

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2019 BUDGET PROFILE

Fund Summary
 Fund Name: **Hardy Yards/Near Northside**
 TIRZ: **21**
 Fund Number: **7569/50**

P R O F I L E	Base Year:	2003
	Base Year Taxable Value:	\$ 40,313,080
	Projected Taxable Value (TY2018):	\$ 171,669,214
	Current Taxable Value (TY2017):	\$ 165,066,552
	Acres:	326.1
	Administrator (Contact):	Ralph De Leon
	Contact Number:	(832) 978-5910

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Twenty-One, City of Houston, Texas was created to provide plans and programs needed to reposition a former Union Pacific rail yard site into a mixed-use development consisting of affordable housing and transit oriented mixed-use development through the design and construction of roadways and streets, utility systems, parks, hike and bike trails, mobility improvements, land acquisition and environmental remediation.

P R O J E C T P L A N N		Total Plan	Cumulative Expenses (to 6/30/17)	Variance
	Capital Projects:			
Roadway and Sidewalk Improvements	\$	37,692,000	\$ 10,074,912	\$ 27,617,088
Public Utility Improvements		7,884,000	-	7,884,000
Parks, Plazas and Recreational Facilities		4,328,000	-	4,328,000
		-	-	-
		-	-	-
		-	-	-
		-	-	-
Total Capital Projects	\$	49,904,000	\$ 10,074,912	\$ 39,829,088
Affordable Housing		24,920,874	1,140,515	23,780,359
School & Education/Cultural Facilities		-	-	-
Financing Costs		1,700,000	-	1,700,000
Administration Costs/ Professional Services		2,200,000	436,309	1,763,691
Creation Costs		-	-	-
Total Project Plan	\$	78,724,874	\$ 11,651,736	\$ 67,073,138

D E B T	Additional Financial Data	FY2018 Budget	FY2018 Estimates	FY2019 Budget
		Debt Service	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
	Balance as of 6/30/17		Projected Balance as of 6/30/18	Projected Balance as of 6/30/19
	Year End Outstanding (Principal)			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement - Onsite Improvements	\$ 4,835,739	\$ 4,736,167	\$ 4,632,669
	Developer Agreement - Offsite Improvements	\$ 2,989,744	\$ 2,733,702	\$ 2,467,563
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2019 BUDGET DETAIL

Fund Summary
 Fund Name: **Hardy Yards/Near Northside**
 TIRZ: **21**
 Fund Number: **7569/50**

TIRZ Budget Line Items	FY2018 Budget	FY2018 Estimates	FY2019 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ -	\$ 1,479,830	\$ 1,487,579
UNRESTRICTED Funds	\$ 1,482,469	\$ -	\$ -
Beginning Balance	\$ 1,482,469	\$ 1,479,830	\$ 1,487,579
City tax revenue	\$ 683,662	\$ 660,714	\$ 719,817
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 683,662	\$ 660,714	\$ 719,817
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ 170	\$ 170	\$ 170
Interest Income	\$ 162	\$ 7,579	\$ 162
Other Interest Income	\$ 332	\$ 7,749	\$ 332
	\$ -	\$ -	\$ -
GLO Texas Community Block Grant Program	\$ 1,286,961	\$ -	\$ 1,286,960
Grant Proceeds	\$ 1,286,961	\$ -	\$ 1,286,960
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 3,453,424	\$ 2,148,293	\$ 3,494,688

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2019 BUDGET DETAIL

Fund Summary
 Fund Name: Hardy Yards/Near Northside
 TIRZ: 21
 Fund Number: 7569/50

TIRZ Budget Line Items	FY2018 Budget	FY2018 Estimates	FY2019 Budget
EXPENDITURES			
Accounting	\$ 10,000	\$ 10,674	\$ 10,000
Administration Salaries & Benefits	\$ 25,000	\$ 7,822	\$ 8,000
Auditor	\$ 10,000	\$ 8,000	\$ 10,000
Bond Services/Trustee/Financial Advisor	\$ -	\$ -	\$ -
Insurance	\$ 1,000	\$ 928	\$ 1,000
Office Administration	\$ 250	\$ 160	\$ 250
TIRZ Administration and Overhead	\$ 46,250	\$ 27,584	\$ 29,250
Engineering Consultants	\$ -	\$ -	\$ 40,000
Legal	\$ 25,000	\$ 14,702	\$ 20,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 45,000	\$ 9,540	\$ 25,000
Program and Project Consultants	\$ 70,000	\$ 24,242	\$ 85,000
Management consulting services	\$ 116,250	\$ 51,826	\$ 114,250
Capital Expenditures (See CIP Schedule)	\$ 1,286,961	\$ -	\$ 1,301,960
TIRZ Capital Expenditures	\$ 1,286,961	\$ -	\$ 1,301,960
Hardy Yards/Cypress - OnSite	\$ -	\$ 99,572	\$ 103,498
Hardy Yards/Cypress OffSite	\$ 878,685	\$ 256,042	\$ 266,139
Developer / Project Reimbursements	\$ 878,685	\$ 355,614	\$ 369,637
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 2,281,896	\$ 407,440	\$ 1,785,847
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 34,183	\$ 33,036	\$ 35,991
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 227,887	\$ 220,238	\$ 239,939
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ -	\$ -	\$ -
Total Transfers	\$ 262,070	\$ 253,274	\$ 275,930
Total Budget	\$ 2,543,966	\$ 660,714	\$ 2,061,777
RESTRICTED Funds - Capital Projects	\$ 706,523	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ -	\$ 1,487,579	\$ 1,432,911
UNRESTRICTED Funds	\$ 202,935	\$ -	\$ -
Ending Fund Balance	\$ 909,458	\$ 1,487,579	\$ 1,432,911
Total Budget & Ending Fund Balance	\$ 3,453,424	\$ 2,148,293	\$ 3,494,688

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY19 - FY23 Total	Cumulative Total (To Date)
			Through 2017	Projected 2018	2019	2020	2021	2022	2023		
H	T-2101	Near Northside Hernandez Tunnel	\$ -	-	1,286,960	-	-	-	-	1,286,960	1,286,960
H	T-2102	Hernandez Tunnel Mural	\$ -	-	15,000	-	-	-	-	15,000	15,000
H	T-2199	Concrete Panel Replacement Program	\$ -	-	-	-	-	-	-	-	-
Totals			\$ -	\$ -	\$ 1,301,960	\$ -	\$ -	\$ -	\$ -	\$ 1,301,960	\$ 1,301,960

* NOTE:

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Source of Funds	Fiscal Year Planned Appropriations								FY19 - FY23 Total	Cumulative Total (To Date)
	Through 2017	Projected 2018	2019	2020	2021	2022	2023			
TIRZ Funds	-	-	15,000	-	-	-	-	-	15,000	15,000
City of Houston	-	-	-	-	-	-	-	-	-	-
Grants	-	-	1,286,960	-	-	-	-	-	1,286,960	1,286,960
Other	-	-	-	-	-	-	-	-	-	-
Project Total	-	-	1,301,960	-	-	-	-	-	1,301,960	1,301,960

Project: Near Northside Hernandez Tunnel	City Council District		Key Map:	491	WBS.:	T-2101		
	Location:	H	Geo. Ref.:					
	Served:	H	Neighborhood:					
Description:	Tunnel rehabilitation and South Ramp rehabilitation. Pavement resurfacing, concrete wall surface repairs, pedestrian railing replacements, safety lighting and warning system, graffiti removal		Operating and Maintenance Costs: (\$ Thousands)					
			2019	2020	2021	2022	2023	Total
	Personnel		-	-	-	-	-	\$ -
	Supplies		-	-	-	-	-	\$ -
Justification:	Improve walkable and livable communities. Promote common good and general welfare of the community.		Svcs. & Chgs.					\$ -
			-	-	-	-	-	\$ -
	Capital Outlay		-	-	-	-	-	\$ -
			-	-	-	-	-	\$ -
	Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs							-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/17	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	1,199,580	-	1,286,960	-	-	-	-	\$ 1,286,960	\$ 1,286,960
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other: Construction Mgmt	-	87,381	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	87,381	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 1,286,961	\$ -	\$ 1,286,960	\$ -	\$ -	\$ -	\$ -	\$ 1,286,960	\$ 1,286,960
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds		-	1,286,961	-	1,286,960	-	-	-	-	\$ 1,286,960	\$ 1,286,960
Other		-	-	-	-	-	-	-	-	\$ -	\$ -

Project:	Hernandez Tunnel Mural	City Council District		Key Map:		WBS.:	T-2102	
		Location:	H	Geo. Ref.:				
		Served:	H	Neighborhood:				
Description:	Mural for Hernandez Tunnel at 50% Cost Sharing with the Near Northside Management District.	Operating and Maintenance Costs: (\$ Thousands)						
			2019	2020	2021	2022	2023	Total
Justification:	Hernandez Tunnel on Main Street is the primary pedestrian pathway between Near Northside communities and downtown Houston.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs	-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/17	2018 Budget	2018 Estimate	2019	2020	2021	2022	2023	FY19 - FY23 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	15,000	-	-	-	-	\$ 15,000	\$ 15,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
Source of Funds											
TIRZ Funds		-	-	-	15,000	-	-	-	-	\$ 15,000	\$ 15,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000