CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 BUDGET PROFILE

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

PROFILE

Base Year:	1997
Base Year Taxable Value:	$ 8,959,080
Projected Taxable Value (TY2024):	$ 1,861,639,475
Current Taxable Value (TY2023):	$ 1,795,283,600
Acres:	4,052.67
Administrator (Contact):	Ralph De Leon
Contact Number:	(832) 978-5910

NARRATIVE

Zone Purpose:

Tax Increment Reinvestment Zone Number Ten, City of Houston, Texas was created to develop plans and programs to support and facilitate planned residential and commercial developments in a manner consistent with the Kingwood Association Service Plan, which annexed the area into the City of Houston.

PROJECT PLAN

	Total Plan	Cumulative Expenses (to 6/30/23)	Variance
Capital Projects:			
Public Utilities	$ 125,000,000	$ 56,751,490	$ 68,248,510
Street Reconstruction	225,000,000	36,957,634	$ 188,042,366
Drainage and Detention	304,409,140	-	$ 304,409,140
Parks and Recreational Facilities	20,000,000	-	$ 20,000,000
Cultural and Public Facilities	25,000,000	7,710,269	$ 17,289,731
Economic Development Programs	25,000,000	-	$ 25,000,000
Wastewater Treatment	8,330,000	-	$ 8,330,000
	-	-	$ -
Total Capital Projects	$ 732,739,140	$ 101,419,393	$ 631,319,747
	-	-	-
Educational Facilities Project Costs	299,583,654	187,912,007	111,671,647
Financing Costs	-	-	-
Administration Costs/ Professional Services	3,000,000	4,045,237	(1,045,237)
Creation Costs	260,000	260,000	-
Total Project Plan	$ 1,035,582,794	$ 293,636,637	$ 741,946,157

DEBT

Additional Financial Data	FY2024 Budget	FY2024 Estimate	FY2025 Budget
Debt Service Other			
Principal	$ -	$ -	$ 1,090,000
Interest	$ -	$ 1,589,025	$ 1,561,775
	Balance as of 6/30/23	**Projected Balance as of 6/30/24**	**Projected Balance as of 6/30/25**
Year End Outstanding (Principal)			
Bond Debt	$ 44,040,000	$ 42,450,975	$ 39,799,200
Bank Loan	$ -	$ -	$ -
Line of Credit	$ -	$ -	$ -
Developer Agreement	$ 20,632,887	$ 17,795,903	$ 14,292,215
Other	$ -	$ -	$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimate	FY2025 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	$ 52,287,830	$ 58,700,392	$ 46,441,303
RESTRICTED Funds - Affordable Housing	$ -	$ -	$ -
RESTRICTED Funds - Bond Debt Service	$ -	$ 2,765,885	$ 4,354,910
Beginning Balance	**$ 52,287,830**	**$ 61,466,277**	**$ 50,796,213**
City tax revenue	$ 8,804,143	$ 8,136,623	$ 8,486,262
County tax revenue	$ -	$ -	$ -
ISD tax revenue	$ 14,435,040	$ 12,507,592	$ 12,507,592
Incremental property tax revenue	**$ 23,239,183**	**$ 20,644,215**	**$ 20,993,854**
Miscellaneous revenue	**$ -**	**$ -**	**$ -**
COH TIRZ interest	$ 4,000	$ 4,000	$ 4,000
Interest Income	$ 175,000	$ 1,729,317	$ 1,551,800
Other Interest Income	**$ 179,000**	**$ 1,733,317**	**$ 1,555,800**
	$ -	$ -	$ -
City of Houston	$ -	$ -	$ -
	$ -	$ -	$ -
Grant Proceeds	**$ -**	**$ -**	**$ -**
	$ -	$ -	$ -
Proceeds from Bank Loan	**$ -**	**$ -**	**$ -**
	$ -	$ -	$ 16,400,000
Contract Revenue Bond Proceeds	**$ -**	**$ -**	**$ 16,400,000**
TOTAL AVAILABLE RESOURCES	**$ 75,706,013**	**$ 83,843,809**	**$ 89,745,867**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimate	FY2025 Budget
EXPENDITURES			
Accounting	$ 20,000	$ 18,333	$ 20,000
Administration Salaries & Benefits	$ 108,000	$ 118,961	$ 180,000
Auditor	$ 15,000	$ 19,750	$ 20,000
Tax Consultant	$ 13,000	$ 14,227	$ 15,000
Insurance	$ 2,800	$ 6,408	$ 6,500
Office Administration	$ 15,000	$ 5,418	$ 10,000
TIRZ Administration and Overhead	**$ 173,800**	**$ 183,097**	**$ 251,500**
Engineering Consultants	$ 50,000	$ 50,320	$ 50,000
Legal	$ 60,000	$ 134,749	$ 100,000
Construction Audit	$ 10,000	$ -	$ -
Planning Consultants	$ -	$ -	$ -
Program and Project Consultants	**$ 120,000**	**$ 185,069**	**$ 150,000**
Management consulting services	**$ 293,800**	**$ 368,166**	**$ 401,500**
Capital Expenditures (See CIP Schedule)	$ 32,288,844	$ 15,171,859	$ 20,183,938
TIRZ Capital Expenditures	**$ 32,288,844**	**$ 15,171,859**	**$ 20,183,938**
Friendswood - Royal Brook	$ 758,628	$ 852,279	$ 1,069,705
Holley-Guniganti	$ 32,334	$ -	$ 34,447
Barrington	$ 479,760	$ 427,415	$ 504,013
Classic Contractors/Gene Mendel	$ 251,059	$ 208,280	$ 263,660
Amvest-Skylark	$ 363,663	$ 321,343	$ 381,851
Riverpoint Village	$ 79,627	$ 65,540	$ 83,617
Meritage	$ 363,385	$ 337,876	$ 381,568
MainStreet - Lovett	$ 311,686	$ 247,174	$ 330,877
Stratus Kingwood Place	$ 431,464	$ 377,077	$ 453,950
Developer / Project Reimbursements	**$ 3,071,606**	**$ 2,836,984**	**$ 3,503,688**
Bond Debt Service (Series 2021)			
Principal	$ 794,513	$ -	$ 1,090,000
Interest	$ 794,513	$ 1,589,025	$ 1,561,775
Cost of Issuance	$ -	$ -	$ -
Loan Debt Service	$ -		
Principal	$ -	$ -	$ -
Interest	$ -	$ -	$ -
Line of Credit			
Principal	$ -	$ -	$ -
Interest	$ -	$ -	$ -
Convenience Fee	$ -	$ -	$ -
System Debt Service	**$ 1,589,026**	**$ 1,589,025**	**$ 2,651,775**
TOTAL PROJECT COSTS	**$ 37,243,276**	**$ 19,966,034**	**$ 26,740,901**
Payment/transfer to ISD - educational facilities	$ 14,435,040	$ 12,507,592	$ 12,507,592
Payment/transfer to ISD - educational facilities (Pass Through)	$ -	$ -	$ -
Administration Fees:			
City	$ 440,207	$ 368,440	$ 424,313
County	$ -	$ -	$ -
ISD	$ -	$ -	$ -
HCC	$ -	$ -	$ -
Affordable Housing:			
City	$ -	$ -	$ -
County	$ -	$ -	$ -
ISD to City of Houston	$ -	$ -	$ -
Municipal Services (Payable to COH)	$ 205,530	$ 205,530	$ 205,530
Total Transfers	**$ 15,080,777**	**$ 13,081,562**	**$ 13,137,435**
Total Budget	**$ 52,324,053**	**$ 33,047,596**	**$ 39,878,336**
RESTRICTED Funds - Capital Projects	$ 15,394,635	$ 46,441,303	$ 43,950,846
RESTRICTED Funds - Contingent Liabilities	$ 5,380,000	$ -	$ -
RESTRICTED Funds - Debt Service	$ 2,607,325	$ 4,354,910	$ 5,916,685
Ending Fund Balance	**23,381,960**	**50,796,213**	**49,867,531**
Total Budget & Ending Fund Balance	**$ 75,706,013**	**$ 83,843,809**	**$ 89,745,867**

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								
			Through 2023	Projected 2024	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
E	T-1009	Kingwood Drive at Trail Wood Village & Woodland	$ -	-	-	-	-	-	-	-	-
E	T-1010	Kingwood Drive at Chestnut Ridge Drive	$ -	-	-	-	-	-	-	-	-
E	T-1011	Mill Branch Drive Reconstruction between	$ -	-	-	-	-	-	-	-	-
E	T-1012	Woodland Hills Extension TIP Application	$ -	-	-	-	-	-	-	-	-
E	T-1013	Northpark Drive Overpass Project	$ 8,043,943	13,811,870	16,987,527	16,987,527	16,885,435	-	-	50,860,489	72,716,302
E	T-1014A	Northpark Drive Reconstruction - Montgomery County CSJ: 0912-37-245	$ 1,067,575	728,498	1,635,568	1,731,423	1,200,000	10,392,369	10,392,369	25,351,729	27,147,802
E	T-1014B	Northpark Drive Reconstruction - Harris County	$ 442,817	631,491	1,470,843	1,306,269	1,150,000	21,753,724	21,753,724	47,434,560	48,508,868
E	T-1099	Concrete Panel and Sidewalk Replacement Program	$ -	-	90,000	90,000	90,000	90,000	90,000	450,000	450,000
Totals			**9,554,335**	**15,171,859**	**20,183,938**	**20,115,219**	**19,325,435**	**32,236,093**	**32,236,093**	**124,096,778**	**148,822,972**

* NOTE:
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Source of Funds	Fiscal Year Planned Appropriations								
	Through 2023	Projected 2024	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
TIRZ Funds	9,554,335	5,716,859	20,183,938	20,115,219	19,325,435	13,023,805	13,023,805	85,672,202	100,943,396
City of Houston	-	9,455,000	-	-	-	-	-	-	9,455,000
Grants	-	-	-	-	-	19,212,288	19,212,288	38,424,576	38,424,576
Other	-	-	-	-	-	-	-	-	-
Project Total	**9,554,335**	**15,171,859**	**20,183,938**	**20,115,219**	**19,325,435**	**32,236,093**	**32,236,093**	**124,096,778**	**148,822,972**

Project:	**Northpark Drive Overpass Project**	**City Council District**		**Key Map:**		
		Location:	E	**Geo. Ref.:**		**WBS.:** T-1013
		Served:	E	**Neighborhood:**		
Description:	Reconstruction of Northpark Drive into a 6 lane divided roadway with an overpass between US 69 and Russell Palmer Road.					
Justification:	Excessive congestion attributable to regular roadway closures at Union Pacific Rail Road (UPRR) tracks.					

Operating and Maintenance Costs: ($ Thousands)

	2025	2026	2027	2028	2029	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
	Phase										
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	3,917,505	241,494	224,389	-	-	-	-	-	$ -	$ 4,141,894
3	Design	3,449,728	-	350,169	102,092	102,092	-	-	-	$ 204,184	$ 4,004,081
4	Construction	-	27,349,549	13,196,531	16,885,435	16,885,435	16,885,435	-	-	$ 50,656,305	$ 63,852,836
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	676,710	4,607,801	40,781	-	-	-	-	-	$ -	$ 717,491
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	676,710	4,607,801	40,781	-	-	-	-	-	$ -	$ 717,491
	Total Allocations	$ 8,043,943	$ 32,198,844	$ 13,811,870	$ 16,987,527	$ 16,987,527	$ 16,885,435	$ -	$ -	$ 50,860,489	$ 72,716,302
	Source of Funds										
	TIRZ Funds	8,043,943	32,198,844	4,356,870	16,987,527	16,987,527	16,885,435	-	-	$ 50,860,489	$ 63,261,302
	City of Houston	-		9,455,000	-	-	-	-	-	$ -	$ 9,455,000
	Grants	-	-	-		-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ 8,043,943	$ 32,198,844	$ 13,811,870	$ 16,987,527	$ 16,987,527	$ 16,885,435	$ -	$ -	$ 50,860,489	$ 72,716,302

*NOTE:

Project:	**Northpark Drive Reconstruction - Montgomery County CSJ: 0912-37-245**	**City Council District**		**Key Map:**		**WBS.:** T-1014A
		Location:	E	**Geo. Ref.:**		
		Served:	E	**Neighborhood:**		
Description:	Reconstruction of Northpark Drive from Russell Palmer Road to Woodland Hills Drive including elevation of roadway at Briar Branch above 500 year flood elevation and a pedestrian underpass at Plum Valley Drive.					
Justification:	Excessive vehicular congestion combined with regular roadway inundation at Briar Branch prohibits emergency access to Kingwood residents during high water events.					

Operating and Maintenance Costs: ($ Thousands)

	2025	2026	2027	2028	2029	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
	Phase										
1	Planning	1,067,575	-	378,586	169,857	-	-	-	-	$ 169,857	$ 1,616,018
2	Acquisition	-	-	-	1,000,000	1,000,000	1,000,000	-	-	$ 3,000,000	$ 3,000,000
3	Design	-	-	349,912	465,711	731,423	200,000	-	-	$ 1,397,134	$ 1,747,046
4	Construction	-	-	-		-	-	10,292,369	10,292,369	$ 20,584,738	$ 20,584,738
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	100,000	100,000	$ 200,000	$ 200,000
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	-	-	-	-	-	100,000	100,000	$ 200,000	$ 200,000
	Total Allocations	$ 1,067,575	$ -	$ 728,498	$ 1,635,568	$ 1,731,423	$ 1,200,000	$ 10,392,369	$ 10,392,369	$ 25,351,729	$ 27,147,802
	Source of Funds										
	TIRZ Funds	1,067,575	-	728,498	1,635,568	1,731,423	1,200,000	971,705	971,705	$ 6,510,401	$ 8,306,474
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	-	-		-	-	9,420,664	9,420,664	$ 18,841,328	$ 18,841,328
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ 1,067,575	$ -	$ 728,498	$ 1,635,568	$ 1,731,423	$ 1,200,000	$ 10,392,369	$ 10,392,369	$ 25,351,729	$ 27,147,802

*NOTE: Northpark Drive Reconstruction CSJ:0912-72-618

Project:	**Northpark Drive Reconstruction - Harris County** **CSJ: 0912-72-618**	**City Council District**		**Key Map:**		**WBS.:**	**T-1014B**
		Location:	E	**Geo. Ref.:**			
		Served:	E	**Neighborhood:**			
Description:	Reconstruction of Northpark Drive from Russell Palmer Road to Woodland Hills Drive including elevation of roadway at Briar Branch above 500 year flood elevation and a pedestrian underpass at Plum Valley Drive.						
Justification:	Excessive vehicular congestion combined with regular roadway inundation at Briar Branch prohibits emergency access to Kingwood residents during high water events.						

Operating and Maintenance Costs: ($ Thousands)

	2025	2026	2027	2028	2029	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	442,817	-	385,600	8,306	-	-	-	-	$ 8,306	$ 836,723
2	Acquisition	-	-	-	1,000,000	1,000,000	1,000,000	-	-	$ 3,000,000	$ 3,000,000
3	Design	-	-	245,891	462,537	306,269	150,000	-	-	$ 918,806	$ 1,164,697
4	Construction	-	-	-	-	-	-	21,653,724	21,653,724	$ 43,307,448	$ 43,307,448
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-		-	-	-	100,000	100,000	$ 200,000	$ 200,000
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	100,000	100,000	$ 200,000	$ 200,000
Total Allocations		$ 442,817	$ -	$ 631,491	$ 1,470,843	$ 1,306,269	$ 1,150,000	$ 21,753,724	$ 21,753,724	$ 47,434,560	$ 48,508,868
Source of Funds											
TIRZ Funds		442,817	-	631,491	1,470,843	1,306,269	1,150,000	11,962,100	11,962,100	$ 27,851,312	$ 28,925,620
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-		-	-	9,791,624	9,791,624	$ 19,583,248	$ 19,583,248
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ 442,817	$ -	$ 631,491	$ 1,470,843	$ 1,306,269	$ 1,150,000	$ 21,753,724	$ 21,753,724	$ 47,434,560	$ 48,508,868

*NOTE: Northpark Drive Reconstruction CSJ:0912-37-245

Project:	**Concrete Panel and Sidewalk Replacement Program**	**City Council District**		**Key Map:**		
		Location:	E	**Geo. Ref.:**		**WBS.:** T-1099
		Served:	E	**Neighborhood:**		
Description:	HPW Street Maintenance Program					
Justification:	Mobility improvements to extend life of roads.					

Operating and Maintenance Costs: ($ Thousands)

	2025	2026	2027	2028	2029	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
	Phase										
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	-	-	-	-	-	$ -	$ -
4	Construction	-	-		-	-	-	-	-	$ -	$ -
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	90,000	-	90,000	90,000	90,000	90,000	90,000	$ 450,000	$ 450,000
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	90,000	-	90,000	90,000	90,000	90,000	90,000	$ 450,000	$ 450,000
	Total Allocations	$ -	$ 90,000	$ -	$ 90,000	$ 90,000	$ 90,000	$ 90,000	$ 90,000	$ 450,000	$ 450,000
	Source of Funds										
	TIRZ Funds	-	90,000	-	90,000	90,000	90,000	90,000	90,000	$ 450,000	$ 450,000
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	-	-		-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ 90,000	$ -	$ 90,000	$ 90,000	$ 90,000	$ 90,000	$ 90,000	$ 450,000	$ 450,000