

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2026 BUDGET PROFILE

Fund Summary
 Fund Name: **Medical Center Area**
 TIRZ: **28-Medical Center Area Zone**
 Fund Number: **7585/50**

| | | | |
|--|--|----|-----------------|
| P R O F I L E | Base Year: | | 2022 |
| | Base Year Taxable Value: | \$ | 183,168,989 |
| | Projected Taxable Value (TY2025): | \$ | 613,321,133 |
| | Current Taxable Value (TY2024): | \$ | 356,542,880 |
| | Acres: | | 1,332.43 |
| | Administrator (Contact): | | City of Houston |
| | Contact Number: | | (832) 393-0981 |

| | |
|--|---|
| N A R R A T I V E | Zone Purpose: |
| | Tax Increment Reinvestment Zone Number Twenty-Eight, City of Houston, was created to facilitate the development of the Zone by financing the design, acquisition and construction of public facilities and infrastructure necessary to support public assets like the Texas Medical Center, Hermann Park, the Houston Zoo; residential and commercial development and redevelopment within the Zone boundaries. |

| R O J E C T P L A N | | Total Plan | Cumulative Expenses (to 6/30/24) | Variance |
|---|---|-------------------|---|-----------------|
| | Capital Projects: | | | |
| | Infrastructure and Resiliency | \$ 100,000,000 | \$ - | \$ 100,000,000 |
| | Mobility, Connectivity and Public Parking | 210,000,000 | - | 210,000,000 |
| | Transit Improvements | 30,000,000 | - | 30,000,000 |
| | Parks and Recreation Facilities | 70,000,000 | - | 70,000,000 |
| | | - | - | - |
| | Total Capital Projects | \$ 410,000,000 | \$ - | \$ 410,000,000 |
| | Affordable Housing | 40,000,000 | - | 40,000,000 |
| | Administration Cost | 2,000,000 | 54,864 | 1,945,136 |
| | Total Project Plan | \$ 452,000,000 | \$ 54,864 | \$ 451,945,136 |

| D E B T | Additional Financial Data | FY2025 Budget | FY2025 Estimate | FY2026 Budget |
|----------------------------|---|------------------------------|--|--|
| | | <u>Debt Service</u> | \$ - | \$ - |
| | Principal | \$ - | \$ - | \$ - |
| | Interest | \$ - | \$ - | \$ - |
| | | Balance as of 6/30/24 | Projected Balance as of 6/30/25 | Projected Balance as of 6/30/26 |
| | <u>Year End Outstanding (Principal)</u> | \$ - | \$ - | \$ - |
| | Bond Debt | \$ - | \$ - | \$ - |
| | Bank Loan | \$ - | \$ - | \$ - |
| | Line of Credit | \$ - | \$ - | \$ - |
| | Developer Agreement | \$ - | \$ - | \$ - |
| | Other | \$ - | \$ - | \$ - |

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

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7585/50

| TIRZ Budget Line Items | FY2025 Budget | FY2025 Estimate | FY2026 Budget |
|---|-------------------|---------------------|---------------------|
| RESOURCES | | | |
| RESTRICTED Funds - Capital Projects | \$ 263,875 | \$ 244,484 | \$ 1,236,163 |
| RESTRICTED Funds - Affordable Housing | \$ - | \$ - | \$ - |
| RESTRICTED Funds - Bond Debt Service | \$ - | \$ - | \$ - |
| Beginning Balance | \$ 263,875 | \$ 244,484 | \$ 1,236,163 |
| City tax revenue | \$ 276,044 | \$ 1,099,285 | \$ 2,057,992 |
| County tax revenue | \$ - | \$ - | \$ - |
| Incremental property tax revenue | \$ 276,044 | 1,099,285 | 2,057,992 |
| | \$ - | \$ - | \$ - |
| Miscellaneous revenue | \$ - | \$ - | \$ - |
| COH TIRZ interest | \$ - | \$ - | \$ - |
| Interest Income | \$ 10,000 | \$ 14,365 | \$ 61,808 |
| Other Interest Income | \$ 10,000 | \$ 14,365 | \$ 61,808 |
| | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |
| Grant Proceeds | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |
| Proceeds from Bank Loan | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |
| Contract Revenue Bond Proceeds | \$ - | \$ - | \$ - |
| TOTAL AVAILABLE RESOURCES | \$ 549,919 | \$ 1,358,134 | \$ 3,355,963 |

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| TIRZ Budget Line Items | FY2025 Budget | FY2025 Estimate | FY2026 Budget |
|---|-------------------|---------------------|-------------------|
| EXPENDITURES | | | |
| Administrator | \$ 48,000 | \$ - | \$ 48,000 |
| Bookkeeper | \$ 10,000 | \$ - | \$ 10,000 |
| Financial Statement Preparation | \$ 10,000 | \$ - | \$ 10,000 |
| Insurance | \$ 2,000 | \$ - | \$ 2,000 |
| Auditor | \$ 15,000 | \$ - | \$ 15,000 |
| Tax Consultant | \$ 6,000 | \$ - | \$ 6,000 |
| Financial Advisor/Bond Paying Agent | \$ 10,000 | \$ - | \$ 10,000 |
| TIRZ Administration and Overhead | \$ 101,000 | \$ - | \$ 101,000 |
| Engineering Consultants | \$ 70,000 | \$ - | \$ 70,000 |
| Legal | \$ 60,000 | \$ 14,364 | \$ 60,000 |
| Construction Audit | \$ - | \$ - | \$ - |
| Planning Consultants | \$ 70,000 | \$ 40,500 | \$ 210,000 |
| Program and Project Consultants | \$ 200,000 | \$ 54,864 | \$ 340,000 |
| Management consulting services | \$ 301,000 | \$ 54,864 | \$ 441,000 |
| Capital Expenditures (See CIP Schedule) | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |
| TIRZ Capital Expenditures | \$ - | \$ - | \$ - |
| Developer / Project Reimbursements | \$ - | \$ - | \$ - |
| Bond Debt Service (Series ##) | | | |
| Principal | \$ - | \$ - | \$ - |
| Interest | \$ - | \$ - | \$ - |
| System debt service | \$ - | \$ - | \$ - |
| TOTAL PROJECT COSTS | \$ 301,000 | \$ 54,864 | \$ 441,000 |
| Administration Fees: | | | |
| City | \$ 13,802 | \$ 67,107 | \$ 102,900 |
| County | \$ - | \$ - | \$ - |
| ISD | \$ - | \$ - | \$ - |
| Affordable Housing: | | | |
| City | \$ - | \$ - | \$ - |
| County | \$ - | \$ - | \$ - |
| ISD to City of Houston | \$ - | \$ - | \$ - |
| Municipal Services (Payable to COH) | \$ - | \$ - | \$ - |
| Total Transfers | \$ 13,802 | 67,107 | 102,900 |
| Total Budget | \$ 314,802 | 121,971 | 543,900 |
| RESTRICTED Funds - Capital Projects | \$ 235,117 | \$ 1,236,163 | \$ 2,812,063 |
| RESTRICTED Funds - Affordable Housing | \$ - | \$ - | \$ - |
| RESTRICTED Funds - Bond Debt Service | \$ - | \$ - | \$ - |
| Ending Fund Balance | \$ 235,117 | \$ 1,236,163 | 2,812,063 |
| Total Budget & Ending Fund Balance | 549,919 | 1,358,134 | 3,355,963 |

Notes: