

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2016 BUDGET PROFILE

Fund Summary  
 Fund Name: Lake Houston Redevelopment Authority  
 TIRZ: 10  
 Fund Number: 7558/50

P R O F I L E	Base Year:		1997
	Base Year Taxable Value:	\$	8,959,080
	Projected Taxable Value (TY2015):	\$	877,963,907
	Current Taxable Value (TY2014):	\$	831,165,456
	Acres:		3668.11
	Adminstrator (Contact):		Ralph De Leon
Contact Number:		(832) 832-5910	

N A R R A T I V E	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Zone Number Ten, City of Houston, Texas was created to provide plans and programs needed to facilitate planned residential and commerical developments and in a manner consisten with the Kingwood Annexation Service Plan which annexed the area into the City of Houston.

P R O J E C T  P L A N		Total Plan	Cumulative Expenses (to 6/30/14)	Variance
	<b>Capital Projects:</b>			
Public Utilities	\$	53,030,640	\$ 17,812,418	\$ 35,218,222
Street Reconstruction		60,000,000	3,798,000	56,202,000
Cultural and Public Facilities		41,059,850	7,707,904	33,351,946
Wastewater Treatment		8,330,000	-	8,330,000
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>Total Capital Projects</b>	\$	162,420,490	\$ 29,318,322	\$ 133,102,168
<b>Affordable Housing</b>		-	-	-
School & Education/Cultural Facilities		60,000,000	75,111,322	(15,111,322)
Financing Costs		-	1,231,000	(1,231,000)
Administration Costs/ Professional Services		2,040,000	1,262,968	777,032
Creation Costs		260,000	260,000	-
<b>Total Project Plan</b>	\$	224,720,490	\$ 107,183,612	\$ 117,536,878

D E B T	Additional Financial Data	FY2015 Budget	FY2015 Estimate	FY2016 Budget
		Debt Service Other	\$ 1,690,626	\$ -
	Principal	\$ 1,572,169	\$ -	\$ 2,014,199
	Interest	\$ 118,457	\$ -	\$ 141,187
		<b>Balance as of 6/30/14</b>	<b>Projected Balance as of 6/30/15</b>	<b>Projected Balance as of 6/30/16</b>
	<b>Year End Outstanding (Principal)</b>			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ 16,039,525	\$ 15,235,525	\$ 12,403,975
	Other	\$ 2,153,275	\$ 2,153,275	\$ -

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Fund Summary  
 Fund Name: Lake Houston Redevelopment Authority  
 TIRZ: 10  
 Fund Number: 7568/60

TIRZ Budget Line Items	FY2015 Budget	FY2015 Estimate	FY2016 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
UNRESTRICTED Funds	\$ 3,521,657	\$ 3,643,498	\$ 5,756,336
<b>Beginning Balance</b>	\$ 3,521,657	\$ 3,643,498	\$ 5,756,336
City tax revenue	\$ 3,894,299	\$ 3,935,437	\$ 4,222,059
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ 8,910,690	\$ 9,424,677	\$ 9,813,291
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	\$ 12,804,989	\$ 13,360,114	\$ 14,035,350
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	\$ -	\$ -	\$ -
COH TIRZ interest	\$ 14,761	\$ 15,667	\$ 24,752
Interest Income	\$ -	\$ -	\$ -
<b>Other Interest Income</b>	\$ 14,761	\$ 15,667	\$ 24,752
	\$ -	\$ -	\$ -
<b>Grant Proceeds</b>	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	\$ -	\$ -	\$ -
<b>TOTAL AVAILABLE RESOURCES</b>	\$ 16,341,407	\$ 17,019,279	\$ 19,816,438

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Fund Summary  
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 TIRZ: 10  
 Fund Number: 7558/50

TIRZ Budget Line Items	FY2015 Budget	FY2016 Estimate	FY2016 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 10,250	\$ 9,614	\$ 10,250
Administration Salaries & Benefits	\$ 15,000	\$ 12,791	\$ 95,000
Auditor	\$ 11,000	\$ 12,612	\$ 13,000
Tax Consultant	\$ 8,500	\$ 8,274	\$ 8,500
Insurance	\$ 900	\$ 1,966	\$ 900
Office Administration	\$ 500	\$ -	\$ 10,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 46,150</b>	<b>\$ 45,257</b>	<b>\$ 137,650</b>
Engineering Consultants	\$ 250,000	\$ 255,286	\$ 50,000
Legal	\$ 30,000	\$ 46,951	\$ 60,000
Construction Audit	\$ 2,000	\$ -	\$ 5,000
Planning Consultants	\$ -	\$ -	\$ -
<b>Program and Project Consultants</b>	<b>\$ 282,000</b>	<b>\$ 302,237</b>	<b>\$ 115,000</b>
<b>Management consulting services</b>	<b>\$ 328,150</b>	<b>\$ 347,494</b>	<b>\$ 252,650</b>
Capital Expenditures (See CIP Schedule)	\$ -	\$ -	\$ 250,000
<b>TIRZ Capital Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>
Friendswood	\$ -	\$ -	\$ 1,800,000
Holley-Guniganti	\$ 1,550	\$ 1,550	\$ 1,550
Forestar Group/Kingwood Partners	\$ 281,550	\$ 281,550	\$ 400,000
Classic Contractors/Gene Mendel	\$ 73,600	\$ 73,600	\$ 100,000
Amvest-Skylark	\$ 226,800	\$ 226,800	\$ 260,000
Meritage	\$ 220,500	\$ 220,500	\$ 270,000
<b>Developer / Project Reimbursements</b>	<b>\$ 804,000</b>	<b>\$ 804,000</b>	<b>\$ 2,831,650</b>
CO Debt Service			
Principal	\$ 1,572,169	\$ -	\$ 2,014,199
Interest	\$ 118,457	\$ -	\$ 141,187
<b>System debt service</b>	<b>\$ 1,690,626</b>	<b>\$ -</b>	<b>\$ 2,155,386</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 2,822,776</b>	<b>\$ 1,151,494</b>	<b>\$ 5,489,586</b>
Payment/transfer to ISD - educational facilities	\$ 8,910,690	\$ 9,424,677	\$ 9,813,291
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 194,715	\$ 196,772	\$ 211,103
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ 490,000	\$ 490,000	\$ 490,000
<b>Total Transfers</b>	<b>\$ 9,595,405</b>	<b>\$ 10,111,449</b>	<b>\$ 10,514,394</b>
<b>Total Budget</b>	<b>\$ 12,418,181</b>	<b>\$ 11,262,943</b>	<b>\$ 16,003,980</b>
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Debt Service	\$ -	\$ -	\$ -
UNRESTRICTED Funds	\$ 3,923,226	\$ 5,756,336	\$ 3,812,458
<b>Ending Fund Balance</b>	<b>\$ 3,923,226</b>	<b>\$ 5,756,336</b>	<b>\$ 3,812,458</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 16,341,407</b>	<b>\$ 17,019,279</b>	<b>\$ 19,816,438</b>

Notes.

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)	
			Through 2014	Projected 2015	2016	2017	2018	2019	2020	FY16- FY20 Total				
E	T-1003	Kingwood Park and Community Center	\$ 176,000	-	-	-	-	-	-	-	-	-	-	176,000
E	T-1005	Kingwood West Fire Station Land Acquisition	\$ 400,000	-	-	-	-	-	-	-	-	-	-	400,000
E	T-1006	Intersection/Pedestrian Safety Improvements	\$ -	-	-	-	-	-	-	-	-	-	-	-
E	T-1007	Northpark Drive/UPPR Grade Separation	\$ -	-	250,000	1,460,000	1,460,000	26,288,829	26,288,829	26,288,829	26,288,829	26,288,829	55,747,658	55,747,658
<b>Totals</b>			\$ 576,000	\$ -	\$ 250,000	\$ 1,460,000	\$ 1,460,000	\$ 26,288,829	\$ 26,288,829	\$ 26,288,829	\$ 26,288,829	\$ 56,747,658	\$ 56,323,658	

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Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2014	Projected 2015	2016	2017	2018	2019	2020	FY16-FY20 Total			
TIRZ Funds	576,000	-	250,000	292,000	292,000	2,718,000	2,718,000	6,270,000	6,270,000	6,846,000	
City of Houston	-	-	-	-	-	-	-	-	-	-	
Grants	-	-	-	1,168,000	1,168,000	23,570,829	23,570,829	49,477,658	49,477,658	49,477,658	
Other	-	-	-	-	-	-	-	-	-	-	
<b>Project Total</b>	<b>576,000</b>	<b>-</b>	<b>250,000</b>	<b>1,460,000</b>	<b>1,460,000</b>	<b>26,288,829</b>	<b>26,288,829</b>	<b>56,747,668</b>	<b>56,747,668</b>	<b>56,323,668</b>	

Project:	Intersection/Pedestrian Safety Improvements		City Council District		Key Map:		WBS.:		T-1006	
	Location:	Served:	E	E	Geo. Ref.:	Neighborhood:				
<b>Description:</b>	Signalized Intersection, crosswalks and pedestrian safe to cross infrastructure needed at the intersection of North Park Drive at Woodbridge Pkwy/Hidden Pines Drive.									
<b>Justification:</b>	Increased commercial development and growth of adjacent residential subdivisions have triggered safety considerations and the need for a signalized intersection.									
<b>Operating and Maintenance Costs: (\$ Thousands)</b>										
	2016	2017	2018	2019	2020	Total				
Personnel	-	-	-	-	-	\$ -				
Supplies	-	-	-	-	-	\$ -				
Svcs. & Chgs.	-	-	-	-	-	\$ -				
Capital Outlay	-	-	-	-	-	\$ -				
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
FTEs										
<b>Fiscal Year Planned Expenses</b>										
<b>Project Allocation</b>	Thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
1 Planning	-	35,000	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	50,000	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	600,000	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ 685,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>										
TIRZ Funds	-	685,000	-	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ 685,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Project:</b>	<b>Northpark Drive/UPRR Grade Separation</b>		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-1007</b>					
	<b>Location:</b>		<b>Geo. Ref.:</b>		<b>2016</b>		<b>2017</b>		<b>2018</b>					
	<b>Served:</b>		<b>Neighborhood:</b>		<b>E</b>		<b>E</b>		<b>E</b>					
<b>Description:</b>	Northpark Drive is one of two major thoroughfares connecting the Kingwood community to IH 69 (US 59). A grade separation is proposed along Northpark Drive over UPRR tracks and FM 494.													
<b>Justification:</b>	Increased rail traffic on UPRR tracks is causing excessive delays to Kingwood Community. Emergency response time is severely impaired when the tracks are blocked by a train; accident rate at this IRR crossing is increasing.													
			<b>Operating and Maintenance Costs: (\$ Thousands)</b>											
			2016		2017		2018		2019		2020		Total	
Personnel													\$ -	
Supplies													\$ -	
Svcs. & Chgs.													\$ -	
Capital Outlay													\$ -	
<b>Total</b>			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
<b>FTEs</b>														

**Fiscal Year Planned Expenses**

Project Allocation	Phase	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
1	Planning	-	-	-	250,000	-	-	-	-	\$ 250,000	\$ 250,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	1,200,000	1,200,000	200,000	200,000	\$ 2,800,000	\$ 2,800,000
4	Construction	-	-	-	-	-	-	25,698,829	25,698,829	\$ 51,397,658	\$ 51,397,658
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	260,000	260,000	390,000	390,000	\$ 1,300,000	\$ 1,300,000
<b>Other Sub-Total:</b>		-	-	-	-	260,000	260,000	390,000	390,000	\$ 1,300,000	\$ 1,300,000
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 250,000	\$ 1,460,000	\$ 1,460,000	\$ 26,288,829	\$ 26,288,829	\$ 55,747,658	\$ 55,747,658

Source of Funds	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	250,000	292,000	292,000	2,718,000	2,718,000	\$ 6,270,000	\$ 6,270,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	1,168,000	1,168,000	23,570,829	23,570,829	\$ 49,477,658	\$ 49,477,658
<b>Total Funds</b>	\$ 250,000	\$ 1,460,000	\$ 1,460,000	\$ 26,288,829	\$ 26,288,829	\$ 55,747,658	\$ 55,747,658