



Economic Development Presentation

Economic Development Committee

Jennifer Curley – Assistant Director





Presentation Summary

I. TIRZ FY25 Budget Schedule





City of Houston TIRZ Program

- **Tax Increment Reinvestment Zones are authorized by Chapter 311 of the Texas Tax Code**
- **Tax Increment Reinvestment Zones are created by the City to encourage the redevelopment of underdeveloped or undeveloped commercial areas**
- **As included in the updated Financial Policies, City Ordinance 2023-726, the Annual Budget and Capital Improvement Plans will be presented to City Council for approval only after the operating budget and capital projects have been reviewed and approved by the Mayor or designee, Finance, Houston Public Works, and the TIRZ/Redevelopment Authorities**



City of Houston TIRZ Program

TIRZ Budget Profile Page

	CITY OF HOUSTON	Fund Summary
	ECONOMIC DEVELOPMENT DIVISION	Fund Name:
	FISCAL YEAR 2025 BUDGET PROFILE	TIRZ:
		Fund Number:
P R O F I L E	Base Year:	1999
	Base Year Taxable Value:	\$ 34,286,680
	Projected Taxable Value (TY2024):	\$ 4,584,101,890
	Current Taxable Value (TY2023):	\$ 4,439,042,468
	Acres:	276.99
	Administrator (Contact):	
	Contact Number:	
N A R R A T I V E	Zone Purpose:	
	Tax Increment Reinvestment Zone Number Fourteen, City of Houston, Texas was created to facilitate the revitalization of the historic Fourth Ward from a blighted and deteriorated neighborhood into a viable residential community with supporting commercial development, affordable housing, infrastructure improvements, educational facilities, parks, property acquisition, and the preservation and restoration of historic structures.	
	The following is a list of accomplishments for FY 2024:	
	The Fourth Ward Street Reconstruction Project Phase II - the project was completed and closed out in FY 2024.	
	Fourth Ward Street Reconstruction Project Phase III - KCI submitted the 100% design documents to the City of Houston by the close of FY 2024. It is anticipated that the documents will have final signatures from the City early FY2025 Q1. Phase III should go to bid by the close of Q1 with the construction phase commencing in FY 2025 Q2.	
Gregory School Row Houses/Visitor's Center Project - the project is complete and the Freedmen's Town Visitor's Center was opened in May 2024.		
The Authority recived authorization from the City of Houston to issue up to \$30 million in bonds in FY2024 Q2. The Authority engaged Disclosure Counsel and approved the parameter resolution in FY2024 Q4. It is anticipated that the Authority will issue bonds by the close of FY 2025 Q1.		



City of Houston TIRZ Program

TIRZ Budget Profile Page

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/23)	Variance
	Infrastructure Improvements			
	Infrastructure Improvements	\$ 59,743,600	\$ 85,295	\$ 59,658,305
	Roadway and streetscape improvements	41,448,400	13,366,317	28,082,083
	Total Infrastructure improvements	101,192,000	13,451,612	87,740,388
	Parks and Recreational Facilities	52,478,000	5,266,293	47,211,707
	Entry Features and Focal Points	6,556,000	-	6,556,000
	Historic Preservation	28,850,000	5,870,197	22,979,803
	Cultural and Public Facilities Improvements	23,406,132	3,533,547	19,872,585
	Total Capital Projects	\$ 212,482,132	\$ 28,121,649	\$ 184,360,483
	Affordable Housing	129,800,000	22,917,163	106,882,837
	School & Education/Cultural Facilities	15,300,000	13,856,116	1,443,884
	Economic Development	10,000,000	-	10,000,000
	Financing Costs	20,000,000	-	20,000,000
	TIRZ creation and administration	12,000,000	4,882,546	7,117,454
		-	-	-
	Total Project Plan	\$ 399,582,132	\$ 69,777,474	\$ 329,804,658

D E B T	Additional Financial Data	FY2024 Budget	FY2024 Estimate	FY2025 Budget
		Debt Service	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/23	Projected Balance as of 6/30/24	Projected Balance as of 6/30/25
	Year End Outstanding (Principal)			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -



City of Houston TIRZ Program

TIRZ Budget Detail Page

EXPENDITURES			
Accounting	\$ 10,000	\$ 9,600	\$ 10,000
Administration Salaries & Benefits	\$ 250,000	\$ 179,225	\$ 250,000
Auditor	\$ 11,850	\$ 11,725	\$ 12,500
Bond Services/Trustee/Financial Advisor	\$ 10,000		\$ 10,000
Insurance	\$ 2,500	\$ 3,047	\$ 4,000
Tax Consultant	\$ 5,000	\$ 4,455	\$ 5,000
Office Administration	\$ 50,000	\$ 35,440	\$ 50,000
TIRZ Administration and Overhead	\$ 339,350	\$ 243,492	\$ 341,500
Engineering Consultants	\$ -	\$ -	\$ -
Legal - General	\$ 60,000	\$ 51,627	\$ 60,000
Legal - Capital Projects	\$ 25,000	\$ 4,500	\$ 25,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 15,000	\$ -	\$ 15,000
Program and Project Consultants	\$ 100,000	\$ 56,127	\$ 100,000
Management consulting services	\$ 439,350	299,619	441,500
Capital Expenditures (See CIP Schedule)	\$ 11,040,958	\$ 8,541,309	\$ 13,880,958
TIRZ Capital Expenditures	\$ 11,040,958	8,541,309	13,880,958
Camden	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ -	\$ -	\$ -
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 11,480,308	8,840,928	14,322,458



City of Houston TIRZ Program

TIRZ Budget Detail Page

Payment/transfer to ISD - educational facilities	\$ 813,864	\$ 813,864	813,864
Payment/transfer to ISD - educational facilities (Pass Thru)	\$ -	\$ 152,995	152,995
Administration Fees:			
City	\$ 203,567	\$ 199,592	232,730
County	\$ -	\$ -	-
ISD	\$ 25,000	\$ 25,000	25,000
HCC	\$ -	\$ -	-
Affordable Housing:			
City	\$ 904,743	\$ 887,076	1,034,353
Fourth Ward AH Program**	\$ 452,372	\$ 443,538	517,177
ISD to City of Houston	\$ 540,395	\$ 644,499	644,499
Municipal Services Charge	\$ 98,501	\$ 98,501	98,501
Municipal Services - Supplemental	\$ -	\$ -	-
Total Transfers	\$ 3,038,442	3,265,065	3,519,119
Total Budget	\$ 14,518,750	12,105,993	17,841,577
RESTRICTED Funds - Capital Projects	\$ 0	\$ 3,604,155	23,538,310
RESTRICTED Funds - Affordable Housing	\$ 1,927,919	\$ 2,187,793	1,927,919
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 1,927,919	5,791,948	25,466,229
Total Budget & Ending Fund Balance	\$ 16,446,669	\$ 17,897,941	\$ 43,307,806



City of Houston TIRZ Program

TIRZ CIP Summary Page

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY25 - FY29 Total	Cumulative Total (To Date)
			Through 2023	Projected 2024	2025	2026	2027	2028	2029			
C	T-1403	Gillette - Genesse Street Pedestrian Amenities and Landscaping	\$ 653,035	\$ -	500,000	500,000	500,000	336,400	-	1,836,400	2,489,435	
C	T-1409	Fourth Ward Street Reconstruction Project	\$ 325,594	6,959,090	7,585,000	4,775,000	-	-	-	12,360,000	19,644,684	
C	T-1410	Bethel Missionary Baptist Church Preservation	\$ 3,935,073	-	-	-	-	-	-	-	3,935,073	
C	T-1411	Carnegie Park	\$ 2,500,000	-	-	-	-	-	-	-	2,500,000	
C	T-1412	Historical Monuments	\$ -	-	475,000	175,000	175,000	175,000	175,000	1,175,000	1,175,000	
C	T-1413	Wylie Park and Bethel Park Security Enhancements	\$ -	-	-	-	-	-	-	-	-	
C	T-1414	Street Signs	\$ -	-	91,958	-	-	-	-	91,958	91,958	
C	T-1414a	Decorative Street Lights	\$ -	-	150,000	150,000	-	-	-	300,000	300,000	
C	T-1415	Affordable Housing	\$ 250,000	-	-	-	-	-	-	-	250,000	
C	T-1416	Affordable Housing - Acquisition and Development	\$ -	22,350	2,174,000	1,500,000	1,500,000	1,500,000	1,500,000	8,174,000	8,196,350	
C	T-1417	Gregory School Row Houses/Visitor's Center	\$ 127,415	1,540,000	-	-	-	-	-	-	1,667,415	
C	T-1418	Antioch Park Improvements	\$ 10,790	19,869	120,000	-	-	-	-	120,000	150,659	
C	T-1419	Wylie Park - Redesign	\$ -	-	120,000	-	-	-	-	120,000	120,000	
C	T-1420	Sam Houston Park Historical Structures	\$ -	-	75,000	-	-	-	-	75,000	75,000	
C	T-1421	Historical Preservation Property Acquisition	\$ -	-	265,000	-	-	-	-	265,000	265,000	
C	T-1422	Traffic Arresting Improvements	\$ -	-	200,000	1,000,000	-	-	-	1,200,000	1,200,000	
C	T-1423	FW Street Reconstruction - South of Gray Street	\$ -	-	2,000,000	6,500,000	6,500,000	-	-	15,000,000	15,000,000	
C	T-1424	West Dallas Street Improvements	\$ -	-	-	500,000	1,500,000	12,000,000	-	14,000,000	14,000,000	
C	T-1426	Street Lighting	\$ -	-	75,000	1,000,000	-	-	-	1,075,000	1,075,000	
C	T-1499	Concrete Panel Replacement or Safe Sidewalk Program	\$ -	-	50,000	-	-	-	-	50,000	50,000	
Totals			\$ 7,801,907	\$8,541,309	\$13,880,958	\$16,100,000	\$10,175,000	\$14,011,400	\$1,675,000	\$55,842,358	\$ 72,185,574	

*NOTE:



City of Houston TIRZ Program

TIRZ CIP Fund Summary Page

Source of Funds	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
	Through 2023	Projected 2024	2025	2026	2027	2028	2029	FY25 - FY29 Total	
TIRZ Funds	7,551,907	8,541,309	13,714,000	8,100,000	2,175,000	2,011,400	1,675,000	27,675,400	43,768,616
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Other	250,000	-	166,958	8,000,000	8,000,000	12,000,000	-	28,166,958	28,416,958
Project Total	7,801,907	8,541,309	13,880,958	16,100,000	10,175,000	14,011,400	1,675,000	55,842,358	72,185,574





City of Houston TIRZ Program

TIRZ CIP Form A

Project: FW Street Reconstruction - South of Gray Street		City Council District		Key Map: 493							
		Location: C		Geo. Ref.:			WBS.:		T-1423		
		Served: C		Neighborhood: 60							
Description: Roadway reconstruction and streetscape enhancements on identified streets south of West Gray including O'Neil, Gillette, Sutton, Bailey, Wilson, Matthews, West Webster and Cook Streets.		Operating and Maintenance Costs: (\$ Thousands)									
				2025	2026	2027	2028	2029	Total		
		Personnel		-	-	-	-	-	\$ -		
		Supplies		-	-	-	-	-	\$ -		
Justification: Existing street conditions consist of subsurface street failure, missing curbs, none or intermediate sidewalks.		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	-	-	-	500,000	-	-	-	-	\$ 500,000	\$ 500,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	1,500,000	-	-	-	-	\$ 1,500,000	\$ 1,500,000
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	6,500,000	6,500,000	-	-	\$13,000,000	\$13,000,000
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 2,000,000	\$ 6,500,000	\$ 6,500,000	\$ -	\$ -	\$15,000,000	\$15,000,000
Source of Funds											
TIRZ Funds		-	-	-	2,000,000	-	-	-	-	\$ 2,000,000	\$ 2,000,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	6,500,000	6,500,000	-	-	\$13,000,000	\$13,000,000
Total Funds		\$ -	\$ -	\$ -	\$ 2,000,000	\$ 6,500,000	\$ 6,500,000	\$ -	\$ -	\$15,000,000	\$15,000,000



Proposed FY25 TIRZ Budget Schedule

GROUP 1		GROUP 2		GROUP 3		GROUP 4	
TIRZ NO.	TIRZ NAME	TIRZ NO.	TIRZ NAME	TIRZ NO.	TIRZ NAME	TIRZ NO.	TIRZ NAME
6	Eastside	10	Lake Houston	1	Lamar Terrace	3	Main Street Market Square
9	South Post Oak	15	East Downtown	22	Leland Woods	5	Memorial Heights
14	Fourth Ward	21	Hardy Near Northside	25	Hiram Clarke/Fort Bend	11	Greenspoint
20	Southwest Houston	26	Sunnyside				

TARGET COUNCIL MEETING DATES			
GROUP 1	GROUP 2	GROUP 3	GROUP 4
September 10	September 17	September 24	October 1



Proposed FY25 TIRZ Budget Schedule

GROUP 5		GROUP 6		GROUP 7		GROUP 8	
TIRZ NO.	TIRZ NAME	TIRZ NO.	TIRZ NAME	TIRZ NO.	TIRZ NAME	TIRZ NO.	TIRZ NAME
12	City Park	8	Gulfgate	2	Midtown	17	Memorial City
13	Old Sixth Ward	16	Uptown	7	OST/Almeda	21	Hardy Near Northside
19	Upper Kirby	19	Upper Kirby	18	Fifth Ward	24	Greater Houston
				27	Montrose	28	Medical Center Area

TARGET COUNCIL MEETING DATES			
GROUP 5 October 8	GROUP 6 October 15	GROUP 7 October 22	GROUP 8 October 29



TIRZ Budget Schedule

Questions?

