

**JOINT MEETING OF THE BOARD OF DIRECTORS OF THE
TIRZ 17 REDEVELOPMENT AUTHORITY/MEMORIAL CITY REDEVELOPMENT AUTHORITY
and TAX REINVESTMENT ZONE NUMBER SEVENTEEN
HOUSTON, TEXAS**

NOTICE is hereby given that the Board of Directors of the TIRZ 17 Redevelopment Authority (aka the Memorial City Redevelopment Authority) and the Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, will hold a joint meeting on **Tuesday, October 28, 2025, at 8:00 a.m.**, at Hawes Hill & Associates LLP, **Spring Branch Conference Room, 9600 Long Point Road, Suite 250, Houston, Texas 77055** open to the public, to consider, discuss, and adopt such orders, resolutions or motions, and take direct actions as may be necessary, convenient, or desirable, with respect to the following matters:

AGENDA

1. Establish quorum and call meeting to order.
2. Receive public comments. (In accordance with City of Houston procedures, a statement of no more than 3 minutes may be made on items of general relevance. However, if a person has spoken regarding a topic within the last 4 meetings, their time will be limited to 1 minute. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from deliberating a topic without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law; therefore, questions or comments will not be addressed. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges).
3. Approve Minutes from September 23, 2025, meeting.
4. CIP Committee update and recommendations:
 - a. Receive update from HR Green.
 - i. Sports Complex, Detention Basin A.
 - ii. Memorial Drive, Phase 2.
 - iii. Westview, Detention Basin C.
 - 1) Consider Interlocal Agreement with City of Houston regarding City's contribution for demolition costs.
 - 2) Authorize expenditure for securing site located at 10157 Westview Drive in an amount not to exceed to be determined by the Board.
 - iv. W-140 Briar Branch Expansion
 - 1) Pay Application No. 9, W-140 Detention Basin, from Reytec Construction.
 - b. Receive update from The Goodman Corporation.
 - i. W-140 Detention Basin
 - ii. Memorial Drive Phase 2
 - iii. Westview Detention Basin C
 - 1) Consider Resolution of Funding Commitment for FY25 Disaster Supplemental Application to the Economic Development Administration.
 - 2) Consider Letter of Funding Commitment for FY25 Disaster Supplemental Application to the Economic Development Administration.
5. Approve Amended FY2026 Budget reflecting the Municipal Services Fee.
6. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports.
7. Adjourn.



Scott Bean, Zone Administrator

Taxpayer Impact Statement- TIRZ #17 Memorial City Redevelopment Authority

	Current Budget Fiscal Year Ending June 30 2026	Proposed Revised Budget Fiscal Year Ending June 30 2026	No-New-Revenue Tax Rate Budget
Estimated District Operations and Maintenance Tax Bill on Average Homestead	\$0	\$0	\$0

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET PROFILE**

Fund Summary
Fund Name: **Memorial City Redevelopment Authority**
TIRZ: **17**
Fund Number: **7565/50**

P R O F I L E	Base Year:	1999
	Base Year Taxable Value:	\$ 509,671,530
	Projected Taxable Value (TY2025):	\$ 4,480,513,944
	Current Taxable Value (TY2024):	\$ 4,179,620,745
	Acres:	983.67
	Administrator (Contact):	Scott Bean
	Contact Number:	(713) 595-1213

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Seventeen, City of Houston, Texas was created to provide plans and programs needed to address blighted conditions in the Memorial City area associated with failing infrastructure, lack of utility capacity, increased traffic congestion and declining retail sales resulting from increased competition to older inner-city malls and shopping centers from suburban retail centers.
	Completed construction of the W-140-01 Channel Improvements project.
	Gessner Road reconstruction from Interstate 10 to Long Point Road is complete.
	Reconstruction of Memorial Drive from Beltway 8 to Tallowood is complete.
	Starting full design of Memorial Drive Phase II reconstruction from Tallowood to Gessner.
	Continued preliminary design and acquisition work on a detention basin on the south side of Interstate 10 known as Detention Basin A.
	Full design for the deepening of the existing W-140 (Briar Branch) detention basin is complete and project is under construction.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/24)	Variance
	Capital Projects:			
	Roadway and Sidewalk Improvements	\$ 53,429,681	\$ 39,733,413	\$ 13,696,268
	Public Utility Improvements	120,856,453	107,589,319	13,267,134
	Parks and Recreational Facilities	11,889,119	382,265	11,506,854
		-	-	-
	Total Capital Projects	\$ 186,175,253	\$ 147,704,997	\$ 38,470,256
	Affordable Housing	-	-	-
	School & Education/Cultural Facilities	-	-	-
	Financing Costs	25,000,000	53,695,857	(28,695,857)
	Administration Costs/ Professional Services	-	-	-
A N	Creation Costs	5,952,851	15,898,249	(9,945,398)
	Total Project Plan	\$ 217,128,104	\$ 217,299,103	\$ (170,999)

D E B T	Additional Financial Data	FY2025 Budget	FY2025 Estimate	FY2026 Budget
	<u>Debt Service</u>	\$ 7,368,664	\$ 7,368,664	\$ 7,360,323
	Principal	\$ 6,095,000	\$ 6,095,000	\$ 6,315,000
	Interest	\$ 1,273,664	\$ 1,273,664	\$ 1,045,323
		Balance as of 6/30/24	Projected Balance as of 6/30/25	Projected Balance as of 6/30/26
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ 32,995,000	\$ 26,900,000	\$ 20,585,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

Fund Summary
Fund Name: Memorial City Redevelopment Authority
17
7565/50

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 31,776,818	\$ 33,528,265	\$ 60,540,837
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,291,022	\$ 7,372,898	\$ 7,291,022
Beginning Balance	\$ 39,067,840	\$ 40,901,163	\$ 67,831,859
City tax revenue	\$ 19,211,699	\$ 19,396,400	\$ 20,133,254
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 19,211,699	\$ 19,396,400	\$ 20,133,254
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 781,357	\$ 818,023	\$ 1,356,637
Other Interest Income	\$ 781,357	\$ 818,023	\$ 1,356,637
	\$ -	\$ -	\$ -
	\$ 4,420,000	\$ -	\$ -
Grant Proceeds	\$ 4,420,000	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Bond Proceeds	\$ 136,599,520	\$ 28,397,605	\$ 122,824,678
Contract Revenue Bond Proceeds	\$ 136,599,520	\$ 28,397,605	\$ 122,824,678
TOTAL AVAILABLE RESOURCES	\$ 200,080,416	89,513,191	212,146,428

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL**

Fund Summary
Fund Name: **Memorial City Redevelopment Authority**
17
7565/50

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
EXPENDITURES			
Accounting	\$ 19,000	\$ 20,000	\$ 22,000
Administration Salaries & Benefits	\$ 120,000	\$ 120,000	\$ 120,000
Auditor	\$ 21,500	\$ 19,000	\$ 21,500
Bond Services/Trustee/Financial Advisor	\$ 25,000	\$ 6,600	\$ 25,000
Insurance	\$ 2,250	\$ 1,870	\$ 2,250
Office Administration	\$ -	\$ -	\$ -
TIRZ Administration and Overhead	\$ 187,750	167,470	190,750
Engineering Consultants	\$ 60,000	\$ 59,000	\$ 60,000
Legal	\$ 50,000	\$ 40,000	\$ 50,000
Construction Audit	\$ 5,000	\$ -	\$ 5,000
Planning Consultants (TIRZ Plan Amendment)	\$ 25,000	\$ 25,000	
Program and Project Consultants	\$ 140,000	\$ 124,000	\$ 115,000
Management consulting services	\$ 327,750	291,470	305,750
Capital Expenditures (See CIP Schedule)	\$ 39,690,259	\$ 7,781,299	\$ 38,025,867
TIRZ Capital Expenditures	\$ 39,690,259	7,781,299	38,025,867
T&C Way Partners, LLC	\$ -	\$ -	\$ -
MetroNational - Detention & Roadway Construction	\$ 3,013,460	\$ 3,013,460	\$ 3,275,406
Town Center Partners, Ltd	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 3,013,460	3,013,460	3,275,406
Bond Series (Series 2016)			
Principal	\$ 3,125,000	\$ 3,125,000	\$ 3,200,000
Interest	\$ 208,164	\$ 208,164	\$ 131,948
Trustee Fee	\$ -	\$ -	\$ -
Principal (Series 2019)	\$ 2,970,000	\$ 2,970,000	\$ 3,115,000
Interest	\$ 1,065,500	\$ 1,065,500	\$ 913,375
Bond Series (Series 2025)			
Principal	\$ -	\$ -	\$ 932,765
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
System debt service	\$ 7,368,664	7,368,664	8,293,088
TOTAL PROJECT COSTS	\$ 50,400,133	\$ 18,454,893	49,900,111
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 960,585	\$ 969,820	\$ 1,006,663
County	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 2,256,619	\$ 2,256,619	\$ 3,313,425
Municipal Services - Supplemental	\$ -	\$ -	\$ -
Total Transfers	\$ 3,217,204	3,226,439	4,320,088
Total Budget	\$ 53,617,337	21,681,332	54,220,199
RESTRICTED Funds - Capital Projects	\$ 131,176,784	\$ 60,540,837	\$ 149,633,141
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 15,286,295	\$ 7,291,022	\$ 8,293,088
Ending Fund Balance	\$ 146,463,079	67,831,859	157,926,229
Total Budget & Ending Fund Balance	\$ 200,080,416	89,513,191	212,146,428

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY26 - FY30 Total	Cumulative Total (To Date)
			Through 2024	Projected 2025	2026	2027	2028	2029	2030			
A,G	T-1725	Park and Green Space Improvements	\$ 163,993	-	125,000	125,000	100,000	40,000	-	390,000	553,993	
A	T-1732A	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	\$ 14,039,922	485,563	-	-	-	-	-	-	14,525,485	
A	T-1734	W140 Channel Improvements with Bridge and Straws	\$ 18,469,052	-	-	-	-	-	-	-	18,469,052	
G	T-1735	Detention Basin A	\$ 4,146,827	45,480	10,004,520	15,000,000	37,500,000	22,500,000	-	85,004,520	89,196,827	
G	T-1735A	Detention Basin B	\$ -	-	-	-	-	1,000,000	3,500,000	4,500,000	4,500,000	
A	T-1737	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
G	T-1738A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 24,956,812	5,353	496,347	-	-	-	-	496,347	25,458,512	
G	T-1738B	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	\$ -	24,750	-	-	15,423,500	15,423,500	-	30,847,000	30,871,750	
A,G	T-1739	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
A,G	T-1740	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
A	T-1741	W140 Detention Basin Deepening and Straw Extensions	\$ 232,605	7,220,153	7,000,000	-	-	-	-	7,000,000	14,452,758	
A	T-1742	Detention Basin C with Public Safety Facilities	\$ -	-	20,000,000	4,491,232	36,702,922	36,702,922	36,702,922	134,599,998	134,599,998	
0	T-1743	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
A,G	T-1799	Sidewalk Improvement Program	\$ -	-	400,000	60,000	60,000	60,000	60,000	640,000	640,000	
Totals			\$ 62,009,211	\$ 7,781,299	\$ 38,025,867	\$ 19,676,232	\$ 89,786,422	\$ 75,726,422	40,262,922	263,477,865	\$ 333,268,375	

* NOTE: CIP T-1735 and CIP T-1735A reflects the Memorial City Redevelopment Authority's commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY25 - FY29 Total	Cumulative Total (To Date)
TIRZ Funds	43,869,857	4,387,299	38,025,867	14,396,232	58,369,452	44,309,452	40,262,922	195,363,925	243,621,081
City of Houston	-	-	-	-	-	-	-	-	-
Grants	18,139,354	3,394,000	-	5,280,000	21,416,970	21,416,970	-	48,113,940	69,647,294
Other	-	-	-	-	10,000,000	10,000,000	-	20,000,000	20,000,000
Project Total	62,009,211	7,781,299	38,025,867	19,676,232	89,786,422	75,726,422	40,262,922	263,477,865	333,268,375

Project: Park and Green Space Improvements				City Council District		Key Map:		WBS.:		T-1725	
				Location:	A,G	Geo. Ref.:					
				Served:	A,G	Neighborhood:	10, 16				
Description	Provide pedestrian friendly environment throughout the TIRZ. This includes pedestrian trails, bikeways, and public green space.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Projects include funding for route studies, design, construction, and ROW acquisition.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	103,835	25,000	-	25,000	25,000	-	-	-	\$ 50,000	\$ 153,835
4	Construction	60,000	100,000	-	100,000	100,000	100,000	40,000	-	\$ 340,000	\$ 400,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	158	-	-	-	-	-	-	-	\$ -	\$ 158
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		158	-	-	-	-	-	-	-	\$ -	\$ 158
Total Allocations		\$ 163,993	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993
Source of Funds											
TIRZ Funds		163,993	125,000	-	125,000	125,000	100,000	40,000	-	\$ 390,000	\$ 553,993
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 163,993	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993

*NOTE:

Project: N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint		City Council District		Key Map:		450W, 490A		WBS.:	T-1732A		
		Location:	A	Geo. Ref.:							
		Served:	A	Neighborhood:	10						
Description	Reconstruct N. Gessner Rd. between IH-10 and Westview Dr. with new pavement, improved drainage, and access management mobility improvements. Project includes updated traffic signals at Westview Dr.			Operating and Maintenance Costs: (\$ Thousands)							
					2025	2026	2027	2028	2029	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Justification: Documented issues with drainage, mobility, access management, and pavement condition.	Svcs. & Chgs.	-	-	-	-	-	\$ -
Capital Outlay	-	-	-		-	-	\$ -				
Total	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -				
FTEs							-				
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2025 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	69,204	-	-	-	-	-	-	-	\$ -	\$ 69,204
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,536,844	-	485,563		-	-	-	-	\$ 485,563	#REF!
4	Construction	12,425,043	-	-	-	-	-	-	-	\$ -	\$ 12,425,043
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	8,831	-	-	-	-	-	-	-	\$ -	\$ 8,831
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		8,831	-	-	-	-	-	-	-	\$ -	\$ 8,831
Total Allocations		\$ 14,039,922	\$ -	\$ 485,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485,563	#REF!
Source of Funds											
TIRZ Funds		10,639,922	-	485,563		-	-	-	-	\$ 485,563	#REF!
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		3,400,000	-	-		-	-	-	-	-	\$ 3,400,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 14,039,922	\$ -	\$ 485,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485,563	#REF!

*NOTE:

Project: W140 Channel Improvements with Bridge and Straws Straws				City Council District		Key Map:				WBS.:	T-1734			
				Location:		A		Geo. Ref.:						
				Served:		A		Neighborhood:						
Description	W140-01 Channel from Gessner Road to the Briar Branch Detention Basin to the east.			Operating and Maintenance Costs: (\$ Thousands)										
					2025	2026	2027	2028	2029	Total				
				Personnel	-	-	-	-	-	\$ -				
				Supplies	-	-	-	-	-	\$ -				
				Justification:	Increase capacity of W140-01 Channel to reduce flooding and street ponding in surrounding areas. Will provide approximately 14 acre feet of new detention capacity to the system.			Svcs. & Chgs.	-	-	-	-	-	\$ -
Capital Outlay	-	-	-					-	-	\$ -				
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -				
FTEs														
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	1,641,097		-	-	-	-	-	-	\$ -	\$ 1,641,097			
4	Construction	16,814,367	102,870	-	-	-	-	-	-	\$ -	\$ 16,814,367			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	13,588	-	-	-	-	-	-	-	\$ -	\$ 13,588			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		13,588	-	-	-	-	-	-	-	\$ -	\$ 13,588			
Total Allocations		\$ 18,469,052	\$ 102,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,469,052			
Source of Funds														
TIRZ Funds		18,469,052	102,870	-	-	-	-	-	-	\$ -	\$ 18,469,052			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ 18,469,052	\$ 102,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,469,052			

*NOTE:

Project: Detention Basin A				City Council District		Key Map:		WBS.:		T-1735	
				Location:	G	Geo. Ref.:					
				Served:	G	Neighborhood:					
Description	Detention Basin A. Project may involve multiple phases.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Justification:	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.			Svcs. & Chgs.	-	-	-
Capital Outlay	-	-	-					-	-	\$ -	
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -	
FTEs										-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	281,596	-	-	-	-	-	-	-	\$ -	\$ 281,596
2	Acquisition	-	-	-	10,000,000	-	-	-	-	\$ 10,000,000	\$ 10,000,000
3	Design	3,865,231	50,000	-	-	-	-	-	-	\$ -	\$ 3,865,231
4	Construction	-	-	-	-	15,000,000	37,500,000	22,500,000	-	\$ 75,000,000	\$ 75,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	45,480	4,520	-	-	-	-	\$ 4,520	\$ 50,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	45,480	4,520	-	-	-	-	\$ 4,520	\$ 50,000
Total Allocations		\$ 4,146,827	\$ 50,000	\$ 45,480	\$ 10,004,520	\$ 15,000,000	\$ 37,500,000	\$ 22,500,000	\$ -	\$ 85,004,520	\$ 89,196,827
Source of Funds											
TIRZ Funds		2,407,473	50,000	45,480	10,004,520	9,720,000	18,001,830	3,001,830	-	\$ 40,728,180	\$ 43,181,133
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		1,739,354	-	-	-	5,280,000	9,498,170	9,498,170	-	\$ 24,276,340	\$ 26,015,694
Other (HCFCD)		-	-	-	-	-	10,000,000	10,000,000	-	\$ 20,000,000	\$ 20,000,000
Total Funds		\$ 4,146,827	\$ 50,000	\$ 45,480	\$ 10,004,520	\$ 15,000,000	\$ 37,500,000	\$ 22,500,000	\$ -	\$ 85,004,520	\$ 89,196,827

NOTE: CIP T-1735 reflects the Memorial City Redevelopment Authority's commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.

Project: Detention Basin B				City Council District		Key Map:		WBS.:		T-1735A	
				Location: G		Geo. Ref.:					
				Served: G		Neighborhood:					
Description	Detention Basin B. Project may involve multiple phases.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs							
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	1,000,000	3,500,000	\$ 4,500,000	\$ 4,500,000
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 3,500,000	\$ 4,500,000	\$ 4,500,000
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	1,000,000	3,500,000	\$ 4,500,000	\$ 4,500,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 3,500,000	\$ 4,500,000	\$ 4,500,000

NOTE: CIP T-1735A reflects the Memorial City Redevelopment Authority's commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.

Project: FUTURE CIP PROJECT				City Council District		Key Map:				WBS.:		T-1737			
				Location:		A		Geo. Ref.:							
				Served:		ALL		Neighborhood:							
Description:						Operating and Maintenance Costs: (\$ Thousands)									
							2026	2027	2028	2029	2030	Total			
						Personnel	-	-	-	-	-	\$ -			
						Supplies	-	-	-	-	-	\$ -			
Justification:						Svcs. & Chgs.	-	-	-	-	-	\$ -			
						Capital Outlay	-	-	-	-	-	\$ -			
						Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
						FTEs						-			
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -				
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Source of Funds															
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				

Project: Memorial Drive Drainage and Mobility Improvement Project - Phase 1		City Council District			Key Map:			WBS.:	T-1738A		
		Location:		G	Geo. Ref.:						
		Served:		G	Neighborhood:						
Description	The installation of dual 10'x10' concrete boxes to reduce overland flows to neighboring areas. The roadway will be improved to curb and gutter w/ raised medians to improve mobility and access management. Wider sidewalks added to promote pedestrian friendly environment.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Justification:	Improve safety, mobility & drainage. Improve roadway to meet current standards. Drainage improvements to convey storm water to reduce frequent street flooding. Provide 10+ ac-ft detention. Add sidewalks & shared use path. (Drainage - 60% of project cost)			Svcs. & Chgs.	-	-	-
Capital Outlay	-	-	-	-				-	\$ -		
Total	\$ -	\$ -	\$ -	\$ -				\$ -	\$ -		
FTEs									-		
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	119,491	-	-	-	-	-	-	-	\$ -	\$ 119,491
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,149,001	-	-	-	-	-	-	-	\$ -	\$ 1,149,001
4	Construction	23,682,909	500,000	5,353	496,347	-	-	-	-	\$ 496,347	\$ 24,184,609
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	5,411	-	-	-	-	-	-	-	\$ -	\$ 5,411
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		5,411	-	-	-	-	-	-	-	\$ -	\$ 5,411
Total Allocations		\$ 24,956,812	\$ 500,000	\$ 5,353	\$ 496,347	\$ -	\$ -	\$ -	\$ -	\$ 496,347	\$ 25,458,512
Source of Funds											
TIRZ Funds		11,956,812	500,000	5,353	496,347	-	-	-	-	\$ 496,347	\$ 12,458,512
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		13,000,000	-	-	-	-	-	-	-	\$ -	\$ 13,000,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 24,956,812	\$ 500,000	\$ 5,353	\$ 496,347	\$ -	\$ -	\$ -	\$ -	\$ 496,347	\$ 25,458,512

Project: Memorial Drive Drainage and Mobility Improvement Project - Phase 2**				City Council District		Key Map:				WBS.:	T-1738B			
				Location:		G		Geo. Ref.:						
				Served:		G		Neighborhood:					16	
Description	Flooding and drainage improvements based on recommendations of the Regional Drainage Study to address flooding on the W153-00 and improve mobility and pedestrian safety on Memorial Drive within the boundaries of the TIRZ.			Operating and Maintenance Costs: (\$ Thousands)										
					2026	2027	2028	2029	2030	Total				
				Personnel	-	-	-	-	-	\$ -				
				Supplies	-	-	-	-	-	\$ -				
Justification:	Project will improve storm water drainage system and reconstruct Memorial Drive (from Tallowood Road to Bunker Hill City Limits).			Svcs. & Chgs.	-	-	-	-	-	\$ -				
				Capital Outlay	-	-	-	-	-	\$ -				
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
				FTEs						-				
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	-	668,781	24,750	-	-	-	-	-	\$ -	\$ 24,750			
4	Construction	-	-	-	-	-	14,898,500	14,898,500	-	\$ 29,797,000	\$ 29,797,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	-	-	-	-	-	525,000	525,000	-	\$ 1,050,000	\$ 1,050,000			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	-	-	-	-	525,000	525,000	-	\$ 1,050,000	\$ 1,050,000			
Total Allocations		\$ -	\$ 668,781	\$ 24,750	\$ -	\$ -	\$ 15,423,500	\$ 15,423,500	\$ -	\$ 30,847,000	\$ 30,871,750			
Source of Funds														
TIRZ Funds		-	668,781	24,750	-	-	3,504,700	3,504,700	-	\$ 7,009,400	\$ 7,034,150			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	-	11,918,800	11,918,800	-	\$ 23,837,600	\$ 23,837,600			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ -	\$ 668,781	\$ 24,750	\$ -	\$ -	\$ 15,423,500	\$ 15,423,500	\$ -	\$ 30,847,000	\$ 30,871,750			

NOTE:

Project: FUTURE CIP PROJECT				City Council District		Key Map:				WBS.:		T-1739			
				Location:		A,G		Geo. Ref.:							
				Served:		A,G		Neighborhood:						16	
Description:						Operating and Maintenance Costs: (\$ Thousands)									
							2026	2027	2028	2029	2030	Total			
						Personnel	-	-	-	-	-	\$ -			
						Supplies	-	-	-	-	-	\$ -			
Justification:						Svcs. & Chgs.		-	-	-	-	-	\$ -		
						Capital Outlay		-	-	-	-	-	\$ -		
						Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
						FTEs							-		
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -				
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Source of Funds															
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				

NOTE:

Project: FUTURE CIP PROJECT				City Council District		Key Map:		WBS.:		T-1740	
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:				Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Justification:				FTEs							
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations											
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project: W140 Detention Basin Deepening and Straw Extensions				City Council District		Key Map:				WBS.:	T-1741			
				Location:		A		Geo. Ref.:						
				Served:		A		Neighborhood:						
Description	Deepening of the existing W140 Detention Basin and extension of straws.			Operating and Maintenance Costs: (\$ Thousands)										
					2026	2027	2028	2029	2030	Total				
				Personnel	-	-	-	-	-	\$ -				
				Supplies	-	-	-	-	-	\$ -				
Justification:	Addition of 26 acre feet of capacity (50% increase) to the basin, and improvements to drainage for the residential areas to the north.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -			
				Capital Outlay	-	-	-	-	-	-	\$ -			
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
				FTEs							-			
				Fiscal Year Planned Expenses										
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-		-	-	-	-	-	-	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	232,605	226,394	220,153	-	-	-	-	-	\$ -	\$ 452,758			
4	Construction	-	4,500,000	7,000,000	7,000,000	-	-	-	-	\$ 7,000,000	\$ 14,000,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Allocations		\$ 232,605	\$ 4,726,394	\$ 7,220,153	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000	\$ 14,452,758			
Source of Funds														
TIRZ Funds		232,605	1,226,394	3,826,153	7,000,000	-	-	-	-	\$ 7,000,000	\$ 11,058,758			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	3,500,000	3,394,000	-	-	-	-	-	\$ -	\$ 3,394,000			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ 232,605	\$ 4,726,394	\$ 7,220,153	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000	\$ 14,452,758			

Project: Detention Basin C with Public Safety Facilities				City Council District		Key Map:		WBS.:	T-1742		
				Location:	A	Geo. Ref.:					
				Served:	A	Neighborhood:					
Description	100 +/- acre feet of detention plus public safety facilities			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	The project is necessary to alleviate flooding and provide public safety facilities.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	20,000,000	-	-	-	-	\$ 20,000,000	\$ 20,000,000
3	Design	-	-	-	-	4,491,232	-	-	-	\$ 4,491,232	\$ 4,491,232
4	Construction	-	-	-	-	-	36,702,922	36,702,922	36,702,922	\$ 110,108,766	\$ 110,108,766
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 20,000,000	\$ 4,491,232	\$ 36,702,922	\$ 36,702,922	\$ 36,702,922	\$ 134,599,998	\$ 134,599,998
Source of Funds											
TIRZ Funds		-	-	-	20,000,000	4,491,232	36,702,922	36,702,922	36,702,922	\$ 134,599,998	\$ 134,599,998
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 20,000,000	\$ 4,491,232	\$ 36,702,922	\$ 36,702,922	\$ 36,702,922	\$ 134,599,998	\$ 134,599,998

Project: FUTURE CIP PROJECT				City Council District		Key Map:			WBS.:	T-1743	
				Location:		Geo. Ref.:					
				Served:		Neighborhood:		62			
Description:				Operating and Maintenance Costs: (\$ Thousands)							
					2013	2014	2015	2016	2017	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:				Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project: Sidewalk Improvement Program				City Council District		Key Map:		WBS.:		T-1799	
				Location:	A,G	Geo. Ref.:					
				Served:	A,G	Neighborhood:					
Description	Sidewalk Improvement Program			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Mobility improvements			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	60,000	-	400,000	60,000	60,000	60,000	60,000	\$ 640,000	\$ 640,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	60,000	-	400,000	60,000	60,000	60,000	60,000	\$ 640,000	\$ 640,000
Total Allocations		\$ -	\$ 60,000	\$ -	\$ 400,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 640,000	\$ 640,000
Source of Funds											
TIRZ Funds		-	60,000	-	400,000	60,000	60,000	60,000	60,000	\$ 640,000	\$ 640,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 60,000	\$ -	\$ 400,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 640,000	\$ 640,000

THIS SPREADSHEET IS LINKED -- AUTOMATICALLY UPDATES FROM BUDGET DETAILS, CIP SUMMARY AND REVENUE PROJECTIONS

TAX YEAR	2023	2024	2025	2026	2027	2028	2029
TIRZ 17	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
City	\$ 18,411,783	\$ 19,396,400	\$ 20,133,254	\$ 21,262,225	\$ 22,447,644	\$ 23,692,335	\$ 24,999,260
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 18,411,783	\$ 19,396,400	\$ 20,133,254	\$ 21,262,225	\$ 22,447,644	\$ 23,692,335	\$ 24,999,260
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ -	\$ -	\$ 5,280,000	\$ 21,416,970	\$ 21,416,970	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000	\$ -	\$ -
INTEREST INCOME	\$ 1,760,333	\$ 818,023	\$ 1,356,637	\$ 3,158,525	\$ 3,141,972	\$ 2,068,043	\$ 1,029,343
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 20,172,116	\$ 20,214,423	\$ 21,489,891	\$ 39,700,750	\$ 57,006,586	\$ 47,177,348	\$ 26,028,603
ISD Education Set-Aside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing							
City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ 2,067,101	\$ 2,256,619	\$ 3,313,425	\$ 3,313,425	\$ 3,313,425	\$ 3,313,425	\$ 3,313,425
Administrative Fees							
City	\$ 920,589	\$ 969,820	\$ 1,006,663	\$ 1,063,111	\$ 1,122,382	\$ 1,184,617	\$ 1,249,963
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS	\$ 2,987,690	\$ 3,226,439	\$ 4,320,088	\$ 4,376,536	\$ 4,435,807	\$ 4,498,042	\$ 4,563,388
Management Consulting Services	\$ 232,378	\$ 291,470	\$ 305,750	\$ 305,750	\$ 305,750	\$ 305,750	\$ 305,750
Bond Series (Series 2008)							
Principal						\$ -	\$ -
Interest						\$ -	\$ -
Bond Series (Series 2011)							
Principal					\$ -	\$ -	\$ -
Interest					\$ -	\$ -	\$ -
Bond Series (Series 2011A)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal					\$ -	\$ -	\$ -
Interest					\$ -	\$ -	\$ -
Bond Series (Series 2016)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal	\$ 3,050,000	\$ 3,125,000	\$ 3,200,000	\$ 3,270,000	\$ 605,000		
Interest	\$ 282,573	\$ 208,164	\$ 131,948	\$ 53,984	\$ 7,290		
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Series (Series 2019)							
Principal	\$ 2,820,000	\$ 2,970,000	\$ 3,115,000	\$ 3,285,000	\$ 6,240,000	\$ 7,185,000	\$ -
Interest	\$ 1,210,250	\$ 1,065,500	\$ 913,375	\$ 753,375	\$ 515,250	\$ 179,625	
Cost of Issuance							
Bond Series (Series ####)							\$ -
Series 2025 Debt Service			\$ 932,765	\$ 1,405,000	\$ 1,405,000	\$ 1,405,000	\$ 2,160,625
Series 2026 Debt Service				\$ 7,402,500	\$ 7,402,500	\$ 9,812,531	\$ 9,812,531
Series 2029 Debt Service							
Cost of Issuance							
BOND DEBT SERVICE - PRINCIPAL	\$ 5,870,000	\$ 6,095,000	\$ 7,247,765	\$ 15,362,500	\$ 15,652,500	\$ 18,402,531	\$ 11,973,156
BOND DEBT SERVICE - INTEREST	\$ 1,492,823	\$ 1,273,664	\$ 1,045,323	\$ 807,359	\$ 522,540	\$ 179,625	\$ -
Loan Debt Service - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ 7,362,823	\$ 7,368,664	\$ 8,293,088	\$ 16,169,859	\$ 16,175,040	\$ 18,582,156	\$ 11,973,156
TOTAL EXPENSES	\$ 7,595,201	\$ 7,660,134	\$ 8,598,838	\$ 16,475,609	\$ 16,480,790	\$ 18,887,906	\$ 12,278,906

TIRZ 17	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
CASH FLOW FROM OPERATIONS	\$ 9,589,225	\$ 9,327,850	\$ 8,570,965	\$ 18,848,605	\$ 36,089,989	\$ 23,791,400	\$ 9,186,309
BEGINNING FUND BALANCE (7)	\$ 34,845,877	\$ 40,901,164	\$ 67,831,860	\$ 157,926,230	\$ 157,098,602	\$ 103,402,169	\$ 51,467,148
DEBT ISSUANCE (**PROJECT FUND ONLY**)	\$ -	\$ 28,397,605	\$ 122,824,678	\$ -	\$ -	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 44,435,102	\$ 78,626,619	\$ 199,227,503	\$ 176,774,834	\$ 193,188,591	\$ 127,193,570	\$ 60,653,457
Projects							
T&C Way Partners, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MetroNational - Detention & Roadway Construction *	\$ 3,013,459	\$ 3,013,460	\$ 3,275,406	\$ -	\$ -	\$ -	\$ -
Town Center Partners, Ltd	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*MetroNational 2022 payment includes \$3mm payment and \$16.25mm payment with bond proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER AGREEMENTS	\$ 3,013,459	\$ 3,013,460	\$ 3,275,406	\$ -	\$ -	\$ -	\$ -
T-1709 Improvement to Lumpkin from I-10 to Northbrook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1712 Bunker Hill South of IH 10 Mobility Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1714 Frostwood Drive and Kingside Drainage Improvements (combined with T-1715A)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1715A Barryknoll East Drainage Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1715B Barryknoll West Drainage Improvements (combined with T-1716)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1716 Queensbury Drainage Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1717 Town and Country West Drainage and Mobility Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1718 Kimberly near Beltway 8 Drainage Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1719 Kingside East Bound at Gessner	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1722 Town and Country Blvd. at Queensbury Signalization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1724 Gessner at Barryknoll Intersection Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1725 Park and Green Space Improvements	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -
T-1726 West Bough Roadway Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1727 N. Gessner Preliminary Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1728 Westview and Lumpkin enhanced sidewalk/bus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1731A Detention Basin and W-140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1731B Memorial Drive Drainage and Mobility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1732A N. Gessner Drainage and Mobility Improvement, I-10 to L...	\$ -	\$ 485,563	\$ -	\$ -	\$ -	\$ -	\$ -
T-1732B N. Gessner Drainage Phase 2 - (combined with T - 1732A)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1733A N. Witte Drainage and Mobility Improvement - Phase 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1733B N. Witte Drainage and Mobility Improvement - Phase 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1734 W140 Channel Improvements with Bridge and Straws	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1734B Bunker Hill Bridge and Straws (Combined with T-1734)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1735 Detention Basin A	\$ 35,010	\$ 45,480	\$ 10,004,520	\$ 15,000,000	\$ 37,500,000	\$ 22,500,000	\$ -
T-1735A Detention Basin B	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 3,500,000
T-1737 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1738A Memorial Drive Drainage and Mobility Improvement Project	\$ 5,653	\$ 5,353	\$ 496,347	\$ -	\$ -	\$ -	\$ -
T-1738B Memorial Drive Drainage and Mobility Improvement Project	\$ 251,498	\$ 24,750	\$ -	\$ -	\$ 15,423,500	\$ 15,423,500	\$ -
T-1739 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1740 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1741 W140 Detention Basin Deepening and Straw Extensions	\$ 228,318	\$ 7,220,153	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -
T-1742 Detention Basin C with Public Safety Facilities	\$ -	\$ -	\$ 20,000,000	\$ 4,491,232	\$ 36,702,922	\$ 36,702,922	\$ 36,702,922
T-1799 Sidewalk Improvement Program	\$ -	\$ -	\$ 400,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
CAPITAL PROJECTS	\$ 520,479	\$ 7,781,299	\$ 38,025,867	\$ 19,676,232	\$ 89,786,422	\$ 75,726,422	\$ 40,262,922
TOTAL PROJECTS	\$ 3,533,938	\$ 10,794,759	\$ 41,301,273	\$ 19,676,232	\$ 89,786,422	\$ 75,726,422	\$ 40,262,922
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - 2022 Bond Debt Service Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,368,664	\$ 8,293,088	\$ 16,169,859	\$ 16,175,040	\$ 18,582,156	\$ 18,582,156	\$ 18,582,156
Unrestricted Funds/Net Current Activity	\$ 33,532,500	\$ 59,538,772	\$ 141,756,371	\$ 140,923,562	\$ 84,820,013	\$ 32,884,992	\$ 1,808,379
Ending Fund Balance	\$ 40,901,164	\$ 67,831,860	\$ 157,926,230	\$ 157,098,602	\$ 103,402,169	\$ 51,467,148	\$ 20,390,535