

City of Houston, Texas, Ordinance No. 2023 - 721

**AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE FIFTH WARD REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER EIGHTEEN, CITY OF HOUSTON, TEXAS (FIFTH WARD ZONE); APPROVING THE FISCAL YEAR 2023 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2023-2027 CAPITAL IMPROVEMENT PLAN BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, the City of Houston (the "City") created Reinvestment Zone Number Eighteen, City of Houston, Texas (the "Zone" or "Fifth Ward Zone") by Ordinance No. 1999-766 on July 21, 1999; and

**WHEREAS**, the Fifth Ward Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with the Zone, has submitted an Operating Budget for Fiscal Year 2023 (the "Operating Budget") and a Capital Improvement Plan Budget for Fiscal Years 2023-2027 (the "CIP Budget" and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to that certain agreement among the City, the Authority, and the Zone approved by Ordinance No. 2007-0849 on July 18, 2007; and

**WHEREAS**, the City Council desires to approve the Budgets for the Authority on behalf of the Zone; **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, 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 transfer funds only (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 \$400,000 or 5% of Project Costs during Fiscal Year 2023. 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, 2023, the Zone shall, in cooperation with City representatives: (1) identify surplus funds in the Zone's Fiscal Year 2023 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2023 Operating Budget 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 Zone for that purpose. The Zone 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 approval of the Budgets is contingent upon receipt by the City's Chief Development Officer of a document signed by the Administrator of the 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 6.** 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 30th day of August, 2023.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is \_\_\_\_\_.

*[Handwritten Signature]*  
\_\_\_\_\_  
City Secretary

DocuSigned by: *[Signature]* *[Signature]*  
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(Prepared by Legal Department  
(JN:gd 8.14.2023)  
(Requested by Andy Icken, Chief Development Officer, Office of the Mayor)  
(LD-RE-0000000553)

Meeting 8/30/2023

Aye	No	
✓		<b>Mayor Turner</b>
....	....	<b>Council Members</b>
Absent on personal business		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
	✓	Huffman
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
✓		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 9/5/2023

**EXHIBIT "A"**

**Fiscal Year 2023 Operating Budget  
for the Fifth Ward Redevelopment Authority**

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2023 BUDGET PROFILE

Fund Summary  
 Fund Name: Fifth Ward Redevelopment Authority  
 TIRZ: 18  
 Fund Number: 7566/50

P R O F I L E	Base Year:		1999
	Base Year Taxable Value:	\$	21,543,150
	Projected Taxable Value (TY2022):	\$	397,708,837
	Current Taxable Value (TY2021):	\$	359,858,823
	Acres:		1008.47
	Administrator (Contact):		Mayra Bontemps
	Contact Number:		(713) 674-0175

N A R R A T I V E	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Zone Number Eighteen, City of Houston, Texas was created to facilitate the revitalization of the historic Fifth Ward from a blighted and deteriorated neighborhood into a viable residential community with supporting commercial and retail development. Proposed improvements would address inadequate or deteriorated streets, utilities and sidewalks, parks and affordable housing.

	Total Plan	Cumulative Expenses (to 6/30/21)	Variance
<b>Capital Projects:</b>			
Land Assembly for Affordable Housing	\$ 4,847,671	\$ 476,685	\$ 4,370,986
Economic Development	2,604,457	-	2,604,457
Affordable Housing	1,000,000	26,813	973,187
Historic Preservation	6,398,000	-	6,398,000
Environmental Remediation	400,000	286,388	113,612
Demolition	51,813	-	51,813
Public Utility Improvements	620,231	-	620,231
Park and Recreational Facilities	3,698,004	141,061	3,556,943
Roadway And Sidewalk Improvements	100,000	24,118	75,882
Gateway, Branding and Monument Improvement	2,433,930	110,930	2,323,000
Streetscape Landscape Lighting and Median Improv			
Bus Shelters	80,000	-	80,000
Lyons Ave Improvements	8,450,000	417,250	8,032,750
Developer Reimbursements	12,375,656	160,000	12,215,656
Facilities and Improvements -Economic Develop	1,000,000	-	1,000,000
Buffalo Bayou Improvements	891,100	-	891,100
Cultural and Public Facilities	9,600,000	28,985	9,571,015
<b>Total Capital Projects</b>	<b>\$ 54,550,862</b>	<b>\$ 1,672,230</b>	<b>\$ 52,878,632</b>
Affordable Housing	7,395,543	1,497,500	5,898,043
School & Education/Cultural Facilities	610,199	1,422,082	(811,883)
Financing Costs	1,000,000	-	1,000,000
Administration Costs/ Professional Services	8,690,075	2,427,964	6,262,111
<b>Total Other Cost</b>	<b>17,695,817</b>	<b>5,347,546</b>	<b>12,348,271</b>
<b>Total Project Plan</b>	<b>\$ 72,246,679</b>	<b>\$ 7,019,776</b>	<b>\$ 65,226,903</b>

	Additional Financial Data	FY2022 Budget	FY2022 Estimate	FY2023 Budget
D E B T	<u>Debt Service</u>	\$ -	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		<b>Balance as of 6/30/21</b>	<b>Projected Balance as of 6/30/22</b>	<b>Projected Balance as of 6/30/23</b>
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2023 BUDGET DETAIL

Fund Summary  
 Fund Name: Fifth Ward Redevelopment Authority  
 TIRZ: 18  
 Fund Number: 7566/50

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimate	FY2023 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 2,267,576	\$ 2,389,857	\$ 1,953,519
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
<b>Beginning Balance</b>	<b>\$ 2,267,576</b>	<b>2,389,857</b>	<b>1,953,519</b>
City tax revenue	\$ 917,886	\$ 1,163,441	\$ 1,323,840
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ 302,977	\$ 387,250	\$ 337,820
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 1,220,863</b>	<b>1,550,691</b>	<b>1,661,660</b>
Proceeds from Land Sales	\$ 50,000	\$ -	\$ 400,000
<b>Miscellaneous revenue</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>400,000</b>
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 8,000	\$ -	\$ 8,000
<b>Other Interest Income</b>	<b>\$ 8,000</b>	<b>\$ -</b>	<b>\$ 8,000</b>
City of Houston District B/ (Proceeds transferred between City Dep	\$ 750,000	\$ -	\$ 400,000
Harris County	\$ 250,000	\$ -	\$ -
<b>Grant Proceeds</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ 400,000</b>
	\$ 1,500,000	\$ -	\$ 1,050,000
<b>Proceeds from Loan</b>	<b>\$ 1,500,000</b>	<b>\$ -</b>	<b>\$ 1,050,000</b>
	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 6,046,439</b>	<b>3,940,548</b>	<b>5,473,179</b>

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2023 BUDGET DETAIL

Fund Summary  
 Fund Name: Fifth Ward Redevelopment Authority  
 TIRZ: 18  
 Fund Number: 7566/50

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimate	FY2023 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 6,000	\$ 6,000	\$ 6,000
Administration Salaries & Benefits	\$ 60,000	\$ 60,000	\$ 60,000
Auditor	\$ 7,500	\$ 7,000	\$ 7,500
Bond Services/Trustee/Financial Advisor	\$ 1,800	\$ -	\$ 1,800
Insurance	\$ 1,000	\$ 651	\$ 2,500
Office Administration	\$ 12,500	\$ 10,109	\$ 30,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 88,800</b>	<b>\$ 83,760</b>	<b>\$ 107,800</b>
Development Consultants/Engineering	\$ 125,000	\$ 15,000	\$ 150,000
Legal	\$ 75,000	\$ 60,000	\$ 75,000
Construction Audit/Project Development	\$ 30,000	\$ 1,000	\$ 30,000
Property Account Consultants	\$ 4,000	\$ 3,844	\$ 4,000
<b>Program and Project Consultants</b>	<b>\$ 234,000</b>	<b>\$ 79,844</b>	<b>\$ 259,000</b>
<b>Management consulting services</b>	<b>\$ 322,800</b>	<b>163,604</b>	<b>366,800</b>
Capital Expenditures (See CIP Schedule)	\$ 3,792,500	871,011	3,565,000
<b>TIRZ Capital Expenditures</b>	<b>\$ 3,792,500</b>	<b>\$ 871,011</b>	<b>\$ 3,565,000</b>
Developer - To be Determined	\$ -	\$ -	\$ 180,000
Midway/ East River/ KBRN	\$ 17,500	\$ -	\$ 17,500
AHDP Program	\$ 300,000	\$ 351,910	\$ 400,000
Other	\$ 250,000	\$ -	\$ 250,000
<b>Developer / Project Reimbursements</b>	<b>\$ 567,500</b>	<b>\$ 351,910</b>	<b>\$ 847,500</b>
<b>System debt service</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 4,682,800</b>	<b>1,386,525</b>	<b>4,779,300</b>
Payment/transfer to ISD - educational facilities	\$ 116,273	129,518	113,143
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 45,894	\$ 58,172	\$ 66,192
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 305,962	\$ 387,814	\$ 441,280
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ -	\$ -	\$ -
<b>Total Transfers</b>	<b>\$ 493,129</b>	<b>600,504</b>	<b>\$ 645,615</b>
<b>Total Budget</b>	<b>\$ 5,175,929</b>	<b>1,987,029</b>	<b>\$ 5,424,915</b>
RESTRICTED Funds - Capital Projects	\$ 870,510	1,953,519	48,264
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
<b>Ending Fund Balance</b>	<b>\$ 870,510</b>	<b>1,953,519</b>	<b>48,264</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 6,046,439</b>	<b>3,940,548</b>	<b>5,473,179</b>

Notes:



**EXHIBIT "B"**

**Fiscal Years 2023-2027 Capital Improvement Plan Budget  
for the Fifth Ward Zone**

2023 - 2027 CAPITAL IMPROVEMENT PLAN  
TIRZ No. 18 - Fifth Ward Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)	
			Through 2021	Projected 2022	2023	2024	2025	2026	2027	FY23 - FY27 Total				
B	T-1801	Land Acquisition	\$ 238,765	-	1,550,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000	3,646,000	3,884,765
B	T-1802	Deluxe Theater	\$ 446,145	-	35,000	-	-	-	-	-	-	-	35,000	481,145
B	T-1803	Area Parks	\$ 80,347	-	160,000	50,000	200,000	200,000	-	-	-	-	410,000	490,347
B	T-1804	Lyons Avenue Streetscape	\$ 110,930	-	255,000	500,000	-	-	-	-	-	-	755,000	865,930
B	T-1805	Environmental Remediation	\$ -	39,355	150,000	125,000	250,000	150,000	150,000	150,000	100,000	100,000	775,000	814,355
B	T-1806	Historic Preservation	\$ -	-	225,000	-	-	150,000	150,000	200,000	200,000	200,000	700,000	700,000
B	T-1807	Transit & Mobility	\$ -	-	150,000	150,000	150,000	100,000	100,000	100,000	100,000	390,000	390,000	390,000
B	T-1808	Arts and Culture	\$ -	-	40,000	150,000	100,000	100,000	100,000	100,000	100,000	1,000,000	1,000,000	1,000,000
B	T-1809	Street and Sidewalk Improvements	\$ -	-	1,000,000	-	-	-	-	-	-	-	1,000,000	1,000,000
<b>Totals</b>			<b>876,187</b>	<b>39,355</b>	<b>3,565,000</b>	<b>1,499,000</b>	<b>1,424,000</b>	<b>974,000</b>	<b>624,000</b>	<b>8,086,000</b>	<b>9,001,542</b>	<b>\$ 8,086,000</b>	<b>\$ 9,001,542</b>	

\* NOTE:

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2023 - 2027 CAPITAL IMPROVEMENT PLAN  
 TIRZ No. 18 - Fifth Ward Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM  
 Economic Development

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2021	Projected 2022	2023	2024	2025	2026	2027	FY23 - FY27 Total			
TIRZ Funds	876,187	39,355	1,915,000	1,499,000	1,424,000	974,000	624,000	6,436,000	7,351,542		
City of Houston	-	-	400,000	-	-	-	-	400,000	400,000		
Grants	-	-	-	-	-	-	-	-	-		
Other	-	-	1,250,000	-	-	-	-	1,250,000	1,250,000		
<b>Project Total</b>	<b>876,187</b>	<b>39,355</b>	<b>3,565,000</b>	<b>1,499,000</b>	<b>1,424,000</b>	<b>974,000</b>	<b>624,000</b>	<b>8,086,000</b>	<b>9,001,542</b>		

2023 - 2027 Capital Improvement Plan  
TIRZ No. 18 Fifth Ward Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development

<b>Project:</b>	<b>Land Acquisition</b>		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-1801</b>		
	<b>Location:</b>		<b>B</b>		<b>Geo. Ref.:</b>						
	<b>Served:</b>		<b>B</b>		<b>Neighborhood:</b>		<b>55</b>				
<b>Description:</b>	Conversion of vacant and deteriorating properties to support development outlined in the project plan.										
<b>Justification:</b>	Lack of adequate Affordable Housing stock constrains the ability to develop and redevelop the neighborhood. Without assistance, the community will continue to fall behind other sectors of the City. Land available to address the "deserts" retail, food and other.										
			<b>Operating and Maintenance Costs: (\$ Thousands)</b>								
			<b>2023</b>		<b>2024</b>		<b>2025</b>		<b>2026</b>		<b>2027</b>
Personnel			-		-		-		-		-
Supplies			-		-		-		-		-
Svcs. & Chgs.			-		-		-		-		-
Capital Outlay			-		-		-		-		-
<b>Total</b>			<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>
FTEs			-		-		-		-		-

**Fiscal Year Planned Expenses**

Project Allocation	Phase	Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	238,765	1,750,000	-	1,500,000	500,000	500,000	500,000	500,000	\$ 3,500,000	\$ 3,738,765
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	50,000	-	50,000	24,000	24,000	24,000	24,000	\$ 146,000	\$ 146,000
<b>Other Sub-Total:</b>		-	50,000	-	50,000	24,000	24,000	24,000	24,000	\$ 146,000	\$ 146,000
<b>Total Allocations</b>		\$ 238,765	\$ 1,800,000	\$ -	\$ 1,550,000	\$ 524,000	\$ 524,000	\$ 524,000	\$ 524,000	\$ 3,646,000	\$ 3,884,765

Source of Funds	TIRZ Funds	City of Houston	Grant Funds	Other	Total Funds	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
TIRZ Funds	238,765	-	-	-	238,765	500,000	524,000	524,000	524,000	524,000	\$ 2,596,000	\$ 2,834,765
City of Houston	-	300,000	-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	1,500,000	-	1,050,000	-	-	-	-	\$ 1,050,000	\$ 1,050,000
<b>Total Funds</b>	\$ 238,765	\$ 1,800,000	\$ -	\$ 1,500,000	\$ -	\$ 1,550,000	\$ 524,000	\$ 524,000	\$ 524,000	\$ 524,000	\$ 3,646,000	\$ 3,884,765

\*NOTE:

2023 - 2027 Capital Improvement Plan  
TIRZ No. 18 Fifth Ward Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development

<b>Project:</b> Deluxe Theater	<b>City Council District</b>	<b>Key Map:</b>	<b>WBS.:</b>	T-1802
	<b>Location:</b> B	<b>Geo. Ref.:</b>		
	<b>Served:</b> B	<b>Neighborhood:</b> 55		
<b>Description:</b> Project provides for the renovation of the Deluxe Theater in the Fifth Ward neighborhood area.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>			
	2023	2024	2025	2026
<b>Justification:</b> The renovation of this publicly owned building will create a community space integral to the development of the Fifth Ward Arts District and revitalization of Lyons Avenue.	Personnel	-	-	-
	Supplies	-	-	-
	Svcs. & Chgs.	-	-	-
	Capital Outlay	-	-	-
	<b>Total</b>	\$ -	\$ -	\$ -
	FTEs			

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	446,145	25,000	-	25,000	-	-	-	-	\$ 25,000	\$ 471,145
5 Equipment	-	10,000	-	10,000	-	-	-	-	\$ 10,000	\$ 10,000
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ 446,145	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ 481,145

Source of Funds	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
TIRZ Funds	35,000	-	-	-	-	\$ 35,000	\$ 35,000
City of Houston	-	-	-	-	-	\$ -	\$ -
Grant	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ 481,145

\*NOTE:

2023 - 2027 Capital Improvement Plan  
TIRZ No. 18 Fifth Ward Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development

<b>Project:</b> Area Parks	City Council District	Key Map:	WBS.:		T-1803	
	Location: B	Geo. Ref.:				
	Served: B	Neighborhood:	55			
<b>Description:</b>	Fifth Ward Jam, Legacy Park, Jensen and Lyons are public pocket parks, recreational and performance venues that offer green space and allow for the assembly of family and residents in creating a place to live, work and play in the community. The parks require improvements related to safety, utilities, and beautification.					
<b>Justification:</b>	The parks are located within the Lyons Ave. corridor, the major artery of the Fifth Ward. The corridor includes a mix of residential, commercial and public facilities. The parks will provide for area youth activities and improve pedestrian accessibility.					
<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
	2023	2024	2025	2026	2027	
Personnel	-	-	-	-	-	\$ -
Supplies	-	-	-	-	-	\$ -
Svcs. & Chgs.	-	-	-	-	-	\$ -
Capital Outlay	-	-	-	-	-	\$ -
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs	-	-	-	-	-	-

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	10,000	-	-	\$ 10,000	\$ 10,000
2 Acquisition	34,725	-	-	-	-	-	-	-	\$ -	\$ 34,725
3 Design	-	10,000	-	10,000	-	-	-	-	\$ 10,000	\$ 10,000
4 Construction	45,622	125,000	-	125,000	25,000	150,000	-	-	\$ 300,000	\$ 345,622
5 Equipment	-	25,000	-	25,000	25,000	40,000	-	-	\$ 90,000	\$ 90,000
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ 80,347	\$ 160,000	\$ -	\$ 160,000	\$ 50,000	\$ 200,000	\$ -	\$ -	\$ 410,000	\$ 490,347

Source of Funds	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
TIRZ Funds	-	50,000	200,000	-	-	\$ 410,000	\$ 490,347
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ 80,347	\$ 160,000	\$ 200,000	\$ -	\$ -	\$ 410,000	\$ 490,347

\*NOTE:

2023 - 2027 Capital Improvement Plan  
TIRZ No. 18 Fifth Ward Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development

<b>Project:</b>	Lyons Avenue Streetscape	<b>City Council District</b>	Key Map:			<b>WBS.:</b>	T-1804
		<b>Location:</b>	B	<b>Geo. Ref.:</b>			
		<b>Served:</b>	B	<b>Neighborhood:</b>			
<b>Description:</b>	Lyons Avenue streetscape to support new street signs and way making signage to highlight destinations in the community and a banner district.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>					
			2023	2024	2025	2026	2027
<b>Justification:</b>	Streetscape is important in place making and helping to establish an identity for the area and a major component in the Lyons Ave. Renaissance that includes 22 blocks along the Lyons Ave. Corridor. The construction at East River will also soon allow resident access to Buffalo Bayou.	Personnel	-	-	-	-	\$ -
		Supplies	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	7,500	-	30,000	-	-	-	-	\$ 30,000	\$ 30,000
4 Construction	110,930	50,000	-	50,000	100,000	-	-	-	\$ 150,000	\$ 260,930
5 Equipment	-	150,000	-	150,000	400,000	-	-	-	\$ 550,000	\$ 550,000
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	25,000	-	25,000	-	-	-	-	\$ 25,000	\$ 25,000
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
<b>Other Sub-Total:</b>	-	25,000	-	25,000	-	-	-	-	\$ 25,000	\$ 25,000
<b>Total Allocations</b>	\$ 110,930	\$ 232,500	\$ -	\$ 255,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 755,000	\$ 865,930

Source of Funds	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
TIRZ Funds	-	500,000	-	-	-	\$ 500,000	\$ 500,000
City of Houston	255,000	-	-	-	-	\$ 255,000	\$ 755,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ 110,930	\$ 232,500	\$ -	\$ 255,000	\$ 500,000	\$ 755,000	\$ 865,930

\*NOTE:

2023 - 2027 Capital Improvement Plan  
TIRZ No. 18 Fifth Ward Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development

<b>Project:</b> Environmental Remediation	<b>City Council District:</b> B	<b>Key Map:</b>	<b>WBS.:</b> T-1805			
<b>Description:</b> Environmental remediation deals with the removal of contaminants or pollution from environmental media such as soil, groundwater, sediment, surface water or other hazardous waste.	<b>Location:</b> B	<b>Geo. Ref.:</b>				
<b>Justification:</b> Fifth Ward and the Lyons Corridor in particular have historically been home to a number of businesses that presented environmental hazards. The presence of such hazardous material impedes the potential to attract new development in the area.	<b>Served:</b> B	<b>Neighborhood:</b>				
	<b>Operating and Maintenance Costs: (\$ Thousands)</b>					
	2023	2024	2025	2026	2027	Total
Personnel	-	-	-	-	-	\$ -
Supplies	-	-	-	-	-	\$ -
Svcs. & Chgs.	-	-	-	-	-	\$ -
Capital Outlay	-	-	-	-	-	\$ -
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs						

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	125,000	-	-	\$ 125,000	\$ 125,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	39,355	39,355	150,000	125,000	125,000	150,000	100,000	\$ 650,000	\$ 689,355
<b>Other Sub-Total:</b>	-	39,355	39,355	150,000	125,000	125,000	150,000	100,000	\$ 650,000	\$ 689,355

<b>Total Allocations</b>	\$ -	\$ 39,355	\$ 39,355	\$ 150,000	\$ 125,000	\$ 250,000	\$ 150,000	\$ 100,000	\$ 775,000	\$ 814,355
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Source of Funds	2023	2024	2025	2026	2027	Total
TIRZ Funds	39,355	39,355	39,355	39,355	39,355	\$ 196,770
City of Houston	-	-	-	-	-	\$ -
Grants	-	-	-	-	-	\$ -
Other	-	-	-	-	-	\$ -
<b>Total Funds</b>	\$ 39,355	\$ 39,355	\$ 39,355	\$ 150,000	\$ 100,000	\$ 775,000

\*NOTE:



2023 - 2027 Capital Improvement Plan  
TIRZ No. 18 Fifth Ward Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development

<b>Project:</b> Historic Preservation	<b>City Council District</b>	<b>Key Map:</b>	<b>WBS.:</b>		T-1806	
	<b>Location:</b> B	<b>Geo. Ref.:</b>				
	<b>Served:</b> B	<b>Neighborhood:</b>				
<b>Description:</b> The goal is to support development and revitalization that preserves the character and history of the neighborhood, including the buildings and landscape in and around the 5th Ward.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>					
	2023	2024	2025	2026	2027	Total
<b>Justification:</b> Historic Preservation is a strategy to recognize the cultural legacy of the community in a rapidly redeveloping area. 5th Ward is one of Houston's oldest wards and contains several landmarks that contribute greatly to the growth and success of the city and community.	Personnel	-	-	-	-	\$ -
	Supplies	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs						

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	25,000	-	25,000	-	-	-	-	\$ 25,000	\$ 25,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	200,000	-	200,000	-	150,000	-	-	\$ 350,000	\$ 350,000
<b>Other Sub-Total:</b>	-	200,000	-	200,000	-	150,000	-	-	\$ 350,000	\$ 350,000

<b>Total Allocations</b>	\$ -	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ 150,000	\$ -	\$ -	\$ 375,000	\$ 375,000
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Source of Funds	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
TIRZ Funds	-	225,000	-	-	-	\$ 225,000	\$ 225,000
City of Houston	-	-	150,000	-	-	\$ 150,000	\$ 375,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ 225,000	\$ -	\$ 150,000	\$ -	\$ 375,000	\$ 375,000

2023 - 2027 Capital Improvement Plan  
TIRZ No. 18 Fifth Ward Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development

<b>Project:</b> Transit & Mobility	<b>City Council District</b>	<b>Key Map:</b>	<b>WBS.:</b>		T-1807	
	<b>Location:</b> B	<b>Geo. Ref.:</b>				
	<b>Served:</b> B	<b>Neighborhood:</b>				
<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
	2023	2024	2025	2026	2027	Total
<b>Description:</b> Improved walkability and accessibility supports safer and healthier communities and improves access to critical opportunities such as jobs, open space, transit and education.	-	-	-	-	-	-
<b>Justification:</b> Fifth Ward TIRZ has a number of recommendations in the bike and pedestrian study completed with H-GAC that will enhance safety and walkability throughout the community.	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>FTEs</b>						

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	75,000	-	75,000	150,000	200,000	200,000	-	\$ 625,000	\$ 625,000
5 Equipment	-	75,000	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 200,000	\$ 200,000	\$ -	\$ 700,000	\$ 700,000

Source of Funds	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
TIRZ Funds	-	150,000	200,000	200,000	-	\$ 700,000	\$ 700,000
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ 150,000	\$ 200,000	\$ 200,000	\$ -	\$ 700,000	\$ 700,000

**2023 - 2027 Capital Improvement Plan  
TIRZ No. 18 Fifth Ward Redevelopment Authority**

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

<b>Project: Arts and Culture</b>		<b>City Council District</b>			<b>Key Map:</b>		<b>WBS.:</b>				
		<b>Location:</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>				<b>T-1808</b>
		<b>Served:</b>	B	B	B	B	B				
<b>Description:</b>		Arts and Culture is used as both an economic development strategy and a community beautification strategy. Arts and culture will be incorporated into both the development of new and existing landmarks for public enjoyment.									
<b>Justification:</b>		Current plans to support arts and culture include the establishment of Lyons Avenue as a cultural arts district. This would create a sense of destination for residents and visitors alike and boost economic development in the 5th Ward.									
		<b>Operating and Maintenance Costs: (\$ Thousands)</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>				<b>Total</b>
		Personnel	-	-	-	-	-				\$ -
		Supplies	-	-	-	-	-				\$ -
		Svcs. & Chgs.	-	-	-	-	-				\$ -
		Capital Outlay	-	-	-	-	-				\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -
		FTEs	-	-	-	-	-				-

**Fiscal Year Planned Expenses**

<b>Project Allocation</b>	<b>Projected Expenses thru 6/30/21</b>	<b>2022 Budget</b>	<b>2022 Estimate</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>FY23 - FY27 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	15,000	-	15,000	50,000	-	-	-	\$ 65,000	\$ 65,000
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	25,000	-	25,000	100,000	100,000	100,000	-	\$ 325,000	\$ 325,000
<b>Other Sub-Total:</b>	-	25,000	-	25,000	100,000	100,000	100,000	-	\$ 325,000	\$ 325,000
<b>Total Allocations</b>	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ -	\$ 390,000	\$ 390,000

<b>Source of Funds</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>FY23 - FY27 Total</b>
TIRZ Funds	-	40,000	100,000	100,000	100,000	\$ 390,000
City of Houston	-	-	-	-	-	\$ -
Grants	-	-	-	-	-	\$ -
Other	-	-	-	-	-	\$ -
<b>Total Funds</b>	\$ -	\$ 40,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 390,000

2023 - 2027 Capital Improvement Plan  
TIRZ No. 18 Fifth Ward Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development

<b>Project:</b>	Street and Sidewalk Improvements		City Council District		Key Map:		WBS.:		T-1809					
	Location:	B	B		Geo. Ref.:									
<b>Description:</b>	CIP to improve bike and pedestrian pathways throughout the 5th Ward.		2023		2024		2025		2026		2027		Total	
	Improve neighborhood walkability and accessibility.		Personnel		-		-		-		-		-	
<b>Justification:</b>			Supplies		-		-		-		-		-	
			Svcs. & Chgs.		-		-		-		-		-	
		Capital Outlay		-		-		-		-		-		
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		
		FTEs												

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	20,000	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	980,000	-	980,000	-	-	-	-	\$ 980,000	\$ 980,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000

Source of Funds	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	400,000	-	-	-	-	\$ 400,000	\$ 400,000
Grants	400,000	-	-	-	-	\$ 400,000	\$ 400,000
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 200,000	\$ 200,000
	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000

\*NOTE: