



CITY OF HOUSTON


Sylvester Turner

Mayor

Andrew F. Icken
Chief Development Officer
P.O. Box 1562
Houston, Texas 77251-1562

T - 832-393-1064
F - 832-393-0844
www.houstontx.gov

To: Mayor Sylvester Turner

From: Andrew F. Icken 
Chief Development Officer

Subject: TIRZ FY24 Budgets

Date: September 21, 2023

TIRZ budget to be presented to City Council on *October 3, 2023*, for consideration and approval are listed below:

As required by the newly approved TIRZ policy, the Budget and CIP will reflect only projects that have a defined funding source including increment revenue, “council approved” bond proceeds or grant funding. Each TIRZ is required to submit CIP supplemental schedules reflecting the source of funding for capital projects. Any additional funding required for CIP projects must be clearly disclosed.

TIRZ #3 – MAIN STREET/MARKET SQUARE (DISTRICT C, H, I) was created to stimulate new residential development in the 9-Block area surrounding the Rice Hotel. Since then, the Zone has expanded to create pedestrian and transit amenities, to catalyze new investment, enhance connections between the eastern and western sectors of downtown, and to support the Buffalo Bayou Parklands.

The actual incremental property tax revenue is \$30.9M, comprised of \$23.1M in City increment, \$144K in County increment, and \$7.7M in Houston ISD increment.

The FY24 budget is \$31.9M, which allocates \$808K for management and consulting services, \$9.8M for capital projects, \$9.2M for developer and project reimbursements, and \$4.2M for debt service. The budget also includes transfers to HISD for educational facilities (\$4.6M) and for administration fees (\$25K), to the County for administration fees (\$7.2K), and to the City for administration fees (\$1.2M), the municipal services charge (\$1.1M), and the supplemental municipal services charge (\$980K).

The FY24 capital projects include a new office conversion incentive program (\$5M); pedestrian lighting improvements (\$1.5M); pedestrian, multi-modal, and safety improvements along the Main Street corridor (\$1M); and pedestrian improvements across the Montrose Bridge at Allen Parkway (\$1M).

The Five-Year CIP is \$47.6M.

FY23 – FY27 CIP: \$64.6M

FY24 – FY28 CIP: \$47.6M

Projects ADDED for FY24 – FY28:

- Engineering and placemaking solutions along the Main Street corridor from Lamar to the Buffalo Bayou to enhance pedestrian safety and multi-modal use to reduce retail vacancy.

- Infrastructure and residential conversion improvement opportunities in the Warehouse District as a means of enhancing and incentivizing further private and institutional development.
-

TIRZ #11 – GREENSPPOINT (DISTRICT B) was created to facilitate the revitalization of Greenspoint from a blighted area suffering from significant social and economic stress to a viable mixed-use community through the financing of public infrastructure, parks and recreational projects, public parking, flood control, workforce housing and environmental/remediation mitigation projects.

The actual incremental property tax revenue is \$20.7M, comprised of \$8.6M in City increment, \$1.3M in Lone Star Community College increment, \$1.2M in Spring ISD increment, and \$9.6M in Aldine ISD increment.

The FY24 budget is \$32.6M, which allocates \$352K for management and consulting services, \$26.5M for capital projects, and \$2.7M in debt service. The budget also includes transfers for administration fees to the City (\$117K), to Lone Star Community College (\$25K), to Spring ISD (\$25K), to Aldine ISD (\$25K), and the municipal services charge (\$2.6M).

The FY24 capital projects include committed funds for the Greenspoint Public Safety Campus (\$12M); upgrades and additional amenities to the North Houston Skate Park, Rockstar Energy Bike Park, and Dylan Park (\$7M); Greens Road Street and drainage improvements (\$3.1M); and Kuykendahl landscaping improvements (\$1.4M).

The Five-Year CIP is \$63.5M.

FY23 – FY27 CIP: \$96.4M

FY24 – FY28 CIP: \$63.5M

Projects ADDED for FY24 – FY28:

- None