

**Mayor's Office of
Economic Development**

Economic Development Committee

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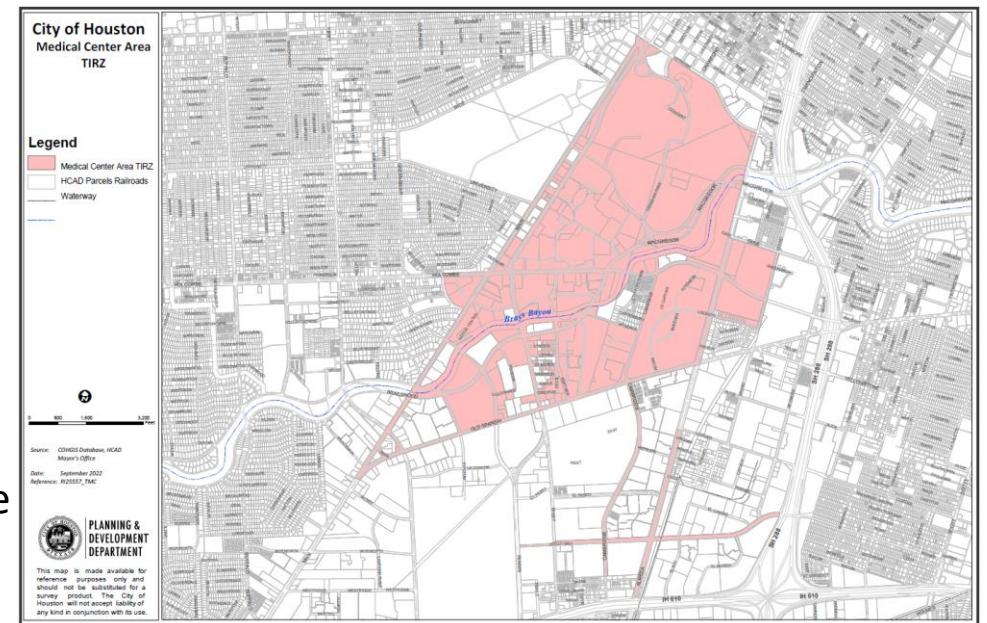


Tax Increment Reinvestment Zone No. 28/Medical Center Area
Redevelopment Authority – 2024 Budget

Tax Increment Reinvestment Zone No. 14/Fourth Ward
Redevelopment Authority – Boundary Reduction

Tax Increment Reinvestment Zone No. 28/Medical Center Redevelopment Authority

- On December 14, 2022, City Council adopted ordinance 2022-976 creating the Medical Center Area TIRZ
 - The boundary area includes the Texas Medical Center, Hermann Park, and the Houston Zoo.
- The Projects to be pursued are as follows:
 - Emergency water solution in coordination with Houston Public Works
 - Drainage improvements
 - Improvements to Main, Fannin, Holcombe, Cambridge and Holly Hall
 - Affordable Housing
- The Project Plan and Reinvestment Zone Financing Plan and the Redevelopment Authority were approved by City Council in September 2023.



Tax Increment Reinvestment Zone No. 28/Medical Center Redevelopment Authority

CITY OF HOUSTON		Fund Summary	
ECONOMIC DEVELOPMENT DIVISION		Fund Name: Medical Center Area	
FISCAL YEAR 2024 BUDGET DETAIL		TIRZ: 28-Medical Center Area Zone 7585/50	
TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Beginning Balance	\$ -	\$ -	\$ -
City tax revenue	\$ -	\$ -	\$ 242,850
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ -	\$ -	\$ 242,850
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ -
Other Interest Income	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ -	\$ -	\$ 242,850

EXPENDITURES			
Administrator			\$ 48,000
Bookkeeper	\$ -	\$ -	\$ 10,000
Financial Statement Preparation	\$ -	\$ -	\$ 10,000
Insurance	\$ -	\$ -	\$ 2,000
Auditor	\$ -	\$ -	\$ 15,000
Tax Consultant	\$ -	\$ -	\$ 6,000
Financial Advisor/Bond Paying Agent	\$ -	\$ -	\$ 10,000
TIRZ Administration and Overhead	\$ -	\$ -	\$ 101,000
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ -	\$ -	\$ 50,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ -	\$ -	\$ 50,000
Program and Project Consultants	\$ -	\$ -	\$ 100,000
Management consulting services	\$ -	\$ -	\$ 201,000
Capital Expenditures (See CIP Schedule)	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
TIRZ Capital Expenditures	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ -	\$ -	\$ -
Bond Debt Service (Series ##)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ -	\$ -	\$ 201,000

Tax Increment Reinvestment Zone No. 28/Medical Center Redevelopment Authority

TOTAL PROJECT COSTS	\$ -	\$ -	\$ 201,000
Administration Fees:			
City	\$ -	\$ -	\$ 12,143
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ -	\$ -	\$ -
Total Transfers	\$ -	\$ -	12,143
Total Budget	\$ -	\$ -	213,143
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ 29,707
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	\$ -	\$ -	29,707
Total Budget & Ending Fund Balance	-	-	242,850

Tax Increment Reinvestment Zone No. 14/Fourth Ward Redevelopment Authority

- City Council adopted Ordinance 2020-1068, enlarging TIRZ 14 boundaries to include Sam Houston Park and adjacent commercial properties; The Project Plan and Reinvestment Zone Financing Plan was also amended to allow TIRZ 14 to fund improvements to structures in the Park.
- Since the boundary enlargement in 2020, the commercial property has not provided any incremental value so no increment has been generated to fund improvements.
- In August 2023, City Council adopted the TIRZ Financial Policies which provide guidance regarding boundary adjustments.
 - Specifically, De-annexations will be evaluated and considered if the reduction in the boundary will either:
 - Increase the revenue generated in the area remaining after reduction, or;
 - Increase the City's capacity to designate other areas for Tax Increment Financing considering the 25% statutory limitation.
- The Mayor's Office of Economic Development has reviewed the lack of increment growth per the TIRZ policy and the impact that the lack of growth has had on the Fourth Ward TIRZ and recommends a boundary reduction to remove the area annexed into the Fourth Ward TIRZ in 2020.

Tax Increment Reinvestment Zone No. 14/Fourth Ward Redevelopment Authority

