CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 BUDGET PROFILE

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

PROFILE

Base Year:		2003
Base Year Taxable Value:	$	40,313,080
Projected Taxable Value (TY2024):	$	1,095,903,192
Current Taxable Value (TY2023):	$	1,053,753,069
Acres:		1,492.11
Administrator (Contact):		Hawes Hill and Associates
Contact Number:		(713) 595-1209

NARRATIVE

Zone Purpose:

Tax Increment Reinvestment Zone Number Twenty-One, City of Houston, Texas was created to provide plans and programs needed to transform a former Union Pacific rail yard site into a transit-oriented, mixed-use development consisting of affordable housing, the construction or reconstruction of roadways and streets, utility systems, parks, hike and bike trails, mobility improvements, land acquisition, environmental remediation, and other community focused enhancements.

PROJECT PLAN

	Total Plan	Cumulative Expenses (to 6/30/23)	Variance
Capital Projects:			
Roadway, Sidewalk and Landscape	$ 97,692,000	$ 13,290,467	$ 84,401,533
Roadway, Sidewalk and Bridge	200,000,000	-	200,000,000
Public Utility Improvements	147,884,000	-	147,884,000
Parks, Landscape and Recreational Facilities	79,328,000	-	79,328,000
Land Cost, Site Prep, Environmental Remediation	9,820,000	-	9,820,000
	-	-	-
	-	-	-
Total Capital Projects	$ 534,724,000	$ 13,290,467	$ 521,433,533
Affordable Housing	32,920,000	3,085,417	29,834,583
School & Education/Cultural Facilities	-	-	-
Financing Costs	1,700,000	-	1,700,000
Administration Costs/ Professional Services	5,200,000	1,604,259	3,595,741
Creation Costs	-	-	-
Total Project Plan	$ 574,544,000	$ 17,980,143	$ 556,563,857

DEBT

Additional Financial Data	**FY2024 Budget**	**FY2024 Estimates**	**FY2025 Budget**
Debt Service	$ -	$ -	$ -
Principal	$ -	$ -	$ -
Interest	$ -	$ -	$ -
	Balance as of 6/30/23	**Projected Balance as of 6/30/24**	**Projected Balance as of 6/30/25**
Year End Outstanding (Principal)			
Bond Debt	$ -	$ -	$ -
Bank Loan	$ -	$ -	$ -
Line of Credit	$ -	$ -	
Developer Agreement - Onsite Improvements	$ 4,105,008	$ 3,859,824	$ 3,252,869
Developer Agreement - Offsite Improvements	$ 1,119,415	$ 909,765	$ 909,765
Other	$ -	$ -	$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimates	FY2025 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	$ -	$ -	$ -
RESTRICTED Funds - Affordable Housing	$ -	$ -	$ -
RESTRICTED Funds - Planning and Development	$ 1,300,920	$ 1,238,840	$ 1,895,747
Beginning Balance	**$ 1,300,920**	**1,238,840**	**1,895,747**
City tax revenue	$ 2,333,633	$ 2,334,770	$ 2,380,175
County tax revenue	$ -	$ -	$ -
ISD tax revenue	$ -	$ -	$ -
ISD tax revenue - Pass Through	$ -	$ -	$ -
Community College tax revenue	$ -	$ -	$ -
Incremental property tax revenue	**$ 2,333,633**	**2,334,770**	**2,380,175**
	$ -	$ -	$ -
	$ -	$ -	$ -
Miscellaneous revenue	**$ -**	**$ -**	**$ -**
COH TIRZ interest	$ -	$ -	$ -
Interest Income	$ 7,000	$ 39,717	$ 10,000
Other Interest Income	**$ 7,000**	**$ 39,717**	**$ 10,000**
Harris County Joint Participation - Hogan Street Study	$ -	$ -	$ 181,000
Harris County Precinct Two Matching Grant - Pickney Street Trail	$ 456,000	$ -	$ 275,000
Grant Proceeds	**$ 456,000**	**$ -**	**$ 456,000**
	$ 500,000	$ -	$ -
Proceeds from Bank Loan	**$ 500,000**	**$ -**	**$ -**
	$ -	$ -	$ -
Contract Revenue Bond Proceeds	**$ -**	**$ -**	**$ -**
TOTAL AVAILABLE RESOURCES	**$ 4,597,553**	**3,613,327**	**4,741,922**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimates	FY2025 Budget
EXPENDITURES			
Accounting	$ 12,000	$ 22,025	$ 25,000
Administration Salaries & Benefits	$ 55,000	$ 42,000	$ 55,000
Auditor	$ 11,000	$ 17,750	$ 18,000
Tax Advisor	$ 15,000	$ 13,129	$ 15,000
Insurance	$ 1,300	$ 2,426	$ 2,500
Office Expense	$ 4,000	$ 3,619	$ 5,000
TIRZ Administration and Overhead	**$ 98,300**	**100,949**	**120,500**
Engineering Consultants	$ 50,000	$ 10,225	$ 50,000
Legal	$ 35,000	$ 33,916	$ 40,000
Construction Audit	$ -	$ -	$ -
Planning Consultants	$ 50,000	$ 20,000	$ 50,000
Program and Project Consultants	**$ 135,000**	**$ 64,141**	**$ 140,000**
Management consulting services	**$ 233,300**	**165,090**	**260,500**
Capital Expenditures (See CIP Schedule)	$ 1,554,000	202,661	1,316,000
TIRZ Capital Expenditures	**$ 1,554,000**	**202,661**	**1,316,000**
	$ -	$ -	$ -
	$ -	$ -	$ -
	$ -	$ -	$ -
	$ -	$ -	$ -
	$ -	$ -	$ -
Hardy Yards/Cypress - OnSite	$ 95,785	245,184	606,955
Hardy Yards/Cypress - OffSite	$ 502,869	209,650	
Developer / Project Reimbursements	**$ 598,654**	**$ 454,834**	**$ 606,955**
System debt service	**$ -**	**$ -**	**$ -**
TOTAL PROJECT COSTS	**$ 2,385,954**	**822,585**	**2,183,455**
Payment/transfer to ISD - educational facilities	$ -	$ -	$ -
Adminstration Fees:			
City	$ 116,682	$ 116,738	$ 119,009
County	$ -	$ -	$ -
ISD	$ -	$ -	$ -
HCC	$ -	$ -	$ -
Affordable Housing:			
City	$ 777,878	$ 778,257	$ 793,392
County	$ -	$ -	$ -
ISD to City of Houston	$ -	$ -	$ -
Municipal Services (Payable to COH)	$ -	$ -	$ -
Total Transfers	**$ 894,560**	**894,995**	**912,401**
Total Budget	**$ 3,280,514**	**1,717,580**	**3,095,856**
RESTRICTED Funds - Capital Projects	$ -	$ -	$ -
RESTRICTED Funds - Affordable Housing	$ -	$ -	$ -
RESTRICTED Funds - Planning and Development	$ 1,317,039	1,895,747	1,646,066
Ending Fund Balance	**$ 1,317,039**	**1,895,747**	**1,646,066**
Total Budget & Ending Fund Balance	**$ 4,597,553**	**$ 3,613,327**	**$ 4,741,922**

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								
			Through 2023	Projected 2024	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
H	T-2102	Hernandez Tunnel Mural	$ 15,000	-	-	-	-	-	-	-	15,000
H	T-2104	2600 - 3500 Block Main PER	$ 4,995	-	-	-	-	-	-	-	4,995
H	T-2105	Pickney Street Hike and Bike Trail	$ 106,861	16,161	700,000	-	-	-	-	700,000	823,022
H	T-2106	Sidewalk Replacement & Improvements	$ -	-	100,000	550,000	-	-	-	650,000	650,000
B, H	T-2107	Hogan/Lorraine Corridor Schematic Design	$ -	181,000	191,000	-	-	-	-	191,000	372,000
B, H	T-2109	Parks and Greenspace Improvements	$ -	5,500	150,000	25,000	25,000	25,000	25,000	250,000	255,500
H	T-2110	Burnett Street Dedicated Bike Lane PER	$ -	-	75,000	-	-	-	-	75,000	75,000
B, H	T-2111	Multi-Street Mobility Improvements	$ -	-	100,000	550,000	-	-	-	650,000	650,000
H	T-2112	FUTURE CIP PROJECT	$ -	-	-	-	-	-	-	-	-
H	T-2199	Concrete Panel Replacement Program	$ -	-	-	-	-	-	-	-	-
Totals			**$ 126,856**	**202,661**	**1,316,000**	**$ 1,125,000**	**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ 2,516,000**	**$ 2,845,517**

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Source of Funds	Fiscal Year Planned Appropriations								
	Through 2023	Projected 2024	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
TIRZ Funds	126,856	202,661	860,000	1,125,000	25,000	25,000	25,000	2,060,000	2,389,517
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	456,000	-	-	-	-	456,000	456,000
Other	-	-	-	-	-	-	-	-	-
Project Total	**126,856**	**202,661**	**1,316,000**	**1,125,000**	**25,000**	**25,000**	**25,000**	**2,516,000**	**2,845,517**

	$ 126,856	$ 202,661	$ 1,316,000	$ 1,125,000	$ 25,000	$ 25,000	$ 25,000	$ 2,516,000	$ 2,845,517
Check	-	-	-	-	-	-	-	-	-

Project:	**Pickney Street Hike and Bike Trail**	**City Council District**		**Key Map:**		**WBS.:**	**T-2105**
		Location:	H	**Geo. Ref.:**			
		Served:	H	**Neighborhood:**			
Description:	Trail connection to the White Oak Bayou Regional Trail System providing access from the neighborhood to the White Oak and Buffalo Bayou Trail Systems.						
Justification:	Trail is identified on the Houston Bike Plan, Houston Park Board's Bayou Greenways Plan, Near Northside Complete Communities Plan, Vision Zero Plan and the Heights/Near Northside Mobility Study.						

Operating and Maintenance Costs: ($ Thousands)

	2025	2026	2027	2028	2029	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-		-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	106,861	-	16,161	-	-	-	-	-	$ -	$ 123,022
4	Construction	-	640,000	-	640,000	-	-	-	-	$ 640,000	$ 640,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-			-	-	-	-	$ -	$ -
7	Other	-	60,000	-	60,000	-	-	-	-	$ 60,000	$ 60,000
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	60,000	-	60,000	-	-	-	-	$ 60,000	$ 60,000
Total Allocations		$ 106,861	$ 700,000	$ 16,161	$ 700,000	$ -	$ -	$ -	$ -	$ 700,000	$ 823,022
Source of Funds											
TIRZ Funds		106,861	425,000	16,161	425,000	-	-	-	-	$ 425,000	$ 548,022
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	275,000	-	275,000	-	-	-	-	$ 275,000	$ 275,000
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ 106,861	$ 700,000	$ 16,161	$ 700,000	$ -	$ -	$ -	$ -	$ 700,000	$ 823,022

Project:	**Sidewalk Replacement & Improvements**	**City Council District**	**Key Map:**		**WBS.:** **T-2106**
		Location: H	**Geo. Ref.:**		
		Served: H	**Neighborhood:**		
Description:	Repairs and replacement to selected existing damaged and missing sidewalks through out the zone. Coincides with City of Houston Sidewalk Plan. Miscellaneous curb and ramp repairs. Multiple Phases.				
Justification:	Some existing sidewalks within the zone are dangerous for pedestrians, persons with disabilities, or are non existent or compliant. New sidewalks and repairs will beautify the area and enhance economic development.				

Operating and Maintenance Costs: ($ Thousands)

	2025	2026	2027	2028	2029	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		**Projected Expenses thru 6/30/23**	**2024 Budget**	**2024 Estimate**	**2025**	**2026**	**2027**	**2028**	**2029**	**FY25 - FY29 Total**	**Cumulative Total (To Date)**
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	17,000	-	100,000	-	-	-	-	$ 100,000	$ 100,000
4	Construction	-	55,000	-	-	500,000	-	-	-	$ 500,000	$ 500,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	3,000	-	-	50,000	-	-	-	$ 50,000	$ 50,000
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	3,000	-	-	50,000	-	-	-	$ 50,000	$ 50,000
Total Allocations		$ -	$ 75,000	$ -	$ 100,000	$ 550,000	$ -	$ -	$ -	$ 650,000	$ 650,000
Source of Funds											
TIRZ Funds		-	75,000	-	100,000	550,000	-	-	-	$ 650,000	$ 650,000
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ 75,000	$ -	$ 100,000	$ 550,000	$ -	$ -	$ -	$ 650,000	$ 650,000

Project:	**Hogan/Lorraine Corridor Schematic Design**	**City Council District**	**Key Map:**		**WBS.:** **T-2107**
		Location: B, H	**Geo. Ref.:**		
		Served: B, H	**Neighborhood:**		
Description:	Mobility Improvements and pedestrian safety improvements along a developing commercial and retail corridor connected to a METRO light rail alignment.				
Justification:	Hogan/Lorraine is a City designated walkable places street pursuant to Ordinance 2020-0686 adopted by City Council on 0805-2020.				

Operating and Maintenance Costs: ($ Thousands)

	2025	2026	2027	2028	2029	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	362,000	181,000	181,000	-	-	-	-	$ 181,000	$ 362,000
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	-	-	-	-	-	$ -	$ -
4	Construction	-	-		-	-	-	-	-	$ -	$ -
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	10,000		10,000	-	-	-	-	$ 10,000	$ 10,000
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	10,000	-	10,000	-	-	-	-	$ 10,000	$ 10,000
Total Allocations		$ -	$ 372,000	$ 181,000	$ 191,000	$ -	$ -	$ -	$ -	$ 191,000	$ 372,000
Source of Funds											
TIRZ Funds		-	191,000	181,000	10,000	-	-	-	-	$ 10,000	$ 191,000
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	181,000	-	181,000	-	-	-	-	$ 181,000	$ 181,000
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ 372,000	$ 181,000	$ 191,000	$ -	$ -	$ -	$ -	$ 191,000	$ 372,000

Project:	**Parks and Greenspace Improvements**	**City Council District**		**Key Map:**		**WBS.:** T-2109
		Location:	B, H	**Geo. Ref.:**		
		Served:	B, H	**Neighborhood:**		

Description: The enhancement and beautification of existing parks and pedestrian spaces. Partnership with Trees for Houston to establish an urban canopy on major and minor thoroughfares and collector streets throughout the Near Northside.

Justification: Existing parks are poised for improvements. Creation of walkable streets with ample shade will encourage non-vehicular activities, increase property values and attract investments into the Zone.

Operating and Maintenance Costs: ($ Thousands)

	2023	2024	2025	2026	2027	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	50,000	-	-	-	-	$ 50,000	$ 50,000
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	5,500	-	-	-	-	-	$ -	$ 5,500
4	Construction	-	100,000	-	100,000	25,000	25,000	25,000	25,000	$ 200,000	$ 200,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-		-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ -	$ 100,000	$ 5,500	$ 150,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 250,000	$ 255,500
Source of Funds											
TIRZ Funds		-	100,000	5,500	150,000	25,000	25,000	25,000	25,000	$ 250,000	$ 255,500
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-		-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ 100,000	$ 5,500	$ 150,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 250,000	$ 255,500

Project:	**Burnett Street Dedicated Bike Lane PER**	**City Council District**		**Key Map:**	
		Location: H	**Geo. Ref.:**	**WBS.:**	**T-2110**
		Served: H	**Neighborhood:**		

Description: Dedicated east/west bicycle connection between Main Street and Elysian Street needed to better connect Hardy Yards to the METRO light rail and adjacent hike/bike trail alignments.

Justification: Current roadway configuration encourages drag-racing resulting in unsafe conditions. Dedicated bike lane to be configured within the existing roadway cross section to provide projected pathway for bicyclists.

Operating and Maintenance Costs: ($ Thousands)

	2014	2015	2016	2017	2018	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	**Projected Expenses thru 6/30/23**	**2024 Budget**	**2024 Estimate**	**2025**	**2026**	**2027**	**2028**	**2029**	**FY25 - FY29 Total**	**Cumulative Total (To Date)**
Phase										
1 Planning	-	-	-	75,000	-	-	-	-	$ 75,000	$ 75,000
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-	-	-	-	-	-	-	-	$ -	$ -
4 Construction	-			-	-	-	-	-	$ -	$ -
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-		-	-	-	-	-	$ -	$ -
7 Other	-	-		-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ -	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000	$ 75,000
Source of Funds										
TIRZ Funds	-	-	-	75,000	-	-	-	-	$ 75,000	$ 75,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-		-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000	$ 75,000

Project:	**Multi-Street Mobility Improvements**	**City Council District**	**Key Map:**	**WBS.:** **T-2111**
		Location: B, H	**Geo. Ref.:**	
		Served: B, H	**Neighborhood:**	
Description:	Multiple street project through out the zone which provide an immediate community impact with public improvements such as panel replacements, pothole repairs, curbs, pavement markings, non-compliant ramps, etc. Multiple Phases.			
Justification:	Many of the streets throughout each of the development corridors are in need of repair or replacement.			

Operating and Maintenance Costs: ($ Thousands)

	2014	2015	2016	2017	2018	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-	-	-	100,000	-	-	-	-	$ 100,000	$ 100,000
4 Construction	-		-	-	500,000	-	-	-	$ 500,000	$ 500,000
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	50,000	-	-	-	$ 50,000	$ 50,000
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	50,000	-	-	-	$ 50,000	$ 50,000
Total Allocations	$ -	$ -	$ -	$ 100,000	$ 550,000	$ -	$ -	$ -	$ 650,000	$ 650,000
Source of Funds										
TIRZ Funds	-	-	-	100,000	550,000	-	-	-	$ 650,000	$ 650,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-		-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ -	$ -	$ 100,000	$ 550,000	$ -	$ -	$ -	$ 650,000	$ 650,000

Project:	FUTURE CIP PROJECT	City Council District	Key Map:		WBS.: T-2112
		Location: H	Geo. Ref.:		
		Served: H	Neighborhood:		
Description:					
Justification:					

Operating and Maintenance Costs: ($ Thousands)

	2014	2015	2016	2017	2018	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	-	-	-	-	-	$ -	$ -
4	Construction	-	-	-	-	-	-	-	-	$ -	$ -
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	$ -	$ -
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*NOTE:

Project:	**Concrete Panel Replacement Program**	**City Council District**	**Key Map:**		
		Location: H	**Geo. Ref.:**	**WBS.:**	**T-2199**
		Served: H	**Neighborhood:**		
Description:	Street maintenance program.				
Justification:	Mobility improvements to extend the life of roads. Leverage City of Houston participation.				

Operating and Maintenance Costs: ($ Thousands)

	2025	2026	2027	2028	2029	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
	Phase										
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	-	-	-	-	-	$ -	$ -
4	Construction	-	25,000	-	-	-	-	-	-	$ -	$ -
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
	Total Allocations	$ -	$ 25,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Source of Funds										
	TIRZ Funds	-	25,000	-	-	-	-	-	-	$ -	$ -
	City of Houston		-	-	-	-	-	-	-	$ -	$ -
	Grant	-	-	-	-	-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ 25,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

TAX YEAR	2023	2024	2025	2026	2027	2028
TIRZ 21	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**FY2029**
City	$ 2,334,770	$ 2,380,175	$ 2,579,007	$ 2,785,792	$ 3,000,848	$ 3,224,506
County	$ -	$ -	$ -	$ -	$ -	$ -
ISD	$ -	$ -	$ -	$ -	$ -	$ -
ISD - Pass Through	$ -	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -
INCREMENT REVENUES (1)	$ 2,334,770	$ 2,380,175	$ 2,579,007	$ 2,785,792	$ 3,000,848	$ 3,224,506
CITY OF HOUSTON	$ -	$ -	$ -	$ -	$ -	$ -
GRANT PROCEEDS (5)	$ -	$ 456,000	$ -	$ -	$ -	$ -
MISCELLANEOUS REVENUE	$ -	$ -	$ -	$ -	$ -	$ -
INTEREST INCOME	$ 39,717	$ 10,000	$ -	$ -	$ -	$ -
PROCEEDS FROM BANK LOAN	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL RESOURCES	**$ 2,374,487**	**$ 2,846,175**	**$ 2,579,007**	**$ 2,785,792**	**$ 3,000,848**	**$ 3,224,506**
ISD Education Set-Aside	$ -	$ -	$ -	$ -	$ -	$ -
ISD Education Set-Aside - Pass Through	$ -	$ -	$ -	$ -	$ -	$ -
Affordable Housing						
City	$ 778,257	$ 793,392	$ 859,669	$ 928,597	$ 1,000,283	$ 1,074,835
County	$ -	$ -	$ -	$ -	$ -	$ -
ISD	$ -	$ -	$ -	$ -	$ -	$ -
Municipal Services	$ -	$ -	$ -	$ -	$ -	$ -
Administrative Fees						
City	$ 116,739	$ 119,009	$ 128,950	$ 139,290	$ 150,042	$ 161,225
County	$ -	$ -	$ -	$ -	$ -	$ -
ISD	$ -	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -
TRANSFERS	**$ 894,996**	**$ 912,401**	**$ 988,619**	**$ 1,067,887**	**$ 1,150,325**	**$ 1,236,060**
Management Consulting Services	$ 165,090	$ 260,500	$ 260,500	$ 260,500	$ 260,500	$ 260,500
Loan Debt Service - Principal	$ -	$ -	$ -	$ -	$ -	$ -
Interest	$ -	$ -	$ -	$ -	$ -	$ -
Other Debt	$ -	$ -	$ -	$ -	$ -	$ -
DEBT SERVICE	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENSES	**$ 165,090**	**$ 260,500**	**$ 260,500**	**$ 260,500**	**$ 260,500**	**$ 260,500**
CASH FLOW FROM OPERATIONS	**$ 1,314,401**	**$ 1,673,274**	**$ 1,329,888**	**$ 1,457,405**	**$ 1,590,023**	**$ 1,727,946**
BEGINNING FUND BALANCE (7)	**$ 1,238,839**	**$ 1,895,745**	**$ 1,646,064**	**$ 1,764,413**	**$ 3,105,167**	**$ 4,578,539**
DEBT ISSUANCE	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FUNDS AVAILABLE FOR PROJECTS	**$ 2,553,240**	**$ 3,569,019**	**$ 2,975,952**	**$ 3,221,818**	**$ 4,695,190**	**$ 6,306,485**
Projects						
Hardy Yards/Cypress Development	$ 454,834	$ 606,955	$ 86,539	$ 91,651	$ 91,651	$ 91,651
DEVELOPER AGREEMENTS	**$ 454,834**	**$ 606,955**	**$ 86,539**	**$ 91,651**	**$ 91,651**	**$ 91,651**
T-2101 Near Northside Hernandez Tunnel	$ -	$ -	$ -	$ -	$ -	$ -
T-2102 Hernandez Tunnel Mural	$ -	$ -	$ -	$ -	$ -	$ -
T-2103 METRO Parcel Acquisition and Planning	$ -	$ -	$ -	$ -	$ -	$ -
T-2104 2600 - 3500 Block Main PER	$ -	$ -	$ -	$ -	$ -	$ -
T-2105 Pickney Street Hike and Bike Trail	$ 16,161	$ 700,000	$ -	$ -	$ -	$ -
T-2106 Sidewalk Replacement & Improvements	$ -	$ 100,000	$ 550,000	$ -	$ -	$ -
T-2107 Hogan/Lorraine Corridor Schematic Design	$ 181,000	$ 191,000	$ -	$ -	$ -	$ -
T-2108 UPRR Ped/Bike/Fulton/Burnett Roundabout Schematic D	$ -	$ -	$ -	$ -	$ -	$ -
T-2109 Parks and Greenspace Improvements	$ 5,500	$ 150,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
T-2110 Burnett Street Dedicated Bike Lane PER	$ -	$ 75,000	$ -	$ -	$ -	$ -
T-2111 Multi-Street Mobility Improvements	$ -	$ 100,000	$ 550,000	$ -	$ -	$ -
T-2112 FUTURE CIP PROJECT	$ -	$ -	$ -	$ -	$ -	$ -
T-2199 Concrete Panel Replacement Program	$ -	$ -	$ -	$ -	$ -	$ -
CAPITAL PROJECTS	**$ 202,661**	**$ 1,316,000**	**$ 1,125,000**	**$ 25,000**	**$ 25,000**	**$ 25,000**
TOTAL PROJECTS	**$ 657,495**	**$ 1,922,955**	**$ 1,211,539**	**$ 116,651**	**$ 116,651**	**$ 116,651**
RESTRICTED Funds - Planning and Development	$ 1,895,745	$ 1,646,064	$ 1,764,413	$ 3,105,167	$ 4,578,539	$ 6,189,834
RESTRICTED Funds - Affordable Housing	$ -	$ -	$ -	$ -	$ -	$ -
RESTRICTED Funds - Development Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -
Unrestricted Funds/Net Current Activity	$ -	$ -	$ -	$ -	$ -	$ -
Ending Fund Blance	**$ 1,895,745**	**$ 1,646,064**	**$ 1,764,413**	**$ 3,105,167**	**$ 4,578,539**	**$ 6,189,834**