

City of Houston, Texas, Ordinance No. 2020 - 847

**AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE MONTROSE REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS (MONTROSE ZONE); APPROVING THE FISCAL YEAR 2021 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2021-2025 CAPITAL IMPROVEMENTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, the Montrose Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2021 (the "Operating Budget") and a five-year Capital Improvements 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. 2019-665 (the "Agreement"); and

**WHEREAS**, the Budgets are based on the following assumptions:

1. The timely implementation of capital improvements in the Budgets may require the Authority to incur debt; and
2. The City's Chief Development Officer will assist the Authority in identifying cost-efficient methods to finance the costs of the capital improvements; and

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

**WHEREAS**, the City Council finds that it is appropriate to recover its incremental costs of municipal services for Fiscal Year 2021 from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone, subject to complying with the provisions of Texas Tax Code Section 311.010(i); and

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

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

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

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

**Section 2.** That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority, 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 only transfer funds (1) as needed for Debt Service; and (2)

from one Line Item of Project Costs to another, provided that the aggregate of such transfers does not exceed the lesser of \$400,000 or five percent (5%) of the 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 the City's Chief Development Officer is directed to assist the Authority in identifying a cost-efficient method for financing public infrastructure consistent with financing principles used by the City.

**Section 5.** That not later than March 31, 2021, the Zone and the Authority shall, in cooperation with City representatives, (1) identify surplus funds in the Authority's Fiscal Year 2021 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2021 Operating Budget for the Authority approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Authority for the purpose. The Zone and the Authority shall consider amendments to the Project Plan and Reinvestment Zone Financing Plan for the Zone that may be necessary to accomplish this purpose, and shall expedite any such amendments.

**Section 6.** 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 Authority and/or Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

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

**Section 7.** 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 30<sup>th</sup> day of September, 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 06 2020.

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

(Prepared by Legal Department *[Signature]*)  
 (MFB/mfb September 10, 2020) — Senior Assistant City Attorney  
 (Requested by Andy Icken, Chief Development Officer, Office of the Mayor)  
 (LD No. 0421500188008)

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AYE	NO	
	<b>ABSENT</b>	<b>MAYOR TURNER</b>
....	....	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		<b>MAYOR PRO TEM PRESIDING</b> MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
	<b>ABSENT-ON PERSONAL BUSINESS</b>	KUBOSH
✓		PLUMMER
✓		ALCORN
<b>CAPTION</b>	<b>ADOPTED</b>	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: **OCT 06 2020**

**EXHIBIT "A"**

**Fiscal Year 2021 Operating Budget for  
Montrose Redevelopment Authority**

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CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary  
 Fund Name: **Montrose Redevelopment Authority**  
 TIRZ: **27**  
 Fund Number: **7584/50**

P R O F I L E	Base Year:		2015
	Base Year Taxable Value:	\$	1,098,766,790
	Projected Taxable Value (TY2020):	\$	1,770,790,347
	Current Taxable Value (TY2019):	\$	1,702,683,026
	Acres:		3,142
	Administrator (Contact):		City of Houston
	Contact Number:		(832) 393-0985

N A R R A T I V E	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Zone Number Twenty-Seven, City of Houston, Texas was created to invest public funds for eligible project costs including the planning, engineering and construction of new streets, water distribution facilities, wastewater collection facilities, storm drainage improvements, roadway and street reconstruction projects, cultural and public facility improvements, parks and other related improvements to enhance economic development and quality of life.

P R O J E C T  P L A N		Total Plan	Cumulative Expenses (to 6/30/19)	Variance
	<b>Capital Projects:</b>			
Corridor Improvements	\$	108,594,133	\$ 16,309	\$ 108,577,824
Workforce/Affordable Housing		39,600,000	-	39,600,000
Parking Enhancements		4,830,000	-	4,830,000
Parks, Recreational Facilities, Cultural Amenities		8,000,000	-	8,000,000
		-	-	-
		-	-	-
		-	-	-
<b>Total Capital Projects</b>	\$	161,024,133	\$ 16,309	\$ 161,007,824
<b>Financing Costs</b>		-	-	-
Zone Administration/Professional Services		6,000,000	173,804	5,826,196
<b>Total Project Plan</b>	\$	167,024,133	\$ 190,113	\$ 166,834,020

D E B T	Additional Financial Data	FY2020 Budget	FY2020 Estimate	FY2021 Budget
	Debt Service	\$	-	\$ -
Principal	\$	-	\$ -	\$ -
Interest	\$	-	\$ -	\$ -
		<b>Balance as of 6/30/19</b>	<b>Projected Balance as of 6/30/20</b>	<b>Projected Balance as of 6/30/21</b>
Year End Outstanding (Principal)	\$	-	\$ -	\$ -
	\$	-	\$ -	\$ -
	\$	-	\$ -	\$ -
	\$	-	\$ -	\$ -
Other	\$	-	\$ -	\$ -

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary  
 Fund Name: Montrose Redevelopment Authority  
 TIRZ: 27  
 Fund Number: 7584/50

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 5,174,961	\$ 5,477,300	\$ 7,997,486
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
<b>Beginning Balance</b>	<b>\$ 5,174,961</b>	<b>\$ 5,477,300</b>	<b>\$ 7,997,486</b>
City tax revenue	\$ 3,295,051	\$ 3,039,591	\$ 3,688,320
County tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 3,295,051</b>	<b>\$ 3,039,591</b>	<b>\$ 3,688,320</b>
Joint Project Reimbursement	\$ 7,500	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ 7,500</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ 50,000	\$ 52,827	\$ 50,000
Interest income	\$ -	\$ -	\$ -
<b>Other Interest Income</b>	<b>\$ 50,000</b>	<b>\$ 52,827</b>	<b>\$ 50,000</b>
	\$ -	\$ -	\$ 1,200,000
<b>Grant Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,200,000</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 8,527,512</b>	<b>\$ 8,569,718</b>	<b>\$ 12,935,806</b>



CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary  
 Fund Name: Montrose Redevelopment Authority  
 TIRZ: 27  
 Fund Number: 7584/50

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 9,000	\$ -	\$ 19,000
Administration Salaries & Benefits	\$ 65,000	\$ 28,000	\$ 72,000
Auditor	\$ 5,000	\$ -	\$ 10,000
Board Development	\$ 5,000	\$ -	\$ 5,000
Insurance	\$ 2,500	\$ -	\$ 5,000
Office Administration	\$ 2,500	\$ -	\$ -
Tax Roll Management	\$ -	\$ -	\$ 8,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 89,000</b>	<b>\$ 28,000</b>	<b>\$ 119,000</b>
Engineering Consultants	\$ 50,000	\$ 16,500	\$ 50,000
Affordable Housing Consultants	\$ -	\$ -	\$ 70,000
Legal	\$ 60,000	\$ 40,000	\$ 120,000
Planning Consultants	\$ 110,000	\$ -	\$ 50,000
Public Engagement Expenses	\$ 10,000	\$ 6,043	\$ 15,000
Program and Project Consultants	\$ 230,000	\$ 62,543	\$ 305,000
<b>Management consulting services</b>	<b>\$ 319,000</b>	<b>\$ 90,543</b>	<b>\$ 424,000</b>
Capital Expenditures (See CIP Schedule)	\$ 685,359	\$ -	\$ 4,734,359
<b>TIRZ Capital Expenditures</b>	<b>\$ 685,359</b>	<b>\$ -</b>	<b>\$ 4,734,359</b>
Construction Audit	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ -	\$ -	\$ -
System debt service	\$ -	\$ -	\$ -
<b>TOTAL PROJECT COSTS</b>	<b>\$ 1,004,359</b>	<b>\$ 90,543</b>	<b>\$ 5,158,359</b>
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 164,753	\$ 285,143	\$ 184,416
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 196,546	\$ 196,546	\$ 196,546
<b>Total Transfers</b>	<b>\$ 361,299</b>	<b>\$ 481,689</b>	<b>\$ 380,962</b>
<b>Total Budget</b>	<b>\$ 1,365,658</b>	<b>\$ 572,232</b>	<b>\$ 5,539,321</b>
RESTRICTED Funds - Capital Projects	\$ 7,161,854	\$ 7,997,486	\$ 7,396,485
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
<b>Ending Fund Balance</b>	<b>\$ 7,161,854</b>	<b>7,997,486</b>	<b>7,396,485</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 8,527,512</b>	<b>\$ 8,569,718</b>	<b>\$ 12,935,806</b>

Notes:

**EXHIBIT "B"**

**Fiscal Years 2021-2025 Capital Improvement Projects Budget for  
Montrose Zone**

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

**2021 - 2025 CAPITAL IMPROVEMENT PLAN**  
**TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY**  
CIP by Project

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY21 - FY25 Total	Cumulative Total (To Date)	
			Through 2019	Projected 2020	2021	2022	2023	2024	2025			
C	T-2701	Trip Hazard Removal Project	\$ -	-	-	-	-	-	-	-	-	-
C	T-2702	Waugh/Commonwealth/Yoakum project	\$ -	-	2,591,310	-	-	-	-	-	2,591,310	2,591,310
C	T-2703	Localized Micro-improvement Project	\$ -	-	180,209	-	-	-	-	-	180,209	180,209
C	T-2704	Montrose Drainage Project	\$ -	-	313,840	200,000	-	-	-	-	513,840	513,840
C	T-2705	Walk/Bike Montrose	\$ -	-	29,000	-	-	-	-	-	29,000	29,000
C	T-2706	Partnership with METRO for Montrose Blvd	\$ -	-	200,000	150,000	-	-	-	-	350,000	350,000
C	T-2707	Hawthorne Neighborhood Safe Street	\$ -	-	335,000	1,465,000	-	-	-	-	1,800,000	1,800,000
C	T-2708	Woodhead Neighborhood Safe Street	\$ -	-	495,000	2,080,000	-	-	-	-	2,575,000	2,575,000
C	T-2709	Dallas Bikeway	\$ -	-	105,000	300,000	-	-	-	-	405,000	405,000
C	T-2710	Weich Neighborhood Safe Street	\$ -	-	-	260,000	1,870,000	-	-	-	2,130,000	2,130,000
C	T-2711	Stanford Neighborhood Safe Street	\$ -	-	-	145,000	1,740,000	-	-	-	1,885,000	1,885,000
C	T-2712	Mandell Bikeway	\$ -	-	-	-	125,000	1,105,000	-	-	1,230,000	1,230,000
C	T-2713	SPARK Parks Partnership Project	\$ -	-	150,000	-	-	-	-	-	150,000	150,000
C	T-2714	BCycle	\$ -	-	135,000	-	-	-	-	-	135,000	135,000
C	T-2715	Affordable Housing Projects	\$ -	-	200,000	-	-	-	-	-	200,000	200,000
C	T-2799	Safe Sidewalk Program	\$ -	-	-	-	-	-	-	-	-	-
<b>Totals</b>			\$ -	\$ -	\$ 4,734,359	\$ 4,600,000	\$ 3,735,000	\$ 1,105,000	\$ -	\$ -	\$ 14,174,359	\$ 14,174,359

\* NOTE:  
\*\* NOTE:  
\*\*\* NOTE:

2021 - 2025 CAPITAL IMPROVEMENT PLAN  
 TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY  
 CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM  
 Economic Development Division

Sources of Funds	Fiscal Year Planned Appropriations							Cumulative Total (To Date)
	Through 2019	Projected 2020	2021	2022	2023	2024	2025	
TIRZ Funds	-	-	3,534,359	2,475,000	2,560,000	1,105,000	-	9,674,359
City of Houston	-	-	-	-	-	-	-	-
Grants	-	-	1,200,000	2,125,000	1,175,000	-	-	4,500,000
Other	-	-	-	-	-	-	-	-
<b>Project Total</b>	-	-	<b>4,734,359</b>	<b>4,600,000</b>	<b>3,735,000</b>	<b>1,105,000</b>	-	<b>14,174,359</b>





<b>Project:</b> Montrose Drainage Project	<b>City Council District:</b> C	<b>Key Map:</b>	<b>WBS.:</b>	T-2704
<b>Description:</b> Develop a comprehensive drainage study for the Montrose area. The project will study localized stormwater drainage issues and identify capital improvement projects with critical storm water improvements.	<b>Location:</b> C	<b>Geo. Ref.:</b>		
<b>Justification:</b> Objective - develop a cohesive plan to improve the regions drainage infrastructure, and to provide key information to guide the development of TIRZ's 5-year Capital Improvement Plan.	<b>Served:</b> C	<b>Neighborhood:</b>		
	<b>Operating and Maintenance Costs: (\$ Thousands)</b>			
	2021	2022	2023	2024
Personnel	-	-	-	-
Supplies	-	-	-	-
Svcs. & Chgs.	-	-	-	-
Capital Outlay	-	-	-	-
<b>Total</b>	\$ -	\$ -	\$ -	\$ -
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)
<b>Phase</b>										
1 Planning	-	138,840	-	138,840	-	-	-	-	\$ 138,840	\$ 138,840
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	175,000	-	175,000	200,000	-	-	-	\$ 375,000	\$ 375,000
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ 313,840	\$ -	\$ 313,840	\$ 200,000	\$ -	\$ -	\$ -	\$ 513,840	\$ 513,840

Source of Funds	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	-	313,840	200,000	-	-	\$ 513,840	\$ 513,840
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ 313,840	\$ 200,000	\$ -	\$ -	\$ 513,840	\$ 513,840

Project: Walk/Bike Montrose		City Council District		Key Map:		WBS.:		T-2705		
		Location:	C	Geo. Ref.:						
		Served:	C	Neighborhood:						
		Operating and Maintenance Costs: (\$ Thousands)								
		2021	2022	2023	2024	2025	Total			
<b>Description:</b>		This study evaluates the existing pedestrian and bicycle facilities in the district and provides a comprehensive pedestrian and bicyclist improvements masterplan that fits the needs of the community's residents, businesses and visitors today & tomorrow.								
<b>Justification:</b>		Sidewalks are of inconsistent quality and some are discontinuous, substandard and in poor condition. Bicyclists also face many distinct challenges such as potholes, narrow travel lanes and ruts in streets.								
		Personnel	-	-	-	-	-	-	\$	
		Supplies	-	-	-	-	-	-	\$	
		Svcs. & Chgs.	-	-	-	-	-	-	\$	
		Capital Outlay	-	-	-	-	-	-	\$	
		<b>Total</b>	\$	\$	\$	\$	\$	\$	\$	
		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)
<b>Phase</b>										
1 Planning	-	-	-	29,000	-	-	-	-	\$ 29,000	\$ 29,000
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	-	-	-	-	-	-	-	-	\$	\$
4 Construction	-	-	-	-	-	-	-	-	\$	\$
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	-	-	-	-	-	-	-	\$	\$
									\$	\$
									\$	\$
									\$	\$
									\$	\$
									\$	\$
									\$	\$
									\$	\$
<b>Other Sub-Total:</b>									\$	\$
<b>Total Allocations</b>	\$	\$	\$	\$ 29,000	\$	\$	\$	\$	\$ 29,000	\$ 29,000
<b>Source of Funds</b>										
TIRZ Funds	-	-	-	29,000	-	-	-	-	\$ 29,000	\$ 29,000
City of Houston	-	-	-	-	-	-	-	-	\$	\$
Grants	-	-	-	-	-	-	-	-	\$	\$
Other	-	-	-	-	-	-	-	-	\$	\$
<b>Total Funds</b>	\$	\$	\$	\$ 29,000	\$	\$	\$	\$	\$ 29,000	\$ 29,000

\*NOTE:



<b>Project:</b>	Partnership with METRO for Montrose Blvd			City Council District	Key Map:	WBS.:		T-2706
	Location:	C	Geo. Ref.:					
	Served:	C	Neighborhood:					
<b>Description:</b>	Reconstruct Montrose Blvd into a 4-lane boulevard roadway section with a new storm sewer system that will provide additional in-line detention, wide pedestrian friendly sidewalks on both sides and replacement of public utilities.							
<b>Justification:</b>	Improve safety, mobility & drainage; improve roadway to meet current standards. Drainage improvements to convey storm water to reduce frequent street flooding. METRO may allocate funds to achieve a greater pedestrian realm, safety & bus stop improvements.							
		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)
<b>Phase</b>										
1 Planning	-	-	-	200,000	150,000	-	-	-	\$ 350,000	\$ 350,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 200,000	\$ 150,000	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000
<b>Source of Funds</b>										
TIRZ Funds	-	-	-	200,000	150,000	-	-	-	\$ 350,000	\$ 350,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ 200,000	\$ 150,000	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000



<b>Project:</b>	Woodhead Neighborhood Safe Street	City Council District	C	Key Map:		WBS.:	T-2708
		Location:	C	Geo. Ref.:			
		Served:	C	Neighborhood:			
<b>Description:</b>	Improve pedestrian safety conditions along Woodhead Street. Project will include 2.31 miles of improved sidewalk with 80 ADA compliant ramps, signing and restriping.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>					
		2021	2022	2023	2024	2025	Total
<b>Justification:</b>	Project was identified on the priority list in the Walk/Bike Montrose Study. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Lanier Middle School	Personnel	-	-	-	-	\$ -
		Supplies	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -
		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)
<b>Phase</b>										
1 Planning	-	-	-	45,000	-	-	-	-	\$ 45,000	\$ 45,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	150,000	80,000	-	-	-	\$ 230,000	\$ 230,000
4 Construction	-	-	-	300,000	2,000,000	-	-	-	\$ 2,300,000	\$ 2,300,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 495,000	\$ 2,080,000	\$ -	\$ -	\$ -	\$ 2,575,000	\$ 2,575,000

Source of Funds	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants - Harris County Pct 1	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 495,000	\$ 2,080,000	\$ -	\$ -	\$ -	\$ 2,575,000	\$ 2,575,000
	930,000	-	-	-	-	\$ 1,425,000	\$ 1,425,000
	495,000	-	-	-	-	\$ -	\$ -
	-	1,150,000	-	-	-	\$ 1,150,000	\$ 1,150,000

Project: Dallas Bikeway		City Council District			Key Map:			WBS.:					
		Location:	C	Geo. Ref.:				T-2709					
		Served:	C	Neighborhood:									
		Operating and Maintenance Costs: (\$ Thousands)											
		2021	2022	2023	2024	2025	Total						
<b>Description:</b>	Create 0.5 miles of new protected Bike lanes w/ green conflict markings at intersections, updated sidewalks and 52 improved curb ramps.												
<b>Justification:</b>	Project was identified on the priority list in the Walk/Bike Montrose Study; improve safety of cyclist; connect to programmed bikeway.												
		Personnel											
		Supplies											
		Svcs. & Chgs.											
		Capital Outlay											
		<b>Total</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
		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)			
<b>Phase</b>													
1 Planning	-	-	-	20,000	-	-	-	-	20,000	\$ 20,000			
2 Acquisition	-	-	-	35,000	-	-	-	-	35,000	\$ 35,000			
3 Design	-	-	-	-	-	-	-	-	-	\$ -			
4 Construction	-	-	-	50,000	300,000	-	-	-	350,000	\$ 350,000			
5 Equipment	-	-	-	-	-	-	-	-	-	\$ -			
6 Close-Out	-	-	-	-	-	-	-	-	-	\$ -			
7 Other	-	-	-	-	-	-	-	-	-	\$ -			
										\$ -			
										\$ -			
										\$ -			
										\$ -			
										\$ -			
<b>Other Sub-Total:</b>										\$ -			
<b>Total Allocations</b>	\$	\$	\$	\$ 105,000	\$ 300,000	\$	\$	\$	\$ 405,000	\$ 405,000			
<b>Source of Funds</b>													
TIRZ Funds	-	-	-	105,000	125,000	-	-	-	230,000	\$ 230,000			
City of Houston	-	-	-	-	-	-	-	-	-	\$ -			
Grants - Harris County Pct 1	-	-	-	-	175,000	-	-	-	175,000	\$ 175,000			
Other	-	-	-	-	-	-	-	-	-	\$ -			
<b>Total Funds</b>	\$	\$	\$	\$ 105,000	\$ 300,000	\$	\$	\$	\$ 405,000	\$ 405,000			

\*NOTE:



Project:	Stanford Neighborhood Safe Street			Key Map:			WBS.:			
	City Council District			Geo. Ref.:			Neighborhood:			
	Location:	Served:		2021	2022	2023	2024	2025	Total	
<b>Description:</b>	Improve the overall safety conditions along Stanford Street. Project will include 1.86 miles of improved sidewalks with 117 ADA compliant ramps, milling and overlay of existing deteriorated asphalt pavement, signing and restriping.									
<b>Justification:</b>	Project was identified on the priority list in the Walk/Bike Montrose Study. Asphalt in poor condition. Sidewalks are in very poor condition and inadequate. The ped ramps are not ADA compliant. This will improve safety for parents and students that use the sidewalks to get to Wharton Academy and Arabic Immersion school along with University of St Thomas.									
<b>Fiscal Year Planned Expenses</b>										
Project Allocation	Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	35,000	-	-	-	\$ 35,000	\$ 35,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	110,000	70,000	-	-	\$ 180,000	\$ 180,000
4 Construction	-	-	-	-	-	1,670,000	-	-	\$ 1,670,000	\$ 1,670,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ -	\$ 145,000	\$ 1,740,000	\$ -	\$ -	\$ 1,885,000	\$ 1,885,000
<b>Source of Funds</b>										
TIRZ Funds	-	-	-	-	145,000	1,515,000	-	-	\$ 1,660,000	\$ 1,660,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants - Harris County Pct 1	-	-	-	-	-	225,000	-	-	\$ 225,000	\$ 225,000
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ -	\$ 145,000	\$ 1,740,000	\$ -	\$ -	\$ 1,885,000	\$ 1,885,000









<b>Project:</b> Affordable Housing Projects	<b>City Council District:</b> C	<b>Key Map:</b>	<b>WBS.:</b> T-2715			
<b>Description:</b> Create a data-driven baseline of current conditions.	<b>Location:</b> C	<b>Geo. Ref.:</b>				
<b>Justification:</b> Affordable development and redevelopment of affordable housing in the Zone.	<b>Served:</b> C	<b>Neighborhood:</b>				
	<b>Operating and Maintenance Costs: (\$ Thousands)</b>					
	2021	2022	2023	2024	2025	Total
Personnel	-	-	-	-	-	\$ -
Supplies	-	-	-	-	-	\$ -
Svcs. & Chgs.	-	-	-	-	-	\$ -
Capital Outlay	-	-	-	-	-	\$ -
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs						-

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/19	2019 Budget	2019 Estimate	2021	2022	2023	2024	2025	FY19 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	200,000	-	-	-	-	\$ 200,000	\$ 200,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000

Source of Funds	2021	2022	2023	2024	2025	FY19 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	200,000	-	-	-	-	\$ 200,000	\$ 200,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000

<b>Project:</b> Safe Sidewalk Program	<b>City Council District:</b> C	<b>Key Map:</b>	<b>WBS.:</b> T-2799				
	<b>Location:</b> C	<b>Geo. Ref.:</b>					
	<b>Served:</b> C	<b>Neighborhood:</b>					
<b>Description:</b> Safer pedestrian realm	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
	2021	2022	2023				
	2024	2025	Total				
<b>Justification:</b> Addresses gaps and problem areas in sidewalks	Personnel	-	-	-	-	-	-
	Supplies	-	-	-	-	-	-
	Svcs. & Chgs.	-	-	-	-	-	-
	Capital Outlay	-	-	-	-	-	-
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	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)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -

<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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<b>Source of Funds</b>										
TIRZ Funds	-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -