



# CITY OF HOUSTON

**Sylvester Turner**

Mayor

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**To:** Mayor Sylvester Turner

**From:** Andrew F. Icken  
*Chief Development Officer*

**Date:** September 6, 2018

**Subject:** TIRZ FY19 Budgets

**TIRZ budgets to be presented to City Council for consideration and approval on September 12, 2018 are listed below:**

**TIRZ #11 – GREENSPPOINT (DISTRICT B)** was created to facilitate the revitalization of Greenspoint from a blighted area suffering from significant social and economic stress to a viable mixed-use community through the financing of public infrastructure, parks and recreational projects, public parking, flood control, workforce housing and environmental/remediation mitigation projects. The projected incremental property tax revenue is \$13.5M, which comprises \$7.0M from Aldine ISD, \$4.9M from City revenue, \$924K from Lone Star Community College and \$643K from Spring ISD. The FY19 budget is \$29.7M and allocates \$26.8M for project costs. Projects include expansion of the North Houston Skate Park (\$15.7M) and design of a Greenspoint Public Safety Campus. The budget also includes \$2.9M in transfers, the majority of which being for municipal services (\$2.6M).

**FY18 – FY22 CIP:** \$42.4M

**FY19 – FY23 CIP:** \$44.6M

**Projects ADDED for FY19 – FY23:**

- None

**TIRZ #15 – EAST DOWNTOWN (DISTRICT I)** was created to facilitate the development of public infrastructure improvements, parking facilities, and assist with the revitalization of old Chinatown from an abandoned and deteriorated neighborhood into a mixed-use district that includes retail, commercial, residential and entertainment development land uses. The projected incremental property tax revenue is \$5.7M, which comprises \$2.6M from City increment, \$1.6M from Harris County, and \$1.5M from HISD. The FY19 budget is \$15.9M and allocates \$14.7M for project costs. Projects include roadway, sidewalk, and streetscape improvements along St. Emanuel and Hutchins Street (\$8.6M), as well as land acquisition necessary to support future public facility (\$3.0M). The budget also includes \$1.2M in transfers, the majority of which being for educational facilities (\$498K), municipal service charge (\$314K), and affordable housing (\$235K).

**FY18 – FY22 CIP:** \$29.6M

**FY19 – FY23 CIP:** \$29.7M

**Projects ADDED for FY19 – FY23:**

- Pocket Parks

**TIRZ #23 – HARRISBURG (DISTRICT H, I)** was created to provide the plans and programs needed to reposition Houston's East, a District of the City containing industrial brownfield sites, inactive landfills, abandoned dock lands, industrial properties, railroads, and various commercial uses located throughout and amid single family residential areas. The projected incremental property tax revenue is \$1.7M, all of which coming from City increment. The FY19 budget is \$1.6M and allocates \$1.2M for project costs. Projects include street reconstruction of Navigation Boulevard at Jensen Drive

and Runnels Street, as well as improvements to Harrisburg Trail. The budget also includes \$409K in transfers, the majority of which being for municipal services (\$325K).

**FY18 – FY23 CIP:**           \$3.9M

**FY19 – FY23 CIP:**           \$2.6M

**Projects ADDED for FY19 – FY23:**

- Rufus Cage Heritage Museum and Archive
- Jensen Roundabout
- Sidewalk Improvements - Hagerman, York, Sampson, & Lockwood
- Eastwood Park
- Harrisburg Trail Improvements

**Note: Three (3) projects were completed in FY2018**

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**TIRZ #27 – MONTROSE (DISTRICT C)** was created for the purpose of leveraging the expenditure of public funds for eligible project costs including the planning, engineering and construction of new streets, water distribution facilities, wastewater collection facilities, storm drainage improvements, roadway and street reconstruction projects, cultural and public facility improvements, parks and other related improvements. The FY19 budget is \$766K and allocates \$453K for project costs. Projects include various sidewalk enhancements, as well as identifying other short-term improvement projects throughout the zone. The budget also includes \$313K in transfers, which comprises \$117K for administration fees and \$197K municipal services.

**FY18 – FY22 CIP:**           \$20K

**FY19 – FY23 CIP:**           \$198K

**Projects ADDED for FY19 – FY23:**

- Trip Hazard Removal Project
- Localized Micro-Improvement Program

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**The next group of budgets is scheduled for September 19<sup>th</sup> at which time I will submit a memo summarizing the key components of the budgets.**