



# CITY OF HOUSTON

**Sylvester Turner**

Mayor

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**To:** Mayor Sylvester Turner

**From:** Andrew F. Icken  
*Chief Development Officer*

**Subject:** TIRZ FY24 Budgets

**Date:** September 14, 2023

**TIRZ budget to be presented to City Council on *September 26, 2023*, for consideration and approval are listed below:**

**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 actual incremental property tax revenue is \$19.5M, comprised entirely of City increment.

The FY24 budget is \$20.5M, which allocates \$299K for management and consulting services, \$6.6M for capital projects, \$3M for developer and project reimbursements, and \$7.36M for debt service. The budget also includes a transfer to the City for administration fees (\$976K) and the municipal services charge (\$2.25M).

The FY24 capital projects include the deepening of W140 detention basin with straw extensions (\$4.7M); Phase 2 of Memorial Dr. drainage and mobility improvements (\$669K); Phase 1 of Memorial Dr. drainage and mobility improvements (\$500K); and N. Gessner drainage and mobility improvements (\$482K).

The Five-Year CIP is \$87M.

**FY23 – FY27 CIP: \$87M**

**FY24 – FY28 CIP: \$87M**

**Projects ADDED for FY24 – FY28:**

- None

**TIRZ #19 – UPPER KIRBY (DISTRICT C, G)** was created to provide plans and programs needed to attract private investment in residential, commercial, and retail development in the Upper Kirby area through the design and construction of roadway and streets, public utility infrastructure, street lighting, pedestrian improvements, parks and real property acquisition.

The actual incremental property tax revenue is \$18.5M, comprised entirely of City increment.

The FY24 budget is \$13M, which allocates \$338K for management and consulting services, \$3.76M for capital projects, \$1.29M for developer and project reimbursements, and \$3.7M for debt service. The budget also includes a transfer to the City for administration fees (\$922.5K) and the municipal services charge (\$3.7M).

The FY24 capital projects include improvements to South Post Oak Intersection Improvements (\$1.3M); Affordable Housing Infrastructure (\$1.1M); Curb and Sidewalk Repairs and Improvements (\$600K); and Greenspace and Landscape Improvements (\$550K).

The Five-Year CIP is \$77M.

**FY23 – FY27 CIP: \$65.9M**

**FY24 – FY28 CIP: \$77M**

**Projects ADDED for FY24 – FY28:**

- None

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**TIRZ #21 – HARDY YARDS/NEAR NORTHSIDE (DISTRICT B, H)** was created to provide plans and programs needed to transform a former Union Pacific rail yard site into a transit-oriented, mixed-use development consisting of affordable housing, the construction or reconstruction of roadways and streets, utility systems, parks, hike and bike trails, mobility improvements, land acquisition, environmental remediation, and other community focused enhancements.

The actual incremental property tax revenue is \$2.3M, comprised entirely of City increment.

The FY24 budget is \$3.3M, which allocates \$233K for management and consulting services, \$1.6M for capital projects, and \$599K for developer agreements. The budget also includes transfers to the City for administration fees (\$117K) and for affordable housing (\$778K).

The FY24 capital projects include improvements to the Pickney St Hike and Bike Trail (\$700K); schematic design for the Hogan/Lorraine Corridor (\$372K); mobility improvements along Main St. (\$270K); and planting street trees in partnership with Trees for Houston (\$100K).

The Five-Year CIP is \$2.1M.

**FY23 – FY27 CIP: \$1.7M**

**FY24 – FY28 CIP: \$2.1M**

**Projects ADDED for FY24 – FY28:**

- None

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**TIRZ #22 – LELAND WOODS (DISTRICT B)** was created to provide plans and programs needed to design and construction affordable housing and related public green space on approximately 80 acres of vacant land located in the northeast Houston area through the design and construction of roadways and streets, public utility systems, sidewalks and pedestrian and public open space enhancements.

The actual incremental property tax revenue is \$1.4M, comprised entirely of City increment.

The FY24 budget is \$1.1M, which allocates \$166K for management and consulting services, \$778K for capital projects, and \$70K for developer and project reimbursements. The budget also includes transfers to the city for administration fees (\$71K).

The FY24 capital projects include Zone-wide mobility and drainage improvements (\$650K); street signage improvements (\$78K); and civic art projects (\$25K).

The Five-Year CIP is \$2.7M.

**FY23 – FY27 CIP: \$260K**

**FY24 – FY28 CIP: \$2.7M**

**Projects ADDED for FY24 – FY28:**

- Street signage improvements will help restore the proper signage and enhance public safety by repairing or replacing existing damaged or missing street signs.