



midtown
H O U S T O N

**MIDTOWN REDEVELOPMENT AUTHORITY/
TIRZ#2
BOARD OF DIRECTORS MEETING
July 8, 2021**



**MIDTOWN REDEVELOPMENT AUTHORITY
and**

**REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS
(ALSO KNOWN AS THE MIDTOWN REINVESTMENT ZONE)**

**TO: THE BOARD OF DIRECTORS OF THE MIDTOWN REDEVELOPMENT AUTHORITY AND
THE MIDTOWN REINVESTMENT ZONE AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that the Board of Directors of the Midtown Redevelopment Authority (the "Authority") will hold a **joint special** meeting, open to the public, with the Board of Directors of the Midtown Reinvestment Zone to be held on **Thursday, July 8, 2021, at 12:30 P.M.** To attend the Midtown Redevelopment Authority meeting via video communication please use the following URL: <https://midtownhouston.webex.com/midtownhouston/j.php?MTID=mb3877b22eb7066b1d456a6ff713fb87d> dial **US Toll Free 1-844-992-4726**; when prompted enter access code 187 683 4968# and join as a participant to consider and take action upon the matters listed below. The Board of Directors of each of the Authority and the Midtown Reinvestment Zone will (i) consider, present, and discuss orders, resolutions or motions; (ii) adopt, approve and ratify such orders, resolutions or motions; and (iii) take other actions as may be necessary, convenient or desirable, with respect to the following matters:

*** In accordance with section 418.016 of the Texas Government Code, as amended, the Texas Governor has temporarily suspended certain open meeting statutes that require government officials and members of the public to be physically present at a specified meeting location. As a result, governmental entities, such as the Authority and the Zone, are permitted to meet via telephonic meeting. Members of the public are invited to join the telephonic meeting and may make public comments during the public comment portion of the agenda. For an electronic copy of agenda documents, please refer to the following link: <https://midtownhouston.com/affiliated-organizations/mra/board/>.**

AGENDA

1. Call to Order and Introduction of Guests.
2. Public Comment.
3. Consent Agenda for the Midtown Reinvestment Zone:
 - a. Minutes for May 27, 2021.
4. Consent Agenda for the Authority:
 - a. Minutes for May 27, 2021;
 - b. Monthly financial reports for May 31, 2021;
 - c. Invoices from Trustee and Operating Accounts for June 2021.
 - d. Ratify Ark of Safety security for 3131 Emancipation Avenue.

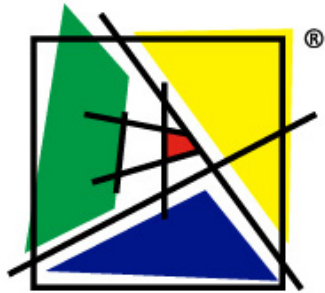
5. Budget Fiscal Year 2022.
6. Midtown Affordable Housing Program:
 - a. Affordable Housing Operations Campus;
 - i. Change Orders;
 - b. Resolution Authorizing a Development Agreement with New Hope Housing, Inc. for development of a multi-family housing project (0 Chaco Street);
 - c. Resolution Authorizing a Development Agreement with The ITEX Group, LLC for development of a multi-family housing project (5510 Calhoun Rd);
 - d. Affordable Housing Development Update.
7. Midtown Capital Improvements Program:
 - a. Parks and Greenspace - Walter P Moore / Design Workshop;
 - i. Bagby Park – Storage and Renovations;
 1. Change Orders;
 - ii. Baldwin Park
 - b. Caroline Street Reconstruction – ESPA Corp/KCI;
 - i. Change Orders;
 - c. Request for Qualifications for Architectural and Engineering Services.
 - i. Selection of Pre-Qualified Group;
8. With respect to the foregoing agenda items, the Authority may conduct an executive session with regard to the following, as appropriate and necessary:
 - a. Consultation with attorney (Section 551.071, Texas Government Code);
 - b. The purchase, exchange, lease or value of real property (Section 551.072, Texas Government Code);
 - c. Personnel matters (Section 551.074, Texas Government Code);
 - d. Security personnel or devices (Section 551.076, Texas Government Code); and
 - e. Economic development negotiations (Sections 551.087, Texas Government Code).

Upon entering into the executive session, the presiding officer shall announce which agenda items will be discussed.

9. Adjourn.


Matt Thibodeaux

Executive Director MT/ks



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ZONE
CONSENT AGENDA

**MINUTES OF THE BOARD OF DIRECTORS OF
REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS**

May 27, 2021

A regular Meeting of the Board of Directors (the “Board”) of Reinvestment Zone Number Two, City of Houston, Texas (the “Zone”) was held **Thursday, May 27, 2021 at 12:30 P.M.** via video and telephonic conferencing. The meeting was open to the public. The roll of the duly appointed members of the Board was called, to-wit:

<u>Pos. #</u>	<u>Name</u>	<u>Pos. #</u>	<u>Name</u>
1	Camille Foster	6	Abe Goren
2	Donald Bond	7	Caton M. Fenz
3	Vacant	8	John Thomas
4	Michael Murphy	9	Zoe Middleton
5	Al Odom		

and all the above were present except Director Thomas.

Also in attendance were Midtown Staff members: Matt Thibodeaux, Vernon Williams, Kandi Schramm, Todd Edwards, David Thomas, Theresa Gilmore, Marlon Marshall, Mark Sullivan, Willie Larry and Edward Lacey; Barron F. Wallace and Mary Buzak of Bracewell LLP; Peggy Foreman of Burney & Foreman; Robert Bradford and Angie Gomez of CCPPI; Rachel Ray of Walter P. Moore; Sam Dike of Rice Management Company; Zack Martin of MCMD, Jennifer Curley of the City of Houston; Jeri Brooks of One World Strategy Group, Theola Petteway of Almeda/OST Redevelopment Authority; Interim Executive Director Sean Haley of CCPPI; Alderwoman Arnetta Murray of Brazoria County, Jim Webb of The Goodman Corporation; Joy Fitzgerald, Consultant for CCPPI; Andrew Earles of A.O. Phillips; Sharone Mayberry of Mayberry Homes and other attendees –Paul Burch, Kendra Murray, Reagan Flowers, Frank Jones, Libby Vira-Bland, Linda Trevino, Maya Williams, Nile Dixon, Pam Douglas, Randy Romman, Verdell Ingram, Yesenia Montoya, Bill Haley, Aisha Taylor, Alex Tobin, Dean Liscum, Sam Stoeltje, Jaison Oliver, Aliyyah Bey, Monica Aizpurua, Dolores Lozano, Shawn Owens Lemons, Llewelyn-Davies, Bryson Grover, Nancy Sims, Linda Morales, Clay Ellisor, Allen Douglas, Junious Williams, Kevan Shelton, Mary Claire Neal, Tamara Sherman, Edward Pettitt, Aris Brown, Bianca Castro, Gordon Liu, and Mary Kock. There were 77 attendees on the call; six (6) of the attendees failed to identify themselves.

CONSENT AGENDA FOR THE MIDTOWN REINVESTMENT ZONE.

MINUTES FOR April 29, 2021.

Matt Thibodeaux, Executive Director, presented the consent agenda to the Board.

Director Goren made a motion to approve the consent agenda. The motion was seconded by Director Murphy and carried by unanimous vote.

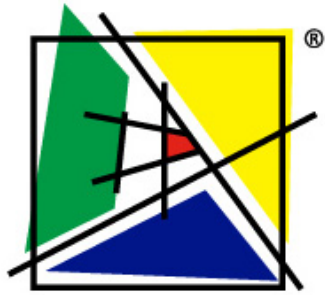
ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.

DRAFT

Caton Fenz, Assistant. Secretary

Date



midtown
HOUSTON

DRAFT

**AUTHORITY
CONSENT AGENDA**

**MINUTES OF THE BOARD OF DIRECTORS OF
THE MIDTOWN REDEVELOPMENT AUTHORITY**

May 27, 2021

A regular meeting of the Board of Directors (the “Board”) of the Midtown Redevelopment Authority (the “Authority”) was held via video and telephonic conferencing on Thursday, May 27, 2021, at 12:30 p.m. The meeting was open to the public. The roll was called of the duly appointed members of the Board, to-wit:

<u>Pos. #</u>	<u>Name</u>	<u>Pos. #</u>	<u>Name</u>
1	Camille Foster	6	Abe Goren
2	Donald Bond	7	Caton M. Fenz
3	Vacant	8	John Thomas
4	Michael F. Murphy	9	Zoe Middleton
5	Al Odom		

and all the above were present except Director Thomas.

Also in attendance were Midtown Staff members: Matt Thibodeaux, Vernon Williams, Kandi Schramm, Todd Edwards, David Thomas, Theresa Gilmore, Marlon Marshall, Mark Sullivan, Willie Larry and Edward Lacey; Barron F. Wallace and Mary Buzak of Bracewell LLP; Peggy Foreman of Burney & Foreman; Robert Bradford and Angie Gomez of CCPPI; Rachel Ray of Walter P. Moore; Sam Dike of Rice Management Company; Zack Martin of MCMD, Jennifer Curley of the City of Houston; Jeri Brooks of One World Strategy Group, Theola Petteway of Alameda/OST Redevelopment Authority; Interim Executive Director Sean Haley of CCPPI; Alderwoman Arnetta Murray of Brazoria County, Jim Webb of The Goodman Corporation; Joy Fitzgerald, Consultant for CCPPI; Andrew Earles of A.O. Phillips; Sharone Mayberry of Mayberry Homes and other attendees –Paul Burch, Kendra Murray, Reagan Flowers, Frank Jones, Libby Vira-Bland, Linda Trevino, Maya Williams, Nile Dixon, Pam Douglas, Randy Romman, Verdell Ingram, Yesenia Montoya, Bill Haley, Aisha Taylor, Alex Tobin, Dean Liscum, Sam Stoeltje, Jaison Oliver, Aliyyah Bey, Monica Aizpurua, Dolores Lozano, Shawn Owens Lemons, Llewelyn-Davies, Bryson Grover, Nancy Sims, Linda Morales, Clay Ellisor, Allen Douglas, Junious Williams, Kevan Shelton, Mary Claire Neal, Tamara Sherman, Edward Pettitt, Aris Brown, Bianca Castro, Gordon Liu, and Mary Kock. There were 77 attendees on the call; six (6) of the attendees failed to identify themselves.

Chairman Odom called the meeting to order and welcomed the guests. He announced, that the meeting was being recorded and stated that **“In accordance with section 418.016 of the Texas Government Code, as amended, the Texas Governor has temporarily suspended certain open meeting statutes that require government officials and members of the public to be physically present at a specified meeting location. As a result, governmental entities, such as the Authority and the Zone, are permitted to meet via telephonic meeting. Members of the public are invited to join the telephonic meeting and may make public comments during the public comment portion of the agenda.”**

PUBLIC COMMENTS:

Chairman Odom announced that due to scheduling constraints, quorum concerns and the need to address certain business matters, Public Comments was being moved to the end of the agenda. He further announced that no action was being taken at the meeting regarding agenda item # 7, the agreement with Rice Management Company.

The following public comments were made at the end of the agenda as part of the Public Comments agenda item.

Clay Ellisor spoke regarding his frustration on the slow progress of the Caroline Street Reconstruction project and the many times the completion date has been extended. Mr. Ellisor noted that he is a volunteer with the Super Neighborhood #62 Safety and Security Task Force.

Aliyyah Bey, Jaison Oliver, Sam Stoeltje, Aris Brown, Alderwoman Arnetta Murray, Dolores Lozano, Maya Williams, Dean Liscum, Edward Pettitt, Alex Tobin, Bianca Castro, Gordon Liu, Mary Kock, Shawn Owens Lemons and Mary Claire Neal and all encouraged the Board to require Rice Management Company to execute a Community Benefits Agreement exclusively with Houston Coalition for Equitable Development without Displacement (HCEED) as a condition to entering into an Economic Development Agreement with Rice Management Company. The speakers contended that the project proposed by Rice Management Company will have a significant and negative impact on the adjacent 3rd Ward community and its long-term property owners and residents. They encouraged the Board to support a CBA with HCEED and stated that doing so would allow the Community to hold Rice Management Company accountable.

Sharone Mayberry of Mayberry Homes introduced himself and thanked the Board for the work being done under its Affordable Housing Program. He also announced that he is exploring a multi-family affordable housing project in Third Ward and would present it to the Affordable Housing Team for review at a future date.

Kandi Schramm, Administrative Manager for the Midtown Redevelopment Authority read comments from an email by Zach Moser into the record. Mr. Moser shared his concerns with the Board regarding the actions of Rice Management Company (RMC) related to the innovation district and stated his support for denial of public support to RMC until a Community Benefits Agreement with HCEED is signed.

CONSENT AGENDA FOR THE AUTHORITY:

- a. Minutes for April 29, 2021;
- b. Monthly financial reports for April 30, 2021;
- c. Invoices from Trustee and Operating Accounts for May 2021.

Executive Director Matt Thibodeaux presented the consent agenda. Director Goren made a motion to approve the consent agenda as presented. The motion was seconded by Director Murphy and carried by unanimous vote.

AGREED UPON PROCEDURES AUDIT FOR FISCAL YEAR 2020.

Jessica Ortiz of Carr, Riggs & Ingram presented the Agreed Upon Procedures Audit for Fiscal Year 2020. Ms. Ortiz noted a clean audit with only one exception finding that a certificate of insurance covering the period from July 1, 2019 to May 19, 2020 was not obtained for the contract entered into with Martin Construction for the Affordable Housing Operations Center Project. She stated that no other exceptions were found. Director Goren made a motion to approve the Agreed Upon Procedures Audit for Fiscal Year 2020. The motion was seconded by Director Foster and carried by unanimous vote.

INVESTMENT REPORT FOR QUARTER ENDING MARCH 31, 2021.

Executive Director Thibodeaux, in his capacity as Investment Officer presented the Investment Report for Quarter Ending March 31, 2021. Mr. Thibodeaux reported that all accounts were invested in compliance with the Authority's Investment Policy. The Investment Report for Quarter Ending March 31, 2021 had a total average yield from interest bearing accounts of 0.1152867% for a total amount of interest earned of

\$6,120.93. Director Goren made a motion approving the Investment Report for Quarter Ending March 31, 2021. The motion was seconded by Director Murphy and carried by unanimous vote.

ECONOMIC DEVELOPMENT AGREEMENT WITH RICE MANAGEMENT COMPANY.

Barron Wallace of Bracewell LLP reported that this item would be discussed in executive session. Upon reconvening in open session, no action was taken regarding agenda item #7, the Economic Development Agreement with Rice Management Company.

MIDTOWN AFFORDABLE HOUSING PROGRAM:

AFFORDABLE HOUSING OPERATIONS CAMPUS;

CHANGE ORDER

Mr. Marshall presented a Change Order from Katy Blinds for 2” faux wood blinds and 3” vinyl vertical blinds to be installed in the apartment units in the amount of \$9,750.88. Director Fenz made a motion to approve the Change Order from Katy Blinds for 2” faux wood blinds and 3” vinyl vertical blinds to be installed in the apartment units in the amount of \$9,750.88. The motion was seconded by Director Murphy and carried by unanimous vote.

**STATUS REPORT ON AFFORDABLE HOUSING OPERATIONS CENTER LEASES;
ACKNOWLEDGMENT OF SIGNED LEASES.**

Mary Buzak of Bracewell LLP presented the executed Lease between Midtown Redevelopment Authority and Primary Care Cohort 2 PropCo LLC. She noted that additional work is being done regarding certain tenant improvements. Sean Haley, Interim Executive Director for CCPPI, reported that the Board should expect to see at least 5 leases in June and 1 in July.

VACANT LOT LANDSCAPE MAINTENANCE AGREEMENTS;

Peggy Foreman, of Burney and Foreman, presented the Resolution Authorizing the Midtown Redevelopment Authority (the “Authority”) or its Agent to Enter into Contracts for Affordable Housing Vacant Lot Landscape Maintenance Services with Trans Teq Environmental Solutions, Inc. and Four Eleven LLC; and Authorizing the Authority or its Agent to Take all Necessary Actions Regarding Same. Director Goren made a motion to approve the Resolution Authorizing the Midtown Redevelopment Authority (the “Authority”) or its Agent to Enter into Contracts for Affordable Housing Vacant Lot Landscape Maintenance Services with Trans Teq Environmental Solutions, Inc. and Four Eleven LLC; and Authorizing the Authority or its Agent to Take all Necessary Actions Regarding Same. The motion was seconded by Director Foster, following all discussion, the motion carried by unanimous vote.

**PRESENTATION REGARDING DEVELOPMENT AGREEMENT FOR GRANT PARK SQUARE
(SOUTH UNION);**

Ms. Foreman presented Resolution Authorizing the Midtown Redevelopment Authority (the “Authority”) or its Agent to Enter into a Development and Purchase Agreement with Park Street Homes, LLC and Providing for the Conveyance and Development of Certain Properties in Accordance with the Terms of Such Agreement; and Authorizing the Authority or its Agent to Take all Necessary Actions Regarding Same; Ms. Foreman summarized the proposed terms of the Development And Purchase Agreement relating to the conveyance of five (5) vacant lots and the subsequent construction of affordable homes for sale to, qualified homebuyers in Grand Park Square in the southeast portion of the City of Houston, in a community commonly known as South Union. Director Fenz made a motion to approve the Resolution Authorizing the

Midtown Redevelopment Authority (the “Authority”) or its Agent to Enter into a Development and Purchase Agreement with Park Street Homes, LLC and Providing for the Conveyance and Development of Certain Properties in Accordance with the Terms of Such Agreement; and Authorizing the Authority or its Agent to Take all Necessary Actions Regarding Same. The motion was seconded by Director Murphy and carried by unanimous vote.

AFFORDABILITY PERIOD FOR SINGLE FAMILY AFFORDABLE HOUSING

Todd Edwards reported that staff is continuing to work with CCPPI and other consultants on a revised affordability period for single family affordable housing and will bring a recommendation regarding revising the affordability period to the Board at a future board meeting.

AFFORDABLE HOUSING DEVELOPMENT UPDATE.

Mr. Edwards gave a brief update regarding pending affordable housing projects.

MIDTOWN CAPITAL IMPROVEMENT PROGRAM:

PARKS AND GREENSPACE – WALTER P. MOOR / DESIGN WORKSHOP

BAGBY PARK – STORAGE AND RENOVATIONS

Mr. Marshall reported that Midtown was announced as part of the World Landscape Architecture (WLA) Professional Merit Award, the winners will be announced later this summer. He also reported that the kiosk tenant in Bagby Park is continuing to work on their tenant improvements and anticipate opening in late July.

CHANGE ORDERS

Mr. Marshall reported that there were no change orders for this project being presented at this meeting.

CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI

Mr. Marshall reported that the Contractor has had some delay due to rain for the Caroline Street Reconstruction project. He reported that paving activity continues on the west lanes between McIlhenny and Pierce Streets and at the Gray and McGowen Streets intersection. Sidewalk installations are progressing between McIlhenny and Pierce Streets. Pedestrian light foundations are being installed on blockfaces between McGowen and Pierce Streets and pedestrian light poles have been installed between Elgin and McGowen Streets.

CHANGE ORDERS

Mr. Marshall presented the following Change Orders:

Change Order with CenterPoint Energy for the installation of conduit for additional streetlights in the amount \$54,427.00. Director Goren made a motion to approve the Change Order with CenterPoint Energy for the installation of conduit for additional streetlights in the amount \$54,427.00. The motion was seconded by Director Bond. Following all discussion, the motion carried by unanimous vote.

REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL AND ENGINEERING SERVICES.

Mr. Marshall reported that the Authority received approximately 60 responses to the Request for Qualifications (RFQ) for Architectural and Engineering Services. He stated that the staff and consultants are continuing to review and evaluate the responses. He stated that an update will be provided at the next Board meeting.

EXECUTIVE SESSION

The Board entered into executive session to hear from the attorneys regarding the Economic Development Agreement with Rice Management Company.

ADJOURN

There being no further business to come before the Board, the meeting was adjourned.

Caton Fenz, Assistant Secretary

Date

Midtown Redevelopment Authority

Profit & Loss

July 2020 through May 2021

Jul '20 - May 21

Ordinary Income/Expense

Income

400000 · Revenue & Support	
400009 · City of Houston Tax Increment	5,366,565.95
400010 · HISD Tax Increment	1,578,090.68
400012 · HCC	1,670,587.00
400020 · Reimb Off Exp & Staff	1,086,444.89
400025 · Interest-Debt Service & Reserve	5,673.00
400026 · Interest-Other Bond Funds	6,816.73
400029 · Interest - Affordable Housing	8,792.17
400030 · Interest-Operating Funds	16,074.33
400032 · Other Revenue	3,063.28
Total 400000 · Revenue & Support	<u>9,742,108.03</u>

Total Income

9,742,108.03

Gross Profit

9,742,108.03

Expense

500000 · BOND FUND EXPENSES	
500419 · Camden Int.	550,783.82
Total 500000 · BOND FUND EXPENSES	<u>550,783.82</u>

510000 · INCREMENT PROJECTS/EXPENSE

510008 · T-0220 Afford Housing Land Bnk	
510013 · T-0220 Affordable Housing Legal	264,273.92
510017 · T-0220 Drainage Fees	11,371.42
510116 · BBVA Loan fees	38,230.90
512001 · T-0220 Aff Hous Expense	1,699,517.30
512003 · Operations Center (3117 Emancipation Ave & 3112 St Charles St.)	
5120031 · Lease Units Electricity	8,821.62
5120032 · Affordable Housing Insurance	113,444.93
512003 · Operations Center (3117 Emancipation Ave & 3112	13,257,370.07
Total 512003 · Operations Center (3117 Emancipation Ave & 3112	<u>13,379,636.62</u>

Total 510008 · T-0220 Afford Housing Land Bnk 15,393,030.16

510019 · T-0214 Caroline St	761,787.75
510024 · T-0204 Infrastruc/Street Lights	55,055.96
510041 · CIP Program Expenses	286,661.22
510043 · T-0234 Parks & Open Space & Mob	37,431.66
510044 · T-0236 Bagby Park	422,917.99
510045 · T-0224 HTC I - Bldg Maintenance	70,651.37
510046 · T-0221 Midtown Pk	238,410.78
510048 · T-0240 Acquisitions Block 442	2,589.00
510050 · T-0210 Main Street Enhancements	4,262.37
510096 · T-0207 Opr of Zone Prj Faciliti	252,687.60
510102 · HMAAC Interest Expense	28,537.98
510400 · KIOS at Bagby Park	31,216.00
510534 · T-0225 Mobility & Pedest Imprv	135,206.86
510700 · Municipal Services Costs	<u>781,263.00</u>

Midtown Redevelopment Authority

Profit & Loss

July 2020 through May 2021

	Jul '20 - May 21
Total 510000 · INCREMENT PROJECTS/EXPENSE	18,501,709.70
550000 · General & Admin. Expense	
550002 · Contract Labor	29,664.00
550003 · Rent Expense (Additional office space)	85,995.00
550004 · Salaries	
550014 · Health Insurance	112,216.45
550015 · AFLAC	2,838.80
550017 · 401K	210.00
550018 · Life Insurance	273.18
550004 · Salaries - Other	1,466,745.08
Total 550004 · Salaries	1,582,283.51
5500047 · Overtime	
550007 · Courier Service	6,379.25
550008 · Office Supply & Expense	4,669.34
550009 · Misc Exp	183.41
550010 · Telephone & Utilities	
550110 · Cellular Service	1,604.60
550113 · Drainage fee	3,271.86
550010 · Telephone & Utilities - Other	18,446.25
Total 550010 · Telephone & Utilities	23,322.71
550012 · Postage	1,054.65
550020 · Int Expense BBVA (Int Expense BBVA)	35,669.32
550022 · Bank Charges & Fees	28,710.93
550023 · Trust Expenses	15,143.80
550025 · Professional Services	183,690.15
550026 · Accounting Consultants	20,307.50
550027 · Financial Audit (Audit Services)	41,000.00
550028 · Legal Consultants	186,800.43
550032 · Engineering Consultants	18,792.02
550034 · Equip Rent & Lease Expense	7,597.29
550036 · Licenses & Fees	1,872.04
550037 · Workman's Comp Insurance	3,890.40
550038 · Insurance - All	261,693.23
550039 · Computers & Repairs & Maint	55,412.43
550040 · Repair & Maintenance	550.00
550044 · Payroll Expense & PR Tax Exp	9,715.46
550045 · Payroll Fees	19,067.84
550046 · Reimb. Employee Office Exp.	216.48
550047 · Soc Sec - Medicare	106,337.22
550050 · Depreciation Expense	400,820.86
550052 · Depre Expense-Midtown Park	583,444.73
550053 · Deprec Expense-Works of Art	26,611.86
550061 · Public Relations	150,925.00
550201 · CIP	3,787.50
Total 550000 · General & Admin. Expense	3,895,608.36

Midtown Redevelopment Authority

Profit & Loss

July 2020 through May 2021

	<u>Jul '20 - May 21</u>
550051 · Dep Exp - Midtown Park/Garage	423,589.76
600000 · Bond Related Expenses	
550055 · Amort Bond Prem	-505,347.36
560038 · 11 Bond Series Interest Expense	38,800.02
560039 · 2013 Bond Series Int Expense	1,017,192.18
560040 · 2015 Bond Int Expense	335,834.40
560041 · 2017 Bond Int Expense	1,656,010.30
560042 · 2020 Bond Int Exp	470,983.35
Total 600000 · Bond Related Expenses	<u>3,013,472.89</u>
999999 · SUSPENSE (flow through account)	-11,360.18
Total Expense	<u>26,373,804.35</u>
Net Ordinary Income	<u>-16,631,696.32</u>
Net Income	<u><u>-16,631,696.32</u></u>

Midtown Redevelopment Authority

Balance Sheet

As of May 31, 2021

May 31, 21

ASSETS

Current Assets

Checking/Savings

101001 · Wells Fargo Ope Acctg 64040	3,426,632.17
101002 · Infrastructure Projects 1731	953.26
101010 · WF Surplus Acct 63943	1,288.86
101020 · WF FTA Enhanced Path 63919	60.13
102200 · Logic Operating Account (Investment Account)	5,059,271.90
103200 · TexStar Operating Acct 1111	6,951.12
103600 · Wells Fargo Oper Inves 63901	731.47
103700 · WF Operating Saving 3215777180	45,324.71
104000 · Affordable Housing Accounts	
104021 · WF Afford Hous 3927	275,018.63
104022 · WF Pilot Program 3935	344.52
104116 · TexStar Aff. Hsng MM 1800	2,014.39
104200 · Logic Affordable Housing (Investment Account)	92,542.99
1043000 · BBVA USA	1,004,700.67
Total 104000 · Affordable Housing Accounts	<u>1,374,621.20</u>

105000 · Trustee Investments	
105001 · Pledge Revenue Fund 422885	
105100 · Pledge Revenue Fund -422885	45,268.28
Total 105001 · Pledge Revenue Fund 422885	<u>45,268.28</u>
105002 · Debt Service Fund	
105200 · BNY-Debt Service Fund 422896	2,087,985.60
Total 105002 · Debt Service Fund	<u>2,087,985.60</u>
105003 · Reserve Fund 422897	
105302 · Reserve Fund Money Mkt 422897	45.06
105324 · TexStar Debt Res Fnd MM 1023 (Debt Reserve Fund)	7,422,267.11
Total 105003 · Reserve Fund 422897	<u>7,422,312.17</u>
105009 · Austin Park Maint. Fund 422919	
105901 · Austin Park Money Market Acct.	3,582.05
Total 105009 · Austin Park Maint. Fund 422919	<u>3,582.05</u>
107000 · BOND FUNDS	
107009 · BNY-TICR AFF HSG 693802	48.59
107012 · BNY 443264 2011 Escrow	9.99
107018 · LOGIC 2017 PROJECT FUND (Trust Account 7487592004)	3,081,276.79
Total 107000 · BOND FUNDS	<u>3,081,335.37</u>

Total 105000 · Trustee Investments	<u>12,640,483.47</u>
Total Checking/Savings	<u>22,556,318.29</u>

Accounts Receivable

170000 · Accounts Receivable	
170008 · KIOS	-6,400.00
170010 · Midtown Management District	148,065.59
170011 · Midtown Parks Conservancy	1,235,866.94
170020 · HX Houston Exponential AR	29,694.62

Midtown Redevelopment Authority

Balance Sheet

As of May 31, 2021

	<u>May 31, 21</u>
170021 · HTC BUILTOUT	338,285.67
170050 · MRA AHF	963.00
170052 · OST/ALMEDA	<u>2,366,565.95</u>
Total 170000 · Accounts Receivable	<u>4,113,041.77</u>
Total Accounts Receivable	<u>4,113,041.77</u>
Total Current Assets	<u>26,669,360.06</u>
Fixed Assets	
150000 · Fixed Assets	
150010 · Office Furniture & Equipment	26,321.36
150011 · Accumulated Depreciation-Furn.	-26,321.36
150020 · Computer Equipment	32,057.11
150021 · Accumulated Depreciation-Comp.	-32,057.11
150040 · Land - JPI Park	736,911.00
150045 · Walgreens/Lui Park Land	141,000.00
150062 · Land - Houston Tech.Center I	798,053.89
150063 · Houston Tech Center I	2,676,862.62
150064 · Accm Deprec-Houston Tech Cntr I	-2,412,097.61
150065 · Land - HTC Phase II	697,219.00
150066 · Houston Tech Center II	2,816,117.96
150067 · Accum.Deprec. HTC Phase I	-2,088,000.30
150069 · Land - Bagby Park	1,318,870.15
150070 · BagbyPark	2,453,218.83
150071 · Accum.Deprec. BagbyPark	-1,408,887.03
150075 · Midtown Park 2905 Travis St	3,506,306.26
150078 · Midtown Park Land-Tracts I & II	4,416,883.45
1500783 · Accum Deprec-Works of Art	-84,674.12
150078A · Midtown (Superblock) Garage	13,784.20
150078B · Midtown (Superblockj) Park	4,598,895.40
150078C · Midtown Garage - Depreciable As	
1500781 · Acc Depre - Midtown Garage	-1,578,834.60
150078C · Midtown Garage - Depreciable As - Other	<u>23,104,895.00</u>
Total 150078C · Midtown Garage - Depreciable As	<u>21,526,060.40</u>
150078D · Midtown Park - Depreciable Asse	
1500782 · Acc Depre Midtown Park	-2,280,738.05
150078D · Midtown Park - Depreciable Asse - Other	<u>19,094,553.00</u>
Total 150078D · Midtown Park - Depreciable Asse	<u>16,813,814.95</u>
150079B · Works of Art - Donated	725,778.00
150080 · Land (Resale) (Land purchase for resale)	
150081 · Earnest Money	-1,796.09
150082 · Option Fees	10,670.00
150803 · Affordable Housing Legal	109,050.45
150804 · Affordable Housing Misc	752,799.46
150805 · AFFORD HOUS GRANTS	126,750.28
150080 · Land (Resale) (Land purchase for resale) - Other	<u>45,992,844.13</u>
Total 150080 · Land (Resale) (Land purchase for resale)	<u>46,990,318.23</u>

Midtown Redevelopment Authority

Balance Sheet

As of May 31, 2021

May 31, 21

150080A · Land Held for Resale	1,999,033.00
150089 · Land HMAAC (Land)	1,206,150.00
150090 · HMAAC Property	918,850.00
150091 · Accum Depr HMAAC	-486,224.28
150100 · 2800 MAIN	317,069.93
Total 150000 · Fixed Assets	108,191,313.93
Total Fixed Assets	108,191,313.93
TOTAL ASSETS	134,860,673.99
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200000 · Accounts Payable	256,554.29
Total Accounts Payable	256,554.29
Other Current Liabilities	
200001 · Current Liabilities	
200005 · Accrued Expenses	-14,709.74
201000 · Operating Account Liabilities	-3,432.48
201001 · MIDCORP Kios	24,454.84
202000 · Project Fund Liabilities	18,578.35
204000 · HMAAC NOTE - CURRENT	102,902.00
2103008 · CRI Current Camden	-1,445,404.56
200001 · Current Liabilities - Other	13,800.00
Total 200001 · Current Liabilities	-1,303,811.59
2030112 · BBVA Taxable Loan	9,164,590.65
2030113 · BBVA LOAN TAX EXEMPT	4,790,000.00
2103007 · Developer Advances Midtown Park	7,870,302.00
25000 · Retainage Payable (Retainage)	940,796.98
Total Other Current Liabilities	21,461,878.04
Total Current Liabilities	21,718,432.33
Long Term Liabilities	
210000 · Long Term Liabilities	
210047 · Bonds Payable Series '13	21,975,000.00
210049 · Bond Payable Series '15	8,755,000.00
210050 · Bond Payable Series 2017	36,485,000.00
210053 · Accrued Bond Int 2015 series	140,265.65
210055 · Accrued Bond Interest 13 Series	462,257.80
210056 · Accrued Bond Interest Series 11	0.02
210058 · Series 2013 BOND PREMIUM	957,073.85
210059 · Series 2015 Bond Prem	488,540.71
210060 · Accrued Bond Interst 2017	214,083.35
210061 · Series 2017 Bond Premium	3,404,736.35
210062 · Accrued Bond Interest Series 17	746,197.80
210063 · Series 2020 Bond Premium	1,934,580.05
210064 · Bonds Payable Series 2020	11,085,000.00

Midtown Redevelopment Authority

Balance Sheet

As of May 31, 2021

May 31, 21

2103000 · LOANS	
2103003 · HMAAC LOAN REFINANCED	733,397.42
Total 2103000 · LOANS	<u>733,397.42</u>
Total 210000 · Long Term Liabilities	<u>87,381,133.00</u>
Total Long Term Liabilities	<u>87,381,133.00</u>
Total Liabilities	109,099,565.33
Equity	
1110 · Retained Earnings (Retained Earnings)	42,392,804.98
Net Income	<u>-16,631,696.32</u>
Total Equity	<u>25,761,108.66</u>
TOTAL LIABILITIES & EQUITY	<u><u>134,860,673.99</u></u>

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Midtown Redevelopment Authority

Trial Balance

As of May 31, 2021

	May 31, 21	
	Debit	Credit
101001 · Wells Fargo Ope Acctg 64040	3,426,632.17	
101002 · Infrastructure Projects 1731	953.26	
101010 · WF Surplus Acct 63943	1,288.86	
101020 · WF FTA Enhanced Path 63919	60.13	
102200 · Logic Operating Account	5,059,271.90	
103200 · TexStar Operating Acct 1111	6,951.12	
103600 · Wells Fargo Oper Inves 63901	731.47	
103700 · WF Operating Saving 3215777180	45,324.71	
104021 · WF Afford Hous 3927	275,018.63	
104022 · WF Pilot Program 3935	344.52	
104116 · TexStar Aff. Hsng MM 1800	2,014.39	
104200 · Logic Affordable Housing	92,542.99	
1043000 · BBVA USA	1,004,700.67	
105100 · Pledge Revenue Fund -422885	45,268.28	
105200 · BNY-Debt Service Fund 422896	2,087,985.60	
105302 · Reserve Fund Money Mkt 422897	45.06	
105324 · TexStar Debt Res Fnd MM 1023	7,422,267.11	
105901 · Austin Park Money Market Acct.	3,582.05	
107009 · BNY-TICR AFF HSG 693802	48.59	
107012 · BNY 443264 2011 Escrow	9.99	
107018 · LOGIC 2017 PROJECT FUND	3,081,276.79	
170008 · KIOS		6,400.00
170010 · Midtown Management District	148,065.59	
170011 · Midtown Parks Conservancy	1,235,866.94	
170020 · HX Houston Exponential AR	29,694.62	
170021 · HTC BUILTOUT	338,285.67	
170050 · MRA AHF	963.00	
170052 · OST/ALMEDA	2,366,565.95	
150010 · Office Furniture & Equipment	26,321.36	
150011 · Accumluated Depreciation-Furn.		26,321.36
150020 · Computer Equipment	32,057.11	
150021 · Accumulated Depreciation-Comp.		32,057.11
150040 · Land - JPI Park	736,911.00	
150045 · Walgreens/Lui Park Land	141,000.00	
150062 · Land - Houston Tech.Center I	798,053.89	
150063 · Houston Tech Center I	2,676,862.62	
150064 · Accm Deprec-Houston Tech Cntr I		2,412,097.61
150065 · Land - HTC Phase II	697,219.00	
150066 · Houston Tech Center II	2,816,117.96	
150067 · Accum.Deprec. HTC Phase I		2,088,000.30
150069 · Land - Bagby Park	1,318,870.15	
150070 · BagbyPark	2,453,218.83	
150071 · Accum.Deprec. BagbyPark		1,408,887.03
150075 · Midtown Park 2905 Travis St	3,506,306.26	

Midtown Redevelopment Authority

Trial Balance

As of May 31, 2021

	May 31, 21	
	Debit	Credit
150078 · Midtown Park Land-Tracts I & II	4,416,883.45	
1500783 · Accum Deprec-Works of Art		84,674.12
150078A · Midtown (Superblock) Garage	13,784.20	
150078B · Midtown (Superblockj) Park	4,598,895.40	
150078C · Midtown Garage - Depreciable As	23,104,895.00	
1500781 · Acc Depre - Midtown Garage		1,578,834.60
150078D · Midtown Park - Depreciable Asse	19,094,553.00	
1500782 · Acc Depre Midtown Park		2,280,738.05
150079B · Works of Art - Donated	725,778.00	
150080 · Land (Resale)	45,992,844.13	
150081 · Earnest Money		1,796.09
150082 · Option Fees	10,670.00	
150803 · Affordable Housing Legal	109,050.45	
150804 · Affordable Housing Misc	752,799.46	
150805 · AFFORD HOUS GRANTS	126,750.28	
150080A · Land Held for Resale	1,999,033.00	
150089 · Land HMAAC (Land)	1,206,150.00	
150090 · HMAAC Property	918,850.00	
150091 · Accum Depr HMAAC		486,224.28
150100 · 2800 MAIN	317,069.93	
200000 · Accounts Payable		256,554.29
200001 · Current Liabilities		13,800.00
200005 · Accrued Expenses	14,709.74	
201000 · Operating Account Liabilities	3,432.48	
201001 · MIDCORP Kios		24,454.84
202000 · Project Fund Liabilities		18,578.35
204000 · HMAAC NOTE - CURRENT		102,902.00
2103008 · CRI Current Camden	1,445,404.56	
2030112 · BBVA Taxable Loan		9,164,590.65
2030113 · BBVA LOAN TAX EXEMPT		4,790,000.00
2103007 · Developer Advances Midtown Park		7,870,302.00
25000 · Retainage Payable		940,796.98
210047 · Bonds Payabe Series '13		21,975,000.00
210049 · Bond Payable Series '15		8,755,000.00
210050 · Bond Payable Series 2017		36,485,000.00
210053 · Accrued Bond Int 2015 series		140,265.65
210055 · Accrued Bond Interest 13 Series		462,257.80
210056 · Accrued Bond Interest Series 11		0.02
210058 · Series 2013 BOND PREMIUM		957,073.85
210059 · Series 2015 Bond Prem		488,540.71
210060 · Accrued Bond Interst 2017		214,083.35
210061 · Series 2017 Bond Premium		3,404,736.35
210062 · Accrued Bond Interest Series 17		746,197.80
210063 · Series 2020 Bond Premium		1,934,580.05

Midtown Redevelopment Authority

Trial Balance

As of May 31, 2021

	May 31, 21	
	Debit	Credit
210064 · Bonds Payable Series 2020		11,085,000.00
2103003 · HMAAC LOAN REFINANCED		733,397.42
1110 · Retained Earnings		42,392,804.98
400009 · City of Houston Tax Increment		5,366,565.95
400010 · HISD Tax Increment		1,578,090.68
400012 · HCC		1,670,587.00
400020 · Reimb Off Exp & Staff		1,086,444.89
400025 · Interest-Debt Service & Reserve		5,673.00
400026 · Interest-Other Bond Funds		6,816.73
400029 · Interest - Affordable Housing		8,792.17
400030 · Interest-Operating Funds		16,074.33
400032 · Other Revenue		3,063.28
500419 · Camden Int.	550,783.82	
510013 · T-0220 Affordable Housing Legal	264,273.92	
510017 · T-0220 Drainage Fees	11,371.42	
510116 · BBVA Loan fees	38,230.90	
512001 · T-0220 Aff Hous Expense	1,699,517.30	
512003 · Operations Center	13,257,370.07	
5120031 · Lease Units Electricity	8,821.62	
5120032 · Affordable Housing Insurance	113,444.93	
510019 · T-0214 Caroline St	761,787.75	
510024 · T-0204 Infrastruc/Street Lights	55,055.96	
510041 · CIP Program Expenses	286,661.22	
510043 · T-0234 Parks & Open Space & Mob	37,431.66	
510044 · T-0236 Bagby Park	422,917.99	
510045 · T-0224 HTC I - Bldg Maintenance	70,651.37	
510046 · T-0221 Midtown Pk	238,410.78	
510048 · T-0240 Acquisitions Block 442	2,589.00	
510050 · T-0210 Main Street Enhancements	4,262.37	
510096 · T-0207 Opr of Zone Prj Faciliti	252,687.60	
510102 · HMAAC Interest Expense	28,537.98	
510400 · KIOS at Bagby Park	31,216.00	
510534 · T-0225 Mobility & Pedest Imprv	135,206.86	
510700 · Municipal Services Costs	781,263.00	
550002 · Contract Labor	29,664.00	
550003 · Rent Expense	85,995.00	
550004 · Salaries	1,466,745.08	
550014 · Health Insruance	112,216.45	
550015 · AFLAC	2,838.80	
550017 · 401K	210.00	
550018 · Life Insurance	273.18	
550007 · Courier Service	6,379.25	
550008 · Office Supply & Expense	4,669.34	
550009 · Misc Exp	183.41	

Midtown Redevelopment Authority

Trial Balance

As of May 31, 2021

	May 31, 21	
	Debit	Credit
550010 · Telephone & Utilities	18,446.25	
550110 · Cellular Service	1,604.60	
550113 · Drainage fee	3,271.86	
550012 · Postage	1,054.65	
550020 · Int Expense BBVA	35,669.32	
550022 · Bank Charges & Fees	28,710.93	
550023 · Trust Expenses	15,143.80	
550025 · Professional Services	183,690.15	
550026 · Accounting Consultants	20,307.50	
550027 · Financial Audit	41,000.00	
550028 · Legal Consultants	186,800.43	
550032 · Engineering Consultants	18,792.02	
550034 · Equip Rent & Lease Expense	7,597.29	
550036 · Licenses & Fees	1,872.04	
550037 · Workman's Comp Insurance	3,890.40	
550038 · Insurance - All	261,693.23	
550039 · Computers & Repairs & Maint	55,412.43	
550040 · Repair & Maintenance	550.00	
550044 · Payroll Expense & PR Tax Exp	9,715.46	
550045 · Payroll Fees	19,067.84	
550046 · Reimb. Employee Office Exp.	216.48	
550047 · Soc Sec - Medicare	106,337.22	
550050 · Depreciation Expense	400,820.86	
550052 · Depre Expense-Midtown Park	583,444.73	
550053 · Deprec Expense-Works of Art	26,611.86	
550061 · Public Relations	150,925.00	
550201 · CIP	3,787.50	
550051 · Dep Exp - Midtown Park/Garage	423,589.76	
550055 · Amort Bond Prem		505,347.36
560038 · 11 Bond Series Interest Expense	38,800.02	
560039 · 2013 Bond Series Int Expense	1,017,192.18	
560040 · 2015 Bond Int Expense	335,834.40	
560041 · 2017 Bond Int Expense	1,656,010.30	
560042 · 2020 Bond Int Exp	470,983.35	
999999 · SUSPENSE		11,360.18
TOTAL	<u><u>173,620,763.21</u></u>	<u><u>173,620,763.21</u></u>

Midtown Redevelopment Authority
 Transactions by Account
 As of March 31, 2021

Date	Num	Name	Memo	Amount
06/01/2021	9956	Equi-Tax, Inc.	MontlyConsultation Service fee per cor	500.00
06/09/2021	9961	One World Strategy Group, LLC	Public Relations	45,000.00
06/30/2021	9962	Bee-Line Delivery Service, Inc.	Courier Service	70.27
06/30/2021	9963	Bracewell LLP	Legal Consultation	11,891.25
06/30/2021	9964	Carr Riggs & Ingram, LLC	Auditor	4,000.00
06/30/2021	9965	Goode Systems & Consulting, I	IT Monthly Service	565.00
06/30/2021	9966	IDS Engineering Group	Midtown PSA WO No 001 Ext 09 Proje	3,320.49
06/30/2021	9967	One World Strategy Group, LLC	Public Relations	15,000.00
06/30/2021	9968	Staples Advantage	office supplies	629.42
06/30/2021	9969	The Goodman Corporation	IT Monthly Service	7,613.13
06/30/2021	9970	TKE Elevators	Monthly Elevator Service	375.69
06/30/2021	9971	Walter P. Moore	Professional Services	26,873.49
06/30/2021	9972	Wulfe & Co.	Consulting for Bagby Park and Midown	3,400.00
06/30/2021	9973	Pitney Bowes Global Financial S	Postage lease	163.20
06/30/2021	9974	AFLAC	JUNE 2021	3,100.84
06/30/2021	9975	A. O. Phillips & Associates, LLC	Consulting Services for the Period May	6,080.00
06/30/2021	9976	Gilmore, Theresa D	ADOBE ACROBAT REFUND JUL 2021	140.06
06/30/2021	9977	FLEXTG FINANCIAL SERVICE	CANNON/IR-C5750I	671.53
06/30/2021	9978	Burney & Foreman	Legal Consultation June	3,000.00
06/30/2021	9979	NEVA Corporation	Monthly Preventative Maint. HVAC	1,000.00
06/29/2021	9980	Artanya Mills	the transient water meter at 2808 Caro	1,000.00
06/30/2021	9981	Goode Systems & Consulting, I	IT Monthly Service	24.99
06/30/2021	9982	Midtown Parks Conservancy	Annual Contributions for Management	750,000.00
				884,419.36

Midtown Redevelopment Authority
 Transactions by Account
 As of March 31, 2021

Date	Num	Name	Memo	Amount
06/02/2021	3740	Willie Larry	Reimbursemenet for Affordable Housing Land	-987.37
06/02/2021	3741	Wallace Jackson	Affordable Housing Landscape Audit @ 4 days	-1,000.00
06/10/2021	3742	American Fence Company, Inc.	Affordable Housing Expenses	-1,215.60
06/10/2021	3743	A. O. Phillips & Associates, LLC	Affordable Housing Expenses	-35,435.00
06/16/2021	3744	United National Insurance	FLOOD JUNE 2021	-5,879.00
06/16/2021	3746	United National Insurance	LOSS OF INCOME JUN21	-2,463.00
06/30/2021	3747	A. O. Phillips & Associates, LLC	Consulting Services for the Period May 20 - Ju	-6,080.00
06/30/2021	3748	Stressfree Property Solutions	Monthly Property Management Fee July 2021	-1,200.00
06/29/2021	3749	COMCAST BUSINESS	Comcast service 3131 EMANCIPATION	-117.62
06/30/2021	3750	American Fence Company, Inc.	Affordable Housing Expenses	-973.60
06/30/2021	3751		VOID: June 2021	
06/30/2021	3752			
06/30/2021	3753			
06/30/2021	3754	CCPPI	Affordable Housing Initiative Services JUNE 2	-95,833.33
06/30/2021	3755	COMCAST BUSINESS	Comcast service 3131 EMANCIPATION	-724.86
06/30/2021	3756	Roberta F. Burroughs & Associa	Project: Midtown Affordable Housing Plan - Irr	-7,000.00
06/30/2021	3757	American Fence Company, Inc.	Affordable Housing Expenses	-772.80
06/30/2021	3801	One World Strategy Group, LLC	Affordable Housing	-1,755.00
06/30/2021	3802	Arch-Con Corporation	Project: 1905004 04-30-2021	-234,420.90
06/30/2021	3803	Bracewell LLP	Affordable Housing Expenses	-46,736.69
06/30/2021	3804	Kirksey Architecture, LLC	Affordable Housing Expenses	-44,600.25

Midtown Redevelopment Authority
 Bond & Project Fund Expenses & Balances
 Wednesday, June 30, 2021

Trustee Investments (Bond Funds)	Beginning Balance	Chase	BKNY MELLON	WELLS FARGO	TexSTAR/LO GIC	Ending Balance
422885 Pledge Reserve Funds 422896	45,268.28					45,268.28
422896 Debt Service US Treasury Money Mark	20,857,985.60					20,857,985.60
422897 Reserve Fund Money Mkt	45.06					45.06
105324 · TexStar Debt Res Fnd MM 1023 (De	7,422,267.11				136.04	7,422,403.15
422919 Austin Park Maint.(2001 Series) US Tre	3,582.05					3,582.05
LOGIC 2017 AFFORDABLE HOUSING (Trus	48.59					48.59
LOGIC 2017 Project Funds	3,081,276.79				252.27	3,081,529.06
443264 2011 Escrow 1998 2001	9.99					9.99
						TOTALS
						31,410,871.78

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SERVICE CONTRACT

This SERVICE CONTRACT is effective as of the Commencement Date between OWNER and CONTRACTOR.

The following terms apply within this Contract:

Owner: MIDTOWN REDEVELOPMENT AUTHORITY

Address: 3131 Emancipation Ave
Houston, TX 77004

Agent/Manager: PCR Property Services, LLC
d/b/a NAI Partners

Address 1360 Post Oak Blvd, Suite 1900
Houston, TX 77056

Contractor: ARK OF SAFETY SECURITY SOLUTIONS

Address: 5330 Griggs Road, Ste. A117
Houston, TX 77021
Danny Lovelady – 832-977-2328

Property Name: *One Emancipation Center*

Commencement Date: Upon Building Commissioning, estimated 5.28.21

Termination Date: *May 31, 2022*

Service Provided: Security Services – See Exhibit A

Contract Price: \$17.50/hr unarmed guard service

Required Insurance Limits:

- a) Workers Compensation
[In kind and amount as prescribed by statute]\$1,000,000
- b) Employers Liability \$ 500,000
- c) Commercial General Liability \$1,000,000/\$2,000,000 agg.
- d) Commercial Automobile Liability \$1,000,000
- e) Umbrella Liability ~~\$5,000,000~~ \$2,000,000 DL 2

In consideration of the mutual promises set forth herein, the parties agree as follows:

1. **The Services.**

- (a) Contractor agrees to perform for Owner the services (the "**Services**") at the Project set forth in this Contract, including specifically Exhibit A hereto. Contractor agrees to insure that each of Contractor's employees and subcontractors understands and complies with the specifications contained in Exhibit A as well as the other applicable requirements of this Contract.
- (b) Contractor acknowledges that the Services are to be provided in connection with an existing tenant-occupied building, that Owner shall continue the normal operation and occupancy of the Project, and that such operation and occupancy during the hours Contractor performs the Services is of critical importance. Contractor shall use its best efforts to minimize any interference with the operation of the Project by Owner, or the use and occupancy of the Project by Owner's tenants and guests.
- (c) Contractor shall conduct the Services in accordance with a schedule mutually agreed upon between Contractor and Owner and consistent with the requirements of this Contract. Time is of the essence of this Contract, and Contractor shall not deviate from such schedule without Owner's consent. Contractor shall desist immediately from performing the Services in the event that, in the sole judgment of Owner, Contractor's activities constitute a nuisance or interruption in the activities of the Project's occupants. Immediately upon so desisting with the Services, Contractor shall contact Owner to re-schedule the Services for a mutually agreeable time.
- (d) Before commencing the Services, Contractor shall secure and pay for all permits, approvals, governmental fees, certificates, licenses and inspections, if any, necessary for the proper performance of the Services. The originals of all such permits, approvals, licenses and certificates shall be delivered to Owner upon receipt by Contractor. If Contractor observes that this Contract is at variance with any applicable code, rule or regulation, Contractor shall notify Owner in writing.

2. **Term.** The term of this Contract is as described above, commencing on the commencement date. Notwithstanding the foregoing, either party hereto shall have the right, at its sole election, to terminate this Contract, for any cause whatsoever, upon the delivery of Thirty (30) day written notice to the other. Contract may be extended in accordance with the renewal provision. Automatic renewal of the contract after the termination date, unless Thirty (30) day notice is received by either party.
3. **Payment.** Except as provided for in Exhibit B, Owner agrees to pay Contractor for all Services performed by Contractor, as Services are completed. Contractor may bill Owner monthly, but not more frequently. Payment in full is due thirty (30) days from the date of billing.
4. **Relationship of Parties.** Contractor's relationship with Owner is that of an independent contractor, and nothing in this Agreement shall be construed to designate Contractor, or any of its employees, as employees, agents, joint ventures or partners of Owner. Contractor shall exercise its own discretion on the method and manner of performing its duties, and Owner will not exercise control over Contractor, its employees, equipment or facilities except insofar as may be reasonably necessary to insure performance and compliance with this Contract. Owner's failure to require cessation of the Services shall not be deemed an acceptance of the Services or an admission that the Services are acceptable. None of the benefits provided by Owner to Owner's employees, including, but not limited to, compensation insurance and unemployment insurance, are available from Owner to Contractor or employees, agents, or servants of Contractor.
5. **Labor and Materials.** Contractor shall furnish, at its own expense, all labor and materials, if any, necessary to carry out the terms of this Contract. It is the responsibility of Contractor that any equipment provided by Contractor or its employees shall be kept in good repair and proper working order. Any inspection, maintenance, repairs, modifications, or replacement of this equipment shall be the sole responsibility of Contractor. It is also understood that Contractor may use its equipment on other projects.
6. **Compliance with Laws and Regulations.** Contractor agrees to comply with all federal, state, county, municipal, and other local laws, rules, and regulations, which are now, or may in the future, become applicable to Contractor or Contractor's business, equipment and personnel engaged in operations covered by this Contract or accruing out of the performance of such operation.
7. **Insurance.** At all times during the term of this Contract, Contractor shall, at Contractor's expense, procure the insurance coverage hereinafter described. All such policies (except workers compensation and employers' liability) shall name Owner and Manager as additional insureds using ISO Additional Insured Endorsement CG 2037 or CG 2026. Further, each policy shall contain an endorsement requiring the insurer to provide Owner with thirty (30) days written notice prior to cancellation of the policy. Insurance coverage shall be as follows:
 - (a) Workers Compensation insurance in kind and amount as prescribed by statute.
 - (b) Employers Liability insurance with a limit of not less per occurrence than that indicated on page 2 hereof.
 - (c) Commercial General Liability insurance with a combined single limit of not less than that indicated on page 2 hereof, per occurrence, applying to bodily injury and property damage, with Broad Form Liability Endorsement on an occurrence basis and including coverage for the hazards of operation, independent contractors, products and completed operations (for two [2] years after the date of final acceptance of the Services by Owner) and contractual liability specifically

covering the indemnification provisions of Paragraph 8 hereof. Such insurance shall include an endorsement providing that the insurance afforded under Contractor's policy is primary insurance as respects Owner, and that any other insurance maintained by Owner is excess and non-contributing with the insurance required hereunder.

- (d) Commercial Automobile Liability insurance covering all owned, non-owned and hired automobiles with a combined single limit of not less than that indicated on page 2 hereof, per occurrence, for bodily injury and property damage.
- (e) Umbrella Liability insurance with a combined single limit of not less than that indicated on page 2 hereof, per occurrence, for bodily injury and property damage. If certificates of insurance are provided, each must contain a copy of the ISO Additional Insured Endorsement CE 2037 or CE 2026 as required herein.

All insurance policies required above are subject to Owner's approval and shall be written with solvent insurance companies authorized to do business in the state in which the Project is located. Contractor shall furnish, or cause to be furnished, original certified copies of certificates or (at Owner's option) policies of insurance to Owner, prior to or upon execution of, this Contract, evidencing the insurance coverage described above, and shall furnish such evidence of all renewals to Owner, as Owner shall reasonably require, at least thirty (30) days prior to the expiration thereof.

8. **Hold Harmless.**

CONTRACTOR SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE INDEMNIFIED PARTIES (HEREINAFTER DEFINED) FROM AND AGAINST ALL CAUSES OF ACTION, CLAIMS, INCLUDING, BUT NOT LIMITED TO CAUSES OF ACTION AND CLAIMS FOR NEGLIGENCE, STRICT LIABILITY AND GROSS NEGLIGENCE, DAMAGES, LIENS, DEMANDS, COSTS, EXPENSES, AND LIABILITIES, INCLUDING REASONABLE ATTORNEYS' FEES AND COURT COSTS, (COLLECTIVELY, "CLAIMS" AND INDIVIDUALLY, A "CLAIM"), ARISING IN FAVOR OF ANY PERSONS (INCLUDING ANY INDEMNIFIED PARTY) WHICH, IN WHOLE OR IN PART, ARISES OUT OF OR RESULTS FROM OR IS IN ANY WAY RELATED TO (I) ANY ACT OR OMISSION OF CONTRACTOR OR CONTRACTOR'S EMPLOYEES, AGENTS, LICENSEES OR SUBCONTRACTORS, (II) THE OPERATION OF CONTRACTOR'S EQUIPMENT AT THE PROJECT, OR (III) ANY FAILURE BY CONTRACTOR OR ITS EMPLOYEES, AGENTS OR SUBCONTRACTORS TO COMPLY WITH THE TERMS AND OBLIGATIONS OF THIS CONTRACT.

THESE OBLIGATIONS TO DEFEND, INDEMNIFY AND HOLD HARMLESS SHALL BE VALID AND BINDING REGARDLESS OF ANY CLAIMS, ALLEGATIONS OR FINDINGS OF NEGLIGENCE AGAINST ANY INDEMNIFIED PARTY, BUT SHALL NOT APPLY IF THE CLAIM RESULTS SOLELY FROM THE NEGLIGENCE OF AN INDEMNIFIED PARTY. CONTRACTOR SHALL KEEP THE PROJECT FREE OF ALL LIENS REPRESENTING CLAIMS WHICH PURPORT TO BE BASED ON ANY SERVICES OR MATERIALS ALLEGEDLY PROVIDED AT THE REQUEST OR ON THE AUTHORITY OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS.

"INDEMNIFIED PARTIES" MEANS (I) OWNER, ITS CONSTITUENT PARTNERS, SHAREHOLDERS AND/OR OTHER DIRECT OR INDIRECT

EQUITY OWNERS OF OWNER, AND ALL OFFICERS, DIRECTORS, EMPLOYEES, AGENTS AND REPRESENTATIVES OF ANY OF THE FOREGOING, AND (II) MANAGER, ITS CONSTITUENT PARTNERS, SHAREHOLDERS AND/OR OTHER DIRECT OR INDIRECT EQUITY OWNERS OF MANAGER, AND ALL OFFICERS, DIRECTORS, EMPLOYEES, AGENTS AND REPRESENTATIVES OF ANY OF THE FOREGOING, AND ANY ONE OF THE FOREGOING IS AN "INDEMNIFIED PARTY".

9. **Limit of Liability.** Notwithstanding any other provision in this Contract to the contrary, Contractor specifically agrees to look solely to the Owner's interest in the Project for the payment or performance of any of Owner's obligations hereunder, and Owner, its partners, shareholders and/or other direct or indirect equity owners of Owner, shall never be personally liable for such payment or performance.
10. **Binding Effect.** The parties intend that the terms, conditions, and provisions of this Contract shall be legally binding upon and inure to the benefit of and be enforceable by each of the parties hereto and their respective successors and assigns.
11. **Default.** If either party shall default in the performance of any of its obligations, the non-defaulting party may send a written notice reasonably describing the default. If the defaulting party, within a reasonable time (not to exceed Thirty (30) days after receipt of the notice) does not cure the default, the non-defaulting party may with Ten (10) days written notice, terminate this Contract and/or pursue all other available remedies as may be available at law or in equity. Should either party employ an attorney to enforce any of the provisions hereof, or to protect its interest in any matter arising under this Contract, or to recover damages for the breach thereof, the non-prevailing party (such non-prevailing party being defined as that party receiving the lowest net damages in any single proceeding) in any final judgment agrees to pay to the other party all reasonable costs, charges and expenses, including attorneys fees, expended or incurred in connection therewith by such other party.
12. **Assignment.** Owner may assign its rights and obligations under this Contract to any transferee of the Project, and upon such transferee's assumption of the obligation of Owner hereunder. Owner thereafter shall be released from any obligations accruing pursuant to this Contract. Owner will give Contractor written notice of any transfer and assumption within ten (10) days of the occurrence thereof. Contractor may not assign this Contract without prior written consent of Owner, which may be denied with cause.
13. **Entire Agreement.** This Contract and the Exhibits hereto constitute the full understanding between the Owner and Contractor as of the date of execution of this Contract.
14. **Amendments.** This Contract may not be altered, changed or amended, except by an instrument in writing signed by both parties hereto.
15. **Authority.** Each person signing this Contract on behalf of a party hereto represents and warrants that such person has full authority to enter into this Contract on behalf of that party.
16. **Notices.** Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto indicated above. Either party may change its address upon thirty (30) days' written notice to the other party.
17. **Severability.** In case any one or more provisions set forth in this Contract shall for any reason be held invalid, illegal or unenforceable in any respect, any such invalidity,

illegality or unenforceability shall not affect any other provision of this Contract, and this Contract shall be construed as if such invalid, illegal or unenforceable provision had never been incorporated therein.

18. **No Discrimination.** During the performance of this Contract, Contractor and its subcontractors shall not deny the benefits of this Contract to any person on the basis of religion, color, ethnic group identification, sex, age, or physical or mental disability, nor shall they discriminate unlawfully against any employee or applicant for employment because of race, religion, color, national origin, ancestry, physical handicap, mental disability, medical condition, marital status, age or sex. Contractor shall ensure that the evaluation and treatment of employees and applicants for employment are free of such discrimination. Contractor and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement. Contractor shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under this Contract.
19. **Confidentiality.** Except as otherwise provided herein, Contractor shall hold in confidence and not disclose to others, business or technical information disclosed to Contractor by Owner or acquired by Contractor in the course of performing the Services hereunder for Owner. The obligations of confidentiality do not apply to information that (i) is or becomes part of the public domain, or (ii) is required to be publicly disclosed under law.
20. **Force Majeure.** Contractor will not be held responsible or liable for any breach, loss, damage, detention or delay caused by fire, explosion, theft, lightning, wind storm, earthquake, floods, storms, riots, civil commotion, malicious mischief, acts of God, or by any other cause beyond Contractor's reasonable control, whether or not the same is herein specified. A pandemic is not a force majeure event. Strikes or lockouts will not effect the terms and conditions outlined within this Contract.
21. **Office of Foreign Asset Control (OFAC).** Pursuant to United States Presidential Executive Order 13224 ("Executive Order") and related regulations of the Office of Foreign Assets Control ("OFAC") of the U.S. Department of the Treasury, U.S. persons and entities are prohibited from transacting business with persons or entities who, from time to time are determined to have committed, or to pose a risk of committing or supporting, terrorist acts, narcotics trafficking, money laundering and related crimes. Those persons and entities are identified on a list of Specially Designated Nationals and Blocked Persons (the "List"), published and regulated by OFAC. The names, including aliases, of these persons or entities ("Blocked Persons") are updated frequently. In addition, OFAC enforces other Executive Orders which, from time to time, impose restrictions on transactions with, or involving certain countries. Contractor/Vendor hereby certifies and represents that neither it, nor any of its owners, members of its governing body, management, employees or agents is on the List or is acting for, or on behalf any person or entity on the List. Contractor/Vendor further acknowledges its obligation to remain in compliance with existing and future regulations promulgated by OFAC throughout the term of the Agreement.
22. **Exhibit "A".** Contractor/Vendor and Owner both agree that, except for the explicit scope, specifications and/or description of Services stated within Exhibit "A", any other language that is made a part of Exhibit "A" is not a part of this Service Contract and is superseded by the terms of this Service Contract.

IN WITNESS WHEREOF, the parties have executed this Contract effective the day and year set forth above.

OWNER:

“LEGAL OWNERSHIP NAME”

AGENT/MANAGER:

PCR Property Services, LLC, d/b/a NAI Partners
As Agent

By: *Chris Dwyer*
Chris Dwyer, CPM®

Name: _____

Title: Vice President – Property Services

CONTRACTOR:

Ark of Safety Security Solutions

By: *Danny Lovelady*

Name: Danny Lovelady

Title: CEO & President, Ark of Safety Security Solutions

Attachments:

Exhibit A – DESCRIPTION OF SERVICES

Exhibit B – ADDITIONAL PROVISIONS (if any)

Exhibit C – INSTRUCTIONS FOR INVOICING

EXHIBIT A

DESCRIPTION OF SERVICES

DRAFT



Proposed Services (Scope)

Ark of Safety Security Solutions (AOSSS) dispatch and managers work seamlessly to staff the highest quality private security personnel.

Our services include:

- 24/7 access to AOSSS Management team
- Officer evaluations to ensure adherence to post orders
- Modifications to meet or address ongoing needs
- Trained, uniformed, State of Texas licensed professional officers

All AOSSS Officers will be able to:

- Serve as 1st responders for clients, guests, and visitors
- Professionally enforce rules of the premises
- Operate access gates/door entrances
- Monitor cameras or surveillance systems
- De-escalate violations and trespassers
- Coordinate and cooperate with area law enforcement
- Compose clear, concise documentation of all reports; manually or electronically.
- Report concerns and discrepancies immediately to AOSSS management.

Approach to Securing/Manning One Emancipation Center and Adjoining Parking Garage

Phase	Location of Service	Operational Hours	Staffing	Duty/Role
Pre-Tenant Occupancy	Security Desk in Front Lobby	24 hrs/day x 7 days/week	1 FTE	Manning, patrol of building by floor, ensure building secure
Initial Tenant Occupancy	Security Desk	24 hrs/day x 7 days/week	1 FTE	Manning, patrol of building by floor, ensure building secure

	Parking Garage	12 hrs/day x 5 days/week	1 FTE	Manning, patrol of parking garage by floor, ensure garage secure at schedule time
Special Events	Security Desk	24 hrs/day x 7 days/week	1 FTE	Manning, patrol of building by floor, ensure building secure
	Parking Garage	As required by event	1 FTE	Manning, patrol of parking garage by floor, ensure garage secure at schedule time

Type of Officer	Billing Rate/hr.	Pre-Tenant (per week)	Initial Tenant (per week)
Non-Commissioned Unarmed Security Officer (8:00am – 12:00am)	\$17.50/hr.	\$1,960	\$3,010
Overtime Rate (1.5 x standard hourly, over 40hrs/week)	\$26.25/hr.	N/A	Per occurrence
Shift Premium for Overnight Shift (12:00am – 8:00am)	\$1.50/hr. (\$19.00/hr.)	\$1,064	\$1,064
Overtime Rate applies to Parking Garage for Special Events	\$26.25	N/A	Per occurrence
Total		\$3,024	\$4,074

Thank you for the opportunity to be Your Security Partner at this exceptional complex in the Third Ward Community.

Sincerely,


 Danny Lovelady, COL/USA (Ret.)

CEO & President

EXHIBIT B

ADDITIONAL PROVISIONS

DRAFT

EXHIBIT C

INSTRUCTIONS FOR INVOICING

REQUIRED: UPDATE YOUR INVOICE SUBMISSION OPTIONS

OPTION 1: (Preferred)

EMAIL INVOICE TO: NAIPartners@avidbill.com

- Include PDF attachment under 5MB
- One Invoice per PDF (Emails can include multiple attachments)
- Include any back-up documentation within invoice's PDF (Invoice must be page 1)

OPTION 2:

SUBMIT VIA MAIL TO:

PCR Property Services/NAI Partners
PO Box 36921
Charlotte, NC 28236

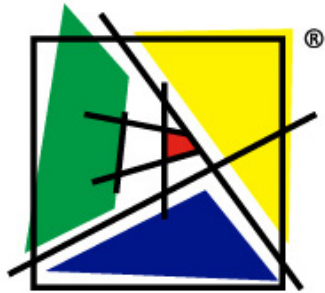
All Invoices Must Include the Following Information:

Property Name
Property Ship-to/Service Address
Property Code (optional)
Vendor Name & Remittance Address

Example:

MIDTOWN REDEVELOPMENT AUTHORITY
c/o PCR Property Services, LLC.
PO Box 36921
Charlotte, NC 28236

Email to: NAIPartners@avidbill.com



midtown
HOUSTON

DRAFT

BUDGET

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2022 BUDGET PROFILE

Fund Summary
 Fund Name: **Midtown Redevelopment Authority**
 TIRZ: **02**
 Fund Number: **7550/50**

P R O F I L E	Base Year:		1995
	Base Year Taxable Value:	\$	211,775,890
	Projected Taxable Value (TY2021):	\$	2,582,889,396
	Current Taxable Value (TY2020):	\$	2,582,889,396
	Acres:		853.02
	Administrator (Contact):		Matt Thibodeaux
	Contact Number:		(713) 526-7577

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Two, City of Houston, Texas was created by the City for the purposes of eliminating urban blight with revitalization providing public right-of-way improvements and enhancements such as: street resurfacing, utilities, street lighting, street art, street furniture, enhanced landscaping, irrigation, and decorative and wider sidewalks.
	FY2021 Accomplishments:
	Bagby Park – Renovations to Bagby Park include an upgraded stage with canopy, lawn improvements, perimeter lighting, restrooms, and storage facilities. Improvements to the kios
	Caroline Street Project - Roadway, infrastructure, bicycle, and streetscape enhancements between Pierce and Elgin. Project incorporates green stormwater infrastructure and envirc completion in FY2022.
	Affordable Housing Land Banking Program - As of June 2019 Midtown has acquired approximately 5,100,000 square feet of land in the Third Ward at an approximate cost of \$40. affordable single family homes and HOU Properties for the development of affordable townhomes. The Center for Civic and Public Policy Improvement (CCPPI) has completed a com building, 20-unit multi-family affordable housing development; and a public parking garage - will complete construction FY2022.
	Mobility & Pedestrian Enhancements - Pilot pedestrian safety enhancements project includes installation of crosswalk and curb enhancements at Brazos/Webster intersection and t
	Almeda/Crawford Street – Upgrade to streetscape amenities along Midtown segment of City of Houston on 72-inch water line project on Crawford Street between Hadley and Elgin.
	Parks & Open Spaces - Planning and design of renovations to City-owned Elizabeth Baldwin Park. Planned improvements include additional playground equipment, perimeter lightir
	Midtown Park and Garage - Construction of the major elements of the park and underground garage were completed in January 2018. The award-winning 3-acre park includes the fountain. The underground garage holds 400+ cars. Plans continue for addition of a restaurant pad to front plaza area in FY2022.
Maintenance and Operation –As a direct consequence of an expanding list of projects, particularly park and public space projects, the Zone must provide for operation of the Zone's to perform maintenance and operations of Midtown capital projects, per the terms of Midtown's Project Plan.	
Projects planned in FY2022:	
Brazos Street Reconstruction – Planning and design of roadway, infrastructure, and streetscape enhancements between St. Joseph and Elgin. The Greenroads project will incorpor Plan will be included in the project.	
Southeast Neighborhood Streets – Planning and design of roadway, infrastructure, and pedestrian improvements to local neighborhood streets. Project will incorporate improveme	
Safe Sidewalks - Repair and replacement of damaged and missing sidewalks and accessibility ramps.	
Street Overlays - (Partnership with COH) - Asphalt overlay of local streets.	
I59/69 Cap Parks - Development of a CAP parks at street level above Midtown segment of Interstate 59/69 reconstruction included in the North Houston Highway Improvement Projec	
Wheeler Street – Planning and design of streetscape enhancements to improve pedestrian access to transit facilities.	
Tuam Street – Additional roadway, infrastructure, and upgraded streetscape amenities along Midtown segment of City of Houston on 72-inch water line project on Tuam Street betwe	

		Total Plan	(to 6/30/20)	Variance
P R O J E C T P L A N	Capital Projects:			
	Streets and Utilities	\$ 84,063,856	\$ 37,630,214	\$ 46,433,642
	Streetscape and Gateways	40,773,654	40,773,654	-
	Public Infrastructure	42,000,000	42,000,000	-
	Real Property Assembly	25,533,106	14,503,168	11,029,938
	Professional Services	6,966,225	7,241,127	(274,902)
	Historic Preservation	139,992	139,992	-
	Parks and Recreational Facilities	28,903,004	29,268,528	(365,524)
	Safety and Security Infrastructure	1,576,262	-	1,576,262
	Remediation Improvements	4,393,956	-	4,393,956
	Cultural and Public Facilities Improvements	11,633,276	4,343,935	7,289,341
	Total Capital Projects	\$ 245,983,331	\$ 175,900,618	\$ 70,082,713
	Affordable Housing	164,840,659	119,501,819	45,338,840
	Education Project Costs	83,770,000	66,144,560	17,625,440
	Financing Costs	69,507,011	66,057,690	3,449,321
Zone Administration	20,286,136	16,699,646	3,586,490	
Total Project Plan	\$ 584,387,137	\$ 444,304,333	\$ 140,082,804	

Additional Financial Data		FY2020 Budget	FY2021 Estimate	FY2022 Budget
D E B T	Debt Service	\$ 5,953,250	\$ 8,317,046	\$ 7,578,701
	Principal	\$ 3,760,511	\$ 5,322,000	\$ 4,860,511
	Interest	\$ 2,192,739	\$ 2,995,046	\$ 2,718,190
		Balance as of 6/30/20	Projected Balance as of 6/30/21	Projected Balance as of 6/30/22
	Year End Outstanding (Principal)			
	Bond Debt	\$ 81,920,000	\$ 76,598,000	\$ 71,737,489
	Bank Loan	\$ 19,574,289	\$ 19,472,289	\$ 18,341,778
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2022 BUDGET DETAIL

Fund Summary
 Fund Name: **Midtown Redevelopment Authority**
 TIRZ: **02**
 Fund Number: **7550/50**

TIRZ Budget Line Items	FY2020 Budget	FY2021 Estimate	FY2022 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 19,166,447	\$ 18,868,094	\$ 21,456,201
RESTRICTED Funds - Affordable Housing	\$ 10,083,335	\$ 8,718,585	\$ 10,083,335
RESTRICTED Funds - Bond Debt Service	\$ 15,535,025	\$ 15,535,025	\$ 15,535,025
Beginning Balance	\$ 44,784,807	\$ 43,121,704	\$ 47,074,561
City tax revenue	\$ 11,356,457	\$ 11,080,939	\$ 12,764,332
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ 14,002,517	\$ 13,512,085	\$ 13,512,085
ISD tax revenue - Pass Through	\$ 4,054,178	\$ 4,054,178	\$ 4,054,178
Community College tax revenue	\$ 1,400,637	\$ 1,603,091	\$ 1,603,091
Incremental Property Tax Revenue	\$ 30,813,789	30,250,293	31,933,686
Midtown Management District Reimbursement	\$ 480,000	\$ 425,000	\$ 495,000
HTC Build-Out Reimbursement	\$ 84,570	\$ -	\$ 84,570
Co-Located Entity Reimbursement - FWRA	\$ 40,000	\$ 38,678	\$ 40,000
Contribution to MIDTOWN Park	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ 604,570	463,678	619,570
COH TIRZ interest	\$ 25,000	\$ 23,000	\$ 25,000
Interest Income	\$ 300,000	\$ 250,000	\$ 300,000
Other Interest Income	\$ 325,000	273,000	325,000
OST Garage Grant	\$ 6,000,000	\$ 3,000,000	\$ 3,000,000
TxDot/HGAC Grant 2016 (Caroline Street)	\$ -	\$ -	\$ -
Grant Proceeds	\$ 6,000,000	\$ 3,000,000	\$ 3,000,000
	\$ -	\$ -	\$ -
Affordable Housing Operation Center Hub Loan (BBVA)	\$ 11,470,000	\$ 14,000,000	\$ -
Camden Superblock Parking Garage Loan	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ 11,470,000	\$ 14,000,000	\$ -
	\$ -	\$ -	\$ -
Proceeds from Land Sale	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 93,998,166	\$ 91,108,675	82,952,817

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2022 BUDGET DETAIL

Fund Summary
 Fund Name: **Midtown Redevelopment Authority**
 TIRZ: **02**
 Fund Number: **7550/50**

TIRZ Budget Line Items	FY2020 Budget	FY2021 Estimate	FY2022 Budget
EXPENDITURES			
Accounting	\$ 85,000	\$ 73,140	\$ 85,000
Administration Salaries & Benefits	\$ 486,650	\$ 397,842	\$ 486,650
Auditor	\$ 41,000	\$ 39,600	\$ 41,000
Bond Services/Trustee/Financial Advisor	\$ 35,000	\$ 36,581	\$ 43,000
Insurance	\$ 214,000	\$ 207,865	\$ 214,000
Office Administration	\$ 253,500	\$ 265,259	\$ 253,500
MID CORP Reimbursement	\$ -	\$ -	\$ -
FWRA Reimbursement	\$ 40,000	\$ 39,678	\$ 40,000
Midtown Management District	\$ 525,000	\$ 498,830	\$ 495,000
TIRZ Administration and Overhead	\$ 1,680,150	\$ 1,558,795	1,658,150
Engineering Consultants/Landscape Architects	\$ 95,000	\$ 102,499	\$ 95,000
Legal	\$ 90,000	\$ 94,083	\$ 90,000
Construction Audit	\$ 10,300	\$ 9,750	\$ 10,300
Program and Project Consultants	\$ 195,300	\$ 206,332	\$ 195,300
Management Consulting Services	\$ 1,875,450	1,765,127	1,853,450
Capital Expenditures (See CIP Schedule)	\$ 15,908,540	\$ 3,329,526	\$ 21,508,830
Affordable Housing	\$ 18,030,000	\$ 20,909,472	\$ 6,890,000
TIRZ Capital Expenditures	\$ 33,938,540	24,238,998	28,398,830
Special Projects as determined by the City of Houston	\$ 500,000	265,000	500,000
Pearl Market Place	\$ -	\$ -	\$ 520,000
Mid Main	\$ -	\$ 225,000	\$ -
Developer / Project Reimbursements	\$ -	\$ 225,000	\$ 520,000
Bond Debt Service (Series 2011)			
Principal	\$ 1,525,000	\$ 1,450,000	\$ 1,525,000
Interest	\$ 687,838	\$ 784,438	\$ 687,838
Bond Debt Service (Series 2013)			
Principal	\$ 15,000	\$ 1,335,000	\$ 15,000
Interest	\$ 1,109,869	\$ 1,176,619	\$ 1,109,869
Bond Debt Service (Series 2015)			
Principal	\$ 1,090,000	\$ 1,435,000	\$ 1,090,000
Interest	\$ 391,138	\$ 448,538	\$ 391,138
Cost of Issuance	\$ -	\$ -	\$ -
Bond Debt Service (Series 2017)			
Principal	\$ 575,000	\$ -	\$ 575,000
Interest	\$ 1,819,625	\$ 1,819,625	\$ 1,819,625
Cost of Issuance	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Loan debt service (HMAAC)			
Principal	\$ 1,130,511	\$ 102,000	\$ 1,130,511
Interest	\$ 3,894	\$ 60,000	\$ 3,894
Line of Credit For MT Parking Garage			
Principal	\$ 1,100,000	\$ 1,000,000	\$ 1,100,000
Interest	\$ 525,451	\$ 525,451	\$ 525,451
Convenience Fee	\$ -	\$ -	\$ -
System Debt Service	\$ 9,973,326	10,136,671	9,973,326
TOTAL PROJECT COSTS	\$ 46,287,316	\$ 36,630,796	41,245,606

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2022 BUDGET DETAIL

Fund Summary
 Fund Name: **Midtown Redevelopment Authority**
 TIRZ: **02**
 Fund Number: **7550/50**

TIRZ Budget Line Items	FY2020 Budget	FY2021 Estimate	FY2022 Budget
Payment/transfer to ISD - educational facilities	\$ 3,311,675	\$ 2,965,223	\$ 2,965,223
Payment/transfer to ISD - educational facilities (Pass Through)	\$ 2,702,785	\$ 2,702,785	\$ 2,702,785
Administration Fees:			
City	\$ 567,823	\$ 554,047	\$ 638,217
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
HCC	\$ 25,000	\$ 25,000	\$ 25,000
Affordable Housing:			
City	\$ -	\$ -	\$ -
County			
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 781,263	\$ 781,263	\$ 781,263
Municipal Services - Supplemental	\$ 492,737	\$ 350,000	\$ 492,737
Total Transfers	\$ 7,906,283	7,403,318	7,630,225
Total Budget	\$ 54,193,599	44,034,114	48,875,831
RESTRICTED Funds - Capital Projects	\$ 22,260,184	\$ 21,456,201	\$ 16,532,603
RESTRICTED Funds - Affordable Housing	\$ 2,009,358	\$ 10,083,335	\$ 2,009,358
RESTRICTED Funds - Bond Debt Service	\$ 15,535,025	\$ 15,535,025	\$ 15,535,025
Ending Fund Balance	\$ 39,804,567	47,074,561	34,076,986
Total Budget & Ending Fund Balance	\$ 93,998,166	\$ 91,108,675	\$ 82,952,817

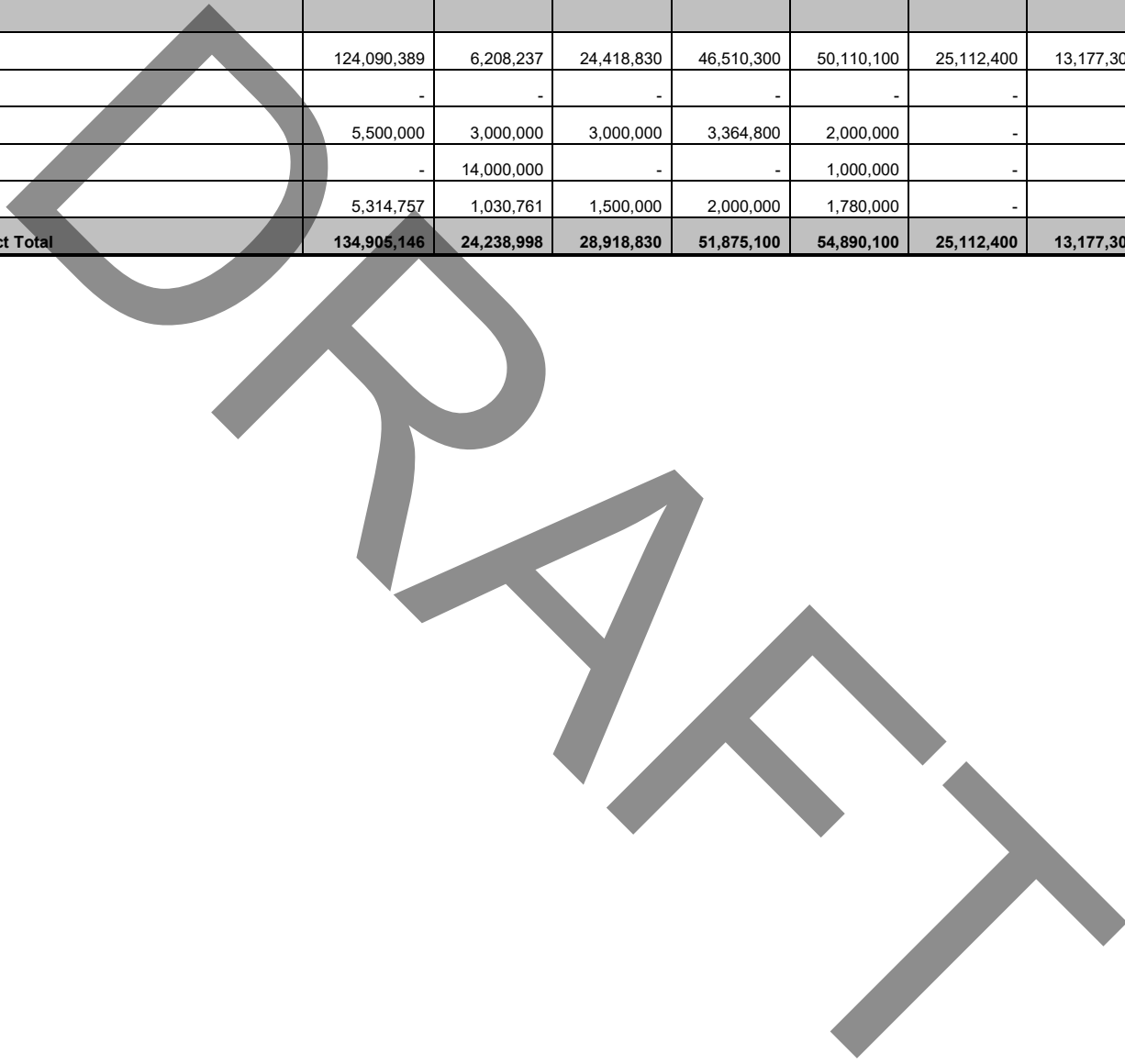
Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY22 - FY26 Total	Cumulative Total (To Date)
			Through 2020	Projected 2021	2022	2023	2024	2025	2026			
C,D	T-0202	Land Acquisition - Parks	\$ 2,754,797	-	-	-	-	-	-	-	-	2,754,797
C,D	T-0203	Midtown Gateways	\$ 22,365	-	-	-	-	-	-	-	-	22,365
C,D	T-0204	Enhanced Street Lights	\$ 975,078	55,056	155,000	155,300	155,300	-	-	-	465,600	1,495,734
D	T-0206	South East Neighborhood Street Reconstruction	\$ -	-	750,300	3,825,300	7,025,300	-	-	-	11,600,900	11,600,900
C,D	T-0207	Operating of Zone & Project Facilities	\$ 1,841,286	1,000,000	1,000,000	1,000,000	250,000	250,000	250,000	-	2,750,000	5,591,286
C,D	T-0210	Main Street Enhancements	\$ 2,221,159	312,000	450,130	3,530,500	2,025,000	-	-	-	6,005,630	8,538,789
C,D	T-0211	(HCC) Academic Walk Holman (FTA)	\$ 3,304,591	-	-	-	-	-	-	-	-	3,304,591
C,D	T-0212	Gray Street Enhanced Pathways	\$ 1,244,745	-	-	-	-	-	-	-	-	1,244,745
C,D	T-0213	Alabama Street Reconstruction	\$ 731,892	-	-	1,340,100	7,020,100	7,020,100	-	-	15,380,300	16,112,192
D	T-0214	Caroline Street Reconstruction	\$ 11,133,755	761,787	1,460,100	2,660,100	4,390,000	-	-	-	8,510,200	20,405,742
C	T-0217	Bagby Street Reconstruction	\$ 9,173,533	-	-	-	-	-	-	-	-	9,173,533
C,D	T-0220	Affordable Housing Land Banking Program**	\$ 65,182,451	20,909,472	6,890,000	6,780,000	2,780,000	1,500,000	1,500,000	-	19,450,000	105,541,923
C	T-0221	Midtown Park (Superblock)	\$ 9,154,967	238,242	4,010,300	4,010,300	510,300	510,300	510,300	-	9,551,500	18,944,709
C,D	T-0222	Street Overlay Program (Partnership with COH)	\$ 721,253	-	1,350,000	550,000	550,000	-	-	-	2,450,000	3,171,253
C,D	T-0223	Safe Sidewalk Program (Partnership with City of Houston)	\$ -	-	530,100	260,100	260,100	-	-	-	1,050,300	1,050,300
C	T-0224	HTC Building Maintenance	\$ 73,579	50,526	150,300	150,300	50,300	50,000	50,000	-	450,900	575,005
C,D	T-0225	Mobility & Pedestrian Improvements	\$ 428,207	62,015	1,505,300	755,300	755,300	580,300	580,300	-	4,176,500	4,666,722
C	T-0228	Houston Fire Museum Plaza	\$ 32,363	-	-	-	-	-	-	-	-	32,363
D	T-0229	Glover Park	\$ 288,046	-	-	-	-	-	-	-	-	288,046
C,D	T-0230	Wheeler St. Pedestrian Enhancements	\$ -	-	525,600	3,770,600	2,720,600	-	-	-	7,016,800	7,016,800
C,D	T-0232	Public and Cultural Facilities***	\$ 756,700	100,000	1,050,000	1,050,000	100,000	100,000	100,000	-	2,400,000	3,256,700
C	T-0233	Parking Garage - Midtown Park (Super Block)	\$ 18,686,690	-	1,570,500	1,020,500	520,500	520,500	520,500	-	4,152,500	22,839,190
C,D	T-0234	Parks & Open Spaces	\$ 203,383	61,765	2,005,300	1,505,300	755,300	755,300	755,300	-	5,776,500	6,041,648
C,D	T-0235	Public Art	\$ -	-	255,300	255,300	255,300	255,300	255,300	-	1,276,500	1,276,500
C	T-0236	Bagby Park	\$ 1,793,741	454,135	505,500	355,500	355,500	355,500	355,500	-	1,927,500	4,175,376
D	T-0237	Baldwin Park Upgrade	\$ 908,090	-	-	-	-	-	-	-	-	908,090
C	T-0238	3300 Main	\$ 268,402	9,000	-	-	-	-	-	-	-	277,402
C	T-0239	Brazos Street Reconstruction	\$ 866,895	-	1,520,100	8,320,100	8,015,100	-	-	-	17,855,300	18,722,195
C,D	T-0240	Real Estate Development	\$ 2,137,178	-	250,000	250,000	100,000	500,000	600,000	-	1,700,000	3,837,178
D	T-0241	Almeda/Crawford	\$ -	-	60,000	100,000	1,040,100	3,040,100	2,040,100	-	6,280,300	6,280,300
C,D	T-0242	Webster Street	\$ -	-	-	-	325,500	520,000	5,040,000	-	5,885,500	5,885,500
C	T-0243	Central Bank Plaza	\$ -	-	-	100,000	100,000	100,000	100,000	-	400,000	400,000
C,D	T-0244	Museum District - Main Street Enhancements	\$ -	-	-	100,000	1,400,000	1,500,000	-	-	3,000,000	3,000,000
C,D	T-0245	Museum District - Pedestrian Enhancement	\$ -	-	100,000	3,400,000	3,000,000	3,000,000	-	-	9,500,000	9,500,000

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY22 - FY26 Total	Cumulative Total (To Date)
			Through 2020	Projected 2021	2022	2023	2024	2025	2026			
C,D	T-0246	Museum District - Mobility Improvements	\$ -	-	-	500,000	4,300,000	4,000,000	-	8,800,000	8,800,000	
C,D	T-0247	I59/69 CAP Park	\$ -	-	250,000	5,040,500	5,040,500	-	-	10,331,000	10,331,000	
C	T-0248	Tuam Street	\$ -	-	2,020,000	535,000	535,000	-	-	3,090,000	3,090,000	
C	T-0249	Pearl Market Place	\$ -	-	520,000	520,000	520,000	520,000	520,000	2,600,000	2,600,000	
C	T-0250	Mid Main	\$ -	225,000	-	-	-	-	-	-	225,000	
0	T-0251	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
0	T-0252	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
0	T-0253	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
0	T-0254	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
0	T-0255	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
C,D	T-0299	Concrete Panel Replacement Program	\$ -	-	35,000	35,000	35,000	35,000	35,000	175,000	175,000	
Totals			\$ 134,905,146	\$ 24,238,998	\$ 28,918,830	\$ 51,875,100	\$ 54,890,100	\$ 25,112,400	13,212,300	\$ 174,008,730	\$ 333,152,874	

* NOTE:
** NOTE:
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Source of Funds	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
	Through 2020	Projected 2021	2022	2023	2024	2025	2026	FY22 - FY26 Total	
TIRZ Funds	124,090,389	6,208,237	24,418,830	46,510,300	50,110,100	25,112,400	13,177,300	159,328,930	289,627,556
City of Houston	-	-	-	-	-	-	-	-	-
Grants	5,500,000	3,000,000	3,000,000	3,364,800	2,000,000	-	-	8,364,800	16,864,800
Other	-	14,000,000	-	-	1,000,000	-	-	1,000,000	15,000,000
Bond Proceeds	5,314,757	1,030,761	1,500,000	2,000,000	1,780,000	-	-	5,280,000	11,625,518
Project Total	134,905,146	24,238,998	28,918,830	51,875,100	54,890,100	25,112,400	13,177,300	173,973,730	333,117,874



Project: Enhanced Street Lights	City Council District	Key Map:	493	WBS.:	T-0204		
	Location: C,D	Geo. Ref.:					
	Served: C,D	Neighborhood:	62				
Description: Conversion of decorative street lights to LED lights throughout Midtown.	Operating and Maintenance Costs: (\$ Thousands)						
		2022	2023	2024	2025	2026	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
Justification: LED provides greater illumination and consume less energy.	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	975,078	45,000	55,056	150,000	150,000	150,000	-	-	\$ 450,000	\$ 1,480,134
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	5,000	-	5,000	5,300	5,300	-	-	\$ 15,600	\$ 15,600
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Sub-Total:	-	5,000	-	5,000	5,300	5,300	-	-	\$ 15,600	\$ 15,600
	Total Allocations	\$ 975,078	\$ 50,000	\$ 55,056	\$ 155,000	\$ 155,300	\$ 155,300	\$ -	\$ -	\$ 465,600	\$ 1,495,734
	Source of Funds										
	TIRZ Funds	975,078	50,000	55,056	155,000	155,300	155,300	-	-	\$ 465,600	\$ 1,495,734
	City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
	Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Loan	-	-	-	-	-	-	-	-	\$ -	\$ -
	Bond Proceeds	-	-	-	-	-	-	-	-	\$ -	\$ -
	Total Funds	\$ 975,078	\$ 50,000	\$ 55,056	\$ 155,000	\$ 155,300	\$ 155,300	\$ -	\$ -	\$ 465,600	\$ 1,495,734

Project: South East Neighborhood Street Reconstruction Project		City Council District		Key Map: 494	WBS.:		T-0206				
		Location: D	Geo. Ref.:								
		Served: D	Neighborhood: 62								
Description:	Roadway, infrastructure, and pedestrian improvements to local neighborhood streets bounded by Elgin, LaBranch, Holman, and Chenevert.			Operating and Maintenance Costs: (\$ Thousands)							
				2022	2023	2024	2025	2026	Total		
				Personnel	-	-	-	-	\$ -		
				Supplies	-	-	-	-	\$ -		
Justification:	Mobility, infrastructure, and pedestrian improvements to create comfortable and safe corridors that accommodate growing mobility and infrastructure demands in underserved area which currently does not have curb and gutter. Project will incorporate improvements to alleviate drainage issues in area south of Baldwin			Svcs. & Chgs.	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs					-		
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	250,000	800,000	-	-	-	\$ 1,050,000	\$ 1,050,000
4	Construction & Mngt	-	-	-	375,000	3,000,000	7,000,000	-	-	\$ 10,375,000	\$ 10,375,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	25,300	25,300	25,300	-	-	\$ 75,900	\$ 75,900
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	25,300	25,300	25,300	-	-	\$ 75,900	\$ 75,900
Total Allocations		\$ -	\$ -	\$ -	\$ 750,300	\$ 3,825,300	\$ 7,025,300	\$ -	\$ -	\$ 11,600,900	\$ 11,600,900
Source of Funds											
TIRZ Funds		-	-	-	750,300	3,825,300	7,025,300	-	-	\$ 11,600,900	\$ 11,600,900
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 750,300	\$ 3,825,300	\$ 7,025,300	\$ -	\$ -	\$ 11,600,900	\$ 11,600,900

Project: Operating of Zone & Project Facilities		City Council District		Key Map:	494	WBS.:		T-0207			
		Location: C,D		Geo. Ref.:							
		Served: C,D		Neighborhood:	62						
Description:	As a direct consequence of an expanding list of projects, particularly park and public space projects, the Zone must provide for operation of the Zone's existing and planned facilities in the near term and in years to come beyond the duration of the Zone. (Operations & maintenance for parks, restaurants and garage.)			Operating and Maintenance Costs: (\$ Thousands)							
				2022	2023	2024	2025	2026	Total		
				Personnel	-	-	-	-	\$ -		
				Supplies	-	-	-	-	\$ -		
Justification:	In order to adequately provide for the operation of those facilities, operation expenditures are included in the project costs in Exhibit 1 attached hereto in an amount of up to 5% of total project costs for the Zone regardless of project cost category.										
				Svcs. & Chgs.	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs					-		
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction/Maintenance	1,841,286	446,688	1,000,000	450,000	450,000	250,000	250,000	250,000	\$ 1,650,000	\$ 4,491,286
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	550,000	550,000	-	-	-	\$ 1,100,000	\$ 1,100,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Sub-Total:	-	-	-	550,000	550,000	-	-	-	\$ 1,100,000	\$ 1,100,000
Total Allocations		\$ 1,841,286	\$ 446,688	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 2,750,000	\$ 5,591,286
Source of Funds											
TIRZ Funds		1,841,286	446,688	1,000,000	1,000,000	1,000,000	250,000	250,000	250,000	\$ 2,750,000	\$ 5,591,286
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 1,841,286	\$ 446,688	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 2,750,000	\$ 5,591,286

Project:	Main Street Enhancements	City Council District	Key Map:	494	WBS.:	T-0210		
		Location:	C,D	Geo. Ref.:				
		Served:	C,D	Neighborhood:			62	
Description:	Streetscape enhancements between Pierce and Wheeler including sidewalk improvements with landscaping, lighting, and pedestrian-related infrastructure	Operating and Maintenance Costs: (\$ Thousands)						
Justification:	Enhanced streetscapes increase safety and connectivity for pedestrians and encourage additional development along this important corridor.		2022	2023	2024	2025	2026	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs								

Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	88,465	-	-	80,000	-	-	-	-	\$ 80,000	\$ 168,465
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	402,988	500,000	2,050	200,000	500,000	-	-	-	\$ 700,000	\$ 1,105,038
4	Construction & Mgmt.	1,712,606		291,820	150,000	3,000,000	2,000,000	-	-	\$ 5,150,000	\$ 7,154,426
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other -	17,100	35,900	18,130	20,130	30,500	25,000	-	-	\$ 75,630	\$ 110,860
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		17,100	35,900	18,130	20,130	30,500	25,000	-	-	\$ 75,630	\$ 110,860
Total Allocations		\$ 2,221,159	\$ 535,900	\$ 312,000	\$ 450,130	\$ 3,530,500	\$ 2,025,000	\$ -	\$ -	\$ 6,005,630	\$ 8,538,789
Source of Funds											
TIRZ Funds		2,221,159	535,900	312,000	450,130	3,530,500	2,025,000	-	-	\$ 6,005,630	\$ 8,538,789
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 2,221,159	\$ 535,900	\$ 312,000	\$ 450,130	\$ 3,530,500	\$ 2,025,000	\$ -	\$ -	\$ 6,005,630	\$ 8,538,789

Project: Alabama Street Reconstruction	City Council District	Key Map:	494	WBS.:	T-0213		
	Location:	C,D	Geo. Ref.:				
	Served:	C,D	Neighborhood:			62	
Description:	Roadway, infrastructure, and streetscape enhancements to major corridor between Spur 527 and Chenevert. MRA - Spur 527 to Main; HCC - Main to Chenevert. (In FY15, T-0213 & T-0224 were combined.)						
Justification: Mobility, infrastructure, and pedestrian improvements to create comfortable and safe corridor to better accommodate growing mobility and infrastructure demands. Partnership between Midtown and HCC and is partially funded through a Federal Transit Administration ("FTA") grant.	Operating and Maintenance Costs: (\$ Thousands)						
		2022	2023	2024	2025	2026	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs						-	

Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	100,000	-	-	-	\$ 100,000	\$ 100,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	731,892	-	-	-	1,210,000	-	-	-	\$ 1,210,000	\$ 1,941,892
4	Construction & Mngt	-	-	-	-	-	7,000,000	7,000,000	-	\$ 14,000,000	\$ 14,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	30,100	20,100	20,100	-	\$ 70,300	\$ 70,300
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	30,100	20,100	20,100	-	\$ 70,300	\$ 70,300
Total Allocations		\$ 731,892	\$ -	\$ -	\$ -	\$ 1,340,100	\$ 7,020,100	\$ 7,020,100	\$ -	\$ 15,380,300	\$ 16,112,192
Source of Funds											
TIRZ Funds		731,892	-	-	-	1,340,100	7,020,100	7,020,100	-	\$ 15,380,300	\$ 16,112,192
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 731,892	\$ -	\$ -	\$ -	\$ 1,340,100	\$ 7,020,100	\$ 7,020,100	\$ -	\$ 15,380,300	\$ 16,112,192

Project: Caroline Street Reconstruction	City Council District	Key Map:	493	WBS.:	T-0214		
	Location:	D	Geo. Ref.:				
	Served:	D	Neighborhood:			62	
Description: Roadway, infrastructure, bicycle, and streetscape enhancements between Pierce and Elgin. Project incorporates green stormwater infrastructure and environmentally friendly streetscape elements installed on Bagby Street. Construction of the project is managed by TxDOT and is partially funded with a \$5,500,000 TxDOT Grant. Additional improvements between Elgin and Holman planned in partnership with HCC.	Operating and Maintenance Costs: (\$ Thousands)						
		2022	2023	2024	2025	2026	Total
Justification: Mobility, infrastructure, and pedestrian improvements are part of Complete Streets Program seeking to balance needs of all modes of transportation including automobiles, pedestrians and bicycles with local businesses and on-street parking. Partnership between Midtown and HCC is partially funded through a TxDOT grant.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	35,000	-	-	50,000	-	-	-	-	\$ 50,000	\$ 85,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,230,000	-	-	-	300,000	-	-	-	\$ 300,000	\$ 1,530,000
4	Construction & Mgmt	9,601,859	940,000	741,787	1,250,000	2,200,000	4,000,000	-	-	\$ 7,450,000	\$ 17,793,646
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other - Legal	266,896	160,100	20,000	160,100	160,100	390,000	-	-	\$ 710,200	\$ 997,096
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		266,896	160,100	20,000	160,100	160,100	390,000	-	-	\$ 710,200	\$ 997,096
Total Allocations		\$ 11,133,755	\$ 1,100,100	\$ 761,787	\$ 1,460,100	\$ 2,660,100	\$ 4,390,000	\$ -	\$ -	\$ 8,510,200	\$ 20,405,742
Source of Funds											
TIRZ Funds		318,998	1,100,100	761,787	1,460,100	2,660,100	4,390,000	-	-	\$ 8,510,200	\$ 9,590,985
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		5,500,000	-	-	-	-	-	-	-	\$ -	\$ 5,500,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		5,314,757	-	-	-	-	-	-	-	\$ -	\$ 5,314,757
Total Funds		\$ 11,133,755	\$ 1,100,100	\$ 761,787	\$ 1,460,100	\$ 2,660,100	\$ 4,390,000	\$ -	\$ -	\$ 8,510,200	\$ 20,405,742

Project: Affordable Housing Land Banking Program**	City Council District		Key Map:	493	WBS.:	T-0220	
	Location:	C,D	Geo. Ref.:				
	Served:	C,D	Neighborhood:	62			
Description:	Land assembly within a targeted area of the City limits to create a diversified inventory of property for development of affordable housing units on such land. The Center for Civic and Public Policy Improvement (CCPPI) is working on a comprehensive plan to create a systematic approach to the provision of affordable housing on land purchased by MRA for that purpose. The Affordable Housing Operations Center - consisting of 5-story office building, 20-unit multi-family affordable housing development, and a public parking garage.						
Justification: Fulfillment of obligation that one-third of the tax increment revenue be used to provide affordable housing within the city. Strategy to acquire vacant and blighted property to return the property to productive reuse and to preserve and protect existing communities.	Operating and Maintenance Costs: (\$ Thousands)						
		2022	2023	2024	2025	2026	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs						-	

Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-			-	-	-	-	-	\$ -	\$ -
2	Acquisition	63,143,731			-	-	1,000,000	1,000,000		\$ 2,000,000	\$ 65,143,731
3	Design	-			500,000	-	-	-	-	\$ 500,000	\$ 500,000
4	Construction	-	15,000,000	16,962,627	3,360,000	5,000,000	2,000,000	-	-	\$ 10,360,000	\$ 27,322,627
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	2,038,720	3,030,000	3,946,845	3,030,000	1,780,000	780,000	500,000	500,000	\$ 6,590,000	\$ 12,575,565
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		2,038,720	3,030,000	3,946,845	3,030,000	1,780,000	780,000	500,000	500,000	\$ 6,590,000	\$ 12,575,565
Total Allocations		\$ 65,182,451	\$ 18,030,000	\$ 20,909,472	\$ 6,890,000	\$ 6,780,000	\$ 2,780,000	\$ 1,500,000	\$ 1,500,000	\$ 19,450,000	\$ 105,541,923
Source of Funds											
TIRZ Funds		65,182,451	1,060,000	2,878,711	2,390,000	4,780,000		1,500,000	1,500,000	\$ 10,170,000	\$ 78,231,162
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	4,000,000	3,000,000	3,000,000	-	-	-	-	\$ 3,000,000	\$ 6,000,000
Other BBVA Loan		-	11,470,000	14,000,000	-	1,000,000	-	-	-	\$ 1,000,000	\$ 15,000,000
Bond Proceeds		-	1,500,000	1,030,761	1,500,000	2,000,000	1,780,000	-	-	\$ 5,280,000	\$ 6,310,761
Total Funds		\$ 65,182,451	\$ 18,030,000	\$ 20,909,472	\$ 6,890,000	\$ 6,780,000	\$ 2,780,000	\$ 1,500,000	\$ 1,500,000	\$ 19,450,000	\$ 105,541,923

Project: Midtown Park (Superblock)	City Council District	Key Map:	493	WBS.:	T-0221		
	Location:	C	Geo. Ref.:				
	Served:	C	Neighborhood:			62	
Description:	Mixed-use project including public park located on Superblock adjacent to the McGowen Street METRORail Station at Main/McGowen intersection. 3-acre park includes pavilion, dog park, water features, children's interactive play area, public art installations, and front plaza area featuring cascading fountain. Plans continue for addition of a restaurant pad to front plaza area and future renovations to park.						
Justification:	Operating and Maintenance Costs: (\$ Thousands)						
		2022	2023	2024	2025	2026	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs						-	

Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	467,004	-	-	75,000	-	-	-	-	\$ 75,000	\$ 542,004
2	Acquisition	3,506,306	-	-	-	-	-	-	-	\$ -	\$ 3,506,306
3	Design	1,700,028	750,000	-	1,225,000	-	-	-	-	\$ 1,225,000	\$ 2,925,028
4	Construction & Mgmt	2,997,186	1,750,000	-	2,700,000	4,000,000	500,000	500,000	500,000	\$ 8,200,000	\$ 11,197,186
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other-	484,443	190,000	238,242	10,300	10,300	10,300	10,300	10,300	\$ 51,500	\$ 774,185
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		484,443	190,000	238,242	10,300	10,300	10,300	10,300	10,300	\$ 51,500	\$ 774,185
Total Allocations		\$ 9,154,967	\$ 2,690,000	\$ 238,242	\$ 4,010,300	\$ 4,010,300	\$ 510,300	\$ 510,300	\$ 510,300	\$ 9,551,500	\$ 18,944,709
Source of Funds											
TIRZ Funds		9,154,967	2,690,000	238,242	4,010,300	4,010,300	510,300	510,300	510,300	\$ 9,551,500	\$ 18,944,709
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 9,154,967	\$ 2,690,000	\$ 238,242	\$ 4,010,300	\$ 4,010,300	\$ 510,300	\$ 510,300	\$ 510,300	\$ 9,551,500	\$ 18,944,709

Project: Street Overlay Program (Partnership with COH)		City Council District		Key Map:	493	WBS.:		T-0222			
		Location:	C,D	Geo. Ref.:							
		Served:	C,D	Neighborhood:	62						
Description:	Asphalt overlay of local streets . Partnership with COH Right of Way Maintenance Department.			Operating and Maintenance Costs: (\$ Thousands)							
				2022	2023	2024	2025	2026	Total		
				Personnel	-	-	-	-	\$ -		
				Supplies	-	-	-	-	\$ -		
Justification:	Mobility improvements to extend service life of deteriorated roadway and provide comfortable and safe corridor in alignment with City of Houston Vision Zero Action Plan.										
				Svcs. & Chgs.	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs					-		
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	250,000	-	-	-	-	\$ 250,000	\$ 250,000
4	Construction	721,253	350,000	-	1,000,000	500,000	500,000	-	-	\$ 2,000,000	\$ 2,721,253
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	50,000	-	50,000	50,000	50,000	-	-	\$ 150,000	\$ 150,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	50,000	-	50,000	50,000	50,000	-	-	\$ 150,000	\$ 150,000
Total Allocations		\$ 721,253	\$ 400,000	\$ -	\$ 1,350,000	\$ 550,000	\$ 550,000	\$ -	\$ -	\$ 2,450,000	\$ 3,171,253
Source of Funds											
TIRZ Funds		721,253	400,000	-	1,350,000	550,000	550,000	-	-	\$ 2,450,000	\$ 3,171,253
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 721,253	\$ 400,000	\$ -	\$ 1,350,000	\$ 550,000	\$ 550,000	\$ -	\$ -	\$ 2,450,000	\$ 3,171,253

Project: Safe Sidewalk Program (Partnership with City of Houston)		City Council District		Key Map:	493	WBS.:		T-0223			
		Location:	C,D	Geo. Ref.:							
		Served:	C,D	Neighborhood:	62						
Description:	Repair and replacement of damaged and missing sidewalks and accessibility ramps throughout the District. Partnership with COH Right of Way Maintenance Department	Operating and Maintenance Costs: (\$ Thousands)									
			2022	2023	2024	2025	2026	Total			
		Personnel	-	-	-	-	-	\$ -	-		
		Supplies	-	-	-	-	-	\$ -	-		
Justification:	Improvements to increase safety and connectivity for pedestrians in alignment in City of Houston Walkable Places Pilot Program.	Svcs. & Chgs.	-	-	-	-	-	\$ -	-		
		Capital Outlay	-	-	-	-	-	\$ -	-		
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs							-		
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	120,000	-	-	-	-	\$ 120,000	\$ 120,000
4	Construction	-	90,000	-	350,000	250,000	250,000	-	-	\$ 850,000	\$ 850,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	10,100	-	10,100	10,100	10,100	-	-	\$ 30,300	\$ 30,300
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	10,100	-	10,100	10,100	10,100	-	-	\$ 30,300	\$ 30,300
Total Allocations		\$ -	\$ 100,100	\$ -	\$ 530,100	\$ 260,100	\$ 260,100	\$ -	\$ -	\$ 1,050,300	\$ 1,050,300
Source of Funds											
TIRZ Funds		-	100,100	-	530,100	260,100	260,100	-	-	\$ 1,050,300	\$ 1,050,300
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 100,100	\$ -	\$ 530,100	\$ 260,100	\$ 260,100	\$ -	\$ -	\$ 1,050,300	\$ 1,050,300

Project: HTC Building Maintenance	City Council District	Key Map:					
	Location: C	Geo. Ref.:					
	Served: C	Neighborhood: 62					
Description: Annual maintenance for Houston Exponential. Property is owned by MRA and managed by HX as the master lease holder. (402 Pierce is approximately 17 years old; 410 Pierce is 15 years old)	Operating and Maintenance Costs: (\$ Thousands)						
		2022	2023	2024	2025	2026	Total
Justification: Contractual obligation to provide maintenance of property to protect quality of the asset.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	73,579	100,000	50,526	150,300	150,300	50,300	50,000	50,000	\$ 450,900	\$ 575,005
Other Sub-Total:		73,579	100,000	50,526	150,300	150,300	50,300	50,000	50,000	\$ 450,900	\$ 575,005
Total Allocations		\$ 73,579	\$ 100,000	\$ 50,526	\$ 150,300	\$ 150,300	\$ 50,300	\$ 50,000	\$ 50,000	\$ 450,900	\$ 575,005
Source of Funds											
TIRZ Funds		73,579	100,000	50,526	150,300	150,300	50,300	50,000	50,000	\$ 450,900	\$ 575,005
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 73,579	\$ 100,000	\$ 50,526	\$ 150,300	\$ 150,300	\$ 50,300	\$ 50,000	\$ 50,000	\$ 450,900	\$ 575,005

Project: Mobility & Pedestrian Improvements		City Council District		Key Map:				WBS.:		T-0225					
		Location: C,D		Geo. Ref.:											
		Served: C,D		Neighborhood: 62											
Description: Planning for mobility and pedestrian improvements includes periodic renovations to streetscape enhancements. Expansion of pilot pedestrian safety enhancements project to include additional installations of crosswalk and curb enhancements currently installed at Brazos/Webster intersection and Elgin/Jackson intersection.		Operating and Maintenance Costs: (\$ Thousands)													
				2022		2023		2024		2025		2026		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
Justification: Mobility, infrastructure, and pedestrian improvements to create and maintain comfortable and safe corridors which accommodate growing mobility and infrastructure demands. Pedestrian safety enhancements align with COH Walkable Places Ordinance and Vision Zero Action Plan.		Svc. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)				
Phase															
1	Planning	169,160	600,000	60,015	750,000	425,000	425,000	350,000	350,000	\$ 2,300,000	\$ 2,529,175				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	50,097	-	-	250,000	125,000	125,000	75,000	75,000	\$ 650,000	\$ 700,097				
4	Construction	20,323	145,000	-	500,000	200,000	200,000	150,000	150,000	\$ 1,200,000	\$ 1,220,323				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	188,627	5,300	2,000	5,300	5,300	5,300	5,300	5,300	\$ 26,500	\$ 217,127				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		188,627	5,300	2,000	5,300	5,300	5,300	5,300	5,300	\$ 26,500	\$ 217,127				
Total Allocations		\$ 428,207	\$ 750,300	\$ 62,015	\$ 1,505,300	\$ 755,300	\$ 755,300	\$ 580,300	\$ 580,300	\$ 4,176,500	\$ 4,666,722				
Source of Funds															
TIRZ Funds		428,207	750,300	62,015	1,505,300	755,300	755,300	580,300	580,300	\$ 4,176,500	\$ 4,666,722				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ 428,207	\$ 750,300	\$ 62,015	\$ 1,505,300	\$ 755,300	\$ 755,300	\$ 580,300	\$ 580,300	\$ 4,176,500	\$ 4,666,722				

Project: Wheeler St. Pedestrian Enhancements		City Council District		Key Map:				WBS.:		T-0230											
		Location: C,D		Geo. Ref.:																	
		Served: C,D		Neighborhood: 62																	
Description: Streetscape enhancements between Spur 527 and US-59 including sidewalk improvements with landscaping, lighting, and pedestrian-related infrastructure.		Operating and Maintenance Costs: (\$ Thousands)																			
				2022		2023		2024		2025		2026		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
Justification: Enhanced streetscape will provide safer connection for pedestrians along planned METRORail expansion route. Project is partially funded through a Federal Transit Administration ("FTA") grant		Svc. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs												-							
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/20		2021 Budget		2021 Estimate		2022		2023		2024		2025		2026		FY22 - FY26 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		100,000		-		100,000		-		-		-		-		\$ 100,000		\$ 100,000	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		400,000		-		400,000		-		-		-		-		\$ 400,000		\$ 400,000	
4 Construction & Mgmt		-		-		-		-		3,750,000		2,700,000		-		-		\$ 6,450,000		\$ 6,450,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		25,600		-		25,600		20,600		20,600		-		-		\$ 66,800		\$ 66,800	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		-		25,600		-		25,600		20,600		20,600		-		-		\$ 66,800		\$ 66,800	
Total Allocations		\$ -		\$ 525,600		\$ -		\$ 525,600		\$ 3,770,600		\$ 2,720,600		\$ -		\$ -		\$ 7,016,800		\$ 7,016,800	
Source of Funds																					
TIRZ Funds		-		525,600		-		525,600		2,521,000		2,720,600		-		-		\$ 5,767,200		\$ 5,767,200	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		1,249,600		-		-		-		\$ 1,249,600		\$ 1,249,600	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Bond Proceeds		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ 525,600		\$ -		\$ 525,600		\$ 3,770,600		\$ 2,720,600		\$ -		\$ -		\$ 7,016,800		\$ 7,016,800	

Project: Public and Cultural Facilities***	City Council District	Key Map:		WBS.:	T-0232		
	Location: C,D	Geo. Ref.:					
	Served: C,D	Neighborhood: 66					
Description: Selective grants to new, existing and emerging cultural facilities in Midtown. Past recipients include Buffalo Soldiers Museum, Asia Society, Houston Museum of African American Culture, and MATCH. Museum of Fine Arts has been awarded grant for waterline improvements.	Operating and Maintenance Costs: (\$ Thousands)						
Justification: Support of the development and redevelopment of public and cultural facilities to serve as destination anchors and activity generators to increase community gathering opportunities and strengthen the Cultural District as a true destination within Houston.		2022	2023	2024	2025	2026	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs							

Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	11,700	-	-	-	-	-	-	-	\$ -	\$ 11,700
4	Construction & Mngt	-	950,000	-	950,000	950,000	-	-	-	\$ 1,900,000	\$ 1,900,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other -	745,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	\$ 500,000	\$ 1,345,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		745,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	\$ 500,000	\$ 1,345,000
Total Allocations		\$ 756,700	\$ 1,050,000	\$ 100,000	\$ 1,050,000	\$ 1,050,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 2,400,000	\$ 3,256,700
Source of Funds											
TIRZ Funds		756,700	1,050,000	100,000	1,050,000	1,050,000	100,000	100,000	100,000	\$ 2,400,000	\$ 3,256,700
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 756,700	\$ 1,050,000	\$ 100,000	\$ 1,050,000	\$ 1,050,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 2,400,000	\$ 3,256,700

Project:	Parking Garage - Midtown Park (Super Block)	City Council District	Key Map:	WBS.:	T-0233			
		Location:	C			Geo. Ref.:		
		Served:	C			Neighborhood:	62	
Description:	Underground 400 space public parking garage located beneath Midtown Park project on the Superblock. Additional improvements planned to increase efficiency of operations.	Operating and Maintenance Costs: (\$ Thousands)						
Justification:	The garage will support mixed-use Midtown Park project and will address significant existing parking demand as well as support future retail and commercial developments with expansion of COH Market-Based Parking Ordinance.		2022	2023	2024	2025	2026	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs								

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	755,797	-	-	250,000	150,000	-	-	-	\$ 400,000	\$ 1,155,797
4	Construction & Mngt	17,827,843	90,000	-	1,250,000	850,000	500,000	500,000	500,000	\$ 3,600,000	\$ 21,427,843
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other - Legal	103,050	10,000	-	20,500	20,500	20,500	20,500	20,500	\$ 102,500	\$ 205,550
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		103,050	10,000	-	20,500	20,500	20,500	20,500	20,500	\$ 102,500	\$ 205,550
Total Allocations		\$ 18,686,690	\$ 100,000	\$ -	\$ 1,570,500	\$ 1,020,500	\$ 520,500	\$ 520,500	\$ 520,500	\$ 4,152,500	\$ 22,839,190
Source of Funds											
TIRZ Funds		18,686,690	100,000	-	1,570,500	1,020,500	520,500	520,500	520,500	\$ 4,152,500	\$ 22,839,190
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 18,686,690	\$ 100,000	\$ -	\$ 1,570,500	\$ 1,020,500	\$ 520,500	\$ 520,500	\$ 520,500	\$ 4,152,500	\$ 22,839,190

Project: Parks & Open Spaces		City Council District		Key Map:				WBS.:		T-0234											
		Location: C,D		Geo. Ref.:																	
		Served: C,D		Neighborhood: 62																	
Description: Planning and development of plazas, public squares, and landscaping in public right-of-way. Improvements to City-owned Elizabeth Baldwin Park include additional playground equipment, perimeter lighting, and electrical infrastructure to facilitate additional programming in park. Additional improvements planned at Glover Park and Midtown entry portals.		Operating and Maintenance Costs: (\$ Thousands)																			
				2022		2023		2024		2025		2026		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
Justification: Community open spaces to provide connectivity and mixed uses to key corridors that increase community gathering opportunities and enhance quality of life. The development of these plazas and public squares will complement cultural arts facilities and offer unique identity branding in Midtown.		Svc. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs																			
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/20		2021 Budget		2021 Estimate		2022		2023		2024		2025		2026		FY22 - FY26 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		95,000		37,432		500,000		500,000		400,000		400,000		400,000		\$ 2,200,000		\$ 2,237,432	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		182,570		-		-		250,000		150,000		50,000		50,000		50,000		\$ 550,000		\$ 732,570	
4 Construction		3,000		400,000		-		1,250,000		850,000		300,000		300,000		300,000		\$ 3,000,000		\$ 3,003,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		17,813		25,300		24,333		5,300		5,300		5,300		5,300		5,300		\$ 26,500		\$ 68,646	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		17,813		25,300		24,333		5,300		5,300		5,300		5,300		5,300		\$ 26,500		\$ 68,646	
Total Allocations		\$ 203,383		\$ 520,300		\$ 61,765		\$ 2,005,300		\$ 1,505,300		\$ 755,300		\$ 755,300		\$ 755,300		\$ 5,776,500		\$ 6,041,648	
Source of Funds																					
TIRZ Funds		203,383		520,300		61,765		2,005,300		1,505,300		755,300		755,300		755,300		\$ 5,776,500		\$ 6,041,648	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Bond Proceeds		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ 203,383		\$ 520,300		\$ 61,765		\$ 2,005,300		\$ 1,505,300		\$ 755,300		\$ 755,300		\$ 755,300		\$ 5,776,500		\$ 6,041,648	

Project: Public Art		City Council District		Key Map:		WBS.:		T-0235			
		Location:	C,D	Geo. Ref.:							
		Served:	C,D	Neighborhood:							
Description:	Planning and development of public art to support Midtown Cultural Arts & Entertainment District designation by the Texas Commission of Arts.			Operating and Maintenance Costs: (\$ Thousands)							
				2022	2023	2024	2025	2026	Total		
				Personnel	-	-	-	-	\$ -		
				Supplies	-	-	-	-	\$ -		
Justification:	Strengthen the Cultural Arts & Entertainment District as a true destination within Houston.			Svcs. & Chgs.	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs					-		
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	50,000	50,000	50,000	50,000	50,000	\$ 250,000	\$ 250,000
4	Construction	-	-	-	200,000	200,000	200,000	200,000	200,000	\$ 1,000,000	\$ 1,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	5,300	-	5,300	5,300	5,300	5,300	5,300	\$ 26,500	\$ 26,500
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	5,300	-	5,300	5,300	5,300	5,300	5,300	\$ 26,500	\$ 26,500
Total Allocations		\$ -	\$ 5,300	\$ -	\$ 255,300	\$ 255,300	\$ 255,300	\$ 255,300	\$ 255,300	\$ 1,276,500	\$ 1,276,500
Source of Funds											
TIRZ Funds		-	5,300	-	255,300	255,300	255,300	255,300	255,300	\$ 1,276,500	\$ 1,276,500
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 5,300	\$ -	\$ 255,300	\$ 255,300	\$ 255,300	\$ 255,300	\$ 255,300	\$ 1,276,500	\$ 1,276,500

Project: Bagby Park	City Council District		Key Map:		WBS.:	T-0236	
	Location:	C	Geo. Ref.:				
	Served:	C	Neighborhood:	62			
Description:	Renovations to MRA-owned public park located at Bagby/Gray intersection. Recent improvements include an upgraded stage with canopy, lawn improvements, perimeter lighting, restrooms, and storage facilities. Improvements to the kiosk area adding a container bar and an expanded patio with outdoor seating.						
Justification:	Operating and Maintenance Costs: (\$ Thousands)						
		2022	2023	2024	2025	2026	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs						-	

Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	30,000	-	-	-	-	\$ 30,000	\$ 30,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	337,973	50,000	-	70,000	-	-	-	-	\$ 70,000	\$ 407,973
4	Construction & Mngt	1,295,795	900,000	368,892	400,000	350,000	350,000	350,000	350,000	\$ 1,800,000	\$ 3,464,687
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	159,973	20,500	85,243	5,500	5,500	5,500	5,500	5,500	\$ 27,500	\$ 272,716
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		159,973	20,500	85,243	5,500	5,500	5,500	5,500	5,500	\$ 27,500	\$ 272,716
Total Allocations		\$ 1,793,741	\$ 970,500	\$ 454,135	\$ 505,500	\$ 355,500	\$ 355,500	\$ 355,500	\$ 355,500	\$ 1,927,500	\$ 4,175,376
Source of Funds											
TIRZ Funds		1,793,741	970,500	454,135	505,500	355,500	355,500	355,500	355,500	\$ 1,927,500	\$ 4,175,376
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 1,793,741	\$ 970,500	\$ 454,135	\$ 505,500	\$ 355,500	\$ 355,500	\$ 355,500	\$ 355,500	\$ 1,927,500	\$ 4,175,376

Project: Brazos Street Reconstruction		City Council District		Key Map:				WBS.:		T-0239											
		Location: C		Geo. Ref.:																	
		Served: C		Neighborhood: 62																	
Description: Roadway, infrastructure, and streetscape enhancements between St. Joseph and Elgin. Greenroads project will incorporate Low Impact Development (LID) techniques, green stormwater infrastructure, and environmentally friendly streetscape elements similar to Bagby Street. A new bikeway approved as part of the Houston Bike Plan will be included in the project.		Operating and Maintenance Costs: (\$ Thousands)																			
				2022		2023		2024		2025		2026		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
Justification: Mobility, infrastructure, and pedestrian improvements to create comfortable and safe corridors that accommodate growing mobility and infrastructure demands. LID techniques will extend useful life of roadway and reduce long-term maintenance needs. Improvements will facilitate additional redevelopment along corridor.		Svc. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs																			
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/20		2021 Budget		2021 Estimate		2022		2023		2024		2025		2026		FY22 - FY26 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		-		-		150,000		-		-		-		-		\$ 150,000		\$ 150,000	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		802,982		-		-		1,350,000		300,000		-		-		-		\$ 1,650,000		\$ 2,452,982	
4 Construction & Mngt		53,613		-		-		-		8,000,000		8,000,000		-		-		\$ 16,000,000		\$ 16,053,613	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other - Legal		10,300		-		-		20,100		20,100		15,100		-		-		\$ 55,300		\$ 65,600	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		10,300		-		-		20,100		20,100		15,100		-		-		\$ 55,300		\$ 65,600	
Total Allocations		\$ 866,895		\$ -		\$ -		\$ 1,520,100		\$ 8,320,100		\$ 8,015,100		\$ -		\$ -		\$ 17,855,300		\$ 18,722,195	
Source of Funds																					
TIRZ Funds		866,895		-		-		1,520,100		6,204,900		6,015,100		-		-		\$ 13,740,100		\$ 14,606,995	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		2,115,200		2,000,000		-		-		\$ 4,115,200		\$ 4,115,200	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Bond Proceeds		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ 866,895		\$ -		\$ -		\$ 1,520,100		\$ 8,320,100		\$ 8,015,100		\$ -		\$ -		\$ 17,855,300		\$ 18,722,195	

Project: Real Estate Development	City Council District	Key Map:		WBS.:	T-0240		
	Location: C,D	Geo. Ref.:					
	Served: C,D	Neighborhood: 62					
Description: Planning activities related to identification of real property suitable for development or redevelopment.	Operating and Maintenance Costs: (\$ Thousands)						
		2022	2023	2024	2025	2026	Total
Justification: Elimination of blighted properties to facilitate economic development and advance the vision and goals of Midtown Strategic Guide.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	200,000	200,000	60,000	-	-	\$ 460,000	\$ 460,000
2	Acquisition - Block 442	1,970,000	-	-	-	-	-	-	-	\$ -	\$ 1,970,000
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other - IDS	167,178	-	-	50,000	50,000	40,000	500,000	600,000	\$ 1,240,000	\$ 1,407,178
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		167,178	-	-	50,000	50,000	40,000	500,000	600,000	\$ 1,240,000	\$ 1,407,178
Total Allocations		\$ 2,137,178	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 100,000	\$ 500,000	\$ 600,000	\$ 1,700,000	\$ 3,837,178
Source of Funds											
TIRZ Funds		2,137,178	-	-	250,000	250,000	100,000	500,000	600,000	\$ 1,700,000	\$ 3,837,178
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Bank Loan		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 2,137,178	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 100,000	\$ 500,000	\$ 600,000	\$ 1,700,000	\$ 3,837,178

Project: Almeda/Crawford	City Council District	Key Map:		WBS.:	T-0241		
	Location: D	Geo. Ref.:					
	Served: D	Neighborhood: 62					
Description:	Roadway, infrastructure, and streetscape enhancements between Pierce and Holman. Upgrade to streetscape amenities along Midtown segment of City of Houston on 72-inch water line project on Crawford Street between Hadley and Elgin.	Operating and Maintenance Costs: (\$ Thousands)					
		2022	2023	2024	2025	2026	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
Justification:	Mobility, infrastructure, and pedestrian improvements to create comfortable and safe corridors that accommodate growing mobility and infrastructure demands.						
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	100,000	-	-	-	\$ 100,000	\$ 100,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	750,000	-	-	\$ 750,000	\$ 750,000
4	Construction & Mngt	-	-	-	60,000	-	250,000	3,000,000	2,000,000	\$ 5,310,000	\$ 5,310,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	40,100	40,100	40,100	\$ 120,300	\$ 120,300
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	40,100	40,100	40,100	\$ 120,300	\$ 120,300
Total Allocations		\$ -	\$ -	\$ -	\$ 60,000	\$ 100,000	\$ 1,040,100	\$ 3,040,100	\$ 2,040,100	\$ 6,280,300	\$ 6,280,300
Source of Funds											
TIRZ Funds		-	-	-	60,000	100,000	1,040,100	3,040,100	2,040,100	\$ 6,280,300	\$ 6,280,300
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 60,000	\$ 100,000	\$ 1,040,100	\$ 3,040,100	\$ 2,040,100	\$ 6,280,300	\$ 6,280,300

Project: Webster Street		City Council District		Key Map:		WBS.:		T-0242			
		Location:	C,D	Geo. Ref.:							
		Served:	C,D	Neighborhood:	62						
Description:	Roadway, infrastructure, and streetscape enhancements between Bagby and Chenevert.	Operating and Maintenance Costs: (\$ Thousands)									
			2022	2023	2024	2025	2026	Total			
		Personnel	-	-	-	-	-	\$ -	-		
		Supplies	-	-	-	-	-	\$ -	-		
Justification:	Mobility, infrastructure, and pedestrian improvements to create comfortable and safe corridors that accommodate growing mobility and infrastructure demands.	Svcs. & Chgs.	-	-	-	-	-	\$ -	-		
		Capital Outlay	-	-	-	-	-	\$ -	-		
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs							-		
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	305,000	500,000	5,000,000		\$ 5,805,000	\$ 5,805,000
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	20,500	20,000	40,000		\$ 80,500	\$ 80,500
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325,500	\$ 520,000	\$ 5,040,000	\$ 5,885,500	\$ 5,885,500
Source of Funds											
	TIRZ Funds	-	-	-	-	325,500	520,000	5,040,000		\$ 5,885,500	\$ 5,885,500
	City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
	Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	Bond Proceeds	-	-	-	-	-	-	-	-	\$ -	\$ -
	Total Funds	\$ -	\$ -	\$ -	\$ -	\$ 325,500	\$ 520,000	\$ 5,040,000	\$ 5,885,500	\$ 5,885,500	\$ 5,885,500

Project: Central Bank Plaza		City Council District		Key Map:		WBS.:	T-0243				
		Location:	C	Geo. Ref.:							
		Served:	C	Neighborhood:	62						
Description:	Development of public plaza adjacent to new office redevelopment at 2100 Travis.			Operating and Maintenance Costs: (\$ Thousands)							
				2022	2023	2024	2025	2026	Total		
				Personnel	-	-	-	-	\$ -		
				Supplies	-	-	-	-	\$ -		
Justification:	Remediation of blight associated with existing 14 story building at 2100 Travis. Plaza will increase community gathering opportunities and enhance quality of life.			Svcs. & Chgs.	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs					-		
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	Development Ag. Reimbur	-	-	-	-	100,000	100,000	100,000	100,000	\$ 400,000	\$ 400,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	100,000	100,000	100,000	100,000	\$ 400,000	\$ 400,000
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000	\$ 400,000
Source of Funds											
	TIRZ Funds	-	-	-	-	100,000	100,000	100,000	100,000	\$ 400,000	\$ 400,000
	City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
	Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	Bond Proceeds	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000	\$ 400,000

Project:	Museum District - Main Street Enhancements	City Council District	Key Map:	WBS.:	T-0244			
		Location: C,D	Geo. Ref.:					
		Served: C,D	Neighborhood:					
Description:	Streetscape enhancements along Main Street in annexed areas of Museum District including sidewalk improvements with landscaping, lighting, and pedestrian-related infrastructure.	Operating and Maintenance Costs: (\$ Thousands)						
Justification:	Enhanced streetscape increases safety and connectivity for pedestrians and encourage additional development along this important corridor.		2022	2023	2024	2025	2026	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs								

Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	50,000	-	-	-	\$ 50,000	\$ 50,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	50,000	400,000	-	-	\$ 450,000	\$ 450,000
4	Construction	-	-	-	-	-	1,000,000	1,500,000	-	\$ 2,500,000	\$ 2,500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 1,400,000	\$ 1,500,000	\$ -	\$ 3,000,000	\$ 3,000,000
Source of Funds											
TIRZ Funds		-	-	-	-	100,000	1,400,000	1,500,000	-	\$ 3,000,000	\$ 3,000,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Bond Proceeds		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 1,400,000	\$ 1,500,000	\$ -	\$ 3,000,000	\$ 3,000,000

*NOTE:

Project: Museum District - Pedestrian Enhancement				City Council District		Key Map:		WBS.:		T-0245					
				Location: C,D		Geo. Ref.:									
				Served: C,D		Neighborhood:									
Description: Pedestrian improvements in annexed area of Museum District.				Operating and Maintenance Costs: (\$ Thousands)											
				2022		2023		2024		2025		2026		Total	
				Personnel		-		-		-		-		\$ -	
				Supplies		-		-		-		-		\$ -	
Justification: Pedestrian improvements to create and maintain comfortable and safe corridors which accommodate growing demands.				Svcs. & Chgs.		-		-		-		-		\$ -	
				Capital Outlay		-		-		-		-		\$ -	
				Total		\$ -		\$ -		\$ -		\$ -		\$ -	
				FTEs										-	
Fiscal Year Planned Expenses															
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	100,000	-	50,000	400,000	-	-	-	\$ 450,000	\$ 450,000				
4	Construction	-	-	-	-	3,000,000	3,000,000	3,000,000	-	\$ 9,000,000	\$ 9,000,000				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Allocations		\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 3,400,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 9,500,000	\$ 9,500,000				
Source of Funds															
TIRZ Funds		-	100,000	-	100,000	3,400,000	3,000,000	3,000,000	-	\$ 9,500,000	\$ 9,500,000				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 3,400,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 9,500,000	\$ 9,500,000				

*NOTE:

Project: Museum District - Mobility Improvements		City Council District		Key Map:				WBS.:		T-0246											
		Location: C,D		Geo. Ref.:																	
		Served: C,D		Neighborhood:																	
Description: Mobility improvements in annexed areas of Museum District.		Operating and Maintenance Costs: (\$ Thousands)																			
				2022		2023		2024		2025		2026		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
Justification: Mobility improvements to create maintain comfortable and safe corridors which accommodates growing demands.		Svcs. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs																			
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/20		2021 Budget		2021 Estimate		2022		2023		2024		2025		2026		FY22 - FY26 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		-		-		-		75,000		-		-		-		\$ 75,000		\$ 75,000	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		425,000		300,000		-		-		\$ 725,000		\$ 725,000	
4 Construction		-		-		-		-		-		4,000,000		4,000,000		-		\$ 8,000,000		\$ 8,000,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Allocations		\$ -		\$ -		\$ -		\$ -		\$ 500,000		\$ 4,300,000		\$ 4,000,000		\$ -		\$ 8,800,000		\$ 8,800,000	
Source of Funds																					
TIRZ Funds		-		-		-		-		500,000		4,300,000		4,000,000		-		\$ 8,800,000		\$ 8,800,000	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ -		\$ -		\$ -		\$ 500,000		\$ 4,300,000		\$ 4,000,000		\$ -		\$ 8,800,000		\$ 8,800,000	

Project: 159/69 CAP Park		City Council District		Key Map:				WBS.:		T-0247											
		Location: C,D		Geo. Ref.:																	
		Served: C,D		Neighborhood:																	
Description: Development of a CAP parks at street level above Midtown segment of Interstate 59/69 reconstruction included in the North Houston Highway Improvement Project (NHHIP).		Operating and Maintenance Costs: (\$ Thousands)																			
				2022		2023		2024		2025		2026		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
Justification: The continued development of new green spaces and the redevelopment of existing green spaces is vital for the creation of a cohesive and vibrant community. Parks and plazas help foster social interactions that define the public realm and urban culture. Cap parks will improve pedestrian access and connections to neighboring communities.		Svc. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs																			
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/20		2021 Budget		2021 Estimate		2022		2023		2024		2025		2026		FY22 - FY26 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		250,000		-		250,000		-		-		-		-		\$ 250,000		\$ 250,000	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		-		-		-		-		\$ -		\$ -	
4 Construction		-		-		-		-		5,000,000		5,000,000		-		-		\$ 10,000,000		\$ 10,000,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		40,500		40,500		-		-		\$ 81,000		\$ 81,000	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		-		-		-		-		40,500		40,500		-		-		\$ 81,000		\$ 81,000	
Total Allocations		\$ -		\$ 250,000		\$ -		\$ 250,000		\$ 5,040,500		\$ 5,040,500		\$ -		\$ -		\$ 10,331,000		\$ 10,331,000	
Source of Funds																					
TIRZ Funds		-		250,000		-		250,000		5,040,500		5,040,500		-		-		\$ 10,331,000		\$ 10,331,000	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ 250,000		\$ -		\$ 250,000		\$ 5,040,500		\$ 5,040,500		\$ -		\$ -		\$ 10,331,000		\$ 10,331,000	

*NOTE:

Project: Pearl Market Place		City Council District		Key Map:				WBS.:		T-0249											
		Location: C		Geo. Ref.:																	
		Served: C		Neighborhood:																	
Description: Development Agreement for reimbursement of eligible costs related to mixed use project with approximately 263 residential units above Whole Foods Market grocery store.		Operating and Maintenance Costs: (\$ Thousands)																			
				2021		2022		2023		2024		2025		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
Justification: The project will further the efficient and effective implementation of the Midtown Project Plan to induce urban development and economic benefits that will be derived from the presence of Whole Foods Market within the Midtown Zone.		Svc. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs																			
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/20		2021 Budget		2021 Estimate		2022		2023		2024		2025		2026		FY22 - FY26 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		-		-		-		-		\$ -		\$ -	
4 Construction		-		-		-		500,000		500,000		500,000		500,000		500,000		\$ 2,500,000		\$ 2,500,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		20,000		20,000		20,000		20,000		20,000		\$ 100,000		\$ 100,000	
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Other Sub-Total:		-		-		-		20,000		20,000		20,000		20,000		20,000		\$ 100,000		\$ 100,000	
Total Allocations		\$ -		\$ -		\$ -		\$ 520,000		\$ 520,000		\$ 520,000		\$ 520,000		\$ 520,000		\$ 2,600,000		\$ 2,600,000	
Source of Funds																					
TIRZ Funds		-		-		-		520,000		520,000		520,000		520,000		520,000		\$ 2,600,000		\$ 2,600,000	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ -		\$ -		\$ 520,000		\$ 520,000		\$ 520,000		\$ 520,000		\$ 520,000		\$ 2,600,000		\$ 2,600,000	

Project: Mid Main		City Council District		Key Map:				WBS.:		T-0250											
		Location: C		Geo. Ref.:																	
		Served: C		Neighborhood:																	
Description: Development Agreement for reimbursement of eligible costs related to mixed use project consisting of 357 residential units, 40,000 s.f. retail space and a parking garage located at Main, Winbern, and Travis Streets.		Operating and Maintenance Costs: (\$ Thousands)																			
				2021		2022		2023		2024		2025		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
Justification: Public right-of-way improvements on Winbern and Travis Streets adjacent to the Mid Main Development will improve pedestrian access and provide economic benefits to the Zone.		Svc. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs																			
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/20		2021 Budget		2021 Estimate		2022		2023		2024		2025		2026		FY22 - FY26 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		-		-		-		-		\$ -		\$ -	
4 Construction		-		-		215,000		-		-		-		-		-		\$ -		\$ 215,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		10,000		-		-		-		-		-		\$ -		\$ 10,000	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
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Other Sub-Total:		-		-		10,000		-		-		-		-		-		\$ -		\$ 10,000	
Total Allocations		\$ -		\$ -		\$ 225,000		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ 225,000	
Source of Funds																					
TIRZ Funds		-		-		225,000		-		-		-		-		-		\$ -		\$ 225,000	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ -		\$ 225,000		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ 225,000	

Project: FUTURE CIP PROJECT		City Council District		Key Map:				WBS.:		T-0251											
		Location:		Geo. Ref.:																	
		Served:		Neighborhood:																	
Description:		Operating and Maintenance Costs: (\$ Thousands)																			
				2021		2022		2023		2024		2025		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
Justification:		Svcs. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs																			
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/20		2021 Budget		2021 Estimate		2022		2023		2024		2025		2026		FY22 - FY26 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		-		-		-		-		\$ -		\$ -	
4 Construction		-		-		-		-		-		-		-		-		\$ -		\$ -	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
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Other Sub-Total:		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Allocations		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Source of Funds																					
TIRZ Funds		-		-		-		-		-		-		-		-		\$ -		\$ -	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	

Project: FUTURE CIP PROJECT		City Council District		Key Map:				WBS.:		T-0254	
		Location:		Geo. Ref.:							
		Served:		Neighborhood:							
Description:		Operating and Maintenance Costs: (\$ Thousands)									
			2019	2020	2021	2022	2023		Total		
		Personnel	-	-	-	-	-	-	\$	-	-
		Supplies	-	-	-	-	-	-	\$	-	-
Justification:		Svcs. & Chgs.	-	-	-	-	-	-	\$	-	-
		Capital Outlay	-	-	-	-	-	-	\$	-	-
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs									-
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
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	Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project: FUTURE CIP PROJECT		City Council District		Key Map:		WBS.:		T-0255			
		Location:		Geo. Ref.:							
		Served:		Neighborhood:							
Description:				Operating and Maintenance Costs: (\$ Thousands)							
		2019	2020	2021	2022	2023		Total			
	Personnel	-	-	-	-	-		\$ -		-	
	Supplies	-	-	-	-	-		\$ -		-	
Justification:	Svcs. & Chgs.	-	-	-	-	-		\$ -		-	
	Capital Outlay	-	-	-	-	-		\$ -		-	
	Total	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
	FTEs									-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
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Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

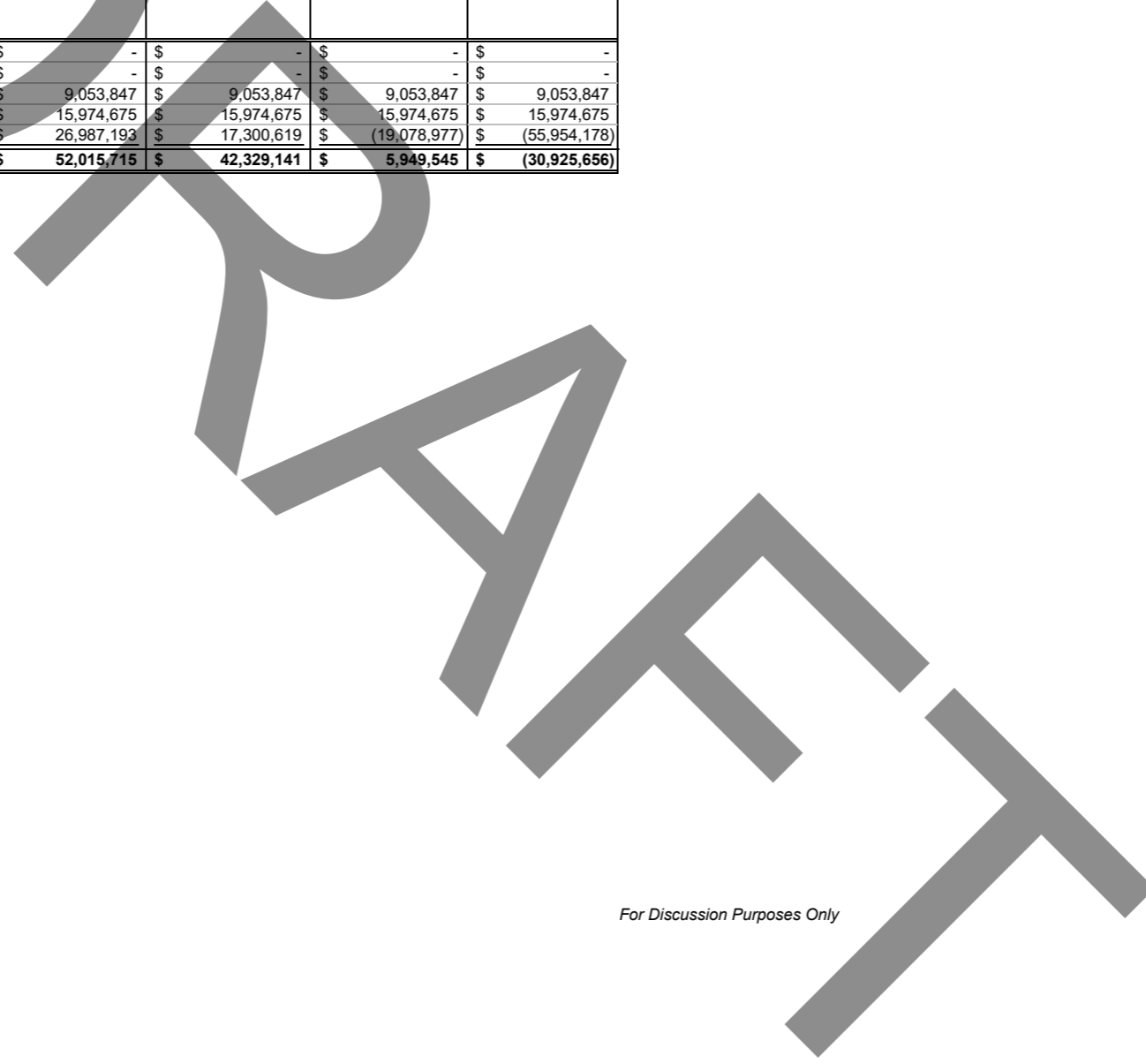
Project: Concrete Panel Replacement Program		City Council District		Key Map:				WBS.:		T-0299											
		Location: C,D		Geo. Ref.:																	
		Served: C,D		Neighborhood:																	
Description: City of Houston street maintenance program		Operating and Maintenance Costs: (\$ Thousands)																			
				2022		2023		2024		2025		2026		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
Justification: Mobility improvements to extend life of roads.		Svc. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs																			
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/20		2021 Budget		2021 Estimate		2022		2023		2024		2025		2026		FY22 - FY26 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		-		-		-		-		\$ -		\$ -	
4 Construction		-		-		-		-		-		-		-		-		\$ -		\$ -	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		35,000		35,000		35,000		35,000		35,000		35,000		-		\$ 140,000		\$ 140,000	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
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		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		-		35,000		-		35,000		35,000		35,000		35,000		-		\$ 140,000		\$ 140,000	
Total Allocations		\$ -		\$ 35,000		\$ -		\$ 35,000		\$ 35,000		\$ 35,000		\$ 35,000		\$ -		\$ 140,000		\$ 140,000	
Source of Funds																					
TIRZ Funds		-		35,000		-		35,000		35,000		35,000		35,000		-		\$ 140,000		\$ 140,000	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ 35,000		\$ -		\$ 35,000		\$ 35,000		\$ 35,000		\$ 35,000		\$ -		\$ 140,000		\$ 140,000	

THIS SPREADSHEET IS LINKED -- AUTOMATICALLY UPDATES FROM BUDGET DETAILS, CIP SUMMARY AND REVENUE PF

TAX YEAR	2019	2020	2021	2022	2023
TIRZ 02	FY2020	FY2021	FY2022	FY2023	FY2024
City	\$ 11,080,939	\$ 12,764,332	\$ 12,764,332	\$ 12,764,332	\$ 13,322,167
County	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 13,512,085	\$ 13,512,085	\$ 13,512,085	\$ 13,512,085	\$ 15,584,060
ISD - Pass Through	\$ 4,054,178	\$ 4,054,178	\$ 4,054,178	\$ 4,054,178	\$ 4,054,178
HCC	\$ 1,603,091	\$ 1,603,091	\$ 1,603,091	\$ 1,603,091	\$ 1,594,959
INCREMENT REVENUES (1)	\$ 30,250,293	\$ 31,933,686	\$ 31,933,686	\$ 31,933,686	\$ 34,555,365
Prior Year Increment	\$ -	\$ -	\$ -	\$ -	\$ -
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ 1,308,301	\$ 463,678	\$ 619,570	\$ 619,570	\$ 619,570
INTEREST INCOME	\$ 389,567	\$ 273,000	\$ 325,000	\$ 74,393	\$ -
PROCEEDS FROM BANK LOAN	\$ 10,556,477	\$ 14,000,000	\$ -	\$ -	\$ -
PROCEEDS FROM LAND SALE (3300 Main - Net)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 45,504,638	\$ 49,670,364	\$ 35,878,256	\$ 32,627,649	\$ 35,174,935
ISD Education Set-Aside	\$ 2,965,223	\$ 2,965,223	\$ 2,965,223	\$ 2,965,223	\$ 2,965,223
ISD Education Set-Aside - Pass Through	\$ 2,702,785	\$ 2,702,785	\$ 2,702,785	\$ 2,702,785	\$ 2,702,785
Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -
City	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ 781,613	\$ 1,274,000	\$ 1,274,000	\$ 1,274,000	\$ 1,274,000
Administrative Fees	\$ -	\$ -	\$ -	\$ -	\$ -
City	\$ 554,047	\$ 638,217	\$ 638,217	\$ 638,217	\$ 666,108
County	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
HCC	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
TRANSFERS	\$ 7,053,668	\$ 7,630,225	\$ 7,630,225	\$ 7,630,225	\$ 7,658,116
Management Consulting Services	\$ 1,612,251	\$ 1,765,127	\$ 1,853,450	\$ 1,853,450	\$ 1,853,450
Bond Series 2011 - Principal	\$ 1,450,000	\$ 1,525,000	\$ 2,010,000	\$ 785,000	\$ 785,000
Interest	\$ 784,438	\$ 687,838	\$ 630,988	\$ 545,563	\$ 545,563
Bond Series 2013 - Principal	\$ 1,335,000	\$ 15,000	\$ 50,000	\$ 50,000	\$ 50,000
Interest	\$ 1,176,619	\$ 1,109,869	\$ 1,109,419	\$ 1,107,794	\$ 1,107,794
Bond Series 2015 - Principal	\$ 1,435,000	\$ 1,090,000	\$ 1,120,000	\$ 2,455,000	\$ 2,455,000
Interest	\$ 448,538	\$ 391,138	\$ 336,638	\$ 314,238	\$ 314,238
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Series 2017 - Principal	\$ -	\$ 575,000	\$ 600,000	\$ 630,000	\$ 630,000
Interest	\$ 1,819,625	\$ 1,819,625	\$ 170,875	\$ 1,760,875	\$ 1,760,875
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -
BOND DEBT SERVICE - PRINCIPAL	\$ 4,220,000	\$ 3,205,000	\$ 3,780,000	\$ 3,920,000	\$ 3,920,000
BOND DEBT SERVICE - INTEREST	\$ 4,229,220	\$ 4,008,470	\$ 2,247,920	\$ 3,728,470	\$ 3,728,470
Loan Debt Service - Principal (HMAAC)	\$ -	\$ 102,000	\$ 1,130,511	\$ -	\$ -
Interest	\$ -	\$ 60,000	\$ 3,894	\$ -	\$ -
Loan Debt Service - Principal (Camden)	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -

TIRZ 02	FY2020	FY2021	FY2022	FY2023	FY2024
Line of Credit for Parking Garage	\$ -	\$ 1,625,451			
Convenience Fee	\$ -	\$ -			
Other Debt	\$ 569,379	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ 9,018,599	\$ 9,000,921	\$ 7,162,325	\$ 7,648,470	\$ 7,648,470
TOTAL EXPENSES	\$ 10,630,850	\$ 10,766,048	\$ 9,015,775	\$ 9,501,920	\$ 9,501,920
CASH FLOW FROM OPERATIONS	\$ 27,820,120	\$ 31,274,092	\$ 19,232,256	\$ 15,495,504	\$ 18,014,899
BEGINNING FUND BALANCE	\$ 43,121,704	\$ 44,980,621	\$ 52,015,715	\$ 42,329,141	\$ 5,949,545
DEBT ISSUANCE	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 70,941,824	\$ 76,254,713	\$ 71,247,971	\$ 57,824,645	\$ 23,964,444
Projects					
Asia Society	\$ -	\$ -	\$ -	\$ -	\$ -
Central Bank	\$ -	\$ -	\$ -	\$ -	\$ -
Morgan Group	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER AGREEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
T-0202 Land Acquisition - Parks	\$ -	\$ -	\$ -	\$ -	\$ -
T-0203 Midtown Gateways	\$ -	\$ -	\$ -	\$ -	\$ -
T-0204 Enhanced Street Lights	\$ 41,132	\$ 55,056	\$ 155,000	\$ 155,300	\$ 155,300
T-0206 South East Neighborhood Street Reconstruction	\$ -	\$ -	\$ 750,300	\$ 3,825,300	\$ 7,025,300
T-0207 Operating of Zone & Project Facilities	\$ 1,219,505	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 250,000
T-0210 Main Street Enhancements	\$ 295,963	\$ 312,000	\$ 450,130	\$ 3,530,500	\$ 2,025,000
T-0211 (HCC) Academic Walk Holman (FTA)	\$ -	\$ -	\$ -	\$ -	\$ -
T-0212 Gray Street Enhanced Pathways	\$ -	\$ -	\$ -	\$ -	\$ -
T-0213 Alabama Street Reconstruction	\$ -	\$ -	\$ -	\$ 1,340,100	\$ 7,020,100
T-0214 Caroline Street Reconstruction	\$ 370,079	\$ 761,787	\$ 1,460,100	\$ 2,660,100	\$ 4,390,000
T-0217 Bagby Street Reconstruction	\$ -	\$ -	\$ -	\$ -	\$ -
T-0220 Affordable Housing Land Banking Program**	\$ 20,502,567	\$ 20,909,472	\$ 6,890,000	\$ 6,780,000	\$ 2,780,000
T-0221 Midtown Park (Superblock)	\$ 1,569,894	\$ 238,242	\$ 4,010,300	\$ 4,010,300	\$ 510,300
T-0222 Street Overlay Program (Partnership with COH)	\$ -	\$ -	\$ 1,350,000	\$ 550,000	\$ 550,000
T-0223 Safe Sidewalk Program (Partnership with City of Houston)	\$ -	\$ -	\$ 530,100	\$ 260,100	\$ 260,100
T-0224 HTC Building Maintenance	\$ 93,318	\$ 50,526	\$ 150,300	\$ 150,300	\$ 50,300
T-0225 Mobility & Pedestrian Improvements	\$ 371,237	\$ 62,015	\$ 1,505,300	\$ 755,300	\$ 755,300
T-0228 Houston Fire Museum Plaza	\$ -	\$ -	\$ -	\$ -	\$ -
T-0229 Glover Park	\$ -	\$ -	\$ -	\$ -	\$ -
T-0230 Wheeler St. Pedestrian Enhancements	\$ -	\$ -	\$ 525,600	\$ 3,770,600	\$ 2,720,600
T-0232 Public and Cultural Facilities***	\$ 100,000	\$ 100,000	\$ 1,050,000	\$ 1,050,000	\$ 100,000
T-0233 Parking Garage - Midtown Park (Super Block)	\$ 38,734	\$ -	\$ 1,570,500	\$ 1,020,500	\$ 520,500
T-0234 Parks & Open Spaces	\$ 203,675	\$ 61,765	\$ 2,005,300	\$ 1,505,300	\$ 755,300
T-0235 Public Art	\$ -	\$ -	\$ 255,300	\$ 255,300	\$ 255,300
T-0236 Bagby Park	\$ 774,806	\$ 454,135	\$ 505,500	\$ 355,500	\$ 355,500
T-0237 Baldwin Park Upgrade	\$ -	\$ -	\$ -	\$ -	\$ -
T-0238 3300 Main	\$ -	\$ 9,000	\$ -	\$ -	\$ -
T-0239 Brazos Street Reconstruction	\$ -	\$ -	\$ 1,520,100	\$ 8,320,100	\$ 8,015,100
T-0240 Real Estate Development	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 100,000
T-0241 Alameda/Crawford	\$ -	\$ -	\$ 60,000	\$ 100,000	\$ 1,040,100
T-0242 Webster Street	\$ -	\$ -	\$ -	\$ -	\$ 325,500
T-0243 Central Bank Plaza	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
T-0244 Museum District - Main Street Enhancements	\$ -	\$ -	\$ -	\$ 100,000	\$ 1,400,000
T-0245 Museum District - Pedestrian Enhancement	\$ -	\$ -	\$ 100,000	\$ 3,400,000	\$ 3,000,000
T-0246 Museum District - Mobility Improvements	\$ -	\$ -	\$ -	\$ 500,000	\$ 4,300,000
T-0247 I59/69 CAP Park	\$ -	\$ -	\$ 250,000	\$ 5,040,500	\$ 5,040,500

TIRZ 02	FY2020	FY2021	FY2022	FY2023	FY2024
T-0248 Tuam Street	\$ -	\$ -	\$ 2,020,000	\$ 535,000	\$ 535,000
T-0249 Pearl Market Place	\$ -	\$ -	\$ 520,000	\$ 520,000	\$ 520,000
T-0250 Mid Main	\$ -	\$ 225,000	\$ -	\$ -	\$ -
T-0251 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -
T-0252 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -
T-0253 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -
T-0254 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -
T-0299 Concrete Panel Replacement Program	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ 35,000
General CIP	\$ 380,293	\$ -	\$ -	\$ -	\$ -
3300 Main Carrying Costs/Sale Costs	\$ -	\$ -	\$ -	\$ -	\$ -
Special Projects	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL PROJECTS	\$ 25,961,203	\$ 24,238,998	\$ 28,918,830	\$ 51,875,100	\$ 54,890,100
TOTAL PROJECTS	\$ 25,961,203	\$ 24,238,998	\$ 28,918,830	\$ 51,875,100	\$ 54,890,100
RESTRICTED Funds - Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Capital Projects	\$ 7,745,054	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ 9,053,847	\$ 9,053,847	\$ 9,053,847	\$ 9,053,847	\$ 9,053,847
RESTRICTED Funds - Bond Debt Service	\$ 15,974,675	\$ 15,974,675	\$ 15,974,675	\$ 15,974,675	\$ 15,974,675
Unrestricted Funds/Net Current Activity	\$ 12,207,045	\$ 26,987,193	\$ 17,300,619	\$ (19,078,977)	\$ (55,954,178)
Ending Fund Balance	\$ 44,980,621	\$ 52,015,715	\$ 42,329,141	\$ 5,949,545	\$ (30,925,656)



HARRIS COUNTY

TAX INCREMENT CALCULATION WORKSHEET

TIRZ (All County Jurisdictions)

Column	1	2	3	4	5	10	15	20	21	31	32	35
Tax Year	Tax Rate C285	Tax Rate C286	Tax Rate FC285	Tax Rate FC286	Total Base	Total Current Value	Total Current Increment		Current Payment		Average Growth Rate	
1996	0.4276800	0.4276800	0.0742400	0.0742400	314,262,840	158,772,090	1,640,670		\$ 8,193			
1997	0.4186600	0.4186600	0.0796700	0.0796700	314,262,840	163,884,200	6,752,780		\$ 33,499			
1998	0.4166000	0.4166000	0.0800000	0.0800000	314,262,840	191,269,040	34,137,620		\$ 169,203			
1999	0.3948300	0.3948300	0.0800000	0.0800000	314,262,840	259,566,170	102,434,750		\$ 485,383			
2000	0.3590200	0.3590200	0.0617300	0.0617300	314,262,840	347,686,190	190,554,770		\$ 800,463			
2001	0.3839300	0.3839300	0.0475800	0.0475800	314,262,840	429,383,280	272,251,860		\$ 1,172,373			
2002	0.3881400	0.3881400	0.0417400	0.0417400	314,262,840	492,815,940	335,684,520		\$ 1,440,925			
2003	0.3880300	0.3880300	0.0417400	0.0417400	314,262,840	552,398,400	395,266,980		\$ 1,692,545			
2004	0.3998600	0.3998600	0.0331800	0.0331800	314,262,840	638,635,570	481,504,150		\$ 2,079,603			
2005	0.3998600	0.3998600	0.0332200	0.0332200	314,262,840	690,030,729	532,899,309		\$ 2,303,586			
2006	0.4023900	0.4023900	0.0324100	0.0324100	314,262,840	741,036,379	583,904,959		\$ 2,536,031			
2007	0.3923900	0.3923900	0.0310600	0.0310600	314,262,840	852,286,799	695,155,379		\$ 2,940,531		16.27%	
2008	0.3892300	0.3892300	0.0308600	0.0308600	314,262,840	986,633,496	829,502,076		\$ 3,475,279		15.81%	
2009	0.3922400	0.3922400	0.0292200	0.0292200	314,262,840	980,968,866	823,837,446		\$ 3,470,839		-0.51%	
2010	0.3880500	0.3880500	0.0292300	0.0292300	314,262,840	955,169,485	798,038,065		\$ 3,327,425		-2.59%	
2011	0.3911700	0.3911700	0.0280900	0.0280900	314,262,840	957,102,789	799,971,369		\$ 3,350,907		0.20%	
2012	0.4002100	0.4002100	0.0280900	0.0280900	314,262,840	1,009,828,084	852,696,664		\$ 3,598,881		5.56%	
2013	0.4145500	0.4145500	0.0282700	0.0282700	314,262,840	1,120,976,963	963,845,543		\$ 4,092,723		11.03%	
2014	0.4173100	0.4173100	0.0273600	0.0273600	314,262,840	1,307,187,207	1,150,055,787		\$ 4,903,595		16.62%	
2015	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	1,448,846,635	1,291,715,215		\$ 5,530,504		10.87%	
2016	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	1,506,800,500	1,349,669,080		\$ 5,778,633		4.00%	
2017	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	1,567,072,520	1,409,941,100		\$ 6,036,688		4.00%	
2018	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	1,629,755,421	1,472,624,001		\$ 6,305,064		4.00%	
2019	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	1,694,945,638	1,537,814,218		\$ 6,584,176		4.00%	
2020	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	1,786,040,647	1,628,909,227		\$ 6,974,072		5.38%	
2021	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	1,862,397,430	1,705,266,010		\$ 7,300,961		4.28%	
2022	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	1,943,045,012	1,785,913,592		\$ 7,646,213		4.33%	
2023	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	2,028,470,506	1,871,339,086		\$ 8,011,911		4.40%	
2024	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	2,119,263,202	1,962,131,782		\$ 8,400,576		4.48%	
2025	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	2,216,141,429	2,059,010,009		\$ 8,815,279		4.57%	
2026	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	2,313,878,681	2,156,747,261		\$ 9,233,674		4.41%	
2027	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	2,416,552,544	2,259,421,124		\$ 9,673,197		4.44%	
2028	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	2,524,300,530	2,367,169,110		\$ 10,134,436		4.46%	
2029	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	2,637,167,778	2,480,036,358		\$ 10,617,584		4.47%	
2030	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	2,755,056,767	2,597,925,347		\$ 11,122,227		4.47%	
2031	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	2,877,657,804	2,720,526,384		\$ 11,647,040		4.45%	
2032	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	3,005,944,113	2,848,812,693		\$ 12,196,185		4.46%	
2033	0.4192300	0.4192300	0.0273300	0.0273300	314,262,840	3,140,074,169	2,982,942,749		\$ 12,770,342		4.46%	

HOUSTON ISD
TAX INCREMENT CALCULATION WORKSHEET

Plan Revenue
Plan Transfer
Days Outstanding
22
34
2.09%

HSD In

5/3/2011

40666

Amount Outstanding
\$ 7,231,056

6/27/2011

40721

55

Column 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34

TIRZ (All HSD Jurisdictions)

Tax Year	Tax Rate Jur 1	Tax Rate Jur 2	Total Base	Total Current Value	Total Current Increment	Total Project Plan Value	Total Project Plan Increment Tax	Total Current Payment	Average Growth Rate	Ed Jur 1	Ed Jur 2	Ed Facility Minimum	Non Education Total	Affordable Housing Total	Interest 2 Month	To HSD Education Facilities
1996	0.000000	0.000000	0	0	0	0	0	0	0.00%	0.0064000	0.0032000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
1997	0.000000	0.000000	0	0	0	0	0	0	0.00%	0.0064000	0.0032000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
1998	0.000000	0.000000	0	0	0	0	0	0	0.00%	0.0064000	0.0032000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
1999	0.000000	0.000000	0	0	0	0	0	0	0.00%	0.0064000	0.0032000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
2000	0.000000	0.000000	0	0	0	0	0	0	0.00%	0.0064000	0.0032000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
2001	0.000000	0.000000	0	0	0	0	0	0	0.00%	0.0064000	0.0032000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
2002	0.000000	0.000000	0	0	0	0	0	0	0.00%	0.0064000	0.0032000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
2003	0.000000	0.000000	0	0	0	0	0	0	0.00%	0.0064000	0.0032000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
2004	0.0159900	0.0096000	0	0	0	0	0	0	0.00%	0.0064000	0.0032000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
2005	0.0162000	0.0096000	0	0	0	0	0	0	0.00%	0.0064000	0.0032000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
2006	0.0147570	0.0096000	0	0	0	0	0	0	0.00%	0.0064000	0.0032000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
2007	0.0115670	0.0096000	209,605,320	1,008,589,203	798,983,883	425,748,500	4,820,536	\$ 4,813,523	0.00%	0.0064000	0.0032000	\$ 1,200,000	\$ 1,351,890	\$ 1,604,508	\$ -	\$ 1,857,127
2008	0.0115670	0.0096000	209,605,320	1,168,256,035	858,650,715	491,784,000	5,571,459	\$ 5,564,484	15.83%	0.0064000	0.0032000	\$ 1,200,000	\$ 1,753,588	\$ 1,854,828	\$ -	\$ 1,956,068
2009	0.0115670	0.0096000	209,605,320	1,174,370,422	864,765,102	544,142,500	6,164,179	\$ 6,160,571	0.59%	0.0064000	0.0032000	\$ 1,200,000	\$ 2,069,345	\$ 2,053,524	\$ -	\$ 2,037,703
2010	0.0115670	0.0096000	209,605,320	1,145,737,160	836,131,540	597,980,000	6,773,776	\$ 6,767,091	-2.44%	0.0064000	0.0032000	\$ 1,200,000	\$ 2,291,247	\$ 2,255,697	\$ -	\$ 2,120,147
2011	0.0115670	0.0096000	209,605,320	1,154,189,861	844,584,541	665,829,500	7,545,912	\$ 7,536,355	0.78%	0.0064000	0.0032000	\$ 1,200,000	\$ 2,803,188	\$ 2,512,112	\$ -	\$ 2,221,036
2012	0.0115670	0.0096000	209,605,320	1,216,548,603	1,008,941,283	716,759,000	8,122,103	\$ 8,162,054	5.41%	0.0064000	0.0032000	\$ 1,200,000	\$ 3,059,938	\$ 2,720,685	\$ 6,995	\$ 2,320,667
2013	0.0118670	0.0096000	209,605,320	1,337,610,655	1,128,008,535	785,457,500	9,111,774	\$ 9,109,172	10.01%	0.0064000	0.0032000	\$ 1,200,000	\$ 3,368,129	\$ 2,932,391	\$ 6,995	\$ 2,503,647
2014	0.0118670	0.0096000	209,605,320	1,497,025,969	1,287,418,749	830,032,000	9,808,600	\$ 9,818,083	11.93%	0.0064000	0.0032000	\$ 1,200,000	\$ 3,678,885	\$ 3,156,028	\$ 6,995	\$ 2,680,165
2015	0.0118670	0.0096000	209,605,320	1,716,157,061	1,506,551,741	894,023,500	10,449,228	\$ 10,488,446	14.67%	0.0064000	0.0032000	\$ 1,200,000	\$ 3,998,397	\$ 3,362,815	\$ 6,995	\$ 2,734,228
2016	0.0118670	0.0096000	209,605,320	1,784,803,343	1,675,198,023	977,206,000	11,429,137	\$ 11,034,509	4.00%	0.0064000	0.0032000	\$ 1,200,000	\$ 4,492,095	\$ 3,678,170	\$ 6,995	\$ 2,871,239
2017	0.0118670	0.0096000	209,605,320	1,856,195,477	1,846,590,157	1,038,921,500	12,112,659	\$ 11,094,430	4.00%	0.0064000	0.0032000	\$ 1,200,000	\$ 4,832,762	\$ 3,898,143	\$ 6,995	\$ 2,976,519
2018	0.0118670	0.0096000	209,605,320	1,930,443,206	1,720,837,976	1,113,940,500	13,034,375	\$ 12,584,312	4.00%	0.0064000	0.0032000	\$ 1,200,000	\$ 5,206,420	\$ 4,194,771	\$ 6,995	\$ 3,100,115
2019	0.0118670	0.0096000	209,605,320	2,007,661,028	1,798,055,708	1,175,805,000	13,759,193	\$ 13,284,062	4.00%	0.0064000	0.0032000	\$ 1,200,000	\$ 5,658,374	\$ 4,428,021	\$ 6,995	\$ 3,204,662
2020	0.0118670	0.0096000	209,605,320	2,087,367,469	1,878,362,149	1,239,668,500	14,806,305	\$ 14,002,317	4.00%	0.0064000	0.0032000	\$ 1,200,000	\$ 6,030,331	\$ 4,667,506	\$ 6,995	\$ 3,311,675
2021	0.0118670	0.0096000	209,605,320	2,171,486,168	1,961,880,848	1,295,922,000	15,946,814	\$ 14,526,259	4.00%	0.0064000	0.0032000	\$ 1,200,000	\$ 6,299,176	\$ 4,842,100	\$ 6,995	\$ 3,393,018
2022	0.0118670	0.0096000	209,605,320	2,258,345,615	2,048,740,295	1,352,491,500	16,587,556	\$ 15,040,340	4.00%	0.0064000	0.0032000	\$ 1,200,000	\$ 6,565,625	\$ 5,016,447	\$ 6,995	\$ 3,474,263
2023	0.0118670	0.0096000	209,605,320	2,342,679,439	2,139,074,119	1,380,069,750	16,141,395	\$ 15,584,060	4.00%	0.0064000	0.0032000	\$ 1,200,000	\$ 6,839,339	\$ 5,194,687	\$ 6,995	\$ 3,557,030
2024	0.0118670	0.0096000	209,605,320	2,442,626,617	2,233,021,297	1,428,691,000	16,707,715	\$ 16,130,639	4.00%	0.0064000	0.0032000	\$ 1,200,000	\$ 7,119,497	\$ 5,376,943	\$ 6,995	\$ 3,641,385
2025	0.0118670	0.0096000	209,605,320	2,540,331,682	2,330,726,362	1,428,691,000	16,707,715	\$ 16,130,630	4.00%	0.0064000	0.0032000	\$ 1,200,000	\$ 7,119,497	\$ 5,376,943	\$ 6,995	\$ 3,641,381

-IF(L29:Q29,(N29*B29^S29)+(O29*C29^T29)+(U29),(I29*H29^S29)+(K29^C29^T29)-U29)

HARRIS COUNTY

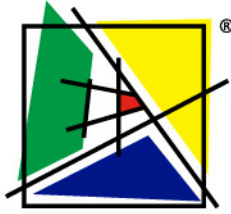
TAX INCREMENT CALCULATION WORKSHEET

5-Year Plan Revenue

Vlookup Column =

Houston Community College

Column	1	2	6	10	14	15	20	21	25
Tax Year	Tax Rate (1)	Total Base	Total Current Value	Total Current Increment	Total Current Payment				Average Growth Rate
1996		0	0	0	\$ -				0.00%
1997		0	0	0	\$ -				0.00%
1998		0	0	0	\$ -				0.00%
1999		0	0	0	\$ -				0.00%
2000		0	0	0	\$ -				0.00%
2001		0	0	0	\$ -				0.00%
2002		0	0	0	\$ -				0.00%
2003		0	0	0	\$ -				0.00%
2004		0	0	0	\$ -				0.00%
2005		0	0	0	\$ -				0.00%
2006		0	0	0	\$ -				0.00%
2007		0	0	0	\$ -				0.00%
2008	0.000775040	211,775,890	1,204,825,521	993,049,631	768,664.31				0.00%
2009	0.000778390	211,775,890	1,210,951,265	999,175,375	777,343.00				0.64%
2010	0.000749010	211,775,890	1,184,290,364	972,514,474	727,708.26				-2.17%
2011	0.000833990	211,775,890	1,191,241,322	979,465,432	815,899.11				0.60%
2012	0.000796730	211,775,890	1,251,599,040	1,039,823,150	819,740.99				5.11%
2013	0.000770550	211,775,890	1,358,784,487	1,147,008,597	858,871.52				8.60%
2014	0.000770550	211,775,890	1,568,893,046	1,357,117,156	1,016,260.61				15.52%
2015	0.000756310	211,775,890	1,740,194,407	1,528,418,517	1,123,506.65				10.95%
2016	0.000756310	211,775,890	1,809,802,183	1,598,026,293	1,174,672.40				4.00%
2017	0.000756310	211,775,890	1,882,194,271	1,670,418,381	1,227,884.77				4.00%
2018	0.000756310	211,775,890	1,957,482,041	1,745,706,151	1,283,225.64				4.00%
2019	0.000756310	211,775,890	2,035,781,323	1,824,005,433	1,340,780.15				4.00%
2020	0.000756310	211,775,890	2,117,212,576	1,905,436,686	1,400,636.83				4.00%
2021	0.000756310	211,775,890	2,201,901,079	1,990,125,189	1,462,887.78				4.00%
2022	0.000756310	211,775,890	2,289,977,122	2,078,201,232	1,527,628.77				4.00%
2023	0.000756310	211,775,890	2,381,576,207	2,169,800,317	1,594,959.40				4.00%
2024	0.000756310	211,775,890	2,476,839,255	2,265,063,365	1,664,983.26				4.00%
2025	0.000756310	211,775,890	2,575,912,826	2,364,136,936	1,737,808.07				4.00%
2026	0.000756310	211,775,890	2,678,949,339	2,467,173,449	1,813,545.87				4.00%
2027	0.000756310	211,775,890	2,786,107,312	2,574,331,422	1,892,313.18				4.00%
2028	0.000756310	211,775,890	2,897,551,605	2,685,775,715	1,974,231.19				4.00%
2029	0.000756310	211,775,890	3,013,453,669	2,801,677,779	2,059,425.92				4.00%
2030	0.000756310	211,775,890	3,133,991,816	2,922,215,926	2,148,028.43				4.00%
2031	0.000756310	211,775,890	3,259,351,488	3,047,575,598	2,240,175.05				4.00%
2032	0.000756310	211,775,890	3,389,725,548	3,177,949,658	2,336,007.53				4.00%
2033	0.000756310	211,775,890	3,525,314,570	3,313,538,680	2,435,673.31				4.00%



midtown
HOUSTON

DRAFT

MIDTOWN AFFORDABLE HOUSING
PROGRAM

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of Midtown Redevelopment Authority (the "Board") do hereby certify as follows:

1. The Board convened in special session on the 8th day of July, 2021, at a special meeting via telephonic communication, in accordance with Section 418.016 of the Texas Government Code, as amended, and the temporary suspension of various open meeting statutes granted by the Texas Governor due to COVID-19 virus, and the roll was called of the duly constituted officers and members of said Board, to-wit:

1	Camille Foster	Director
2	Donald Bond	Director
3	Vacant	Director
4	Michael F. Murphy	Director
5	Al Odom	Chair
6	Abe S. Goren	Vice Chair
7	Caton M. Fenz	Assistant Secretary
8	John Thomas	Director
9	Zoe Middleton	Director

and all of said persons were present, except _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

RESOLUTION AUTHORIZING THE MIDTOWN REDEVELOPMENT AUTHORITY OR ITS AGENT TO ENTER INTO A GRANT AGREEMENT WITH NEW HOPE HOUSING, INC. AND PROVIDING FOR THE CONVEYANCE AND DEVELOPMENT OF CERTAIN PROPERTIES IN ACCORDANCE WITH THE TERMS OF SUCH AGREEMENT; AND AUTHORIZING THE AUTHORITY OR ITS AGENT TO TAKE ALL NECESSARY ACTIONS REGARDING SAME

was introduced for the consideration of the Board. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, the motion, carrying with it the adoption of the Resolution, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Vernon's Texas Codes Annotated, Chapter 551, Government Code.

SIGNED this _____, 2021.

Secretary, Midtown Redevelopment Authority

RESOLUTION AUTHORIZING THE MIDTOWN REDEVELOPMENT AUTHORITY OR ITS AGENT TO ENTER INTO A GRANT AGREEMENT WITH NEW HOPE HOUSING, INC. AND PROVIDING FOR THE CONVEYANCE AND DEVELOPMENT OF CERTAIN PROPERTIES IN ACCORDANCE WITH THE TERMS OF SUCH AGREEMENT; AND AUTHORIZING THE AUTHORITY OR ITS AGENT TO TAKE ALL NECESSARY ACTIONS REGARDING SAME

WHEREAS, by Ordinance No. 94-1345, adopted on December 14, 1994, the City of Houston (the "City") created Reinvestment Zone Number Two, City of Houston, Texas (the "Midtown Zone") pursuant to Chapter 311, Texas Tax Code (the "Act"), and approved a preliminary project plan for the Midtown Zone and a preliminary reinvestment zone financing plan for the Midtown Zone; and

WHEREAS, by Resolution No. 95-96, adopted on June 28, 1995, the City authorized the creation of the Midtown Redevelopment Authority (the "Authority") to aid, assist and act on behalf of the City in the performance of the City's governmental and proprietary functions with respect to the common good and general welfare of Midtown and neighboring areas as described in Ordinance No. 94-1345; and

WHEREAS, the City, the Midtown Zone and the Authority have entered into that certain amended and restated Agreement dated June 7, 2000, and approved as Ordinance No. 2000-494 (the "Tri-Party Agreement"), pursuant to which the City delegated to the Authority the power and authority to administer the Midtown Zone including, but not limited to, the power to engage in activities relating to the acquisition and development of land, construction and improvement of infrastructure in the Midtown Zone, and provide affordable housing, in accordance with, and subject to the limitations set forth in, the Tri-Party Agreement and Project and Financing Plan; and

WHEREAS, the Authority's Board of Directors (the "Board") has determined that it is in the best interest of the Midtown Zone and the Authority to acquire tracts of land in certain nearby historic neighborhoods to be developed as affordable housing and to commit certain available tax increment or bond proceeds received for this purpose; and

WHEREAS, the Authority has previously acquired certain parcels of land in the City for such purpose, and now desires to negotiate and enter into a grant agreement (the "Grant Agreement"), between and among the Authority, the Zone and New Hope Housing, Inc. (the "Grantee"), pursuant to which the Authority will convey to the Grantee three (3) tracts of land in the City, as more particularly described in Exhibit A attached hereto (the "Property"), at a consideration that is less than the fair market value of such land, to be developed as affordable multi-family housing in order to provide decent, safe, sanitary and affordable housing for low and moderate income persons; and

WHEREAS, the Board believes it is in the best interest of the Authority to enter into a Grant Agreement and to convey the Property to the Grantee for the purposes described herein and the Board desires hereby to authorize and approve a Grant Agreement and provide for the conveyance of the Property to the Grantee.

NOW THEREFORE, BE IT RESOLVED BY the Board of Directors of the Midtown Redevelopment Authority:

1. That the Board adopts the findings and recitations set out in the preamble to this Resolution and finds them to be true and correct.
2. That the Board hereby authorizes a Grant Agreement including forms of an Unimproved Property Contract and Special Warranty Deed attached thereto, and hereby authorizes the execution by the officers of the Board, or the Executive Director or any agent of the Executive Director with delegated authority, of the Grant Agreement and any Unimproved Property Contract and Special Warranty Deed to be entered into by the Authority pursuant to such Grant Agreement, and authorizes and approves the conveyance of the Property for a consideration of \$10.00, which is less than the fair market value of such land.
3. That the Board hereby further authorizes the officers of the Board, the Executive Director, and Authority staff and consultants to negotiate and approve the terms and conditions and provisions of such Grant Agreement and exhibits thereto as they determine are consistent with the intent and purposes of this Resolution and to take the steps necessary to execute and carry out the terms of such Grant Agreement, including the payment of any associated costs and legal fees, and to execute any certificates, receipts, affidavits, notices and necessary related agreements pertaining to the Grant Agreement and the conveyances described therein.

PASSED AND APPROVED this 8th day of July, 2021.

Al Odom
Chair, Midtown Redevelopment Authority

ATTEST:

Caton M. Fenz
Assistant Secretary, Midtown Redevelopment Authority

DRAFT

EXHIBIT A

Legal Description of Property

Tract 1

Being a tract of land containing 0.7728 acres of land (33,662 square feet) of land, more or less, and being all or lots 6 through 13 of the Subdivision of the Weingarten tract in the James Wells Survey, Abstract 832, Houston, Harris County, Texas, and being described more particularly by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marking the intersection of the south right-of-way line of Chaco Street (31 feet wide) and the west right-of-way line of Sauer Street (80 feet wide);

THENCE S 20 degrees 36 minutes 26 seconds W a distance of 120.70 feet along the west right-of-way line of Sauer Street to a 1/2 inch iron rod found for the southeast corner of the herein described tract;

THENCE N 56 degrees 36 minutes 46 seconds W a distance of 252.25 feet along the north right-of-way line of gray Street (variable width) to a 1 inch iron pipe found for the southwest corner of the herein described tract;

THENCE N 6 degrees 40 minutes 47 seconds E a distance of 196.92 feet to a 1/2 inch iron rod set for corner;

THENCE S 70 degrees 00 minutes 00 seconds E a distance of 35.97 feet to a 1 inch iron pipe found for corner on the east right-of-way of Nagle Street (80 feet wide);

THENCE S 34 degrees 30 minutes 00 seconds W a distance of 61.10 feet along the west right-of-way of Nagle Street to a 1 inch iron pipe found marking the intersection of the west right-of-way of Nagle Street and the south right-of-way of Chaco Street;

THENCE S 55 degrees 30 minutes 00 seconds E a distance of 280.27 feet along the south right-of-way of Chaco Street to the POINT OF BEGINNING of the herein described tract containing 0.7728 acres (33,662 square feet) of land, more or less.

(Commonly known as 0 Chaco Street, Houston, Texas 77004, HCAD Account #: 0511980000002)

Tract 2

Being a tract of land containing 0.3077 acres of land (13,402 square feet) of land, more or less and being all of lots 1 through 5 of the Subdivision of the Weingarten tract in the James Wells Survey, Abstract 832, Houston, Harris County, Texas, and being described more particularly by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of the herein described tract being the intersection of the north right-of-way line of Chaco Street (31 feet wide) and the west right-of-way of Sauer Street (variable width);

THENCE N 55 degrees 30 minutes 00 seconds W a distance of 192.59 feet along the north right-of-way of Chaco Street to a 1/2 inch iron rod set marking the intersection of the north right-of-way of Chaco Street and the east right-of-way line of Nagle Street (80 feet wide);

THENCE N 34 degrees 30 minutes 00 seconds E a distance of 50.80 feet along the east right-of-way line of Nagle Street to a 5/8 inch iron rod found marking the northwest corner of the herein described tract;

THENCE S 70 degrees 00 minutes 00 seconds E a distance of 174.74 feet to a 1/2 inch iron rod found marking the northeast corner of the herein described tract and also being on the west right-of-way of Sauer Street;

THENCE S 20 degrees 35 minutes 26 seconds W a distance of 97.40 feet along the west right-of-way of Sauer Street to the POINT OF BEGINNING of the herein described tract containing 0.3077 acres (13,402 square feet) of land, more or less.

(Commonly known as 2620 Chaco Street, Houston, Texas 77004, HCAD Account #: 0511980000001)

Tract 3

BEING 0.5111 ACRE (22,265 SQUARE FEET) OF LAND, BEING ALL OF THE CALLED TRACTS FIVE A AND SEVEN (5A, 7) OF THE JAMES WELLS SURVEY, ABSTRACT 832, AND BEING LOCATED IN 620-702 GRAY STREET IN HOUSTON, HARRIS COUNTY, TEXAS, SAID TRACTS LISTED AS ITEM NUMBER 2 OF EXHIBIT "A" IN DEED OF WILL RECORDED UNDER COUNTY, CLERK'S FILE NUMBER CCF P917646 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, SAID 0.5111 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON PIPE BEING IN THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY (ROW) LINE OF GRAY AVENUE AND THE WEST ROW LINE OF SAUER STREET, 50' ROW, SAID 1/2 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF THE CALLED TRACT 9, CONVEYED TO JORGE MENDEZ BY DEED RECORDED UNDER CCF U811105 OPRRP HCT;

THENCE NORTH 57°00'00" WEST, ALONG THE SOUTH ROW LINE OF SAID GRAY AVENUE, PASS AT A DISTANCE OF 86.62 FEET THE NORTHEAST CORNER OF TRACT 7A CONVEYED TO MARY CAMARATA BY PROBATE DEED RECORDED UNDER CCF U151849 OPRRP HCT, AND CONTINUING TO A TOTAL DISTANCE OF 133.03 FEET TO A SET 5/8 INCH IRON ROD FOR THE NORTHWEST CORNER OF SAID CAMARATA TRACT, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO CALLED THE POINT OF BEGINNING;

THENCE SOUTH 17°55'39" WEST, A DISTANCE OF 134.98 FEET TO A SET 5/8 INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 72°08'29" WEST, A DISTANCE OF 125.06 FEET TO A SET 5/8 INCH IRON ROD BEING IN THE EAST LINE OF TRACT 4A, CONVEYED TO FOURTH MISSIONARY BAPTIST CHURCH BY DEED RECORDED UNDER CCF U726888 OPRRP HCT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 05°44'00" EAST, ALONG THE EAST LINE OF SAID TRACT 4A, A DISTANCE OF 183.38 FEET TO A SET 5/8 INCH IRON ROD BEING IN THE SOUTH ROW LINE OF SAID GRAY AVENUE, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 57°00'00" EAST, ALONG THE SOUTH ROW LINE OF SAID GRAY AVENUE, A DISTANCE OF 169.63 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED 0.5111 ACRE (22,265 SQUARE FEET) OF LAND.

(Commonly known as 0 Gray Street, Houston, Texas 77004, HCAD Account #: 0451360000031 and 0451360000040)

DRAFT

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of Midtown Redevelopment Authority (the “Board”) do hereby certify as follows:

1. The Board convened in special session on the 8th day of July, 2021, at a special meeting via telephonic communication, in accordance with Section 418.016 of the Texas Government Code, as amended, and the temporary suspension of various open meeting statutes granted by the Texas Governor due to COVID-19 virus, and the roll was called of the duly constituted officers and members of said Board, to-wit:

1	Camille Foster	Director
2	Donald Bond	Director
3	Vacant	Director
4	Michael F. Murphy	Director
5	Al Odom	Chair
6	Abe S. Goren	Vice Chair
7	Caton M. Fenz	Assistant Secretary
8	John Thomas	Director
9	Zoe Middleton	Director

and all of said persons were present, except _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

RESOLUTION AUTHORIZING THE MIDTOWN REDEVELOPMENT AUTHORITY OR ITS AGENT TO ENTER INTO A DEVELOPMENT AND PURCHASE AGREEMENT WITH THE ITEX GROUP, LLC AND PROVIDING FOR THE CONVEYANCE AND DEVELOPMENT OF CERTAIN PROPERTIES IN ACCORDANCE WITH THE TERMS OF SUCH AGREEMENT; AND AUTHORIZING THE AUTHORITY OR ITS AGENT TO TAKE ALL NECESSARY ACTIONS REGARDING SAME

was introduced for the consideration of the Board. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, the motion, carrying with it the adoption of the Resolution, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Vernon's Texas Codes Annotated, Chapter 551, Government Code.

SIGNED this _____, 2021.

Secretary, Midtown Redevelopment Authority

RESOLUTION AUTHORIZING THE MIDTOWN REDEVELOPMENT AUTHORITY OR ITS AGENT TO ENTER INTO A DEVELOPMENT AND PURCHASE AGREEMENT WITH THE ITEX GROUP, LLC AND PROVIDING FOR THE CONVEYANCE AND DEVELOPMENT OF CERTAIN PROPERTIES IN ACCORDANCE WITH THE TERMS OF SUCH AGREEMENT; AND AUTHORIZING THE AUTHORITY OR ITS AGENT TO TAKE ALL NECESSARY ACTIONS REGARDING SAME

WHEREAS, by Ordinance No. 94-1345, adopted on December 14, 1994, the City of Houston (the "City") created Reinvestment Zone Number Two, City of Houston, Texas (the "Midtown Zone") pursuant to Chapter 311, Texas Tax Code (the "Act"), and approved a preliminary project plan for the Midtown Zone and a preliminary reinvestment zone financing plan for the Midtown Zone; and

WHEREAS, by Resolution No. 95-96, adopted on June 28, 1995, the City authorized the creation of the Midtown Redevelopment Authority (the "Authority") to aid, assist and act on behalf of the City in the performance of the City's governmental and proprietary functions with respect to the common good and general welfare of Midtown and neighboring areas as described in Ordinance No. 94-1345; and

WHEREAS, the City, the Midtown Zone and the Authority have entered into that certain amended and restated Agreement dated June 7, 2000, and approved as Ordinance No. 2000-494 (the "Tri-Party Agreement"), pursuant to which the City delegated to the Authority the power and authority to administer the Midtown Zone including, but not limited to, the power to engage in activities relating to the acquisition and development of land, construction and improvement of infrastructure in the Midtown Zone, and provide affordable housing, in accordance with, and subject to the limitations set forth in, the Tri-Party Agreement and Project and Financing Plan; and

WHEREAS, the Authority's Board of Directors (the "Board") has determined that it is in the best interest of the Midtown Zone and the Authority to acquire tracts of land in certain nearby historic neighborhoods to be developed as affordable housing and to commit certain available tax increment or bond proceeds received for this purpose; and

WHEREAS, the Authority has previously acquired certain parcels of land in the City for such purpose, and now desires to negotiate and enter into a development and purchase agreement (the "Development and Purchase Agreement"), between and among the Authority, the Zone and The ITEX Group, LLC (the "Developer"), pursuant to which the Authority will sell and convey to the Developer that certain tract of land in the City, consisting of approximately 1.83 acres, as more particularly described in Exhibit A attached hereto (the "Property"), at a consideration that is less than the fair market value of such land, to be developed as affordable multi-family housing in order to provide decent, safe, sanitary and affordable housing for low and moderate income persons; and

WHEREAS, the Board believes it is in the best interest of the Authority to enter into a Development and Purchase Agreement and to convey the Property to the Developer for the purposes described herein and the Board desires hereby to authorize and approve a Development and Purchase Agreement and provide for the conveyance of the Property to the Developer.

NOW THEREFORE, BE IT RESOLVED BY the Board of Directors of the Midtown Redevelopment Authority:

1. That the Board adopts the findings and recitations set out in the preamble to this Resolution and finds them to be true and correct.
2. That the Board hereby authorizes a Development and Purchase Agreement including forms of an Unimproved Property Contract and Special Warranty Deed attached thereto, and hereby authorizes the execution by the officers of the Board, or the Executive Director or any agent of the Executive Director with delegated authority, of the Development and Purchase Agreement and any Unimproved Property Contract and Special Warranty Deed to be entered into by the Authority pursuant to such Development and Purchase Agreement, and authorizes and approves the conveyance of the Property for a consideration of \$1.50 per square foot, which is less than the fair market value of such land.
3. That the Board hereby further authorizes the officers of the Board, the Executive Director, and Authority staff and consultants to negotiate and approve the terms and conditions and provisions of such Development and Purchase Agreement and exhibits thereto as they determine are consistent with the intent and purposes of this Resolution and to take the steps necessary to execute and carry out the terms of such Development and Purchase Agreement, including the payment of any associated costs and legal fees, and to execute any certificates, receipts, affidavits, notices and necessary related agreements pertaining to the Development and Purchase Agreement and the conveyances described therein.

PASSED AND APPROVED this 8th day of July, 2021.

Al Odom
Chair, Midtown Redevelopment Authority

ATTEST:

Caton M. Fenz
Assistant Secretary, Midtown Redevelopment Authority

DRAFT

EXHIBIT A

Legal Description of Property

A tract of land containing 1.8349 Acres (called 1.8335 Acres) situated in the Luke Moore Survey, Abstract 51, Harris County, Texas, being the same tract recorded in the name of Metro Dinner LLC. under Harris County Clerk's File (H.C.C.F.) No. 20140465204 being more particularly described by metes and bounds as follows (bearings based on Volume 149, Page 60 of the Harris County Map Records (H.C.M.R.))

BEGINNING at a Southwestern Bell Disc found on the south right-of-way line of Blythwood Street (60 Feet wide) as recorded on the plat of Blythwood Street Dedication in Volume 149, Page 60 of the H.C.M.R. being the southeast corner of Unrestricted Block 1 of said Blythwood Street Dedication and being the most northerly northwest corner of this tract;

THENCE, with said south right-of-way line of Blythwood Street, the following two (2) courses:

1. in a southeasterly direction with the arc of a curve to the left, having a radius of 160.00 Feet, and arc length of 89.13 feet (called 88.98 Feet), a central angle of 31°54'57" and a chord bearing of SOUTH 66°52'56" EAST, and a chord distance of 87.98 Feet to a point at a corner of this tract;

THENCE, SOUTH 82°50'24" EAST (called South 82°43'21" East), a distance of 230.53 Feet to a 1/2 Inch iron rod with a "Precision Surveyors" cap set at the northwest end of a cut back corner at said south right-of-way line's intersection with the westerly right-of-way line of Calhoun Road, being the most northerly northeast corner of this tract;

THENCE, SOUTH 31°20'33" EAST (called South 31°35'19" East), with said cut back corner, a distance of 12.46 Feet (called 12.49 Feet) to a point on said westerly right-of-way line of Calhoun Road, being the most southerly northeast corner of this tract

THENCE, SOUTH 20°07'49" WEST, with said westerly right-of-way line of Calhoun Road, a distance of 178.57 Feet to a point at the southeast corner of this tract;

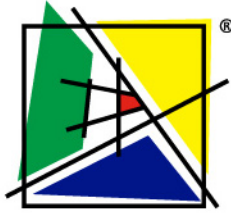
THENCE, SOUTH 86°35'13" WEST (called South 86°55'45" West), with the north line of a tract recorded in the name of L. Archie Jett Jr., Charles K. Jett, & Alice Jett Dyck in Volume 7304, Page 486 of the Harris County Deed Records, a distance of 378.96 Feet (called 379.50 Feet) to a point at the southwest corner of this tract;

THENCE, with the lines of a tract recorded in the name of Henry Blair and wife, Gloria Blair under H.C.C.F. No. S849166 of the following two (2) courses:

1. NORTH 18°34'09" EAST (called North 18°46'43" East), a distance of 259.92 Feet to a point at the most southerly northwest corner of this tract from which a Southwestern Bell Disc found bears South 76°26'39" East, a distance of 0.82 feet;

2. NORTH 66°30'34" EAST (called North 68°08'39" EAST), a distance of 44.53 Feet (called 43.96 Feet) to the POINT OF BEGINNING and containing 1.8349 Acres of land.

(Commonly known as 5510 Calhoun Road, Houston, Harris County, Texas 77021)



midtown
HOUSTON

DRAFT

MIDTOWN CAPITAL IMPROVEMENTS
PROGRAM

Capital Improvements Program

Parks and Greenspace

Bagby Park – Storage and Renovations

- Construction continues on kiosk tenant improvements; completion targeted for late July.

Change Orders

- NTR

Construction Contract Budget

- Original Contract Amount: \$480,480.80
- Net Change Orders: \$287,419.21
- Contract Amount to Date: \$767,900.01

Caroline Street Reconstruction

- Drainage installation is ongoing between Webster and Pierce.
- Roadway paving activity and sidewalk installations continue between Hadley and Pierce.
- Traffic signal installations have started at McGowen and Gray intersections.

Change Orders

- CO #47 – Installation of 6-inch fire line near 2808 Caroline Street.
 - o Amount: \$79,317.21
 - o TxDOT fee (4.95%): \$3,926.20
 - o Total: \$83,243.41
- Traffic Systems Construction – relocation of traffic signal conduit in conflict with proposed storm inlet at Caroline and Elgin intersection.
 - o Total: \$6,287.54

Construction Contract Budget

- Original Contract Amount: \$12,380,276.54
- Net Change Orders (including TxDOT fee): \$1,458,013.86
- Contract Amount to Date: \$13,838,290.40
- Change Order Time Adjustment Total – 173 days



DATE: 6/29/2021

SUMMARY

SUBJECT: Installation of 6 in. Fire Line near 2808 Caroline St.
 CONTROL : 0912-71-003
 PROJECT : C 912-71-3
 HIGHWAY : Caroline Street

QUANTITY : 1
 UNIT : LS

Sheet	DESCRIPTION		LABOR	MATERIAL	EQUIP.	MISC	SUB.	Total
1	TCP Installation at Caroline St.		\$ 1,329.30	\$ 2,013.74	\$ 1,089.12	\$ -	\$ -	\$ 4,432.16
2	Concrete and Cement Stabilized Sand Removals		\$ 1,173.50	\$ -	\$ 1,542.30	\$ -	\$ 916.00	\$ 3,631.80
3	Finegrade, Form and Pour 8" JRCF Fast Track		\$ 5,785.50	\$ 3,315.16	\$ 3,031.50	\$ -	\$ 302.45	\$ 12,434.61
4	Vaca Underground Scope of Work		\$ -	\$ -	\$ -	\$ -	\$ 38,629.18	\$ 38,629.18
5	Exploratory Non-Destructive Digging		\$ 1,772.40	\$ -	\$ 326.40	\$ -	\$ 5,520.00	\$ 7,618.80
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COST			\$ 10,060.70	\$ 5,328.90	\$ 5,989.32	\$ -	\$ 45,367.63	\$ 66,746.55
	PAYROLL INS & TAX	55%	\$ 5,533.39					\$ 5,533.39
	COMPENSATION							
	LABOR	25%	\$ 2,515.18					\$ 2,515.18
	MATERIAL	25%		\$ 1,332.22				\$ 1,332.22
	EQUIPMENT	15%			\$ 898.40	\$ -		\$ 898.40
	SUBCONTRACT	5%					\$ 2,268.38	\$ 2,268.38
SUB-TOTAL			\$ 18,109.26	\$ 6,661.12	\$ 6,887.72	\$ -	\$ 47,636.02	\$ 79,294.12
	BOND	1%						\$ 792.94
TOTAL								\$ 80,087.06
UNIT PRICE		1.00						\$ 80,087.06



	<u>QTY</u>	<u>PRICE</u>	=	
• TCP	1 LS	\$6020.65	=	\$6020.65
• Removals	1 LS	\$4896.24	=	\$4896.24
• Concrete	66.67SY	\$278.17	=	\$18545.59
• VACA	1 LS	\$40399.43	=	\$40399.43
• Exploratory Digging	1 LS	\$9455.30	=	\$9455.30
				<u>CO TOTAL = \$79,317.21</u>

Traffic Systems Construction, Inc.

P.O. BOX 1346 Dickinson, Texas 77539 Office (281) 337-1926 Fax No. 1 (281) 534-1937

www.trafficsci.com

CHANGE ORDER

DATE : 06/18/2021 No.3
 GENERAL CONTRACTOR : J.D. ABRAMS
 OWNER : TXDOT
 PROJECT NUMBER : N-321040-0013-4
 LOCATION : CAROLINE ST @ ELGIN
 DESCRIPTION OF WORK : TSC TO PROVIDE PRICING TO RE-ROUTE SIGNAL CONDUCTORS DUE TO THE 2" CONDUIT IN CONFLICT WITH PROPOSED STORM INLET.

PLEASE NOTE : ALL CHANGE ORDERS MUST BE APPROVED OR DENIED WITHIN 60 DAYS
 AFTER 60 DAYS THE CHANGE ORDER PRICING WILL NO LONGER BE VALID
 DUE TO MATERIAL SUPPLIER PRICE INCREASES.

COST BREAKDOWN

MATERIAL

ITEM	UNIT	QTY.	UNIT PRICE	TAXABLE	NON-TAXABLE
CONDUCTOR 7/C NO.12	LF	600	\$3.80		\$2,280.00
SUBTOTAL					\$2,280.00
PROFIT & COMPENSATION				15%	\$342.00
MATERIAL TOTAL					\$2,622.00

EQUIPMENT

ITEM	UNIT	QTY.	UNIT PRICE	TAXABLE	NON-TAXABLE
CREW TRUCK	HR	4	\$11.91		\$47.64
FLATBED TRUCK	HR	20	\$23.08		\$461.60
AERIAL LIFT	HR	20	\$14.17		\$283.40
SUBTOTAL					\$792.64
PROFIT & COMPENSATION				15%	\$118.90
EQUIPMENT TOTAL					\$911.54

LABOR

ITEM	UNIT	QTY.	UNIT PRICE	TAXABLE	NON-TAXABLE
SUPERVISOR	HR	4	\$55.00		\$220.00
FOREMAN	HR	20	\$40.00		\$800.00
HELPER	HR	20	\$30.00		\$600.00
SUBTOTAL					\$1,620.00
PROFIT & COMPENSATION				15%	\$243.00
LABOR BURDEN				55%	\$891.00
LABOR TOTAL					\$2,754.00

GRAND TOTAL \$6,287.54