

Economic Development Committee

July 16, 2025

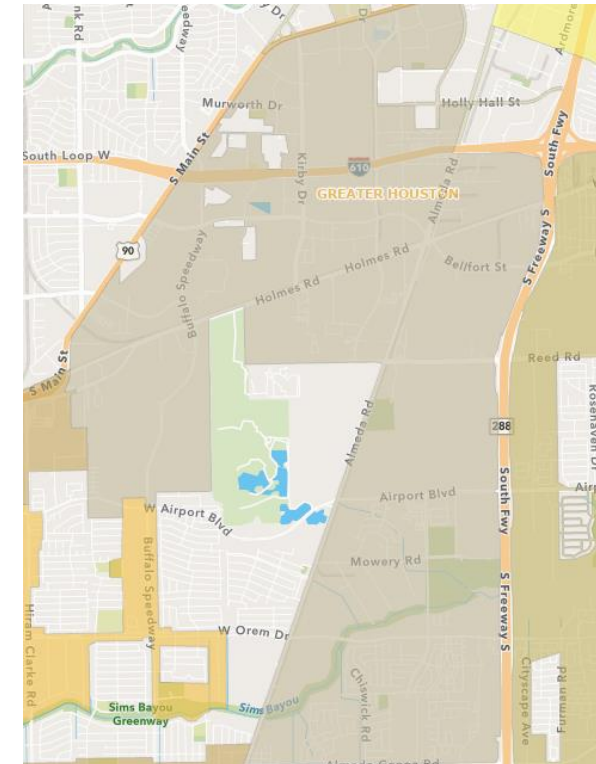
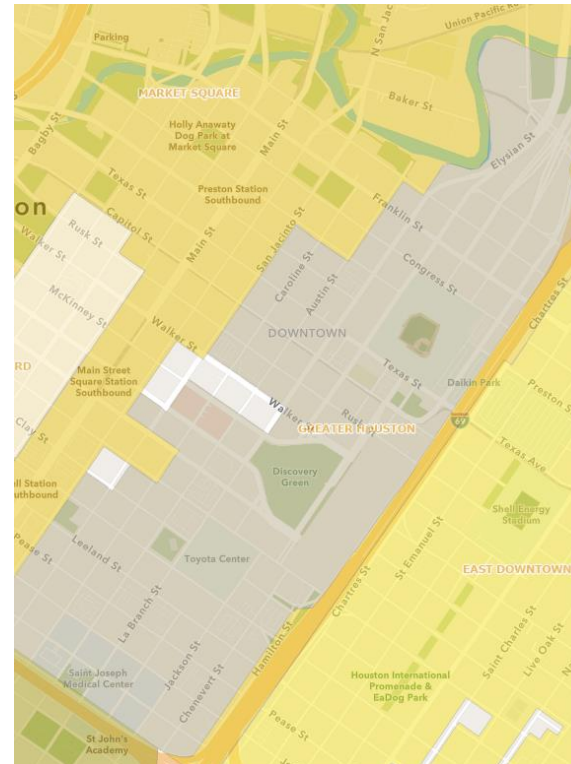
Mayor's Office of Economic Development

Jennifer Curley
Assistant Director



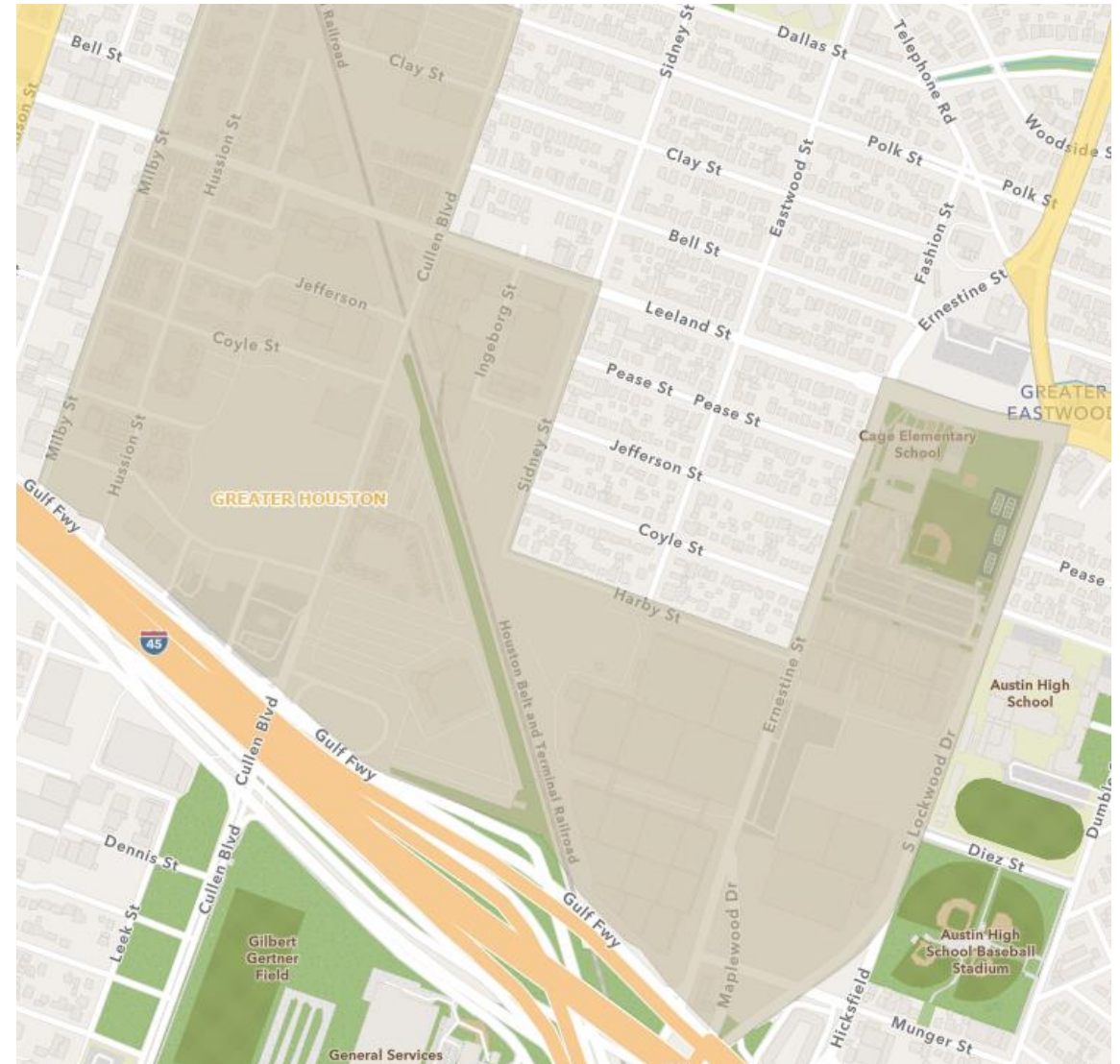
Greater Houston TIRZ

- Created in December 2012, City Ordinance No. 2012-1048;
- As consideration for Harris County's participation in the East Downtown TIRZ, the City agreed to create the Greater Houston TIRZ primarily for County initiated projects;
- The original Greater Houston TIRZ area includes the eastside of Downtown including Daikin Park, the George R. Brown Convention Center, Discovery Green Toyota Center and St. Joseph's Medical Center;
- It also includes a geographical area that includes NRG Stadium, generally bounded by Old Spanish Trail, Almeda Genoa Road, State Highway 288 and Main Street.



Greater Houston TIRZ

- In August 2015, City Council enlarged the boundary of the TIRZ to include an area bounded by Interstate 45, Milby Street, Polk Street and Cullen Boulevard.
- City participation was 5% only initially;
- City Council approved 2nd Amended Project Plan and Reinvestment Zone Financing Plan in September 2020; to increase City participation to 75%;
- City Council approved the Second Amendment to the Interlocal Agreement on December 14, 2022, Ordinance No. 2022-979, that formalized the City's increased participation in the Zone;



Greater Houston TIRZ

- City Council approved a Third Amendment to the Reinvestment Zone's Project Plan and Reinvestment Zone Financing plan on December 6, 2023, City Ordinance No. 2023-1059;
- The Third Amended Plan:
 - Increased Harris County's project costs;
 - Added an affordable housing budget of \$100M in related project costs;
 - Identified short-term and long-term capital improvements in the Southern Sector and the Cullen Area in the Northern Sector;
 - Contemplated a bond issuance by Harris County to fund their public improvements and Affordable Housing Plan.

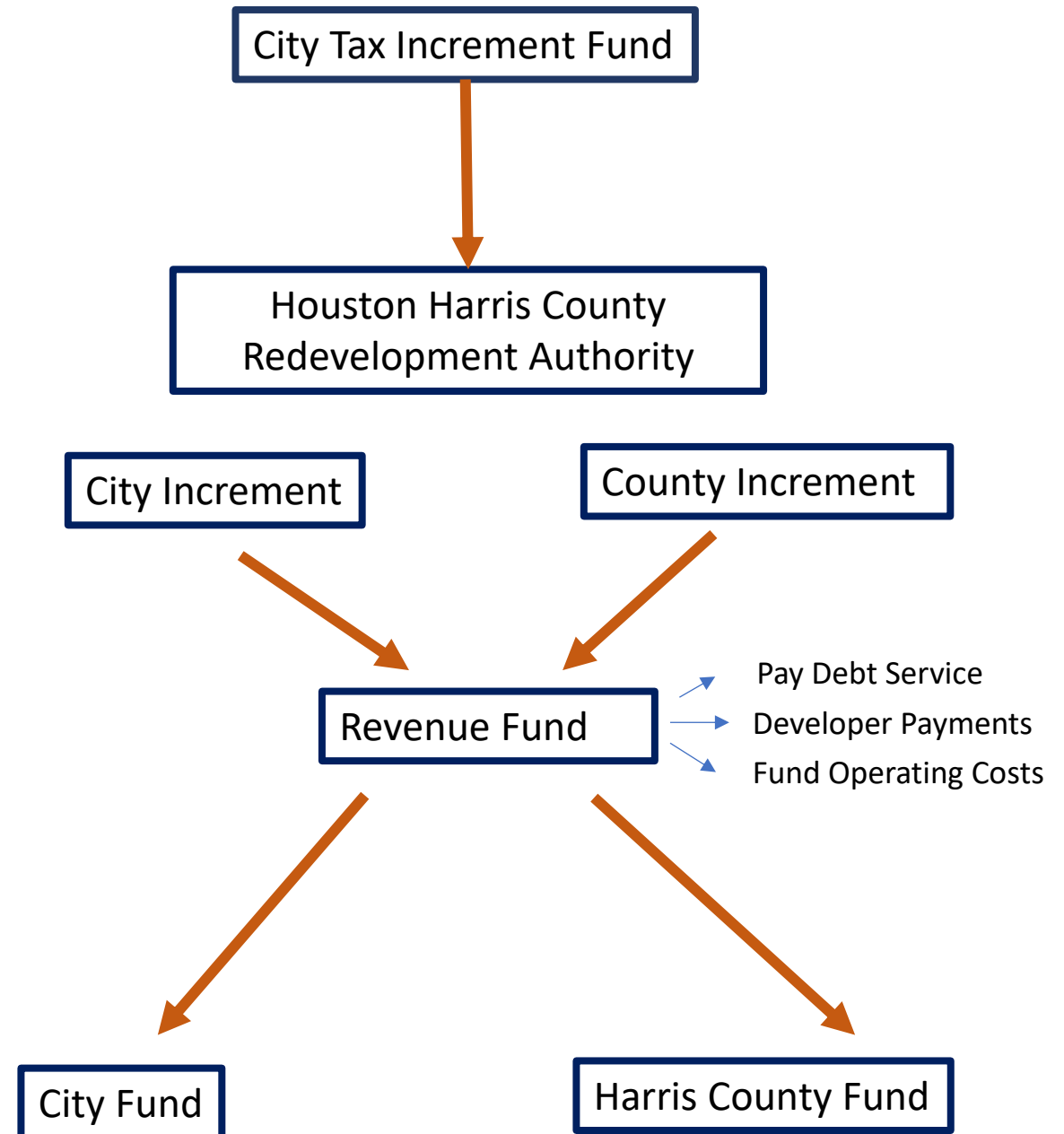
PRIORITY PROJECT COSTS *Subject to Board Approval* - Not in order of Priority

No.	Project Name	Location	Description	Cost Estimate (Design & Construction) PRECINCT 1	Cost Estimate (Design & Construction) PRECINCT 2	Design Concept Report (DCR)	TxDOT Advance Funding Agreement (AFA)
PRECINCT 1 PROJECTS							
1	Pavement Panel Replacement and Lane Striping on Kirby Dr. and Murworth Dr.	Kirby Dr. from Main St. to IH610; Murworth from Kirby Dr. to Main St.	Replace concrete pavement and add lane striping	\$4,000,000		3 Mos	NA
2	Sidewalk Replacement and New Digital Signs at NRG Park	NRG Park - Westridge, Murworth, Lantern	Replace w/ 10-foot-wide sidewalks, install digital directional signs	\$5,800,000		3 Mos	NA
3	Buffalo Spwy Water & Wastewater	Buffalo Spwy b/t W Belfort and Holmes	Install water and wastewater lines on Buffalo Spwy	\$10,700,000		6 Mos	NA
4	Kirby Dr Preliminary Engineering Report (NEPA process)	Kirby from Holmes to Beltway 8 (all 3 phases)	Study Kirby alignment, ROW & environmental impacts, costs, and information needed for HGAC TIP	\$2,000,000		NA	NA
5	S. Main Street at IH610 Intersection Redesign	S. Main & IH610 Intersection	Provide double right turn from SB Main St to WB 610 frontage road	\$1,000,000		NA	6 Mos
6	Shared Use Path on Kirby Dr	Kirby (from IH610 to Main)	Construction of 10-foot Shared-Use Path for pedestrians	\$4,200,000		3 Mos	NA
7	Water and Wastewater Lines east of Alameda and north of Reed Rd.	East of Alameda and north of Reed Rd.	Install water and wastewater lines	\$3,400,000		6 Mos	NA
8	S. Main Street Digital Dynamic Signs	S. Main between IH610 and Kirby	Install dynamic digital message signs	\$3,408,750		NA	6 Mos
9	Water and Wastewater Lines (Southern Sector)	Within TIRZ 24 boundary	Install water and wastewater lines to be determined by developer's request	\$2,000,000		NA	NA
TOTAL PRECINCT 1 PROJECT COSTS				\$36,508,750			

PRECINCT 2 PROJECTS							
10	Huession Paving and Drainage (Cullen Annex)	Huession from Coyle to Leeland	Street reconstruction and utility improvements		\$2,484,000	3 Mos	NA
11	Keating St. Paving and Drainage (Cullen Annex)	Keating from Leeland to Clay	Street reconstruction and drainage improvements		\$1,656,000	3 Mos	NA
12	Sidewalk Replacement for Polk and Leeland (Cullen Annex)	Polk from Milby to Cullen, Leeland from Milby to Sidney, Leeland from Earnestine to Lockwood	Replacement of sidewalk panels		\$1,773,300	3 Mos	NA
13	Leeland Underpass Proposed TIP 20% match	Leeland west of Cullen	Tunnel installation on Leeland at Railroad tracts west of Cullen		\$10,000,000	8 Mos	NA
TOTAL PRECINCT 2 PROJECT COSTS					\$15,913,300		
PRECINCT 1 & 2 PROJECTS							
14	Coyle St. Reconstruction (Cullen Annex)	Coyle from Milby to Cullen	Street reconstruction and utility improvements	\$1,933,897	\$1,922,897	3 Mos	NA
15	Milby Street Rehabilitation (Cullen Annex)	Milby from Gulf Freeway to Bell	Milling and asphalt overlay and utility improvements	\$1,119,076	\$1,285,573	3 Mos	NA
16	Cullen Blvd. Utility Improvements (Cullen Annex)	Cullen from Gulf Freeway to Leeland	Installation of Water and Wastewater lines	\$1,480,290	\$665,057	3 Mos	NA
PRECINCTS 1 & 2 SPLIT COSTS				\$4,533,263	\$3,873,527		

Greater Houston TIRZ

- In March 2024, City Council approved a Debt Authorization of \$65 million to issue debt for Harris County related projects, using Harris County funding.
- The Texas Attorney General's Office requires all tax increment revenue to be deposited into a single fund. Harris County and the City will issue debt through the proposed entity (LGC/RDA); creating a structure consistent with other TIRZs.





Greater Houston TIRZ

Next Steps

- July 16th - Presentation to Economic Development Committee;
 - July 30th - City Council agenda; City Council will consider the following:
 - Houston/Harris County Redevelopment Authority Certificate of Formation
 - Houston/Harris County Bylaws
 - August (by the 12th)
 - Houston/Harris County Tri-Party Agreement
 - Termination Agreement – Terminate existing tri-party agreement with TIRZ 24.
 - TIRZ 24 County Participation Agreement
 - Harris County Redevelopment Authority Project ILA
 - August 26th - Harris County Commissioners Court;
 - October 2025 – Bond Issuance Closing
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