

## What is the TIRZ 17 doing to address drainage in the area?

The TIRZ 17 is committed to the endeavor of finding solutions to drainage problems. The Queensbury Storm Sewer Improvement was the first project completed by the TIRZ in 2008 with the installation of 3.5 x 5 ft. box culverts. Currently two significant drainage and mobility projects have been completed. As part of the Gessner Road widening, dual 5 x 8 ft box culverts were added in place of a single smaller pipe which funneled rainfall runoff to ditch W151. The increased storage from the oversized culverts benefits W151 by providing underground detention during big rain events. The improvement project increased the roadway's drainage level of service from less than a two-year event to a five-year event, significantly reducing the frequency and volume of water that streams off Gessner to the adjacent neighborhood south of Barryknoll. The widening of Bunker Hill also addressed localized flooding with the addition of increased storm sewer capacity along portions of the road and oversized inlets for better surface drainage. More drainage relief, 62% of the total \$56 million included in the 2012-2016 CIP, has been committed by the TIRZ over the next five years. The TIRZ 17 has an ambitious schedule to finish all projects on the 2012-2016 CIP within the next five years.

### What the TIRZ can do:

- Fund needed public infrastructure to provide drainage and mobility relief to benefit the properties within the TIRZ and the adjacent communities
- Build enhancements and/or amenities into infrastructure projects
- Develop green space for improved quality of life
- Encourage new quality private investment through public improvements

### What the TIRZ cannot do:

- Permit or approve building and development plans
- Exercise eminent domain
- Maintain infrastructure
- Fund improvement projects that do not directly benefit the TIRZ

### What the TIRZ is not:

- A mechanism for avoiding city regulatory process or codes – all TIRZ 17 projects are required to adhere to the same regulatory standards and permitting requirements as a standard City of Houston project
- A regulatory agency – it does not review or approve project plans
- An entity created to provide detention to compensate development taking place

### The Bottom Line:

- The TIRZ 17 provides funding for drainage and mobility relief to benefit the properties within the Zone and the adjacent communities
- The TIRZ 17 is pursuing an ambitious Capital Improvement Plan to build numerous drainage-related projects over the next five years through the coordination of the City and the Harris County Flood Control District

- TIRZ 17 projects are City-approved to provide drainage and mobility improvements within the public right-of-way of the Zone
- The TIRZ 17 provides funding for public infrastructure projects. By law, it cannot permit or approve building and development plans or maintain infrastructure. Those responsibilities belong to the City and the County
- The TIRZ 17 is not required to improve beyond the City's drainage standard, however recognizing the unique needs of the area, the TIRZ 17 has a strategy of providing additional detention where practical.



## What do the Memorial City and Spring Branch Management Districts do and how do they collaborate with the TIRZ 17?

The Memorial City District, also known as the Harris County Municipal District #1, and the Spring Branch Management District finance projects and programs that work with TIRZ 17 improvements to enhance the economic development and viability of the area. Property owners within the management districts are assessed to fund improvements and services above and beyond what is normally provided by the City. These include improvements such as street amenities, maintenance of public areas, beautification, public safety and security. The TIRZ can build enhancements into projects; however it cannot maintain these amenities. Therefore it enters into an agreement with a management district to care for the improvements within the district's service area. Examples of this type partnership in the Memorial City District are the enhanced landscape and streetscape that is a part of the Gessner Widening project and the increased landscaping that is a part of the Bunker Hill Widening project.

# Understanding TIRZ 17

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TIRZ 17  
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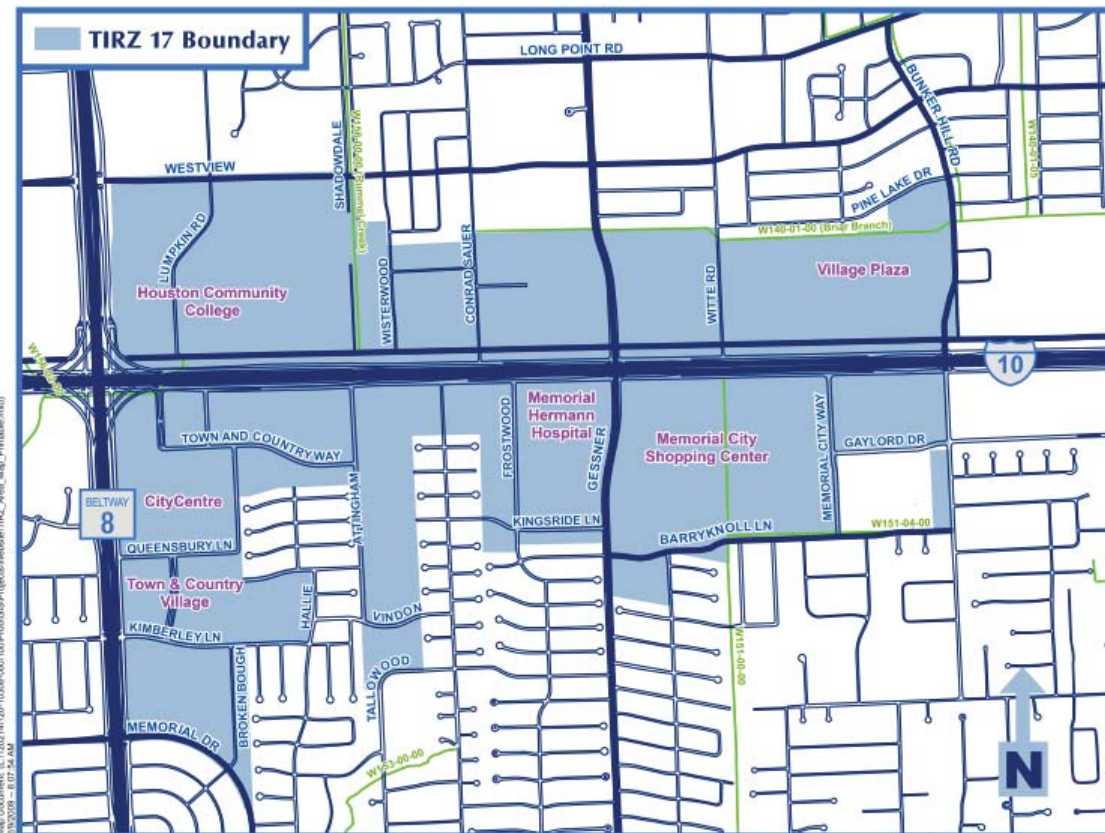
## What does TIRZ 17 stand for?

**The Tax Increment Reinvestment Zone #17 (the TIRZ 17) is a special district, created by the City of Houston (the City), to promote both new development and redevelopment within a specific geographic area inside the City limits.**

There are currently 22 TIRZ's in Houston. The TIRZ was created to act on behalf of the City to assist or help in the performance of specific functions within the TIRZ boundary such as the construction and installation of drainage and road infrastructure along with other public works functions including street lights, parks, and water and sewer utilities.

## Where is the TIRZ 17 located?

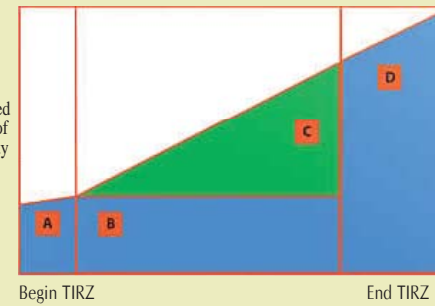
TIRZ 17 is approximately 988 acres and its boundary encompasses primarily the commercial property on the north and south of Interstate 10 from the Beltway 8 to Bunker Hill Road.



## Mission Statement

*The mission of the Tax Increment Reinvestment Zone #17 (TIRZ 17) is to enhance the redevelopment and economic growth within the TIRZ by targeting projects to improve drainage, mobility and the quality of life.*

## How a TIRZ works?



- “A” represents the tax revenue the City currently receives from the properties in the Zone.
- “B” represents the base-line tax revenue to the City when frozen at a specific level through the end of the TIRZ period.
- “C” represents the tax increment, created by the additional tax revenue on the new value of projects built by developers or other property owners.
- “D” represents all of the tax revenue, including the increment, at the end of the TIRZ period that goes to the City.

## How does the TIRZ fund projects?

At the time of the TIRZ 17’s conception, this part of west Houston faced several issues such as underproductive and underdeveloped properties, decreasing commercial property values, and increased traffic. The City’s concerns were that if the issues were not addressed the climate would pose a long term risk to the area’s economic vitality.

## Who governs the TIRZ 17?

Appointed and approved by the City, a seven-member volunteer board of directors makes recommendations on how TIRZ funds will be reinvested in the Zone. The Board is comprised of representatives of the area’s commercial, business and residential interests.

## How does the TIRZ 17 select projects for funding?

The TIRZ 17 Project and Financing Plan, which was drafted by the TIRZ and approved by the City, is a planning tool for the Board to set priorities and make recommendations for infrastructure projects to be included in its Capital Improvement Plan (CIP). With City approval, the Board is authorized to enter into agreements necessary to build and finance infrastructure projects. While the Board may make project recommendations and requests of the City based on the Project and Financing Plan, the City must give the final approval of financial agreements and all specific infrastructure projects by approving the TIRZ 17 Capital Improvement Plan (CIP).



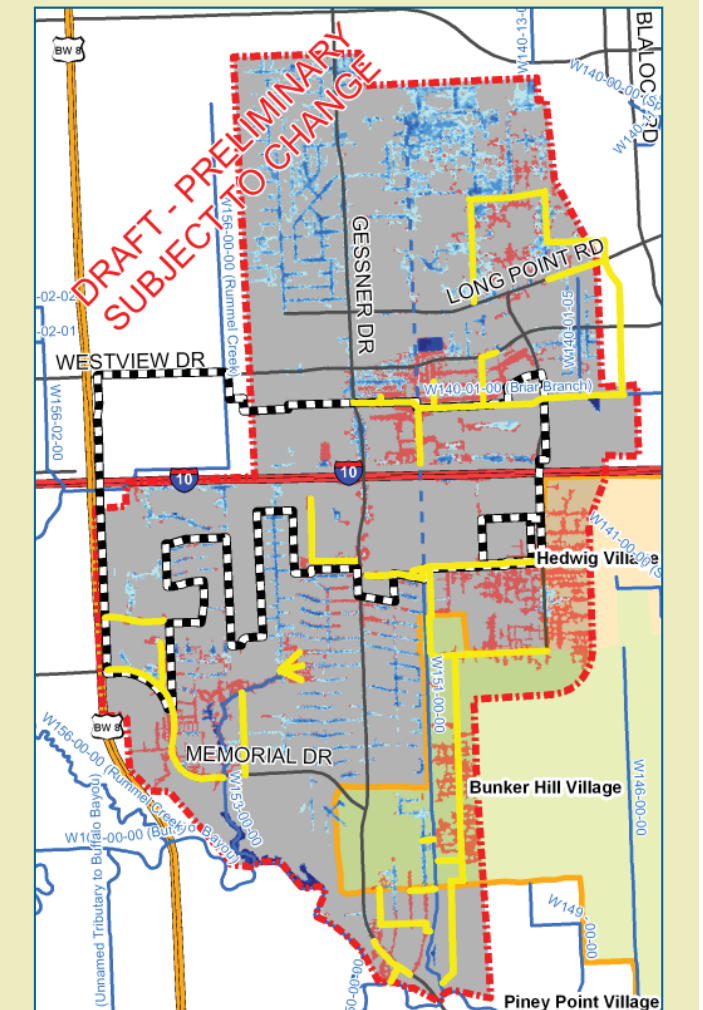
## What is the emphasis of the TIRZ 17 CIP?

The emphasis of the TIRZ 17 CIP is to improve the infrastructure relating to drainage and mobility within the public right-of-way in the areas commonly known as Memorial City, Town & Country and CITYCENTRE. Local drainage concerns and the historic rainfall event on April 28, 2009 have shaped the current TIRZ 17 Capital Improvement Plan (CIP). Ten of the 14

projects in the proposed 2012-2016 CIP for TIRZ 17 will focus on improving drainage. More than half of the project expenditures are dedicated to significant drainage improvements to the TIRZ and surrounding area. These benefits are accomplished by enlarging the size of the existing storm sewers to meet or exceed the City standard, provide more detention and greater conveyance for rain runoff. An example of this is the installation of the dual 5x8 ft. box culverts underneath Gessner Road between Barryknoll and IH-10. Additionally, the TIRZ 17 is committed to accelerating the Barryknoll Drainage Improvement Project for the Fiscal Year 2012. This project is a key component of the Harris County Flood Control District (HCFCD) W151 improvement plan. Of the \$56 million in the CIP, approximately 62% is designated to building drainage improvements. The added detention and improved conveyance provided in the TIRZ 17 drainage projects benefit the W140, W151, W153, and W156 watersheds. All drainage improvement plans are presented to the City and the Harris County Flood Control District for buy-in and approval prior to construction.

## What has been done to target TIRZ 17 projects on alleviating drainage problems?

Numerous areas in and around TIRZ 17 have been documented as susceptible to flooding. An extreme rainfall event on the evening and morning of April 27th and 28th, 2009, emphasized the regional flood risk and the need for a regional drainage study. Shortly after this, the TIRZ 17 Board agreed to sponsor a study to better understand the regional drainage problems and to target the TIRZ 17 Capital Improvement Program (CIP) on alleviating drainage issues identified in the study. The preliminary report of the Regional Drainage Study can be viewed at the TIRZ 17 website ([www.houstontirz17.org](http://www.houstontirz17.org)). The results of this study have identified several projects which have been added to the TIRZ 17 2012-2016 CIP.



## What are TIRZ 17 drainage improvement obligations?

Often repeated and misunderstood is the statement the TIRZ 17 was formed to build a specific set of projects to help mitigate flooding problems. No such document or language exists in the Project and Financing Plan or in the Memorandum of Agreement between TIRZ 17 and the Ad HOC Committee consisting of representatives from the Memorial Meadows, Fonn Villas, Memorial Hollow, Frostwood, and Riedel Estates neighborhoods. TIRZ 17 is pursuing an aggressive drainage improvement plan and is consistently searching for opportunities to improve area drainage through means such as additional underground detention when designing and building infrastructure projects. In addition, the TIRZ 17 is taking significant steps to broaden its focus both within the TIRZ and in the adjacent neighborhoods with a regional study on drainage. This extensive analysis will compliment the results of the recently completed W151 Implementation Study by HCFCD. The results of the W151 Implementation Study provided a more refined picture on how to improve drainage of W151 and its tributaries. TIRZ 17 drainage projects relating to the results of the W151 Implementation Study will be coordinated with the City and with the HCFCD. Finally, the TIRZ 17 is committed to doing the right thing at the right time to improving drainage.