



# CITY OF HOUSTON

**Sylvester Turner**

Mayor

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**To:** Mayor Sylvester Turner

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

**Date:** October 4, 2018

**Subject:** TIRZ FY19 Budgets

**TIRZ budgets to be presented to City Council for consideration and approval on October 10, 2018 are listed below:**

**TIRZ #1 – ST. GEORGE PLACE (DISTRICT G, J)** 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 in a district of the City known as St. George Place (formerly known as Lamar Terrace). The projected incremental property tax revenue is \$4.8M, which comprises \$2.9M from City revenue and \$1.9M from HISD. The FY19 budget is \$11.4M and allocates \$8.6M for project costs. Projects include reconstruction of Chimney Rock from Westheimer to US 59 (\$2.8M) and construction of basins related to sub-regional detention strategy (\$2.8M). The budget also includes \$2.8M in transfers, the majority of which being for affordable housing (\$1.6M) and educational facilities (\$774K).

**FY18 – FY22 CIP:** \$11.9M

**FY19 – FY23 CIP:** \$56.4M<sup>1</sup>

**Projects ADDED for FY19 – FY23:**

- Pavement Marking Replacement
- Richmond Ave Medians Beautification

**NOTE:**

<sup>1</sup> Net increase for Bering Ditch and Chimney Rock projects is \$48.4M. Multiple projects also reflect grant funding (\$32.3M).

**TIRZ #20 – Southwest Houston (DISTRICT F, J)** was created to address failing infrastructure, lack of utility capacity, increased traffic congestion attributable to street network deficiencies, declining retail sales and significant social and economic stress along the Bellaire Corridor and the greater Sharpstown Mall area. Plans include provisions for the design and construction of roadways and streets, utility system upgrades, pedestrian safety improvements and parks. The projected tax revenue is \$9.4M, all of which is City increment. The FY19 budget is \$11.4M and allocates \$7.4M for project costs. Project costs include debt service payments (\$3.2M), mobility and drainage improvements along Harwin Drive (\$1.6M), as well as various concrete panel replacements throughout the zone (\$1.2M). The budget also includes \$4.0M in transfers, the majority of which being for municipal services (\$3.6M).

**FY18 – FY23 CIP:** \$37.8M

**FY19 – FY23 CIP:** \$45.3M

**Projects ADDED for FY19 – FY23:**

- NONE

The next group of budgets is scheduled for October 17<sup>th</sup> at which time I will submit a memo summarizing the key components of the budgets.