



CITY OF HOUSTON

Sylvester Turner

Mayor

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To: Mayor Sylvester Turner
From: Andrew F. Icken
Chief Development Officer
Subject: TIRZ FY21 Budgets
Date: September 2, 2020

TIRZ budgets to be presented to City Council on *September 23, 2020* for consideration and approval on are listed below:

TIRZ #10 – LAKE HOUSTON (DISTRICT E) was created to provide plans and programs needed to facilitate planned residential and commercial developments and, in a manner, consistent with the Kingwood Annexation Service Plan which annexed the area into the City of Houston. The projected incremental property tax revenue is \$18.0M, which comprises \$5.9M from City revenue and \$12.1M from Humble ISD. The FY21 budget is \$105.5M and allocates \$92.9M for project costs. Projects include reconstruction of Northpark Drive into a 6 lane divided roadway with an overpass (\$46.2M), reconstruction of Northpark Drive from Russell Palmer Road to Woodland Hills Drive (\$2.03M), as well as intersection, pedestrian improvements on Kingwood Drive at Woodland Hills Drive (\$3.4M), and safety improvements at Kingwood Drive at Willow Terrace (\$1.3M). Developer reimbursements amount to \$12.2M, and debt service equal to \$27.1M. The budget also includes \$12.6M in transfers, the majority of which being for educational facilities (\$12.1M).

FY20 – FY24 CIP: \$121.2M

FY21 – FY25 CIP: \$116.5M

Projects ADDED for FY21 – FY25

- Primary Drainage Mitigation Projects - Atlas 14

TIRZ #20 – SOUTHWEST HOUSTON (DISTRICT F, J) was created to address failing infrastructure, lack of utility capacity, increased traffic congestion attributable to street network deficiencies, declining retail sales and significant social and economic stress along the Bellaire Corridor and the greater Sharpstown Mall area. Plans include provisions for the design and construction of roadways and streets, utility system upgrades, pedestrian safety improvements and parks. The projected tax revenue is \$10.7M, all of which is City increment. The FY21 budget is \$24.8M and allocates \$22.0M for project costs. Projects include Club Creek Detention Basin & Park (\$3.1M), Economic Development Community Improvements (\$3.5M), Hillcroft Avenue Safety Projects South of I-69 (\$2.5M), Harwin Access Management Project (\$1.9M), Regional Hike and Bike Trails (\$1.2M), Concrete Panel Replacement Program (\$1.2M), and Sidewalk Replacement & Improvements (\$1.0M). The budget also includes \$2.8M in transfers, the majority of which being for municipal services (\$2.3M).

FY20 – FY24 CIP: \$66.5M

FY21 – FY25 CIP: \$70.1M

Projects ADDED for FY21 – FY25

- Hillcroft Avenue Safety Projects South of I-69
- Economic Development Community Improvements
- Ruffino Hills Economic & Environmental Resilience

TIRZ #25 – HIRAM CLARKE/FORT BEND HOUSTON (DISTRICT K) was created for the purpose of leveraging the expenditure of 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. The projected incremental property tax revenue is \$1.6M, which comprises \$1.5M from City increment and \$85K from Harris County. The FY21 budget is \$5.8M and allocates \$5.6M for project costs, of which \$238K is dedicated for various developer reimbursements. Projects include intersection improvements along West Fuqua at Hiram Clarke (\$1.0M), improvements of West Fuqua and Post Oak (\$1.2M), Blight Removal and Beautification (1.0M)), and the development of District Gateways (1.1M). The budget also includes \$207K in transfers, all of which is for administrative and municipal service fees.

FY20 – FY24 CIP: \$5.4M

FY21 – FY25 CIP: \$7.2M