

City of Houston, Texas, Ordinance No. 2020 - 915

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 2021 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2021-2025 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, Texas (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 2021 (the "Operating Budget") and a Capital Improvement Plan Budget for Fiscal Years 2021-2025 (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 2021. 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, 2021, the Zone shall, in cooperation with City representatives: (1) identify surplus funds in the Zone's Fiscal Year 2021 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2021 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 this Budget 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 21st day of October, 2020.

APPROVED this _____ day of _____, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is OCT 27 2020.

Art J. Hanuel
City Secretary

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: OCT 27 2020

Prepared by Legal Department
AH/sec 09-28-20
Requested by Andy Icken
Chief Development Officer, Office of the Mayor
(L.D. File No. 042-1600082-005)

DocuSigned by:
Anna Howard
31F0067F7E49423...
Senior Assistant City Attorney

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

EXHIBIT "A"

**Fiscal Year 2021 Operating Budget
for the Fifth Ward Redevelopment Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 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:	\$	45,855,979
	Projected Taxable Value (TY2020):	\$	239,369,289
	Current Taxable Value (TY2019):	\$	232,397,368
	Acres:		973.29
	Administrator (Contact):		Mayra Bontemps
	Contact Number:		(713) 674-0175

N A R R A T I V E	Zone Purpose:
	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 6/30/20)	Variance
Capital Projects:			
Land Assembly for Affordable Housing	\$ 4,847,671	\$ 461,685	\$ 4,385,986
Economic Development	2,604,457	-	2,604,457
Affordable Housing	1,000,000	186,813	813,187
Historic Preservation	6,398,000	-	6,398,000
Environmental Remediation	400,000	257,394	142,606
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 Improvements	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	-	12,375,656
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
Total Capital Projects	\$ 54,550,862	\$ 1,628,236	\$ 52,922,626
Affordable Housing	7,395,543	1,219,417	6,176,126
School & Education/Cultural Facilities	610,199	1,306,254	(696,055)
Financing Costs	1,000,000	-	1,000,000
Administration Costs/ Professional Services	8,690,075	2,269,442	6,420,633
Total Other Cost	17,695,817	4,795,113	12,900,704
Total Project Plan	\$ 72,246,679	\$ 6,423,349	\$ 65,823,330

	Additional Financial Data	FY2020 Budget	FY2020 Estimate	FY2021 Budget
D E B T	Debt Service	\$ -	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/19	Projected Balance as of 6/30/20	Projected Balance as of 6/30/21
	Year End Outstanding (Principal)			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 1,475,159	\$ 1,527,293	\$ 1,842,414
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Beginning Balance	\$ 1,475,159	1,527,293	1,842,414
City tax revenue	\$ 666,953	\$ 825,325	\$ 875,671
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ 324,058	\$ 343,794	\$ 343,794
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 991,011	1,169,119	1,219,465
Proceeds from Land Sales	\$ 150,000	\$ 3,150	\$ 50,000
Miscellaneous revenue	\$ 150,000	\$ 3,150	\$ 50,000
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ 8,000
Other Interest Income	\$ -	\$ -	\$ 8,000
City of Houston District B/ Harris County	\$ -	\$ -	\$ 750,000
Grant Proceeds	\$ -	\$ -	\$ 1,000,000
Proceeds from Loan	\$ 500,000	\$ -	\$ 1,500,000
Contract Revenue Bond Proceeds	\$ 500,000	\$ -	\$ 1,500,000
	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 3,116,170	2,699,562	5,619,879

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
EXPENDITURES			
Accounting	\$ 12,000	\$ 6,000	\$ 12,000
Administration Salaries & Benefits	\$ 60,000	\$ 60,000	\$ 60,000
Auditor	\$ 6,200	\$ 6,750	\$ 7,500
Bond Services/Trustee/Financial Advisor	\$ 1,800	\$ -	\$ 1,800
Insurance	\$ 1,000	\$ 651	\$ 1,000
Office Administration	\$ 12,500	\$ 395	\$ 12,500
TIRZ Administration and Overhead	\$ 93,500	\$ 73,796	\$ 94,800
Development Consultants/Engineering	\$ 125,000	\$ 64,844	\$ 125,000
Legal	\$ 75,000	\$ 60,000	\$ 75,000
Construction Audit/Project Development	\$ 30,000	\$ -	\$ 30,000
Property Account Consultants	\$ 1,800	\$ 2,200	\$ 2,800
Program and Project Consultants	\$ 231,800	\$ 127,044	\$ 232,600
Management consulting services	\$ 325,300	\$ 200,840	\$ 327,400
Capital Expenditures (See CIP Schedule)	\$ 990,000	39,355	3,526,000
TIRZ Capital Expenditures	\$ 990,000	\$ 39,355	\$ 3,526,000
Developer - To be Determined Midway/ East River (TBD)	\$ -	\$ -	\$ -
4514 Lyons LLC	\$ 300,000		\$ 300,000
Other	\$ 160,000	\$ 160,000	\$ 250,000
Developer / Project Reimbursements	\$ 460,000	\$ 160,000	\$ 550,000
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 1,775,300	400,195	4,403,400
Payment/transfer to ISD - educational facilities	\$ 116,024	115,579	115,579
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 33,348	\$ 41,266	\$ 43,784
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 222,318	\$ 275,108	\$ 291,890
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ -	\$ -	\$ -
Total Transfers	\$ 396,690	456,953	\$ 476,253
Total Budget	\$ 2,171,990	857,148	\$ 4,879,653
RESTRICTED Funds - Capital Projects	\$ 944,180	1,842,414	740,226
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 944,180	1,842,414	740,226
Total Budget & Ending Fund Balance	\$ 3,116,170	\$ 2,699,562	\$ 5,619,879

Notes:

TIRZ 18	FY2016 Actual	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020	FY2021	FY2022
City	\$ 346,881	\$ 402,581	\$ 544,296	\$ 533,752	\$ 825,325	\$ 875,671	\$ 615,943
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 315,354	\$ 370,728	\$ 411,189	\$ 345,878	\$ 343,794	\$ 343,794	\$ 324,058
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 662,235	\$ 773,309	\$ 955,485	\$ 879,630	\$ 1,169,119	\$ 1,219,465	\$ 940,001
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ 45,200	\$ 115,133	\$ 327	\$ 3,150	\$ 50,000	\$ -
INTEREST INCOME	\$ 1,634	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 3,183
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ -
TOTAL RESOURCES	\$ 663,869	\$ 818,509	\$ 1,070,618	\$ 879,957	\$ 2,172,269	\$ 2,777,465	\$ 943,184
ISD Education Set-Aside	\$ 105,434	\$ 123,938	\$ 137,719	\$ 116,025	\$ 115,579	\$ 115,579	\$ 116,024
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City	\$ 115,627	\$ 134,194	\$ 181,432	\$ 177,917	\$ 275,108	\$ 291,890	\$ 205,314
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administrative Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City	\$ 17,344	\$ 20,129	\$ 27,215	\$ 26,688	\$ 41,266	\$ 43,784	\$ 30,797
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
TRANSFERS	\$ 263,405	\$ 303,261	\$ 371,366	\$ 345,630	\$ 456,953	\$ 476,253	\$ 377,135
Management Consulting Services	\$ 152,131	\$ 171,346	\$ 144,910	\$ 135,321	\$ 200,840	\$ 327,400	\$ 327,400
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 152,131	\$ 171,346	\$ 144,910	\$ 135,321	\$ 200,840	\$ 327,400	\$ 327,400
CASH FLOW FROM OPERATIONS	\$ 248,333	\$ 343,902	\$ 554,342	\$ 399,006	\$ 1,514,476	\$ 1,973,812	\$ 238,649
BEGINNING FUND BALANCE (7)	\$ 665,419	\$ 651,276	\$ 980,178	\$ 1,236,328	\$ 1,527,292	\$ 1,842,413	\$ 740,225
DEBT ISSUANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 913,752	\$ 995,178	\$ 1,534,520	\$ 1,635,334	\$ 3,041,768	\$ 3,816,225	\$ 978,874
Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer - To be Determined	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4514 Lyons LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ 160,000	\$ 250,000	\$ -

TIRZ 18	FY2016 Actual	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020	FY2021	FY2022
DEVELOPER AGREEMENTS	\$ -	\$ -	\$ -	\$ -	\$ 160,000	\$ 550,000	\$ -
T-1801 Land Acquisition	\$ 16,600	\$ 15,000	\$ 173,195	\$ 15,000	\$ -	\$ 1,774,000	\$ 524,000
T-1802 Deluxe Theater	\$ 28,985	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ -
T-1803 Area Parks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 25,000
T-1804 Lyons Avenue Streetscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202,000	\$ -
T-1805 Environmental Remediation	\$ -	\$ -	\$ 124,997	\$ 93,042	\$ 39,355	\$ 150,000	\$ 125,000
T-1806 Historic Preservation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -
T-1807 Sidewalks & Mobility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 150,000
T-1808 Arts and Culture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1809 Street and Sidewalk Improvements	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -
T-1810 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1811 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1812 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL PROJECTS	\$ 45,585	\$ 15,000	\$ 298,192	\$ 108,042	\$ 1,039,355	\$ 2,526,000	\$ 974,000
TOTAL PROJECTS	\$ 45,585	\$ 15,000	\$ 298,192	\$ 108,042	\$ 1,199,355	\$ 3,076,000	\$ 974,000
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	\$ 868,166	\$ 980,178	\$ 1,236,328	\$ 1,527,292	\$ 1,842,413	\$ 740,225	\$ 4,874
Ending Fund Balance	\$ 868,166	\$ 980,178	\$ 1,236,328	\$ 1,527,292	\$ 1,842,413	\$ 740,225	\$ 4,874

Notes:

EXHIBIT "B"

**Fiscal Years 2021-2025 Capital Improvement Plan Budget
for the Fifth Ward Zone**

2021 - 2025 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 2019	Projected 2020	2021	2022	2023	2024	2025	FY21 - FY25 Total			
B	T-1801	Land Acquisition	\$ 238,765	-	1,774,000	524,000	524,000	524,000	524,000	524,000	524,000	3,870,000	4,108,765
B	T-1802	Deluxe Theater	\$ 446,145	-	35,000	-	-	-	-	-	-	35,000	481,145
B	T-1803	Area Parks	\$ 80,347	-	100,000	25,000	200,000	200,000	-	-	-	325,000	405,347
B	T-1804	Lyons Avenue Streetscape	\$ 110,930	-	202,000	-	-	-	-	-	-	202,000	312,930
B	T-1805	Environmental Remediation	\$ -	39,355	150,000	125,000	125,000	125,000	-	-	-	400,000	439,355
B	T-1806	Historic Preservation	\$ -	-	100,000	-	150,000	150,000	-	-	-	250,000	250,000
B	T-1807	Sidewalks & Mobility	\$ -	-	125,000	150,000	150,000	200,000	200,000	200,000	-	675,000	675,000
B	T-1808	Arts and Culture	\$ -	-	40,000	150,000	100,000	100,000	100,000	100,000	-	390,000	390,000
B	T-1809	Street and Sidewalk Improvements	\$ -	-	1,000,000	-	-	-	-	-	-	1,000,000	1,000,000
Totals			876,187	39,355	3,526,000	974,000	1,299,000	824,000	524,000	7,147,000	\$ 8,062,542		

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2021 - 2025 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 2019	Projected 2020	2021	2022	2023	2024	2025	FY21 - FY25 Total			
TIRZ Funds	876,187	39,355	1,026,000	974,000	1,299,000	824,000	524,000	4,647,000			5,562,542
City of Houston	-	-	750,000	-	-	-	-	750,000			750,000
Grants	-	-	-	-	-	-	-	-			-
Other	-	-	1,750,000	-	-	-	-	1,750,000			1,750,000
Project Total	876,187	39,355	3,526,000	974,000	1,299,000	824,000	524,000	7,147,000			8,062,542

Project: Land Acquisition	City Council District	Key Map:	WBS.:		T-1801	
	Location: B	Geo. Ref.:				
	Served: B	Neighborhood: 55				
Operating and Maintenance Costs: (\$ Thousands)						
Description: Conversion of vacant and deteriorating properties to support development outlined in the project plan.	2021	2022	2023	2024	2025	
Justification: 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.	Personnel	-	-	-	-	\$ -
	Supplies	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs					

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	238,765	500,000	-	1,750,000	500,000	500,000	500,000	500,000	\$ 3,750,000	\$ 3,988,765
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	15,000	-	24,000	24,000	24,000	24,000	24,000	\$ 120,000	\$ 120,000
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	15,000	-	1,774,000	24,000	24,000	24,000	24,000	\$ 120,000	\$ 120,000
Total Allocations	\$ 238,765	\$ 515,000	\$ -	\$ 1,774,000	\$ 524,000	\$ 524,000	\$ 524,000	\$ 524,000	\$ 3,870,000	\$ 4,108,765

Source of Funds	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	-	274,000	524,000	524,000	524,000	\$ 2,370,000	\$ 2,608,765
City of Houston	-	-	-	-	-	\$ -	\$ -
Grant Funds	-	-	-	-	-	\$ -	\$ -
Other	-	1,500,000	-	-	-	\$ 1,500,000	\$ 1,500,000
Total Funds	\$ 238,765	\$ 515,000	\$ 524,000	\$ 524,000	\$ 524,000	\$ 3,870,000	\$ 4,108,765

*NOTE:

Project:	Deluxe Theater	City Council District	Key Map:	WBS.:	T-1802
Description:	Project provides for the renovation of the Deluxe Theater in the Fifth Ward neighborhood area.	Location: B	Geo. Ref.: B	Neighborhood: 55	
Justification:	The renovation of this building will create a community space integral to the development of the Fifth Ward Art District and revitalization of Lyons Avenue.	Operating and Maintenance Costs: (\$ Thousands)			
		2021	2022	2023	2024
		Personnel	-	-	-
		Supplies	-	-	-
		Svcs. & Chgs.	-	-	-
		Capital Outlay	-	-	-
		Total	\$ -	\$ -	\$ -
		FTEs			

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
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	-	-	-	-	-	-	-	-	\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:									\$ -	\$ -
Total Allocations	\$ 446,145	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ 481,145

Source of Funds	2020 Budget	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	35,000	35,000	-	-	-	-	\$ 35,000	\$ 481,145
City of Houston	-	-	-	-	-	-	\$ -	\$ -
Grant	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 35,000	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ 481,145

*NOTE:

Project: Area Parks	City Council District		Key Map:		WBS.:	T-1803
	Location: B	Geo. Ref.:	2022	2023		
	Served: B	Neighborhood: 55	Operating and Maintenance Costs: (\$ Thousands)			
Description:	Fifth Ward Jam, Legacy Park, Jensen and Lyons are a public pocket parks, recreational and performance venues that offer green space and allows for the assembly of family and residents in creating a place to live, work and play in the community. The site requires improvements related to safety, utilities, and beautification.					
Justification:	The parks are located within the Lyons Ave. corridor, the major artery of the Fifth Ward. Planned use for the corridor includes a mix of residential, commercial and public facilities. The parks will enhance area youth activities and improve pedestrian accessibility.					
			2021	2022	2023	2024
	Personnel	-	-	-	-	-
	Supplies	-	-	-	-	-
	Svcs. & Chgs.	-	-	-	-	-
	Capital Outlay	-	-	-	-	-
	Total	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	10,000	-	-	\$ 10,000	\$ 10,000
2 Acquisition	34,725	-	-	-	-	-	-	-	\$ -	\$ 34,725
3 Design	-	5,000	-	-	-	-	-	-	\$ -	\$ -
4 Construction	45,622	20,000	-	75,000	-	150,000	-	-	\$ 225,000	\$ 270,622
5 Equipment	-	25,000	-	25,000	25,000	40,000	-	-	\$ 90,000	\$ 90,000
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ 80,347	\$ 50,000	\$ -	\$ 100,000	\$ 25,000	\$ 200,000	\$ -	\$ -	\$ 325,000	\$ 405,347

Source of Funds	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	80,347	50,000	-	-	-	\$ 130,347	\$ 130,347
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 80,347	\$ 50,000	\$ -	\$ 25,000	\$ -	\$ 105,347	\$ 105,347

*NOTE:

Project:	Lyons Avenue Streetscape		City Council District	Key Map:	WBS.:	T-1804
Description:	Lyons Avenue streetscape to support new street signs, way making signage to highlight destinations in the community and a banner district.		Location: B	Geo. Ref.: B		
Justification:	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.		Operating and Maintenance Costs: (\$ Thousands)			
			2021	2022	2023	2024
	Personnel	-	-	-	-	-
	Supplies	-	-	-	-	-
	Svcs. & Chgs.	-	-	-	-	-
	Capital Outlay	-	-	-	-	-
	Total	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	7,500	-	7,500	-	-	-	-	\$ 7,500	\$ 7,500
4 Construction	110,930	22,500	-	22,500	-	-	-	-	\$ 22,500	\$ 133,430
5 Equipment	-	100,000	-	147,000	-	-	-	-	\$ 147,000	\$ 147,000
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	25,000	-	25,000	-	-	-	-	\$ 25,000	\$ 25,000
Other Sub-Total:	-	25,000	-	25,000	-	-	-	-	\$ 25,000	\$ 25,000

Total Allocations	\$ 110,930	\$ 155,000	\$ -	\$ 202,000	\$ -	\$ -	\$ -	\$ -	\$ 202,000	\$ 312,930
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Source of Funds										
TIRZ Funds	110,930	155,000	-	202,000	-	-	-	-	\$ 202,000	\$ 312,930
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 110,930	\$ 155,000	\$ -	\$ 202,000	\$ -	\$ -	\$ -	\$ -	\$ 202,000	\$ 312,930

*NOTE:

Project:	Environmental Remediation		City Council District	Key Map:	WBS.:			T-1805	
			Location:	Geo. Ref.:					
			Served:	Neighborhood:					
Description:	Environmental Remediation deals with the removal of contaminants, or pollution from environmental media such as soil, groundwater, sediment, surface water or other hazardous waste.								Total
Justification:	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.								Total
Operating and Maintenance Costs: (\$ Thousands)									
	2021	2022	2023	2024	2025				
Personnel	-	-	-	-	-	\$ -			
Supplies	-	-	-	-	-	\$ -			
Svcs. & Chgs.	-	-	-	-	-	\$ -			
Capital Outlay	-	-	-	-	-	\$ -			
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
FTEs									

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	Fiscal Year					Cumulative Total (To Date)	
				2021	2022	2023	2024	2025		FY21 - FY25 Total
Phase										
1 Planning	-	-	-	-	-	125,000	-	-	\$ 125,000	\$ 125,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	100,000	39,355	150,000	125,000	-	-	-	\$ 275,000	\$ 314,355
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:	-	100,000	39,355	150,000	125,000	-	-	-	\$ 275,000	\$ 314,355
Total Allocations	\$ -	\$ 100,000	\$ 39,355	\$ 150,000	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ 400,000	\$ 499,355
Source of Funds										
TIRZ Funds	-	100,000	39,355	150,000	125,000	125,000	-	-	\$ 400,000	\$ 499,355
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ 100,000	\$ 39,355	\$ 150,000	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ 400,000	\$ 499,355

*NOTE:

Project: Historic Preservation	City Council District: B	Key Map: T-1806				
Location: B	Geo. Ref.:	WBS.:				
Served: B	Neighborhood:					
Operating and Maintenance Costs: (\$ Thousands)						
	2021	2022	2023	2024	2025	Total
Personnel	-	-	-	-	-	\$ -
Supplies	-	-	-	-	-	\$ -
Svcs. & Chgs.	-	-	-	-	-	\$ -
Capital Outlay	-	-	-	-	-	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs						

Description: The goal is to support development and revitalization that preserves the character and history of the 5th ward neighborhood including the buildings and landscape in and around the 5th Ward.

Justification: Historic Preservation is strategy to thwart off the fears of gentrification 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.

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	25,000	-	25,000	-	-	-	-	\$ 25,000	\$ 25,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	75,000	-	75,000	-	150,000	-	-	\$ 225,000	\$ 225,000
Other Sub-Total:	-	75,000	-	100,000	-	150,000	-	-	\$ 225,000	\$ 225,000
Total Allocations	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 150,000	\$ -	\$ -	\$ 250,000	\$ 250,000

Source of Funds	2021	2022	2023	2024	2025	FY21 - FY25 Total
TIRZ Funds	-	100,000	-	150,000	-	\$ 250,000
City of Houston	-	-	-	-	-	\$ -
Grants	-	-	-	-	-	\$ -
Other	-	-	-	-	-	\$ -
Total Funds	\$ -	\$ 100,000	\$ -	\$ 150,000	\$ -	\$ 250,000

Project: Sidewalks & Mobility	City Council District: B	Key Map:	WBS.: T-1807			
Description: Improved walkability supports safer healthier communities and improves access to critical opportunities such as jobs, open space, transit and education	Location: B	Geo. Ref.:				
Justification: Fifth Ward TIRZ has and number of recommendations in the bike and pedestrian study completed with H-GAC that will enhance safety and walkability throughout the community.	Served: B	Neighborhood:				
	Operating and Maintenance Costs: (\$ Thousands)					
	2021	2022	2023	2024	2025	Total
Personnel	-	-	-	-	-	\$ -
Supplies	-	-	-	-	-	\$ -
Svcs. & Chgs.	-	-	-	-	-	\$ -
Capital Outlay	-	-	-	-	-	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs						

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
4 Construction	-	-	-	75,000	150,000	200,000	200,000	-	\$ 625,000	\$ 625,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ 125,000	\$ 150,000	\$ 200,000	\$ 200,000	\$ -	\$ 675,000	\$ 675,000

Source of Funds	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	125,000	150,000	200,000	200,000	-	\$ 675,000	\$ 675,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 125,000	\$ 150,000	\$ 200,000	\$ 200,000	\$ -	\$ 675,000	\$ 675,000

Project:	Arts and Culture		City Council District			Key Map:			WBS.:				
	Location:	Served:	B	B	B	Geo. Ref.:	Neighborhood:	2021	2022	2023	2024	2025	Total
	Operating and Maintenance Costs: (\$ Thousands)												
Description:	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												
Justification:	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 the residents and visitors alike and boost economic development in the 5th Ward.												
	Personnel												
	Supplies												
	Svcs. & Chgs.												
	Capital Outlay												
	Total	\$											
	FTEs												
Fiscal Year Planned Expenses													
Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)			
Phase													
1 Planning	-	10,000	-						\$	\$			
2 Acquisition	-	-	-						\$	\$			
3 Design	-	-	-	15,000	50,000				\$	65,000			
4 Construction	-	-	-						\$	\$			
5 Equipment	-	-	-						\$	\$			
6 Close-Out	-	-	-						\$	\$			
7 Other	-	25,000	-	25,000	100,000	100,000	100,000		\$	325,000			
									\$	\$			
									\$	\$			
									\$	\$			
									\$	\$			
Other Sub-Total:	-	25,000	-	25,000	100,000	100,000	100,000		\$	325,000			
Total Allocations	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$			
Source of Funds													
TIRZ Funds	-	35,000	-	40,000	150,000	100,000	100,000		\$	390,000			
City of Houston	-	-	-						\$	\$			
Grants	-	-	-						\$	\$			
Other	-	-	-						\$	\$			
Total Funds	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$			

Project:	Street and Sidewalk Improvements		City Council District	Key Map:	WBS.:			T-1809
Description:	CIP to improve bike and pedestrian pathways throughout the 5th Ward		Location:	Geo. Ref.:				
Justification:	Improve neighborhood walkability and access		Served:	Neighborhood:				
			Operating and Maintenance Costs: (\$ Thousands)					
	2021	2022	2023	2024	2025	Total		
Personnel	-	-	-	-	-	-		
Supplies	-	-	-	-	-	-		
Svcs. & Chgs.	-	-	-	-	-	-		
Capital Outlay	-	-	-	-	-	-		
Total	\$ -	\$ -	\$ -	\$ -	\$ -	-		
FTEs	-	-	-	-	-	-		

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	980,000	-	-	-	-	\$ 980,000	\$ 980,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000

Source of Funds	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	750,000	-	-	-	-	\$ 750,000	\$ 750,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	250,000	-	-	-	-	\$ 250,000	\$ 250,000
Total Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000

*NOTE: