

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2015 BUDGET PROFILE

Fund Summary  
 Fund Name: St Georges Place Redevelopment Authority  
 TIRZ: 01  
 Fund Number: 7512/50

<b>P R O F I L E</b>	<b>Base Year:</b>		1991
	<b>Base Year Taxable Value:</b>	\$	27,150,340
	<b>Projected Taxable Value (TY2014):</b>	\$	257,787,678
	<b>Current Taxable Value (TY2013):</b>	\$	245,928,959
	<b>Acres:</b>		121.57
	<b>Administrator (Contact):</b>		Hawes Hill Calderon
	<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 One, City of Houston, Texas was created to stabilize property values, address deteriorated buildings and incompatible land uses and provide for the design and construction of roadway and streets, public utility systems, sidewalks, landscaping and land acquisition a District of the City known as St. George Place (formerly known as Lamar Terrace).
	<b>Accomplishments In FY14 (Projects Underway):</b>
	The Zone approved sixteen new building permits within its boundary. This was a slight decrease from the past year, indicating a continued strong resurgence in the home construction industry. Also, the Zone approved replats that affected 9 lots. The Zone continued its efforts enforcing the city's zoning ordinance with regard to blighted properties. The Zone's board worked with its engineering consultants and the city to finalize a neighborhood mobility construction plan. This plan will be implemented in FY 2015 through its capital improvement budget. The Zone board of directors continue to effectively manage the Public Improvement District (PID) Budget and services. The TIRZ Board is under contract with the city to manage the PID services. The primary PID services include zoning enforcement, landscape maintenance and additional public safety efforts. The TIRZ Board utilize the PID Funds to market the area.

<b>P R O J E C T  P L A N</b>		Total Plan	Cumulative Expenses (to 6/30/13)	Variance
		<b>Capital Projects:</b>		
	Water, Sanitary Sewer and Storm Sewer	\$ 1,085,000	\$ 166,228	\$ 918,772
	Street Paving	3,540,000	2,910,578	629,422
	Brick Sound Wall	420,000	1,135,533	(715,533)
	Landscaping	450,000	406,412	43,588
	Cul-de-sacs	200,000	-	200,000
	Other Work Items	355,000	405,636	(50,636)
	Contingencies	451,000	-	451,000
	Land Acquisition	1,000,000	1,704,118	(704,118)
	<b>Total Capital Projects</b>	<b>\$ 7,501,000</b>	<b>\$ 6,728,505</b>	<b>\$ 772,495</b>
	<b>Affordable Housing</b>	<b>31,785,702</b>	<b>8,161,394</b>	<b>23,624,308</b>
	<b>School &amp; Education/Cultural Facilities</b>	<b>18,771,094</b>	<b>4,411,324</b>	<b>14,359,770</b>
	<b>Financing Costs</b>	<b>2,280,000</b>	<b>8,061,959</b>	<b>(5,781,959)</b>
	<b>Professional Services</b>	<b>793,000</b>	<b>365,532</b>	<b>427,468</b>
	<b>Administration/ Creation Costs</b>	<b>542,000</b>	<b>1,915,142</b>	<b>(1,373,142)</b>
	<b>Total Project Plan</b>	<b>\$ 61,672,796</b>	<b>\$ 29,643,856</b>	<b>\$ 32,028,940</b>

<b>D E B T</b>	Additional Financial Data	FY2014 Budget	FY2014 Estimate	FY2015 Budget
		<b>Debt Service</b>		
	Principal	\$ 1,012,607	\$ 739,168	\$ 1,369,233
	Interest	\$ 935,000	\$ 655,000	\$ 1,298,698
		\$ 77,607	\$ 84,168	\$ 70,535
		<b>Balance as of 6/30/13</b>	<b>Projected Balance as of 6/30/14</b>	<b>Projected Balance as of 6/30/15</b>
	<b>Year End Outstanding (Principal)</b>			
	Bond Debt	\$ 1,923,954	\$ 1,793,954	\$ 1,645,257
	City of Houston CO	\$ 3,549,250	\$ 3,024,250	\$ 1,874,250
	City of Houston ROW	\$ 2,779,224	\$ 2,779,224	\$ 2,779,224
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

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 TIRZ: 01  
 Fund Number: 7512/50

TIRZ Budget Line Items	FY2014 Budget	FY2014 Estimate	FY2015 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 226,514	\$ 443,742	\$ 226,514
UNRESTRICTED Funds	\$ 1,605,051	\$ 1,651,263	\$ 2,126,584
<b>Beginning Balance</b>	<b>\$ 1,831,565</b>	<b>\$ 2,095,005</b>	<b>\$ 2,353,098</b>
City tax revenue	\$ 1,351,493	\$ 1,381,238	\$ 1,456,107
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ 1,244,347	\$ 1,275,725	\$ 1,327,951
ISD tax revenue - Pass Through	\$ -	\$ 462,140	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental Property Tax Revenue</b>	<b>\$ 2,595,840</b>	<b>\$ 3,119,103</b>	<b>\$ 2,784,058</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 6,902	\$ 7,361	\$ 4,220
<b>Other Interest Income</b>	<b>\$ 6,902</b>	<b>\$ 7,361</b>	<b>\$ 4,220</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Grant Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 4,434,307</b>	<b>\$ 5,221,469</b>	<b>\$ 5,141,376</b>

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Fund Summary  
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TIRZ Budget Line Items	FY2014 Budget	FY2014 Estimate	FY2015 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 9,300	\$ 10,545	\$ 10,500
Administration Consultant	\$ 11,500	\$ 11,500	\$ 11,500
Auditor/Financial Statements	\$ 11,900	\$ 11,550	\$ 11,900
Bond Services/Trustee/Financial Advisor	\$ 9,384	\$ 8,805	\$ 9,000
Insurance	\$ 3,800	\$ 4,128	\$ 4,200
Office Administration	\$ 7,000	\$ 6,973	\$ 7,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 52,884</b>	<b>\$ 53,501</b>	<b>\$ 54,100</b>
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 20,000	\$ 16,465	\$ 20,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 44,900	\$ 44,900	\$ 44,900
<b>Program and Project Consultants</b>	<b>\$ 64,900</b>	<b>\$ 61,365</b>	<b>\$ 64,900</b>
<b>Management Consulting Services</b>	<b>\$ 117,784</b>	<b>\$ 114,866</b>	<b>\$ 119,000</b>
Capital Expenditures (See CIP Schedule)	\$ 396,570	\$ 179,636	\$ 534,007
<b>TIRZ Capital Expenditures</b>	<b>\$ 396,570</b>	<b>\$ 179,636</b>	<b>\$ 534,007</b>
<b>Developer / Project Reimbursements</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Bond Series (2001)			
Principal	\$ 135,000	\$ 130,000	\$ 148,698
Interest	\$ 77,607	\$ 84,168	\$ 70,535
City of Houston CO			
Principal	\$ 800,000	\$ 525,000	\$ 1,150,000
Interest	\$ -	\$ -	\$ -
City of Houston ROW Payment			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
<b>System Debt Service</b>	<b>\$ 1,012,607</b>	<b>\$ 739,168</b>	<b>\$ 1,369,233</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 1,526,961</b>	<b>\$ 1,033,670</b>	<b>\$ 2,022,240</b>
Payment/transfer to ISD - educational facilities	\$ 371,603	\$ 392,844	\$ 408,884
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ 308,093	\$ -
Administration Fees:			
City	\$ 67,575	\$ 69,062	\$ 72,805
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 450,498	\$ 460,413	\$ 485,369
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ 414,782	\$ 579,289	\$ 442,650
Municipal Services (Payable to COH)	\$ -	\$ -	\$ -
<b>Total Transfers</b>	<b>\$ 1,329,458</b>	<b>\$ 1,834,701</b>	<b>\$ 1,434,708</b>
<b>Total Budget</b>	<b>\$ 2,856,419</b>	<b>\$ 2,868,371</b>	<b>\$ 3,456,948</b>
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 226,514	\$ 226,514	\$ 226,514
UNRESTRICTED Funds	\$ 1,351,374	\$ 2,126,584	\$ 1,457,915
<b>Ending Fund Balance</b>	<b>\$ 1,577,888</b>	<b>\$ 2,353,098</b>	<b>\$ 1,684,429</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 4,434,307</b>	<b>\$ 5,221,469</b>	<b>\$ 5,141,376</b>

Notes:

2015 - 2019 CAPITAL IMPROVEMENT PLAN  
 TIRZ NO. 1 - ST GEORGE PLACE REDEVELOPMENT AUTHORITY  
 CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM  
 Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)		
			Through 2013	Projected 2014	2015	2016	2017	2018	2019	FY15- FY19 Total					
G,J	T-0101	Intersection Reconstruction	\$ -	-	-	-	-	-	-	-	-	-	-	-	-
G,J	T-0103	McCulloch Circle/Fairdale Sound Barrier	\$ 6,720	156,636	57,500	-	-	-	-	-	-	-	57,500	220,856	
G,J	T-0104	Park Noise Control	\$ -	-	-	-	-	-	-	-	-	-	-	-	
G,J	T-0105	Neighborhood Traffic Plan	\$ 330,067	23,000	436,507	-	-	-	-	-	-	-	436,507	789,574	
G,J	T-0106	Richmond Avenue Tree Replacement	\$ -	-	40,000	-	-	-	-	-	-	-	40,000	40,000	
<b>Totals</b>			<b>\$ 336,787</b>	<b>\$ 179,636</b>	<b>\$ 534,007</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 534,007</b>	<b>\$ 1,050,430</b>		

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2015 - 2019 CAPITAL IMPROVEMENT PLAN  
TIRZ NO. 1 - ST GEORGE PLACE REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2013	Projected 2014	2015	2016	2017	2018	2019	FY15 - FY19 Total			
TIRZ Funds	336,787	179,636	534,007	-	-	-	-	-	534,007	1,050,430	
City of Houston	-	-	-	-	-	-	-	-	-	-	
Grants	-	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	-	
<b>Project Total</b>	<b>336,787</b>	<b>179,636</b>	<b>534,007</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>534,007</b>	<b>1,050,430</b>	

<b>Project:</b>	<b>McCulloch Circle/Fairdale Sound Barrier</b>	<b>City Council District</b>	<b>Key Map:</b>	491	<b>WBS.:</b>	T-0103
		<b>Location:</b>	<b>Geo. Ref.:</b>			
		<b>Served:</b>	<b>Neighborhood:</b>	21		
<b>Description:</b>	This project would construct a sound barrier connecting to and going north from the existing wall located at the McCulloch Circle at Fairdale Lane. Landscaping and Irrigation design/construction for public right of way is included for FY2015.					
<b>Justification:</b>	The justification for this project is to provide noise reduction between commercial and neighborhood land uses. This cost is provided for in the original TIRZ Project Plan and Reinvestment Zone Financing Plan.					
<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
	2015	2016	2017	2018	2019	Total
Personnel	-	-	-	-	-	\$ -
Supplies	-	-	-	-	-	\$ -
Svcs. & Chgs.	-	-	-	-	-	\$ -
Capital Outlay	-	-	-	-	-	\$ -
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs						

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	6,720	-	-	7,500	-	-	-	-	\$ 7,500	\$ 14,220
4 Construction	-	-	156,636	50,000	-	-	-	-	\$ 50,000	\$ 206,636
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -

<b>Total Allocations</b>	\$ 6,720	\$ -	\$ 156,636	\$ 57,500	\$ -	\$ -	\$ -	\$ -	\$ 57,500	\$ 220,856
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<b>Source of Funds</b>										
TIRZ Funds	6,720	-	156,636	57,500	-	-	-	-	\$ 57,500	\$ 220,856
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ 6,720	\$ -	\$ 156,636	\$ 57,500	\$ -	\$ -	\$ -	\$ -	\$ 57,500	\$ 220,856

Project:		Neighborhood Traffic Plan		City Council District		Key Map:		WBS.:		T-0105	
Location:		G,J		G,J		Geo. Ref.:		21		491	
Served:		G,J		G,J		Neighborhood:		21			
<b>Operating and Maintenance Costs: (\$ Thousands)</b>											
<b>Description:</b>		2015	2016	2017	2018	2019	Total				
A Neighborhood Traffic Plan (NTP) was completed in FY2011. The funds are being set aside for the implementation of the recommendations from the NTP. The NTP included recommendations for traffic calming devices on Hidalgo and other neighborhood streets.		-	-	-	-	-	-				
<b>Justification:</b>		Personnel	-	-	-	-	-				
The Zone has multiple traffic issues related to the elementary school and a continuing increase in cut-through traffic.		Supplies	-	-	-	-	-				
		Svcs. & Chgs.	-	-	-	-	-				
		Capital Outlay	-	-	-	-	-				
		Total	\$ -	\$ -	\$ -	\$ -	\$ -				
		FTEs	-	-	-	-	-				
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	191,087	67,570	23,000	17,000	-	-	-	17,000	\$ 17,000	\$ 231,087
4	Construction	138,980	329,000	-	419,507	-	-	-	419,507	\$ 419,507	\$ 558,487
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 330,067	\$ 396,570	\$ 23,000	\$ 436,507	\$ -	\$ -	\$ -	\$ -	\$ 436,507	\$ 789,574
<b>Source of Funds</b>											
TIRZ Funds		330,067	396,570	23,000	436,507	-	-	-	-	\$ 436,507	\$ 789,574
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 330,067	\$ 396,570	\$ 23,000	\$ 436,507	\$ -	\$ -	\$ -	\$ -	\$ 436,507	\$ 789,574

<b>Project:</b>	Richmond Avenue Tree Replacement			<b>City Council District:</b>	Key Map:		WBS.:		T-0106		
<b>Description:</b>	Project to replace damaged trees and to plant additional trees on Richmond Avenue.			<b>Location:</b>	Geo. Ref.:						
<b>Justification:</b>	Over the years existing trees have been damaged and/or eliminated through vehicular activity. The purpose to provide replacement trees where they no longer exist.			<b>Served:</b>	Neighborhood:						
				<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
				2015	2016	2017	2018	2019	Total		
Personnel				-	-	-	-	-	-		
Supplies				-	-	-	-	-	-		
Svcs. & Chgs.				-	-	-	-	-	-		
Capital Outlay				-	-	-	-	-	-		
<b>Total</b>				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
FTEs				-	-	-	-	-	-		

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/13	2014 Budget	2014 Estimate	2015	2016	2017	2018	2019	FY15 - FY19 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	40,000	-	-	-	-	\$ 40,000	\$ 40,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -

<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000
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<b>Source of Funds</b>										
TIRZ Funds	-	-	-	40,000	-	-	-	-	\$ 40,000	\$ 40,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000