



CITY OF HOUSTON

Sylvester Turner

Mayor

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To: Mayor Sylvester Turner

From: Andrew F. Icken
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Subject: TIRZ FY21 Budgets

Date: October 7, 2020

TIRZ budgets to be presented to City Council on October 14, 2020 for consideration and approval on are listed below:

TIRZ #2 – MIDTOWN (DISTRICT C, D) was created by the City for the purposes of eliminating urban blight with revitalization providing public right-of-way improvements and enhancements such as: street resurfacing, utilities, street lighting, street art, street furniture, enhanced landscaping, irrigation, and decorative and wider sidewalks. Midtown was created by petition which requires the Zone to set aside 1/3rd of its increment for affordable housing.

The projected incremental property tax revenue is \$30.8M, which comprises \$18.0M from HISD, \$11.3M from City increment, and \$1.4M from Houston Community College. The FY21 budget is \$54.2M and allocates \$46.3M for project costs: Operation of zone and project facilities (\$1.0M), reconstruction of Caroline street (\$1.5M), land acquisition and development to support affordable housing (\$18.0M), development of mixed-use project including public Midtown park (\$1.9M), street overlay program (\$1.0M), mobility and pedestrian improvements (\$1.0M), public and cultural facilities (\$1.0M), reconstruction of Brazos street (\$1.5M), reconstruction of Tuam street (\$2.0M). The budget also includes \$7.9M in transfers, primarily to Houston ISD for educational facilities (\$6.0M) and municipal services (\$1.3M).

FY20 – FY24 CIP: \$172.4M

FY21 – FY25 CIP: \$177.6M

Projects ADDED for FY21 – FY25:

- Pearl Market Place
- Mid Main

FY 21 TIRZ #17 – MEMORIAL CITY (DISTRICT A, G) was created to provide plans and programs needed to address blighted conditions in the Memorial City area associated with failing infrastructure, lack of utility capacity, increased traffic congestion and declining retail sales resulting from increased competition to older inner-city malls and shopping centers from suburban retail centers. The projected incremental tax revenue is \$16.8M, all of which is City increment. The FY21 budget is \$24.0M and allocates \$20.9M for project costs. Projects include drainage system enhancements to the W-140 Channel and (\$3.9M), provisions for detention basin to support regional drainage study (\$5.0M)The budget also includes \$3.1M in transfers, the majority of which being for municipal services (\$2.2M).

FY20 – FY24 CIP: \$99.9M

FY21 – FY25 CIP: \$87.3M

Projects ADDED for FY21 – FY25:

- W140 Detention Basin Deepening and Straw Extensions

FY 20 TIRZ #17 – MEMORIAL CITY (DISTRICT A, G) was created to provide plans and programs needed to address blighted conditions in the Memorial City area associated with failing infrastructure, lack of utility capacity, increased traffic congestion and declining retail sales resulting from increased competition to older inner-city malls and shopping centers from suburban retail centers. The projected incremental tax revenue is \$16.8M, all of which is City increment. The FY20 budget is \$42.8M and allocates \$39.7M for project costs. Projects include drainage system enhancements to the W-140 Channel (\$12.9M), provisions for detention basin to support regional drainage study (\$6.0M), drainage and mobility Improvements along Memorial Drive (\$8.7M), and drainage and mobility Improvements along N. Gessner. The budget also includes \$3.1M in transfers, the majority of which being for municipal services (\$2.2M).

FY19 – FY23 CIP: \$125.2M

FY20 – FY24 CIP: \$99.9M