

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2025 BUDGET PROFILE

Fund Summary  
 Fund Name: **City Park Redevelopment Authority**  
 TIRZ: **12**  
 Fund Number: **7560/50**

<b>P R O J E C T P L A N</b>	<b>Base Year:</b>	1998
	<b>Base Year Taxable Value:</b>	\$ 2,410,450
	<b>Projected Taxable Value (TY2024):</b>	\$ 752,106,899
	<b>Current Taxable Value (TY2023):</b>	\$ 717,808,514
	<b>Acres:</b>	685.22
	<b>Administrator (Contact):</b>	Hawes Hill and Associates
	<b>Contact Number:</b>	713-595-1209

<b>N A R R A T I V E</b>	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Zone Number Twelve, City of Houston, Texas was created to facilitate the construction of single family and multi-family housing and associated retail and commercial development, and associated roadway and street reconstruction including utilities, sidewalks and lighting. Additional efforts consisted of the design and construction of recreational facilities, environmental remediation and land acquisition.
	The Houston City Council approved Ordinance No. 2020-1066 enlarging the boundaries of the Zone and Ordinance No. 2020-1067 approving the First Amendment to the Project Plan and extending the duration of the Zone until December 31, 2050.
	In FY 2024, the TIRZ will focus on public utility and drainage improvements throughout the TIRZ Boundary.
	In FY 2025, the TIRZ will focus on improvements to Seamist Drive from 11th Street to Kury Lane, and mobility projects.

		Total Plan	Cumulative Expenses (to 6/30/23)	Variance
<b>P R O J E C T P L A N</b>	<b>Capital Projects:</b>			
	East T.C. Jester Blvd/Bevis Street	\$ 3,685,000	\$ 5,163,277	\$ (1,478,277)
	Park Facilities	1,510,000	1,236,986	273,014
	Environmental Study	75,000	305,737	(230,737)
	Hike & Bike Trail	100,000	-	100,000
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	<b>Total Capital Projects</b>	\$ 5,370,000	\$ 6,706,000	\$ (1,336,000)
<b>Affordable Housing</b>	-	-	-	
<b>School &amp; Education/Cultural Facilities</b>	7,996,366	4,382,365	3,614,001	
<b>Financing Costs</b>	2,937,350	1,581,933	1,355,417	
<b>Administration Costs/ Professional Services</b>	420,000	2,519,876	(2,099,876)	
<b>Creation Costs</b>	-	-	-	
<b>Total Project Plan</b>	\$ 16,723,716	\$ 15,190,174	\$ 1,533,542	

		FY2024 Budget	FY2024 Estimate	FY2025 Budget
<b>D E B T</b>	<b>Additional Financial Data</b>			
	<u>Debt Service</u>	\$ 264,616	\$ 277,059	\$ 266,105
	Principal	\$ 245,000	\$ 245,000	\$ 250,000
	Interest	\$ 19,616	\$ 32,059	\$ 16,105
		<b>Balance as of 6/30/23</b>	<b>Projected Balance as of 6/30/24</b>	<b>Projected Balance as of 6/30/25</b>
	<u>Year End Outstanding (Principal)</u>	\$ -	\$ -	\$ -
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ 1,520,000	\$ 1,275,000	\$ 1,025,000
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2025 BUDGET DETAIL

Fund Summary  
 Fund Name: City Park Redevelopment Authority  
 TIRZ: 12  
 Fund Number: 7560/50

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimate	FY2025 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 2,699,138	\$ 2,726,585	\$ 3,386,585
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
<b>Beginning Balance</b>	<b>\$ 2,699,138</b>	<b>\$ 2,726,585</b>	<b>\$ 3,386,585</b>
City tax revenue	\$ 1,586,638	\$ 1,503,393	1,648,370
County tax revenue	\$ -	\$ -	-
ISD tax revenue	\$ 498,665	\$ 304,934	304,934
ISD tax revenue - Pass Through	\$ -	\$ 204,360	\$ 263,923
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 2,085,303</b>	<b>\$ 2,012,687</b>	<b>\$ 2,217,227</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 120	\$ 127	\$ 120
<b>Other Interest Income</b>	<b>\$ 120</b>	<b>\$ 127</b>	<b>\$ 120</b>
	\$ 600,821	\$ -	\$ 600,821
<b>Grant Proceeds</b>	<b>\$ 600,821</b>	<b>\$ -</b>	<b>\$ 600,821</b>
	\$ 3,500,000	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ 3,500,000</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 8,885,382</b>	<b>\$ 4,739,399</b>	<b>\$ 6,204,753</b>

**CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2025 BUDGET DETAIL**

Fund Summary  
Fund Name: **City Park Redevelopment Authority**  
TIRZ: **12**  
Fund Number: **7560/50**

<b>EXPENDITURES</b>			
Accounting	\$ 12,000	\$ 8,000	\$ 12,000
Administration Salaries & Benefits	\$ 38,400	\$ 38,400	\$ 48,000
Auditor	\$ 11,000	\$ 11,500	\$ 12,000
Bond Services/Trustee/Financial Advisor	\$ -	\$ -	\$ -
Insurance	\$ 1,000	\$ 2,225	\$ 3,000
Website	\$ 5,700	\$ 5,700	\$ 5,700
Office Administration	\$ 3,000	\$ 3,000	\$ 3,500
<b>TIRZ Administration and Overhead</b>	<b>\$ 71,100</b>	<b>\$ 68,825</b>	<b>\$ 84,200</b>
Engineering Consultants	\$ 50,000	\$ -	\$ -
Legal	\$ 25,000	\$ 12,000	\$ 25,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 50,000	\$ 30,000	\$ 50,000
<b>Program and Project Consultants</b>	<b>\$ 125,000</b>	<b>\$ 42,000</b>	<b>\$ 75,000</b>
<b>Management consulting services</b>	<b>\$ 196,100</b>	<b>\$ 110,825</b>	<b>\$ 159,200</b>
Capital Expenditures (See CIP Schedule)	\$ 4,175,000	\$ 575,000	\$ 1,775,000
<b>TIRZ Capital Expenditures</b>	<b>\$ 4,175,000</b>	<b>\$ 575,000</b>	<b>\$ 1,775,000</b>
Loan debt service			
Principal	\$ 245,000	\$ 245,000	\$ 250,000
Interest	\$ 19,616	\$ 32,059	\$ 16,105
Cost of Issuance	\$ -	\$ -	\$ -
Loan debt service (2023)			
Principal	\$ 742,000	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -
<b>System debt service</b>	<b>\$ 1,006,616</b>	<b>\$ 277,059</b>	<b>\$ 266,105</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 5,377,716</b>	<b>\$ 962,884</b>	<b>\$ 2,200,305</b>
Payment/transfer to ISD - educational facilities	\$ 196,674	\$ 85,400	\$ 85,400
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ 204,360	\$ 263,923
Administration Fees:			
City	\$ 79,332	\$ 75,170	\$ 82,419
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ -	\$ -	\$ -
<b>Total Transfers</b>	<b>\$ 301,006</b>	<b>\$ 389,930</b>	<b>\$ 456,742</b>
<b>Total Budget</b>	<b>\$ 5,678,722</b>	<b>\$ 1,352,814</b>	<b>\$ 2,657,047</b>
RESTRICTED Funds - Capital Projects	\$ 3,206,660	\$ 3,386,585	\$ 3,547,706
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
<b>Ending Fund Balance</b>	<b>3,206,660</b>	<b>3,386,585</b>	<b>3,547,706</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 8,885,382</b>	<b>4,739,399</b>	<b>6,204,753</b>

Notes:

**2025 - 2029 CAPITAL IMPROVEMENT PLAN  
TIRZ 12  
CIP by Project**

**CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division**

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY25 - FY29 Total	Cumulative Total (To Date)
			Through 2023	Projected 2024	2025	2026	2027	2028	2029		
A, C	T-1201	Public Utility and Drainage Improvements	\$ 19,179	25,000	800,000	-	-	-	3,000,000	3,800,000	3,844,179
A, C	T-1202	Roadway and Mobility Improvements	\$ 6,080	150,000	750,000	750,000	750,000	500,000	500,000	3,250,000	3,406,080
A, C	T-1203	Sidewalk Replacement and Pedestrian Safety Improvements	\$ 8,560	-	50,000	-	-	-	-	50,000	58,560
A, C	T-1204	Parks and Greenspace Improvements	\$ -	-	50,000	-	-	-	-	50,000	50,000
A, C	T-1205	12th Street Drainage and Mobility Improvements	\$ -	-	-	-	500,000	2,000,000	500,000	3,000,000	3,000,000
A, C	T-1206	Seamist Drive Reconstruction (11th Street to Kury Lane)	\$ -	400,000	100,000	2,300,000	-	-	-	2,400,000	2,800,000
A,C	T-1207	Multimodal Connectivity to Jaycee Park	\$ -	-	-	300,000	2,800,000	-	-	3,100,000	3,100,000
A, C	T-1299	Concrete Panel Replacement Program	\$ -	-	25,000	25,000	25,000	25,000	25,000	125,000	125,000
<b>Totals</b>			<b>\$ 33,819</b>	<b>\$ 575,000</b>	<b>\$ 1,775,000</b>	<b>\$ 3,375,000</b>	<b>\$ 4,075,000</b>	<b>\$ 2,525,000</b>	<b>\$ 4,025,000</b>	<b>\$ 15,775,000</b>	<b>\$ 16,383,819</b>

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2025 - 2029 CAPITAL IMPROVEMENT PLAN  
TIRZ 12  
CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations							FY25 - FY29 Total	Cumulative Total (To Date)
	Through 2023	Projected 2024	2025	2026	2027	2028	2029		
TIRZ Funds	33,819	575,000	1,174,179	3,375,000	1,475,000	2,525,000	4,025,000	12,574,179	13,182,998
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	600,821	-	2,600,000	-	-	3,200,821	3,200,821
Other	-	-	-	-	-	-	-	-	-
<b>Project Total</b>	<b>33,819</b>	<b>575,000</b>	<b>1,775,000</b>	<b>3,375,000</b>	<b>4,075,000</b>	<b>2,525,000</b>	<b>4,025,000</b>	<b>15,775,000</b>	<b>16,383,819</b>













<b>Project:</b> Multimodal Connectivity to Jaycee Park		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-1207</b>					
		<b>Location:</b> A,C		<b>Geo. Ref.:</b>											
		<b>Served:</b> A,C		<b>Neighborhood:</b>											
<b>Description:</b> The project will construct safe multimodal infrastructure leading into Jaycee Park, ensuring safe, and accessible routes to outdoor spaces for residents of the Lazybrook/Timbergrove communities.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
				2025		2026		2027		2028		2029		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
<b>Justification:</b> Access to parks significantly impacts individuals' health and overall wellness, while also contributing to the local economy and enhancing community vitality.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs												-	
<b>Fiscal Year Planned Expenses</b>															
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>				
<b>Phase</b>															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	-	-	300,000	-	-	-	-	\$ 300,000	\$ 300,000				
4	Construction	-	-	-	-	2,600,000	-	-	-	\$ 2,600,000	\$ 2,600,000				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	-	-	-	200,000	-	-	-	\$ 200,000	\$ 200,000				
<b>Other Sub-Total:</b>		-	-	-	-	200,000	-	-	-	\$ 200,000	\$ 200,000				
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 2,800,000	\$ -	\$ -	\$ 3,100,000	\$ 3,100,000				
<b>Source of Funds</b>															
TIRZ Funds		-	-	-	-	300,000	200,000	-	-	\$ 500,000	\$ 500,000				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	2,600,000	-	-	\$ 2,600,000	\$ 2,600,000				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 2,800,000	\$ -	\$ -	\$ 3,100,000	\$ 3,100,000				

