\$ 2,213,615
Hotel Alessandra	\$ -	\$ -	\$ -
Holiday Inn 1818 Main (Savoy)	\$ -	\$ 250,000	\$ 250,000
Texaco Building 1111 Rusk	\$ -	\$ -	\$ -
Skyhouse Houston	\$ -	\$ -	\$ -
Alliance Block 334	\$ -	\$ -	\$ -
Hines Market Square	\$ -	\$ -	\$ -
BMS Market Square	\$ -	\$ -	\$ -
Downtown Living Initiative	\$ -	\$ -	\$ -
Retail Initiative	\$ -	\$ -	\$ -
Institutional Facilities			
n/a	\$ -	\$ -	\$ -
Property Acquisition/Land Assemblage			
n/a	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 3,847,649	\$ 4,836,317	\$ 6,129,501

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2015 BUDGET PROFILE

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

TIRZ Budget Line Items	FY2014 Budget	FY2014 Estimate	FY2015 Budget
Bond Debt Service (Series 2012)			
Principal	\$ 1,805,000	\$ 1,805,000	\$ 1,850,000
Interest	\$ 496,194	\$ 496,194	\$ 450,690
Bond Debt Service (Series ##)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
New Bond Sale (Series ##)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
Loan Debt Service (Rosemont Bridge)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
System debt service	\$ 2,301,194	\$ 2,301,194	\$ 2,300,690
TOTAL PROJECT COSTS	\$ 11,458,254	\$ 8,755,238	\$ 30,347,414
Payment/transfer to ISD - educational facilities	\$ 2,290,431	\$ 2,423,024	\$ 2,423,024
Payment/transfer to ISD - educational facilities (Pass Through)		\$ 1,856,817	\$ 1,856,817
Administration Fees:			
City	\$ 452,345	\$ 533,482	\$ 634,382
County	\$ 39,971	\$ 37,809	\$ 45,548
ISD	\$ 25,000	\$ 25,000	\$ 25,000
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ 980,000	\$ 980,000	\$ 980,000
Certificate of Obligation (Payable to COH)	\$ 557,250	\$ 557,250	\$ 557,500
HHFC Payment	\$ 750,000	\$ 750,000	\$ 750,000
Total Transfers	\$ 5,094,997	\$ 7,163,382	\$ 7,272,271
Total Budget	\$ 16,553,251	\$ 15,918,620	\$ 37,619,685
RESTRICTED Funds - Projects	\$ 8,058,000	\$ 12,500,000	\$ 8,200,000
RESTRICTED Funds - Bond Proceeds		\$ 615,473	\$ -
RESTRICTED Funds - Buffalo Bayou Park	\$ 2,213,615	\$ 2,213,615	\$ 2,275,598
RESTRICTED Funds - Bond Debt Service	\$ 2,300,690	\$ 2,301,194	\$ 2,299,065
Unrestricted Funds/Net Current Activity	\$ 1,079,146	\$ 1,270,227	\$ 234,923
Ending Fund Balance	\$ 13,651,451	\$ 18,900,509	\$ 13,009,585
Total Budget & Ending Fund Balance	\$ 30,204,702	\$ 34,819,129	\$ 50,629,270

EXHIBIT "B"

**Fiscal Years 2015-2019 Capital Improvement Projects Budget for
Tax Increment Reinvestment Zone Number Three
(Main Street/Market Square Zone)**

2015 - 2019 CAPITAL IMPROVEMENT PLAN
TIRZ NO.3 - MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)	
			Through 2013	Projected 2014	2015	2016	2017	2018	2018	2018	FY18 - FY19 Total			
H,I	T-0301	Main Street Corridor E-W Improvements	\$ 2,311,367	193,574	-	-	-	-	-	-	-	-	-	2,504,941
H,I	T-0302	Market Square Park	\$ 2,941,827	-	-	-	-	-	-	-	-	-	-	2,941,827
H,I	T-0304	Julia Ideson - Phase II Renovation	\$ 10,000,041	-	-	-	-	-	-	-	-	-	-	10,000,041
H,J	T-0305	Pedestrian Bridge - Ballet Academy	\$ 1,503,810	-	-	-	-	-	-	-	-	-	-	1,503,810
H,I	T-0307	Southern Downtown Pocket Park	\$ -	-	200,000	2,700,000	2,700,000	3,400,000	-	-	-	-	-	9,000,000
H,I	T-0308	Jones Plaza	\$ -	-	-	4,500,000	500,000	-	-	-	-	-	-	5,000,000
H,I	T-0309	City Hall Sidewalk Improvements	\$ 4,596	-	-	-	-	-	-	-	-	-	-	4,596
H,I	T-0312	Main Street Corridor Improvement Project	\$ 9,359	812,000	5,000,000	5,000,000	-	-	-	-	-	-	-	10,821,359
H,I	T-0313	Jesse H. Jones Library Plaza	\$ 58,528	31,253	615,473	-	-	-	-	-	-	-	-	705,254
H,I	T-0314	Shopping District Improvements	\$ -	150,000	4,700,000	4,000,000	4,000,000	-	-	-	-	-	-	12,650,000
H,I	T-0315	Congress Street Bridge Lighting	\$ -	55,900	-	-	-	-	-	-	-	-	-	55,900
H,I	T-0317	Downtown Public Parking Garage	\$ -	-	-	-	-	-	-	-	-	-	-	10,000,000
H,I	T-0319	Allen Parkway Re-construction	\$ -	175,000	11,170,000	-	-	-	-	-	-	-	-	11,345,000
Totals			\$ 16,828,528	\$ 1,417,727	\$ 21,685,473	\$ 11,700,000	\$ 11,200,000	\$ 3,900,000	\$ 10,000,000	\$ 58,485,473	\$ 76,732,728			

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2015 - 2019 CAPITAL IMPROVEMENT PLAN
 TIRZ NO.3 - MAIN STREET/MARKET SQUARE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
 Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2013	Projected 2014	2015	2016	2017	2018	2019	FY16 - FY19 Total			
TIRZ Funds	16,829,528	1,242,727	10,780,473	11,700,000	11,200,000	3,900,000	10,000,000	47,580,473	85,652,728		
City of Houston	-	175,000	10,905,000	-	-	-	-	10,905,000	11,080,000		
Grants	-	-	-	-	-	-	-	-	-		
Other	-	-	-	-	-	-	-	-	-		
Project Total	16,829,528	1,417,727	21,685,473	11,700,000	11,200,000	3,900,000	10,000,000	58,485,473	76,732,728		

Project:	Main Street Corridor E-W Improvements		City Council District	Key Map:	483	WBS.:		T-0301
Description:	Phase 1: Sidewalk, pedestrian amenities and street light upgrades on Clay Bell, Leeland, Pease, and Jefferson between Travis and Fannin.		Location:	Geo. Ref.:				
Justification:	Existing conditions include substandard street lighting, broken or missing curbs and sidewalks, insufficient storm water capacity, little to no ADA compliance and right-of-way encroachments.		Served:	Neighborhood:	61			
			Operating and Maintenance Costs: (\$ Thousands)					
			2015	2016	2017	2018	2019	Total
Personnel			-	-	-	-	-	\$ -
Supplies			-	-	-	-	-	\$ -
Svcs. & Chgs.			-	-	-	-	-	\$ -
Capital Outlay			-	-	-	-	-	\$ -
Total			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs			-	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	0	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	1,328,730	-	454	-	-	-	-	-	\$ -	\$ 1,329,184
4 Construction	685,372	2,000,890	187,086	-	-	-	-	-	\$ -	\$ 872,458
5 Equipment	55,577	-	-	-	-	-	-	-	\$ -	\$ 55,577
6 Close-Out	-	-	2,500	-	-	-	-	-	\$ -	\$ 2,500
7 Other	241,688	30,018	3,534	-	-	-	-	-	\$ -	\$ 245,222
Other Sub-Total:	241,688	30,018	3,534	-	-	-	-	-	\$ -	\$ 245,222

Total Allocations	\$ 2,311,367	\$ 2,030,908	\$ 193,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,504,941
Source of Funds										
TIRZ Funds	2,311,367	2,030,908	193,574	-	-	-	-	-	\$ -	\$ 2,504,941
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 2,311,367	\$ 2,030,908	\$ 193,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,504,941

*NOTE:

Project:	Southern Downtown Pocket Park		City Council District	Key Map: 494		WBS.:	T-0307
Description:	Acquire 1/2-1 block at the southern end of the Central Business District and develop a green public space that would serve the growing residential population, workers and the public.		Location: HJ	Geo. Ref.:			
Justification:	Due to the growing residential population a green public space is needed to serve the residents and stimulate economic growth. This project will be a joint effort of the Downtown Management District, City of Houston Parks Dept. and TIRZ 3.		Served: HJ	Neighborhood:	61		
			Operating and Maintenance Costs: (\$ Thousands)				
			2015	2016	2017	2018	2019
			Personnel	-	-	-	-
			Supplies	-	-	-	-
			Svcs. & Chgs.	-	-	-	-
			Capital Outlay	-	-	-	-
			Total	\$ -	\$ -	\$ -	\$ -
			FTEs	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	200,000	-	-	-	-	\$ 200,000	\$ 200,000
2 Acquisition	-	-	-	-	2,700,000	2,300,000	-	-	\$ 5,000,000	\$ 5,000,000
3 Design	-	-	-	-	-	400,000	-	-	\$ 400,000	\$ 400,000
4 Construction	-	-	-	-	-	-	3,400,000	-	\$ 3,400,000	\$ 3,400,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ 200,000	\$ 2,700,000	\$ 2,700,000	\$ 3,400,000	\$ -	\$ 9,000,000	\$ 9,000,000

Source of Funds	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ 200,000	\$ 2,700,000	\$ 2,700,000	\$ 3,400,000
Total Funds	\$ -	\$ -	\$ -	\$ 200,000	\$ 2,700,000	\$ 2,700,000	\$ 3,400,000

Project: Jones Plaza		City Council District			Key Map:			WBS.:			T-0308								
		Location:			Geo. Ref.:														
		Served:			Neighborhood:														
Description:		2015			2016			2017			2018			2019			Total		
The first step is to develop a concept/design that reflects the vision and objectives of the stakeholder and major tenants of the Theater District. This is an inclusive process and is vital to the effective utilization of the facility.																			
Justification:		Personnel			Supplies			Svcs. & Chgs.			Capital Outlay			Total			FTEs		
This is a centrally located, public facility in the heart of Houston's Theatre District. In order to more effectively and better serve Houston residents and visitors, this facility requires some enhancements and/or reprogramming.																			

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	500,000	4,500,000	500,000	-	\$ 5,000,000	\$ 5,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 4,500,000	\$ 500,000	\$ -	\$ 5,000,000	\$ 5,000,000

Source of Funds	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	4,500,000	500,000	-	\$ 5,000,000	\$ 5,000,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ 4,500,000	\$ 500,000	\$ -	\$ 5,000,000	\$ 5,000,000

Project: Main Street Corridor Improvement Project	City Council District	483	WBS.: T-0312			
	Location: H,I					
	Served: H,I	61				
Operating and Maintenance Costs: (\$ Thousands)						
Description: Main Street Corridor improvements in include: Assess existing conditions, design & implement improvements to lighting, landscaping, public art, wayfinding along the full 19 blocks of Main Street. Also included are improvements to the light rail stations.	2015	2016	2017	2018	2019	Total
Justification: Existing conditions include substandard street and pedestrian lighting, right-of-way encroachments, and insufficient landscaping at south end.	Personnel	-	-	-	-	\$ -
	Supplies	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	100,000	267,000	-	-	-	-	-	\$ -	\$ 267,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	900,000	-	1,000,000	-	-	-	-	\$ 1,000,000	\$ 1,000,000
4 Construction	-	2,500,000	125,000	4,000,000	5,000,000	-	-	-	\$ 9,000,000	\$ 9,125,000
5 Equipment	-	-	420,000	-	-	-	-	-	\$ -	\$ 420,000
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	9,359	100,000	-	-	-	-	-	-	\$ -	\$ 9,359
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	9,359	100,000	-	-	-	-	-	-	\$ -	\$ 9,359
Total Allocations	\$ 9,359	\$ 3,600,000	\$ 812,000	\$ 5,000,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,821,359

Source of Funds	2015	2016	2017	2018	2019	FY15 - FY19 Total
TIRZ Funds	9,359	3,600,000	812,000	5,000,000	5,000,000	10,821,359
City of Houston	-	-	-	-	-	-
Grants	-	-	-	-	-	-
Other	-	-	-	-	-	-
Total Funds	\$ 9,359	\$ 3,600,000	\$ 812,000	\$ 5,000,000	\$ 5,000,000	\$ 10,821,359

Project: Jesse H. Jones Library Plaza		City Council District: H,J		Key Map: 483	WBS.: T-0313	
Description: Redesign and renovate the plaza and sidewalks to create a more pedestrian friendly environment and a safe atmosphere.		Location: H,J		Geo. Ref.:		
Justification: An effort to create an amenity to the institutional facilities and surrounding businesses to improve safety and stimulate retail in the area.		Served: H,J		Neighborhood: 61		
		Operating and Maintenance Costs: (\$ Thousands)				
		2015	2016	2017	2018	2019
	Personnel	-	-	-	-	-
	Supplies	-	-	-	-	-
	Svcs. & Chgs.	-	-	-	-	-
	Capital Outlay	-	-	-	-	-
	Total	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	27,040	31,253	-	-	-	-	-	\$ -	\$ 31,253
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	4,730	40,000	-	60,000	-	-	-	-	\$ 60,000	\$ 64,730
4 Construction	24,786	-	-	515,473	-	-	-	-	\$ 515,473	\$ 540,259
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	29,012	9,200	-	40,000	-	-	-	-	\$ 40,000	\$ 69,012
Other Sub-Total:	29,012	9,200	-	40,000	-	-	-	-	\$ 40,000	\$ 69,012
Total Allocations	\$ 58,528	\$ 76,240	\$ 31,253	\$ 615,473	\$ -	\$ -	\$ -	\$ -	\$ 615,473	\$ 705,254
Source of Funds										
TIRZ Funds	58,528	76,240	31,253	615,473	-	-	-	-	\$ 615,473	\$ 705,254
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 58,528	\$ 76,240	\$ 31,253	\$ 615,473	\$ -	\$ -	\$ -	\$ -	\$ 615,473	\$ 705,254

*NOTE:

Project:		Shopping District Improvements		City Council District		Key Map:		483		WBS.:		T-0314	
Location:		H,I		H,I		Geo. Ref.:		61		Neighborhood:			
Served:		2015		2016		2017		2018		2019		Total	
Description:		Develop a unique, commercially viable setting for a premier shopping district on Dallas Street between Millam and LaBranch with connections to adjacent retail activity on Main, San Jacinto, and Austin.											
Justification:		Build a healthy, vibrant mixed-use downtown shopping district to enhance the shopping options in Downtown Houston and to enhance the economic vitality of the City.											
		Personnel										\$	
		Supplies										\$	
		Svcs. & Chgs.										\$	
		Capital Outlay										\$	
		Total		\$		\$		\$		\$		\$	
		FTEs											
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$	\$		
2	Acquisition	-	-	-	-	-	-	-	-	\$	\$		
3	Design	-	850,000	150,000	700,000	-	-	-	-	\$ 700,000	\$ 850,000		
4	Construction	-	-	-	4,000,000	4,000,000	4,000,000	-	-	\$ 12,000,000	\$ 12,000,000		
5	Equipment	-	-	-	-	-	-	-	-	\$	\$		
6	Close-Out	-	-	-	-	-	-	-	-	\$	\$		
7	Other	-	-	-	-	-	-	-	-	\$	\$		
Other Sub-Total:		-	-	-	-	-	-	-	-	\$	\$		
Total Allocations		\$ -	\$ 850,000	\$ 150,000	\$ 4,700,000	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -	\$ 12,700,000	\$ 12,850,000		
Source of Funds													
TIRZ Funds		-	850,000	150,000	4,700,000	4,000,000	4,000,000	-	-	\$ 12,700,000	\$ 12,850,000		
City of Houston		-	-	-	-	-	-	-	-	\$	\$		
Grants		-	-	-	-	-	-	-	-	\$	\$		
Other		-	-	-	-	-	-	-	-	\$	\$		
Total Funds		\$ -	\$ 850,000	\$ 150,000	\$ 4,700,000	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -	\$ 12,700,000	\$ 12,850,000		

Project: Congress Street Bridge Lighting		City Council District		Key Map:		WBS.:		T-0315					
		Location:		Geo. Ref.:									
		Served:		Neighborhood:									
		2015		2016		2017		2018		2019		Total	
Description:		Relocate light fixtures from Capital & Rusk due to the impact of the rail system expansion to install around the Ballet Center.											
Justification:		Improve inadequate pedestrian lighting for students, faculty, workers, residents and patrons.											
		Personnel										\$ -	
		Supplies										\$ -	
		Svcs. & Chgs.										\$ -	
		Capital Outlay										\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs											
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	-	-	-	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	-	-	-	\$ -
3	Design	-	-	-	-	-	-	-	-	-	-	-	\$ -
4	Construction	-	50,000	50,000	-	-	-	-	-	-	-	-	\$ 50,000
5	Equipment	-	-	-	-	-	-	-	-	-	-	-	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	-	-	-	\$ -
7	Other	-	5,000	5,900	-	-	-	-	-	-	-	-	\$ 5,900
Other Sub-Total:		-	5,000	5,900	-	-	-	-	-	-	-	-	\$ 5,900
Total Allocations		\$ -	\$ 55,000	\$ 55,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,900
Source of Funds													
TIRZ Funds		-	55,000	55,900	-	-	-	-	-	-	-	-	\$ 55,900
City of Houston		-	-	-	-	-	-	-	-	-	-	-	\$ -
Grants		-	-	-	-	-	-	-	-	-	-	-	\$ -
Other		-	-	-	-	-	-	-	-	-	-	-	\$ -
Total Funds		\$ -	\$ 55,000	\$ 55,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,900

Project: Downtown Public Parking Garage	City Council District: H,I	Key Map:	WBS.:	T-0317
	Location: H,I	Geo. Ref.:		
	Served: H,I	Neighborhood:		
Description: Acquire 1/2-1 block in the Central Business District and develop a public parking garage that would support retail and serve the shopping district.	Operating and Maintenance Costs: (\$ Thousands)			
	2015	2016	2017	2018
Justification: In order for the shopping district to be successful, there must be reasonably priced, convenient, well-lighted, clean, and accessible parking.				
	2019	2019	2019	Total
Personnel	-	-	-	\$ -
Supplies	-	-	-	\$ -
Svcs. & Chgs.	-	-	-	\$ -
Capital Outlay	-	-	-	\$ -
Total	\$ -	\$ -	\$ -	\$ -
FTEs	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	10,000,000	-	-	-	\$ 10,000,000	\$ 10,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000

Source of Funds	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	-	10,000,000	\$ 10,000,000	\$ 10,000,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000

Project: Allen Parkway Re-Construction		City Council District	Key Map:	WBS: T-0319						
Location: H, J		H, J	Geo. Ref.:							
Served: H, J		H, J	Neighborhood:							
Description: Design & Construction to reconfigure Allen Parkway. Funds will be provided by COH from sale of Gillette Street Property.		2015	2016	2017	2018	2019	Total			
		Personnel	-	-	-	-	-	\$ -		
Justification: Allen Parkway needs to be reconfigured to provide additional parking for Buffalo Bayou Park, improve public safety, and enhance pedestrian connections to the park given the increase in public use the park has been completed.		Supplies	-	-	-	-	-	\$ -		
		Svcs. & Chgs.	-	-	-	-	-	\$ -		
		Capital Outlay	-	-	-	-	-	\$ -		
		Total	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs	-	-	-	-	-			
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	175,000	905,000					\$ 905,000	\$ 1,080,000
2 Acquisition	-	-	-	-					\$ -	\$ -
3 Design	-	-	-	-					\$ -	\$ -
4 Construction	-	-	-	10,265,000					\$ 10,265,000	\$ 10,265,000
5 Equipment	-	-	-	-					\$ -	\$ -
6 Close-Out	-	-	-	-					\$ -	\$ -
7 Other	-	-	-	-					\$ -	\$ -
	-	-	-	-					\$ -	\$ -
	-	-	-	-					\$ -	\$ -
	-	-	-	-					\$ -	\$ -
	-	-	-	-					\$ -	\$ -
	-	-	-	-					\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ 175,000	\$ 11,170,000	\$ -	\$ -	\$ -	\$ -	\$ 11,170,000	\$ 11,345,000
Source of Funds										
TIRZ Funds	-	-	-	265,000	-	-	-	-	\$ 265,000	\$ 265,000
City of Houston	-	-	175,000	10,905,000	-	-	-	-	\$ 10,905,000	\$ 11,080,000
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ 175,000	\$ 11,170,000	\$ -	\$ -	\$ -	\$ -	\$ 11,170,000	\$ 11,345,000