

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**

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**JOINT MEETING OF THE BOARDS OF DIRECTORS**

**MARCH 17, 2020**

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**REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF  
HOUSTON, TEXAS**

**OLD SIXTH WARD REDEVELOPMENT  
AUTHORITY AND  
REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON,  
  
TEXAS NOTICE OF JOINT MEETING**

**TO: THE BOARD OF DIRECTORS OF THE OLD SIXTH WARD REDEVELOPMENT AUTHORITY  
AND REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS, AND TO  
ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that the Board of Directors of the Old Sixth Ward Redevelopment Authority (the “Authority”) will hold a joint meeting with the Board of Directors of the Reinvestment Zone Number Thirteen, City of Houston, Texas (the “Zone”) to be held on **March 17, 2021, at 5:30 p.m.**, via telephonic communication\*. To attend the meeting please use the following URL <https://bracewell.webex.com/bracewell/j.php?MTID=m182540c06c016da7cc39ac359773b2b8> or dial **US Toll free 1.855.282.6330**, when prompted enter **Access Code 145 292 7699#** and join as a participant to consider and take action upon the following matters:

\* In accordance with section 418.016 of the Texas Government Code, as amended, the Texas Governor has temporarily suspended various 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://bracewell.sharefile.com/d-s89608e03d0034fcd8b82e027f5289561>

**Introductions and Meeting Guidelines.**

1. Receive public comment.  
\*Members of the public are invited to speak during this portion of the agenda. If you would like to speak please contact the Authority/Zone by referencing the following email [Sherry Weesner sherry@old6wardtirz.org](mailto:sherry@old6wardtirz.org) and let us know before the meeting that you wish to speak.
2. Minutes of the previous meetings:
  - a. The Authority; and
  - b. The Zone.
3. Administrator Report, including:
  - a. Discussion and possible action Old Sixth Ward Governance Guidelines
  - b. Mobility Study
    - i. Update
    - ii. Precinct 2 grant application
  - c. 2022 Budget/CIP
4. Projects and Engineering:
  - a. Project Committee Report;
  - b. Discussion and possible action Potential Projects;
  - c. Discussion and possible action Dow School Inspection;
  - d. Discussion and possible action of Approval of the Lovett Design Submittals pertaining to Developer Agreement; and
  - e. Discussion and possible action Greystar Development;
  - f. Engineering Consultant’s Report;
    - i. Update Substitute Sanitary Sewer Service; and
    - ii. Hemphill Reconstruction.



**MINUTES OF REGULAR MEETING  
OF  
OLD SIXTH WARD REDEVELOPMENT AUTHORITY**

December 16, 2020

The Board of Directors (the “Board”) of Old Sixth Ward Redevelopment Authority (the “Authority”), convened in regular session, open to the public, by telephonic or video conference, on the 16<sup>th</sup> day of December, 2020, pursuant to the March 16, 2020 action by the Governor of the State of Texas under Section 418.016 of the Texas Government Code suspending certain provisions of the Texas Open Meetings Act, and the roll was called of the duly constituted officers and members of said Board, to wit:

Phil C. Neisel	Chair
Ann Guercio	Vice-Chair
Larissa Lindsay	Secretary
Cynthia Card	Assistant Secretary
Claude Anello	Director
Grace Zuniga	Director
Alison N. Maillet	Director
Leigh Hollins	Director

All members of the Board of Directors were present, thus constituting a quorum.

Also present were: Marie Bryant of CART Services; Eleni Pappas of TEI; Monica Aizpurúa of Binkley and Barfield; Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel; Kyle Macy of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Sherry Weesner of Principle Solutions, (“Administrator”); Melissa Morton of the Morton Accounting Services, (“Bookkeeper”).

Whereupon, the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit “A”.

**MEETING RULES**

Director Neisel reviewed the rules for the proper conduct of the Board meeting.

**DETERMINE QUORUM; CALL TO ORDER**

Director Neisel then noted that a quorum was present and called the meeting to order. He requested that the attendees introduce themselves.

**PUBLIC COMMENT**

No public comments were given.

## **APPROVE MINUTES**

The Board considered approving the minutes of October 16, 2020 and special meeting of December 3, 2020. Upon a motion brought by Director Hollins, seconded by Director Lindsay, the Board approved the October 16, 2020 and December 3, 2020 meeting minutes.

## **ADMINISTRATOR REPORT**

### Old Sixth Ward Governance Guidelines

Ms. Weesner reminded everyone that the Board wanted to develop governance guidelines. She stated that there will be no action taken on said guidelines at today's meeting, however the guidelines are provided to everyone for review. Ms. Weesner requested any comments regarding the Governance Guidelines be given to her by January 15, 2021.

### Mobility Study Report

The Board recognized Ms. Pappas who gave an update report and presentation to the Board, a copy of which is attached hereto as Exhibit "B". She then answered the Board's questions.

### Cost Sharing Agreements

Ms. Weesner reported that the Mobility Study includes areas outside the TIRZ. She added that property owners on the North side of Washington felt the additional area was very important to the mobility of the area, The Deal Company and Silver Street Holdings are each willing to contribute \$6,250 towards the project. A copy of the Cost Sharing Agreements are attached hereto as Exhibit "C".

After consideration, upon a motion brought by Director Maillet, seconded by Director Guerico, the Board unanimously voted to approve the Cost Sharing Agreements with both The Deal Company and Silver Street Holdings.

### Budget/CIP- Equitax Letter

Ms. Weesner stated she has requested Equitax to review the City of Houston calculations due to the required repayment for split parcels discussed (the "City") at the previous meeting. A letter from Equitax confirming the City's calculations is attached hereto as Exhibit "D". No action was taken on this matter.

## **PROJECTS AND ENGINEERING**

Director Neisel reminded the Board that part of the annual process is to review the

TIRZ Potential Projects list, which is attached hereto as Exhibit “E”. He requested everyone review the list and provide Ms. Weesner with any comments by January 15, 2021. Director Neisel noted that the list will also be posted on the website with a request for comment.

### Project Committee Report

Director Neisel reviewed the Project’s Committee report, which is attached hereto as Exhibit “F”.

### Discussion and possible action Dow School Inspection

Director Neisel stated that the City has signed the agreement for Walter P. Moore who is working with MECA to schedule inspections of the building and expect to have the report in January.

### Discussion and possible action of Approval of the Lovett Design Submittals pertaining to Developer Agreement

Director Neisel stated that the TIRZ has not received additional submissions from Lovett.

### Discussion and possible action Greystar Development

Director Neisel stated that he met with Greystar and are continuing to talk about potential public improvements.

### Engineer’s Report

Mr. Macy presented the engineer’s report, including the following projects: (i) Update on Dow School Park; (ii) Substitute Sanitary Sewer Connections, Phase 2B; (iii) Update on Hemphill Project; (iv) General Engineering work authorizations; (v) General Engineering work authorizations, a copy of which is attached hereto as Exhibit “G”. No Action was taken.

## **FINANCIAL REPORT**

### Finance Committee Report

Director Card requested Ms. Morton provide the Bookkeeper’s report.

Receive Financial Report Summary, including account and fund activity statements, and investment report

Ms. Morton reviewed the financial report, including the profit and loss budget to actual, balance sheet, unpaid bills detail, general operating fund, and profit and loss detail reports. A copy of the financial report is attached hereto as Exhibit "H".

Authorize payment of invoices

Director Neisel stated that the Project Committee reviewed related invoices and recommends approval for payment, the construction and engineering invoices. Director Card reported that the Finance Committee reviewed the finance invoices and recommends approval.

After discussion, Director Guericco moved that the Board approve the financial report, payment of the invoices. Director Hollins seconded the motion, and the motion carried.

**COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT**

Communications and Public Engagement Committee Report

Director Guericco stated that Communications Committee has provided information to the website designer and Director Zuniga and Ms. Weesner will be coordinating with the Board's input to the design.

**ITEMS FOR NEXT MEETING**

No additional items were noted.

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Meeting minutes were approved and executed on \_\_\_\_\_, 2021.

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Secretary

DRAFT

**MINUTES OF REGULAR MEETING  
OF  
REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON**

December 16, 2020

The Board of Directors (the “Board”) of Reinvestment Zone Number Thirteen, City of Houston (the “Zone”), convened in regular session, open to the public, by telephonic or video conference, on the 16<sup>th</sup> day of December, 2020, pursuant to the March 16, 2020 action by the Governor of the State of Texas under Section 418.016 of the Texas Government Code suspending certain provisions of the Texas Open Meetings Act, and the roll was called of the duly constituted officers and members of said Board, to wit:

Phil C. Neisel	Chair
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**ITEMS FOR NEXT MEETING**

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Meeting minutes were approved and executed on \_\_\_\_\_, 2021.

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Secretary

DRAFT

### 3. Administrators Report

Old Sixth Ward Redevelopment Authority/REINVESTMENT ZONE NO. 13, CITY OF HOUSTON, TEXAS GOVERNANCE GUIDELINES

These Governance Guidelines, including the Code of Ethics and Travel, Professional Services, and Management Policies (the "Guidelines") are adopted by the Board of Directors of Reinvestment Zone No. 13, City of Houston, Texas (the "Zone").

1. DEFINITIONS

Unless the context requires otherwise, the following terms and phrases used in the Guidelines and the Policies shall mean the following:

- a. The term "Board" means the Board of Directors of the Zone.
- b. The term "Director" means a person appointed to serve on the Board of Directors of the Zone.
- c. The term "Zone Officials" means Zone Directors, officers, and employees.
- d. The term "Employee" means any person employed by the Zone but does not include independent contractors or professionals hired by the Zone as outside consultants.

The term "Records Administrator" means the director or other person responsible for maintaining the Zone's records.

Board Meeting Dates, Time and Location [Note - These guidelines provide the Directors too much discretion in determining when the TIRZ meets. Fine to give authority to schedule meetings as needed, but at least one annual meeting should be set in the guidelines so taxpayers can know there will be a meeting.](#)

2.

- ~~a.~~ The Board shall hold semiannual meetings on the third Wednesday of January and July every Calendar year.
- ~~a.b.~~ Other Regular meetings of the Board of Directors shall be held on a date, time and location as designated by the Board.
- ~~b.c.~~ Special meetings may be ordered at any time by the Chairman whenever business requires, or as requested by the Board.
- ~~e.d.~~ The Board shall make every effort to hold meetings during a time and location that is convenient to the public.
- ~~d.e.~~ The Board Chairman may cancel meetings, as necessary.

3. Board Agenda Preparation, Posting of Agendas, Agenda Items, Preparation of Board

Old Sixth Ward Redevelopment Authority/REINVESTMENT ZONE NO. 13, CITY OF  
HOUSTON, TEXAS GOVERNANCE GUIDELINES

Minutes

- a. The Zone consultants, Zone attorney, or other appropriate party, in consultation with the Chairman, shall prepare the agenda to include all necessary items to be considered by the Board.
- b. The agenda shall be posted as required by and include all relevant information as required by State law and a brief description of each item to be discussed during the meeting.
- c. The agenda shall include an agenda item that allows for public comment.
- d. An agenda item not considered for lack of time or information may be continued and shall be included as an agenda item at the following Board meeting, or as otherwise directed by the Board.
- e. The Zone consultants or another appropriate party shall be responsible for preparing the Board meeting minutes.

4. Quorum for Board Meetings

- a. A quorum exists when a majority of the Board members are present who represent the number of Zone Board of Directors seats that have been filled. For example: If seven (7) Zone Board of Directors seats are filled, a quorum exists when four (4) Board members are present. If nine (9) Zone Board of Director seats are filled, and quorum exists when five (5) Board members are present.
- b. If it is known in advance that a quorum will not exist at a Board meeting, the Chairman may cancel the meeting and all efforts will be made to inform the Board and the public that the meeting has been cancelled. This section shall not apply to any meeting scheduled under Section 2(a).
- c. In the event one or more Zone Board of Directors or committee members shall abstain from voting on a matter before the Zone Board of Directors or committee because of a conflict of interest, then the vote of a majority of Directors or committee members who have not abstained, shall constitute the act of the Zone Board of Directors or committee, as applicable.

5. Rules of Order

- a. The Chairman shall function as the Presiding Officer at Board meetings and shall perform other duties consistent with the office and other duties as requested by the Board. If the Chairman is absent, the Vice-Chair shall serve as the Presiding Officer.
- b. All discussion by the Board, the members of the public, and Zone

Old Sixth Ward Redevelopment Authority/REINVESTMENT ZONE NO. 13, CITY OF HOUSTON, TEXAS GOVERNANCE GUIDELINES

consultants shall be made by addressing the Presiding Officer.

- c. The Board may respond to questions or statements made by the public in accordance with all State and Local law and provide information to the public through the Presiding Officer.
- d. The Board may pass a motion to specify that a specific item be placed on a future agenda.
- e. The Presiding Officer shall state every item to be acted upon by the Board and announce the Board decision on all matters.
- f. The Presiding Officer may move, second and debate on agenda items. No board member is deprived of any right and privileges of a Board member by reason of acting as the Presiding Officer.
- ~~g.~~ Each Board member desiring to speak shall address the Presiding Officer and upon recognition by the Presiding Officer shall confine the remarks to the issue being considered. However, any Board member may pose ~~g.~~ questions to the public upon approval of the Board. The Presiding Officer may pose more informal procedures under appropriate circumstances, such as workshops.
- h. Once recognized, a Board member shall not be interrupted when speaking unless it is to call the Board member to order, or as otherwise provided in these rules. If a Board member is called to order, the Board member shall cease speaking until the question of order is determined, and if the Board member is declared to be in order, shall be permitted to proceed.
- i. The rules of order set forth herein shall govern the conduct of the meeting of the Board. In the event that a question of procedure arises during the meeting which is not resolved under these rules or other applicable laws, ordinances, or regulations, the current edition of Robert's Rules of Order shall govern to the extent possible. The Zone attorney shall act as the Parliamentarian for the Zone.

## 6. Public Participation

- a. During the public comment portion of the agenda, ~~the public~~ any person may speak on any item that is not specifically listed on the agenda. Such Ppublic comment ~~on~~ shall be limited to three (3) minutes ~~under the public comment portion of the agenda per person.~~
- b. Persons wishing to speak will be provided with a sign-in sheet prior to the

Old Sixth Ward Redevelopment Authority/REINVESTMENT ZONE NO. 13, CITY OF  
HOUSTON, TEXAS GOVERNANCE GUIDELINES

commencement of each Board meeting. Each speaker shall state their name for the record.

- c. All comments from the public shall be made to the Presiding Officer unless the speaker is specifically responding to a Board member.
- d. Speakers and other meeting attendees shall observe order and decorum at all times and shall demonstrate appropriate respect for the Board and other meeting attendees.
- e. The Presiding Officer shall have the authority to enforce order and decorum in the Board meeting.

#### 7. Voting

- a. The affirmative votes of a majority of the Board constituting a quorum in attendance at the meeting are required to take action. All actions may be referred to a voice vote unless a roll call vote is requested by any Board member.
- b. Any Board member may state the reasons for their approval/denial vote on any matter and may request that such reasons be entered into the minutes.
- c. Voting on all matters shall be done in person. However, an absent Board or committee member may make his or her views known to the Board or committee by providing a written statement to be read at the meeting.

#### 8. Recording of Board Meetings

- a. Any person may record a Board meeting with an audio or video recorder unless the Board finds that the recording procedure is accompanied by noise, illumination or any other obstruction that constitutes a disruption of the Board meeting proceedings. The Presiding Officer shall have the authority to determine the location of recording equipment and the manner in which the recording is conducted to ensure order and avoid disruption of the Board meeting proceedings so long as such authority is not exercised in a manner which would prevent or unreasonably impair a person from exercising the right to record a Board meeting.

#### 9. Committees

The Chairman of the Zone Board of Directors shall nominate the Chairman of each standing committee, and not more than two other members. The Chairman of the Zone Board of Directors shall also make nominations to fill any vacancies on committees. The Board will confirm all nominations to committees.

#### 10. Code of Ethics

Old Sixth Ward Redevelopment Authority/REINVESTMENT ZONE NO. 13, CITY OF HOUSTON, TEXAS GOVERNANCE GUIDELINES

- a. Purpose - The Code of Ethics set forth in this ~~Article H~~Section 10 (the “Code of Ethics”) has been adopted by the Zone for the following purposes: (1) to encourage high ethical standards of official conduct by Zone Officials; and (2) to establish guidelines for such ethical standards of conduct.
- a. b. Policy -It is the policy of the Zone that Zone Officials shall conduct themselves in a manner consistent with sound business and ethical practices; that the public interest shall always be considered foremost in conducting Zone business; that the appearance of impropriety shall be avoided to ensure and maintain public confidence in the Zone; and that the Board shall control and manage the affairs of the Zone fairly, impartially, and without discrimination.
- b. c. Qualification of Directors -A person shall not serve as a Director if he is disqualified by law from doing so.
- d. d. Conflicts of Interest -A Director must not participate in a vote or decision relating to a business entity or real property in which he has a substantial interest in accordance with State and Local requirements.
- d. e. Disclosure -Each Zone Official shall complete a Disclosure of Business/Significant Personal Relationships Questionnaire, the form of which is attached as Appendix “A,” on an ~~annual~~quarterly basis. The Disclosure Questionnaire shall: (1) disclose all business or personal relationships between such Zone Official or any of his or her immediate family members, and any Vendor or such Vendor’s agents, subsidiaries or affiliates, during the preceding 12 months; and (2) be delivered to the TIRZ Administrator within 15 days of the end of each completed fiscal ~~year~~quarter of the Zone. The TIRZ Administrator shall review all forms for completeness and deliver the completed forms to the Records Administrator within 15 days of receipt. All Disclosure Questionnaires for Each Director’s form shall be retained for a minimum of 5 years after the Director leaves the board.
- e. f. Nepotism -The Board shall comply with all anti-nepotism laws applicable to the Zone.
- f. g. Acceptance of Gifts - A Zone Official may not solicit, accept, or agree to accept any benefit from a person or business entity the Zone Official knows is interested in or likely to become interested in any contract, purchase, payment, claim, or transaction involving the exercise of the

Old Sixth Ward Redevelopment Authority/REINVESTMENT ZONE NO. 13, CITY OF HOUSTON, TEXAS GOVERNANCE GUIDELINES

Zone Official's discretion, or any matter before the Board for any decision, opinion, recommendation, vote, or other exercise of discretion in carrying out his official acts for the Zone as prohibited by law.

~~g.~~

h. Bribery - A Zone Official shall not intentionally or knowingly offer, confer, or agree to confer on another, or solicit, accept, or agree to accept from another, any benefit as consideration as prohibited by law.

~~h.~~

i. Acceptance of Honoraria - A Director shall not solicit, accept or agree to accept an honorarium as prohibited by law.

~~i.~~

j. Lobbying - All Directors shall comply with all laws pertaining to lobbying when directly communicating with legislative or executive branch officials.

~~j.~~

11. Travel Expenditures Policy

~~11.~~

a. Purpose - The Zone wishes to establish an equitable and reasonable policy for travel expenditures and for the reimbursement to Directors of actual expenses incurred by the Director while engaging in services for the Zone, including without limitation attendance at Zone Board meetings as well as at conferences, seminars, meetings (other than Board meetings), bid openings, and other educational gatherings relating to the purposes and functions of the Zone (collectively, "Conferences").

~~a.~~

b. Conference Registration Expenses -Registration expenses for all Board authorized Conferences shall be reimbursed in full to Directors.  
Lodging and Meal Reimbursements – Lodging and meal expenses incurred by the Director while attending Conferences or out of town meetings may be reimbursed by the Zone only to the extent that they are determined to be reasonable and necessary as determined by the Board and subject to any local or state guidelines. The board must approve attendance in advance. Upon a determination by the Board that such costs are reasonable and necessary, the costs of a hotel room at Board Authorized Conferences shall be reimbursed, including the cost of the room the night before the commencement of the Conference or out of town meeting and the night of the final meeting day of the Conference. Other reasonable and necessary expenses will be allowed, subject to approval by the Board and fully comply with all state and local guidelines.

c. Transportation - Reasonable and necessary mileage incurred by a Director in connection with travel to Board Approved Conferences or out of town meetings shall be reimbursed at the per mile rate allowed by the Internal

Old Sixth Ward Redevelopment Authority/REINVESTMENT ZONE NO. 13, CITY OF HOUSTON, TEXAS GOVERNANCE GUIDELINES

Revenue Service. Air travel costs to and from Conferences shall be reimbursed at the lowest direct flight available airfare for the Director only. A Director shall be reimbursed for the reasonable and necessary costs of transportation to and from the airport for the Director only, or for the cost of car rental at the location of the Conference, provided that mileage costs charged to the Zone shall include only mileage related to travel for Zone and Conference functions and daily costs shall not exceed the number of days the Conference is convened. Costs of parking at the hotel or Conference shall be reimbursed, including the day before and the morning after same. Reasonable and necessary costs of parking at the airport for the days of the Conference also may be reimbursed.

e.

d. Verified Statement for Reimbursement of Expenditures -In order to receive reimbursement for travel expenditures, each Director shall file with the Board a verified statement showing (i) the number of days actually spent in service to the Zone (i.e. the number of days actually spent attending Conferences); (ii) a general description of the duties performed for each day of service; and (iii) a detailed description of the related travel expenditures, together with all supporting receipts and invoices. The verified statement shall be submitted to the Zone's bookkeeper and the City of Houston, and payment for reimbursement of expenditures, to the extent they have been approved by the Board, shall be authorized by the Board at its next regularly scheduled meeting.

d.

12. Professional Services Policy

12.

a. Purpose - This Professional Services policy has been adopted to provide for the selection, monitoring, review and evaluation of the Zone 's professional services contracts. Consultants retained by the Zone to provide professional services include, but are not limited to, legal, engineering, management, bookkeeping, auditing, and tax services. Selection of such consultants shall be based upon their qualifications and experience.

a.

b. Periodic Review - The performance of the consultants providing professional services to the Zone shall be regularly monitored and reviewed by the Board, and the Board may appoint a specific committee to provide such monitoring and review to the Board.

13. Management Policy

13.

a. Purpose - The Board desires to adopt a policy to ensure a better use of management information, including the use of budgets in planning and controlling costs, and the use of uniform reporting requirements.

Old Sixth Ward Redevelopment Authority/REINVESTMENT ZONE NO. 13, CITY OF HOUSTON, TEXAS GOVERNANCE GUIDELINES

~~a.~~

b. Accounting and Audit records - Zone financial reports and audit records shall be prepared on a timely basis and maintained in an orderly basis, in conformity with generally accepted accounting principles and the requirements of the State Auditor. Such records shall be available for public inspection in the board materials posted on the Zones website. Board records will remain on the website for a period of 2 years. (Board materials prior to fiscal year 2020 are not posted).

~~b.~~

c. Budget - The Zone shall annually adopt a budget for use in planning and controlling Zone costs. Such budget shall take into consideration all Zone revenues, including, but not limited to, utility fees, standby fees, impact fees, maintenance taxes and surcharges, if any, and all projected Zone obligations and expenditures. The budget may be amended by a vote of the Directors at a scheduled meeting of the Board.

~~e.~~

14. Miscellaneous

~~14.~~

a. Attendance - Directors shall endeavor to attend all regularly scheduled board meeting and are expected to attend a minimum of 75% of all ~~regularly~~-scheduled board meetings. Directors shall also endeavor to attend the meetings of any board committee on which they serve and are expected to attend a minimum of 75% of all such meetings. Attendance records are provided to the City of Houston at the end of each fiscal year.

~~a.~~

b. Gender - Any references herein to the masculine gender shall also refer to the feminine in all appropriate cases.

~~b.~~

c. Open Meeting -The Board Officially finds, determines, and declares that these Guidelines and Policies were reviewed, carefully considered, and adopted at a meeting of the Board, and that a sufficient written notice of the date, hour place and subject of this meeting was posted at a place readily accessible and convenient to the public within the Zone and at a place convenient to the public within the County for the time required by law preceding this meeting, as required by the Open Meetings Act.

~~b.~~



Old Sixth Ward Redevelopment Authority/REINVESTMENT ZONE NO. 13, CITY OF  
HOUSTON, TEXAS GOVERNANCE GUIDELINES

Received by Administrator – Date: \_\_\_\_\_ Initials \_\_\_\_\_

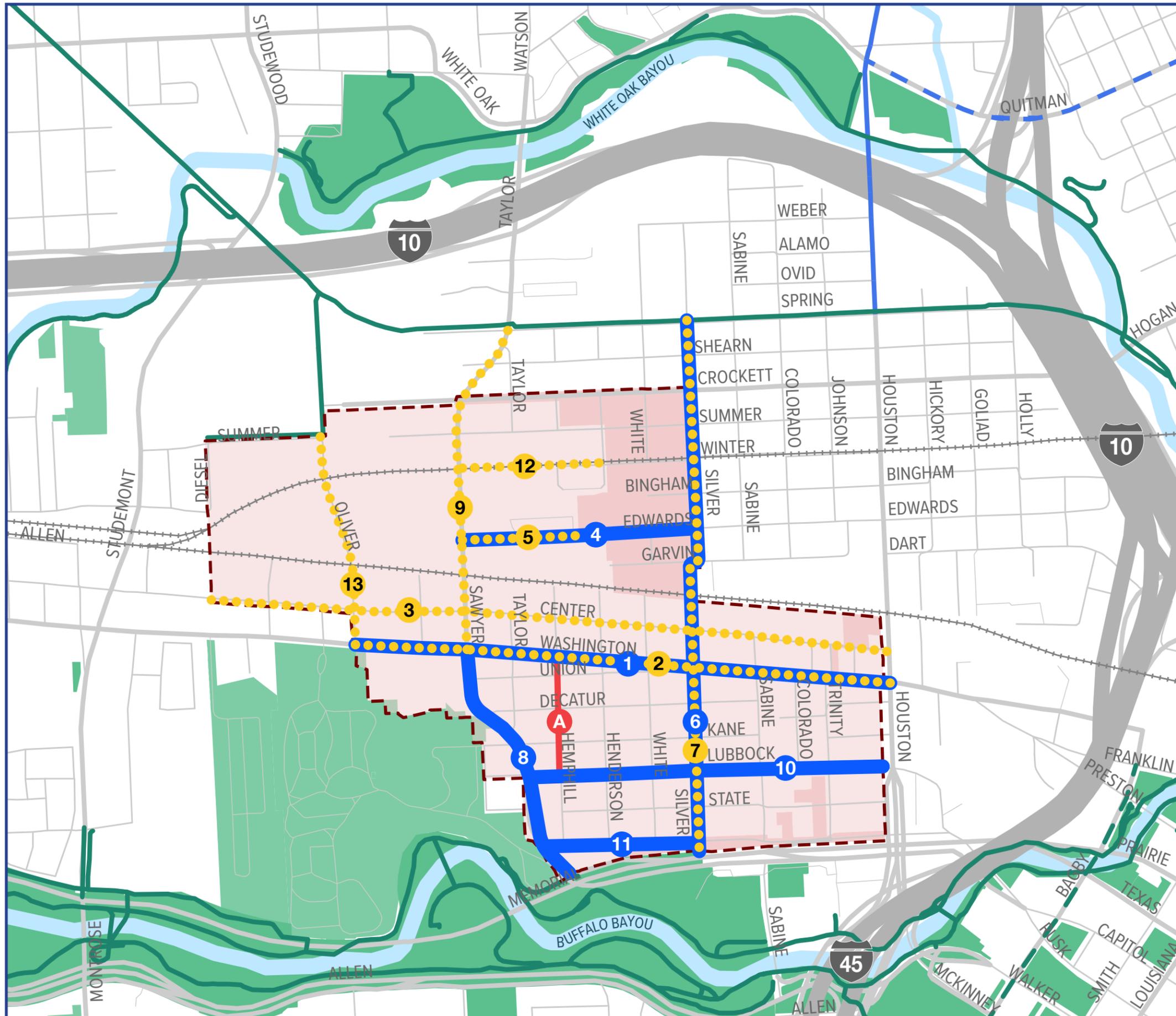
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**TIRZ 13: Old Sixth Ward**  
**Preliminary CIP Project List**  
**Draft for Discussion**

Prepared February 10, 2021

#	Street Name	From	To	Category	Project Type	Length (LF) within TIRZ	Notes	Cost Estimate (TIRZ Project Segment)
1	<b>Washington Avenue - Multimodal Corridor Improvements</b>	Studemont	Bagby	Street/Corridor	Corridor Improvements	4,150	-Includes pavement improvements, high-comfort bikeway, transit stop improvements, sidewalk repairs -Should be partnership/coordinated with METRO BOOST Project which should offset some % of costs -Studemont to Oliver and Houston to Bagby are outside of TIRZ and would require coordination	\$ 2,040,000
2	<b>Washington Avenue - Vision Corridor</b>	Westcott	Bagby	Street/Corridor	Reconstruction	4,150	-Complete reconstruction of full length from Bagby to Westcott -Require development of corridor vision across all segments. -Westcott to Oliver and Houston to Bagby are outside of TIRZ and would require coordination	\$ 9,542,000
3	<b>Center Street Vision</b>	Studemont	Houston	Street/Corridor	Reconstruction	4,940	-Full street reconstruction with sidewalks, drainage and safe bikeway -Recommended design concept should be coordinated with vision and plans for Washington Avenue Corridor	\$ 6,921,000
4	<b>Edwards - Multimodal Improvements incl. sidewalks</b>	Sawyer	Silver	Street/Corridor	Corridor Improvements	930	- Bikeway and Intersection improvements and new/improved sidewalks - Included in Grant Application to Harris County Precinct 2 - Eastern 1/2 of Edward is outside TIRZ but would make strong connection to Silver; Recommend consideration as holistic corridor.	\$ 438,000
5	<b>Edwards - Vision Corridor</b>	Sawyer	TIRZ Boundary	Street/Corridor	Reconstruction	930	- Future project to address drainage concerns noted by the community; Street design could be modified if drainage changes required substantive reconstruction of the street	\$ 1,859,000
6	<b>Silver Street Bikeway</b>	Spring Street	Memorial Way	Street/Corridor	Corridor Improvements	1,880	- North-South bikeway spine bikeway connecting Spring Street Trail to Memorial Way with potential connections to Buffalo Bayou Park - Cost includes traffic control at Washington	\$ 851,000
7	<b>Silver - Vision Corridor</b>	Spring Street	Memorial Way	Street/Corridor	Reconstruction	1,880	Improvements to sidewalks, RR crossing and more extensive modifications to intersections to support safety and streetscape appearance.	\$ 2,879,000
8	<b>Sawyer Street South - Multimodal Improvements incl. sidewalks</b>	Washington	Memorial Drive	Street/Corridor	Corridor Improvements	1,800	- Improved sidewalks to fill in gaps and connect to transit stops - Restriped with bikeway and center turn lane which also improves lane alignment at Washington Avenue intersection - Improved crossings linking neighborhood and destinations along corridor including better connection/crossing to Buffalo Bayou Park via shared-use trail - Memorial Way/Hemphill connection to Sawyer - Included in Grant Application to Harris County Precinct 2	\$ 678,000
9	<b>Sawyer Street North - Reconstruction</b>	Crockett	Washington	Street/Corridor	Reconstruction	3,970	- requires full 70' of ROW (as per MTFP) for corridor to implement full cross-section - Improved rail crossings, walk & bike improvements - Coordination on utilities/drainage	\$ 5,138,000

10	<b>Lubbock - Neighborhood Street Improvements</b>	Sawyer	Houston	Street/Corridor	Corridor Improvements	2,950	- Neighborhood safe street supporting shared use of all modes - Safe, walkable access to proposed METRO Green/Purple LRT Courthouse Station - Improvements to wide intersections with Sabine and coordinate with Sabine one-way improvements as those advance.	\$ 475,000
11	<b>Memorial Way Study and Improvements</b>	Hemphill	Silver	Roadway	Retrofit	480	- Neighborhood connection and wayfinding from Silver Street to Buffalo Bayou Park access on Sawyer; could be included in Silver Street Bikeway Project - Note: parts of memorial way within TIRZ 3 and coordination project could extend benefits to Sabine St/Houston Avenue	\$ 62,000
12	<b>Winter Street Promenade</b>	Sawyer	Houston	Walk	Sidewalk/Trail	1,140	- New trail connection along railroad tracks from Sawyer to Silver (Henderson to Silver outside of TIRZ Boundary) - East of Silver, which is also outside of TIRZ, improvements could enhance one-way streets/alleys to connect to Houston Ave	\$ 485,000
13	<b>Oliver Street Reconstruction</b>	Summer	Washington	Street/Corridor	Reconstruction	1,620	Reconstruct Oliver with improved travel lanes, sidewalk & side path (extending new connection from MKT Trail -improved rail crossings and streetscape	\$ 1,433,000
14	<b>District Sidewalk Program</b>	Districtwide		Walk	Sidewalk/Trail		Annual investment in sidewalk and curb ramp improvements to increase walkable access and mobility withing TIRZ Prioritization based on Access Tiers (connections to important destinations) and filling major gaps	\$ 2,562,000
15	<b>Safe Intersection and Street Crossing Program</b>	Districtwide		Safety	Safety		Annual investment in safe street intersections and crossings with focus on those not otherwise identified as part of a corridor project.	\$ 696,000



**CIP Projects - Future**

- 1 Washington Avenue - Multimodal Corridor Improvements
- 2 Washington Avenue - Vision Corridor
- 3 Center Street Vision
- 4 Edwards - Multimodal Improvements
- 5 Edwards - Vision Corridor
- 6 Silver Street Bikeway
- 7 Silver - Vision Corridor
- 8 Sawyer Street South - Multimodal Improvements
- 9 Sawyer Street North - Reconstruction
- 10 Lubbock - Neighborhood Street Improvements
- 11 Memorial Way Study and Improvements
- 12 Winter Street Promenade
- 13 Oliver Street Reconstruction

**Districtwide CIP Programs (Not on Map)**

- 14 Sidewalk Program
- 15 Safe Intersection and Street Crossing Program

**Projects - Current**

- A Hemphill Reconstruction

- # Improve and Optimize Current Street
- # Street Reconstruction (typically including drainage and utilities as needed)

2-10-21



**Preliminary CIP Project List  
Draft for Discussion**



## Harris County Precinct Partnership Project Application

### Overview

#### Project Descriptions

##### ***Project 1: Sawyer Street Multimodal Improvement (Washington Avenue to Memorial Drive/Buffalo Bayou Park)***

This project would support the design and implementation of a high comfort bikeway from Washington Avenue to Memorial Drive with an improved connection to Buffalo Bayou Park along with sidewalk improvements and safe crossings. The bikeway would be a combination of bike lanes and a side path at the southern terminus to connect into Buffalo Bayou Park. This segment is consistent with the Houston Bike Plan and the draft recommendations currently included within the TIRZ 13 Mobility Plan.

Currently, this segment of Sawyer Street is a four-lane undivided roadway with high speeds and relatively low vehicular volumes. Preliminary assessments indicate the corridor has excess capacity. In addition, this link is a key link on the Houston Bike Plan and an important connection to Buffalo Bayou Park. The existing 40' roadway section can accommodate the proposed section of two-vehicular lanes and a bikeway. A shared-use path on the east side will be constructed to connect to Buffalo Bayou Park near the senior living center (to be rebuilt) at 2100 Memorial Drive.

The restriping of Sawyer Street would also help better align the lanes at the Washington Avenue signalized intersection to improve safety. This intersection is a crash hot spot within the area. Corridor striping along Sawyer Street was improved north of Washington Avenue as part of a recent project and this proposed project would improve the south side of the intersection.

The project would also fill existing gaps in the sidewalks on Sawyer Street and improve several crossings including the one that provides access to Buffalo Bayou Park. This would improve access to METRO's 30 Clinton/Ella Bus route. Another planned improved crossing is the existing raised crosswalk that provides access to the Park for Humans and Dogs, a popular community park. This proposed project would include both the design and construction of the proposed multimodal improvements.

##### ***Project 2: Edward Street Multimodal Improvement (Sawyer Street to Silver Street)***

This project would fill existing gaps or install new sidewalks along both sides of Edwards Street to serve the adjacent development. The TIRZ has prioritized walkability and will be building any new sidewalks to be 6'. This project would also define safety improvements including a high comfort bikeway treatments and intersection improvements for the corridor. This segment is not currently on the Houston Bike Plan but will be proposed as part of the TIRZ Mobility Plan to connect the destinations and transit service on Sawyer to the planned bikeway along Silver Street. The TIRZ Mobility Plan is doing a deep dive, including developing a 30% schematic, for a proposed bikeway along Silver Street. The Silver Street bikeway has been prioritized by the TIRZ with the hope of moving into subsequent project stages once the Mobility Plan is completed. This Edwards Street project will complement the Silver Street bikeway, a key connection between the MKT Trial and Buffalo Bayou Park.

This project would include both the design and construction of the proposed multimodal improvements.

# TIRZ 13

## Multimodal Connectivity Priority Projects 2020

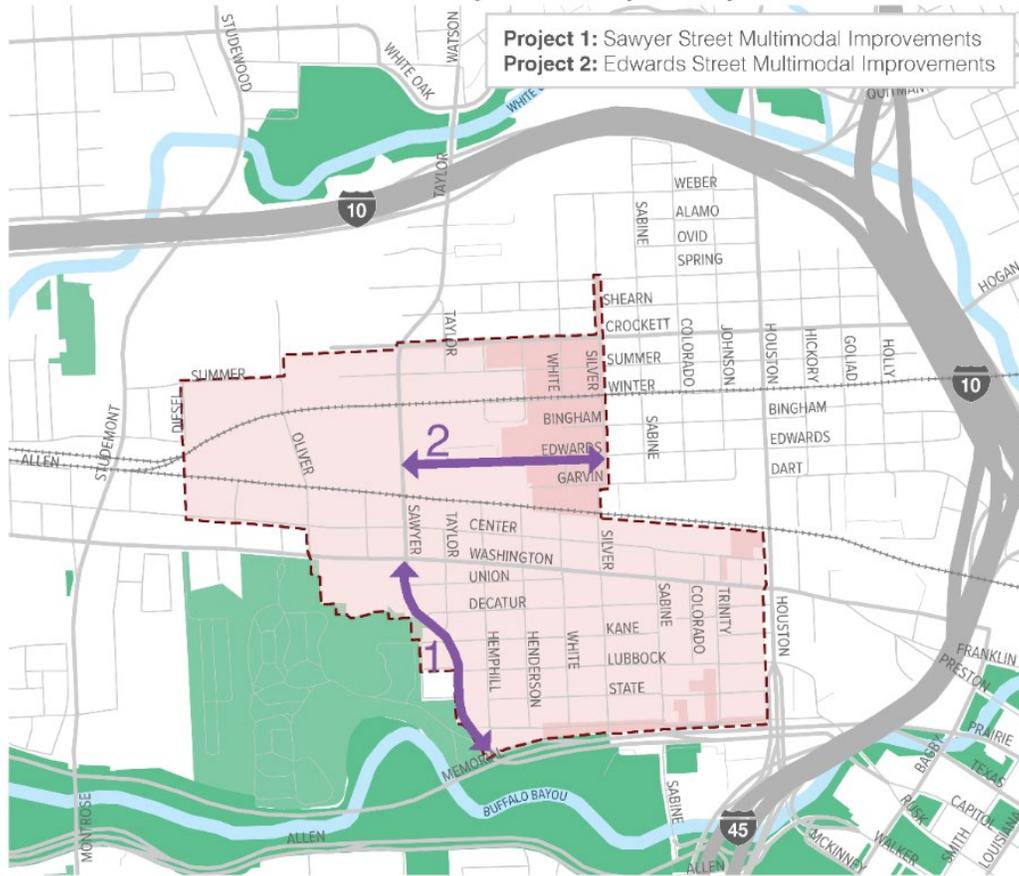


Figure 1: Project Locations

### Level of Partner Participation

TIRZ 13 is committed to provide 50% of the design and construction cost for the projects described with the grant providing the remainder. These funds will be provided in FY 22 and FY 23 (July 21-June 23).

Summary	Project Length (feet)	Estimated Costs
<i>Project 1 : Sawyer Street Multimodal Improvements</i>		
Sawyer Restripe with bike lane + shared use path connection	2100	\$259,000
Sawyer Sidewalks (6')	670	\$193,000
<b>Project 1 Total</b>		<b>\$452,000</b>
<i>Project 2 : Edwards Street Multimodal Improvements</i>		
Edwards corridor restriping	3290	\$175,000
Edwards Sidewalks (6')	2141	\$193,000
<b>Project 2 Total</b>		<b>\$368,000</b>
<b>Project 1 + Project 2 Total</b>		<b>\$819,000</b>

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary  
 Fund Name: **Old Sixth Ward Redevelopment Authority**  
 TIRZ: **13**  
 Fund Number: **7561/50**

<b>P R O F I L E</b>	<b>Base Year:</b>		1998
	<b>Base Year Taxable Value:</b>	\$	34,345,500
	<b>Projected Taxable Value (TY2020):</b>	\$	473,742,582
	<b>Current Taxable Value (TY2019):</b>	\$	455,521,713
	<b>Acres:</b>		249.54
	<b>Administrator (Contact):</b>		City of Houston
	<b>Contact Number:</b>		(832) 393-0985

<b>N A R R A T I V E</b>	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Number Thirteen, City of Houston, Texas was created to provide the mechanisms needed to assist in the repositioning of the historic Old Sixth Ward from a blighted and deteriorated neighborhood into a viable residential community. Proposed public improvements included provisions for the design and construction of roadways and utility systems, parks, land acquisition, historic preservation, cultural and public facilities improvements, environmental remediation, streetscape improvements and public art.

<b>P R O J E C T  P L A N</b>			<b>Total Plan</b>	<b>Cumulative Expenses (to 6/30/19)</b>	<b>Variance</b>
	<b>Capital Projects:</b>				
Public Utilities	\$	15,400,000	\$	3,833,957	\$ 11,566,043
Roadway and Sidewalk Improvements		21,912,000		2,650,182	19,261,818
Historic Preservation		6,000,000		1,013,867	4,986,133
Parks and Recreational Facilities		6,134,000		1,157,645	4,976,355
Mitigation and Remediation		100,000		-	100,000
		-		-	-
		-		-	-
<b>Total Capital Projects</b>	\$	49,546,000	\$	8,655,651	\$ 40,890,349
<b>Affordable Housing</b>		11,765,306		6,579,055	5,186,251
<b>School &amp; Education/Cultural Facilities</b>		4,854,691		2,217,289	2,637,402
<b>Financing Costs</b>		-		1,562,119	(1,562,119)
<b>Administration Costs/ Professional Services</b>		1,339,973		1,248,486	91,487
<b>Creation Costs</b>		60,000		-	60,000
<b>Total Project Plan</b>	\$	67,565,970	\$	20,262,600	\$ 47,303,370

<b>D E B T</b>	<b>Additional Financial Data</b>	<b>FY2020 Budget</b>	<b>FY2020 Estimate</b>	<b>FY2021 Budget</b>
		<u>Debt Service</u>	\$ 247,720	\$ 247,720
	Principal	\$ 150,000	\$ 150,000	\$ 160,000
	Interest	\$ 97,720	\$ 97,720	\$ 89,468
		<b>Balance as of 6/30/18</b>	<b>Projected Balance as of 6/30/19</b>	<b>Projected Balance as of 6/30/20</b>
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ 1,916,715	\$ 1,766,715	\$ 1,606,715

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2021 BUDGET DETAIL

Fund Summary  
 Fund Name: Old Sixth Ward Redevelopment Authority  
 TIRZ: 13  
 Fund Number: 7561/50

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 2,991,644	\$ 2,329,291	\$ 1,928,407
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ 247,720	\$ 247,720
<b>Beginning Balance</b>	<b>\$ 2,991,644</b>	<b>\$ 2,577,011</b>	<b>2,176,127</b>
City tax revenue	\$ 1,911,977	\$ 1,911,977	\$ 2,036,119
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ 405,616	\$ 405,616	\$ 417,014
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 2,317,593</b>	<b>\$ 2,317,593</b>	<b>\$ 2,453,133</b>
Old Sixth Ward Neighborhood Association	\$ -	\$ -	\$ -
Dow School Park Contribution	\$ 90,000	\$ 90,000	\$ -
<b>Miscellaneous revenue</b>	<b>\$ 90,000</b>	<b>\$ 90,000</b>	<b>\$ -</b>
COH TIRZ interest	\$ 784	\$ 784	\$ 784
Interest Income	\$ 5,500	\$ 4,012	\$ 5,500
<b>Other Interest Income</b>	<b>\$ 6,284</b>	<b>\$ 4,796</b>	<b>\$ 6,284</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Grant Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 5,405,521</b>	<b>4,989,400</b>	<b>4,635,544</b>

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2021 BUDGET DETAIL

Fund Summary  
 Fund Name: Old Sixth Ward Redevelopment Authority  
 TIRZ: 13  
 Fund Number: 7561/50

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 15,000	\$ 15,000	\$ 15,000
Administration Salaries & Benefits	\$ 100,000	\$ 75,000	\$ 100,000
Auditor	\$ 8,500	\$ 8,000	\$ 8,500
Bond Services/Trustee/Financial Advisor	\$ 2,000	\$ 1,914	\$ 2,000
Insurance	\$ 2,250	\$ 2,000	\$ 2,250
Office Administration	\$ 7,000	\$ 5,000	\$ 15,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 134,750</b>	<b>106,914</b>	<b>\$ 142,750</b>
Engineering Consultants	\$ 25,000	\$ 20,000	\$ 35,000
Legal	\$ 25,000	\$ 20,000	\$ 35,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 20,000	\$ -	\$ 20,000
<b>Program and Project Consultants</b>	<b>\$ 70,000</b>	<b>\$ 40,000</b>	<b>\$ 90,000</b>
<b>Management consulting services</b>	<b>\$ 204,750</b>	<b>\$ 146,914</b>	<b>\$ 232,750</b>
Capital Expenditures (See CIP Schedule)	\$ 1,630,000	\$ 1,219,400	\$ 2,510,000
	\$ -	\$ -	\$ -
<b>TIRZ Capital Expenditures</b>	<b>\$ 1,630,000</b>	<b>\$ 1,219,400</b>	<b>\$ 2,510,000</b>
MMP 2411 Washington	\$ -	\$ -	\$ -
<b>Developer / Project Reimbursements</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
CO Debt Service			
Principal	\$ 150,000	\$ 150,000	\$ 160,000
Interest	\$ 97,720	\$ 97,720	\$ 89,468
<b>System debt service</b>	<b>\$ 247,720</b>	<b>\$ 247,720</b>	<b>\$ 249,468</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 2,082,470</b>	<b>1,614,034</b>	<b>\$ 2,992,218</b>
Payment/transfer to ISD - educational facilities	\$ 163,218	163,218	167,794
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 95,599	\$ 95,599	\$ 101,806
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 637,326	\$ 637,326	\$ 678,706
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ 135,205	\$ 135,205	\$ 139,005
Municipal Services (Payable to COH)	\$ 142,891	\$ 142,891	\$ 142,891
<b>Total Transfers</b>	<b>\$ 1,199,239</b>	<b>1,199,239</b>	<b>1,255,202</b>
<b>Total Budget</b>	<b>\$ 3,281,709</b>	<b>\$ 2,813,273</b>	<b>\$ 4,247,420</b>
RESTRICTED Funds - Capital Projects	\$ 2,123,812	\$ 1,928,407	\$ 140,404
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ 247,720	\$ 247,720
<b>Ending Fund Balance</b>	<b>\$ 2,123,812</b>	<b>2,176,127</b>	<b>388,124</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 5,405,521</b>	<b>4,989,400</b>	<b>4,635,544</b>

Notes:

TAX YEAR	2019	2020	2021	2022	2023	2024	2025
<b>TIRZ 13</b>	<b>FY2020 Estimate</b>	<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>
City	\$ 1,911,977	\$ 2,036,119	\$ 2,141,319	\$ 2,250,727	\$ 2,364,511	\$ 2,482,847	\$ 2,605,916
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 405,616	\$ 417,014	\$ 428,413	\$ 439,811	\$ 451,209	\$ 462,608	\$ 474,006
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INCREMENT REVENUES (1)</b>	<b>\$ 2,317,593</b>	<b>\$ 2,453,133</b>	<b>\$ 2,569,732</b>	<b>\$ 2,690,538</b>	<b>\$ 2,815,720</b>	<b>\$ 2,945,455</b>	<b>\$ 3,079,922</b>
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 4,796	\$ 6,284	\$ 2,142	\$ 5,172	\$ 3,313	\$ 793	\$ -
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RESOURCES</b>	<b>\$ 2,322,389</b>	<b>\$ 2,659,417</b>	<b>\$ 2,571,874</b>	<b>\$ 2,695,710</b>	<b>\$ 2,819,033</b>	<b>\$ 2,946,248</b>	<b>\$ 3,079,922</b>
ISD Education Set-Aside	\$ 163,218	\$ 167,794	\$ 172,370	\$ 176,946	\$ 181,522	\$ 186,099	\$ 191,797
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing							
City	\$ 637,326	\$ 678,706	\$ 713,773	\$ 750,242	\$ 788,170	\$ 827,616	\$ 868,639
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 135,205	\$ 139,005	\$ 142,804	\$ 146,604	\$ 150,403	\$ 154,203	\$ 158,002
Municipal Services	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891
Administrative Fees							
City	\$ 95,599	\$ 101,806	\$ 107,066	\$ 112,536	\$ 118,226	\$ 124,142	\$ 130,296
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TRANSFERS</b>	<b>\$ 1,199,239</b>	<b>\$ 1,255,202</b>	<b>\$ 1,303,904</b>	<b>\$ 1,354,219</b>	<b>\$ 1,406,212</b>	<b>\$ 1,459,951</b>	<b>\$ 1,516,625</b>
Management Consulting Services	\$ 146,914	\$ 232,750	\$ 232,750	\$ 232,750	\$ 232,750	\$ 232,750	\$ 232,750
<b>Loan (CO Due to City)</b>							
Principal	\$ 150,000	\$ 160,000	\$ 165,000	\$ 170,000	\$ 205,334	\$ 205,797	\$ 211,122
Interest	\$ 97,720	\$ 89,468	\$ 80,669	\$ 71,000	\$ 35,797	\$ 31,122	\$ 26,172
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ 247,720	\$ 249,468	\$ 245,669	\$ 241,000	\$ 241,131	\$ 236,919	\$ 237,294
<b>TOTAL EXPENSES</b>	<b>\$ 394,634</b>	<b>\$ 482,218</b>	<b>\$ 478,419</b>	<b>\$ 473,750</b>	<b>\$ 473,881</b>	<b>\$ 469,669</b>	<b>\$ 470,044</b>
<b>CASH FLOW FROM OPERATIONS</b>	<b>\$ 728,516</b>	<b>\$ 921,997</b>	<b>\$ 789,551</b>	<b>\$ 867,741</b>	<b>\$ 938,940</b>	<b>\$ 1,016,628</b>	<b>\$ 1,093,253</b>
<b>BEGINNING FUND BALANCE (7)</b>	<b>\$ 2,577,011</b>	<b>\$ 2,086,127</b>	<b>\$ 498,124</b>	<b>\$ 1,202,675</b>	<b>\$ 770,415</b>	<b>\$ 184,355</b>	<b>\$ (324,017)</b>
<b>DEBT ISSUANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>FUNDS AVAILABLE FOR PROJECTS</b>	<b>\$ 3,305,527</b>	<b>\$ 3,008,124</b>	<b>\$ 1,287,675</b>	<b>\$ 2,070,415</b>	<b>\$ 1,709,355</b>	<b>\$ 1,200,983</b>	<b>\$ 769,236</b>
<b>Projects</b>							
MMP 2411 Washington	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEVELOPER AGREEMENTS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
T-1301 Historic District Monumentation	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-1304 Sanitary Sewer Rehabilitation/Substitute Service	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-1307 Historic Sabine Street	\$ 4,700	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-1310 Hemphill Road	\$ 30,000	\$ 1,780,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-1312 Sustainable Streetscapes	\$ 5,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1313 Dow School Park	\$ 1,100,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-1314 Streetscape - Sidewalks, Bicycle Facilities, Curbs and Related Issues	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-1317 Washington Ave Pedestrian Improvements	\$ -	\$ -	\$ 60,000	\$ 1,100,000	\$ -	\$ -	\$ -
T-1319 Sawyer Street Re-Construction	\$ 3,000	\$ -	\$ -	\$ 175,000	\$ 1,500,000	\$ 1,500,000	\$ -
T-1320 Pedestrian Crossing Improvements on Washington	\$ -	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-1323 Traffic Sign Replacement	\$ 76,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1399 Safe Sidewalk Program	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
<b>CAPITAL PROJECTS</b>	<b>\$ 1,219,400</b>	<b>\$ 2,510,000</b>	<b>\$ 85,000</b>	<b>\$ 1,300,000</b>	<b>\$ 1,525,000</b>	<b>\$ 1,525,000</b>	<b>\$ -</b>
<b>TOTAL PROJECTS</b>	<b>\$ 1,219,400</b>	<b>\$ 2,510,000</b>	<b>\$ 85,000</b>	<b>\$ 1,300,000</b>	<b>\$ 1,525,000</b>	<b>\$ 1,525,000</b>	<b>\$ -</b>
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	\$ 2,086,127	\$ 498,124	\$ 1,202,675	\$ 770,415	\$ 184,355	\$ (324,017)	\$ 769,236
<b>Ending Fund Balance</b>	<b>\$ 2,086,127</b>	<b>\$ 498,124</b>	<b>\$ 1,202,675</b>	<b>\$ 770,415</b>	<b>\$ 184,355</b>	<b>\$ (324,017)</b>	<b>\$ 769,236</b>

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY21 - FY25 Total	Cumulative Total (To Date)
			Through 2019	Projected 2020	2021	2022	2023	2024	2025		
H	T-1301	Historic District Monumentation	\$ 6,494	-	15,000	-	-	-	-	15,000	21,494
H	T-1304	Sanitary Sewer Rehabilitation/Substitute Service	\$ 246,546	-	150,000	-	-	-	-	150,000	396,546
H	T-1307	Historic Sabine Street	\$ 919,320	4,700	10,000	-	-	-	-	10,000	934,020
H	T-1310	Hemphill Road	\$ 456	30,000	1,780,000	-	-	-	-	1,780,000	1,810,456
H	T-1312	Sustainable Streetscapes	\$ 12,000	5,700	-	-	-	-	-	-	17,700
H	T-1313	Dow School Park	\$ 34,775	1,100,000	200,000	-	-	-	-	200,000	1,334,775
H	T-1314	Streetscape - Sidewalks, Bicycle Facilities, Curbs and Related Issues	\$ -	-	150,000	-	-	-	-	150,000	150,000
H	T-1317	Washington Ave Pedestrian Improvements	\$ 1,450	-	-	60,000	1,100,000	-	-	1,160,000	1,161,450
H	T-1319	Sawyer Street Re-Construction	\$ -	3,000	-	-	175,000	1,500,000	1,500,000	3,175,000	3,178,000
H	T-1320	Pedestrian Crossing Improvements on Washington	\$ -	-	180,000	-	-	-	-	180,000	180,000
H	T-1323	Traffic Sign Replacement		76,000		-	-	-	-	-	76,000
H	T-1399	Safe Sidewalk Program	\$ -	-	25,000	25,000	25,000	25,000	25,000	125,000	125,000
<b>Totals</b>			<b>\$ 1,790,710</b>	<b>\$ 1,219,400</b>	<b>\$ 2,510,000</b>	<b>\$ 85,000</b>	<b>\$ 1,300,000</b>	<b>\$ 1,525,000</b>	<b>\$ 1,525,000</b>	<b>\$ 6,945,000</b>	<b>\$ 9,955,110</b>

\* NOTE:

\*\* NOTE:

\*\*\* NOTE:

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2019	Projected 2020	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	1,790,710	529,400	2,510,000	85,000	1,300,000	1,525,000	1,525,000	6,945,000	9,265,110
City of Houston	-	690,000	-	-	-	-	-	-	690,000
Grants	-	-	200,000	-	-	-	-	200,000	200,000
Other	-	-	-	-	-	-	-	-	-
<b>Project Total</b>	<b>1,790,710</b>	<b>1,219,400</b>	<b>2,710,000</b>	<b>85,000</b>	<b>1,300,000</b>	<b>1,525,000</b>	<b>1,525,000</b>	<b>7,145,000</b>	<b>10,155,110</b>

<b>Project:</b>	<b>Historic District Monumentation</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1301</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>	22			
<b>Description:</b>	Historic District Monumentation consisting of steel pole construction with sign blade message boards will be fabricated and installed at primary vehicular entry points into the Historic Old Sixth Ward.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2020	2021	2022	2023	2024	Total
<b>Justification:</b>	Preservation and protection of the Historic Old Sixth Ward was the primary component in the creation of TIRZ No. 13. Entry signs will assist in this initiative through branding of the neighborhood.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Sacs. & Chas.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/20	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	6,494	-	-	15,000	-	-	-	-	\$ 15,000	\$ 21,494
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 6,494	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 21,494
<b>Source of Funds</b>											
TIRZ Funds		6,494	-	-	15,000	-	-	-	-	\$ 15,000	\$ 21,494
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 6,494	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 21,494

<b>Project:</b>	<b>Sanitary Sewer Rehabilitation/Substitute Service Program and Sidewalk Improvement Project</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1304</b>		
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>			22	
<b>Description:</b>	Rerouting of multiple service lines with a single sewer tap into a system consisting of one sanitary sewer service tap per residence and reconstruction of concrete and brick sidewalks on neighborhood streets.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Currently as many as 115 homes share collective sanitary sewer connections, replacement of shared sanitary lines along with the reconstruction of sidewalks will enhance the quality of life of area residents.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	2,904	-	-	-	-	-	-	-	\$ -	\$ 2,904
4	Construction	243,642	150,000	-	150,000	-	-	-	-	\$ 150,000	\$ 393,642
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	Money from COH	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 246,546	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 396,546
<b>Source of Funds</b>											
TIRZ Funds		246,546	100,000	-	150,000	-	-	-	-	\$ 150,000	\$ 396,546
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 246,546	\$ 100,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 396,546

<b>Project:</b>	<b>Historic Sabine Street</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1307</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>	22			
<b>Description:</b>	Construction and reconstruction of historic brick street.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Restoration of existing historic brick street will enhance the quality of life of area residents.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	52,490		-	-	-	-	-	-	\$ -	\$ 52,490
4	Construction	866,830	10,000	4,700	10,000	-	-	-	-	\$ 10,000	\$ 881,530
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 919,320	\$ 10,000	\$ 4,700	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 934,020
<b>Source of Funds</b>											
TIRZ Funds		919,320	10,000	4,700	10,000	-	-	-	-	\$ 10,000	\$ 934,020
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 919,320	\$ 10,000	\$ 4,700	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 934,020

<b>Project:</b>	<b>Hemphill Road</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1310</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Substitute sanitary sewer service, sidewalk improvements, storm water collection, excavation and paving of Hemphill Road.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Converting the existing 17' wide street with roadside ditches to a 22' wide curb and gutter road will allow sidewalk paths on both sides, improve the existing drainage and widen the existing street by 10-ft.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>FTEs</b>						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	60,000	30,000	30,000	-	-	-	-	\$ 30,000	\$ 60,000
4	Construction	-	-	-	1,750,000	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	456	-	-	-	-	-	-	-	\$ -	\$ 456
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		456	-	-	-	-	-	-	-	\$ -	\$ 456
<b>Total Allocations</b>		\$ 456	\$ 60,000	\$ 30,000	\$ 1,780,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 60,456
<b>Source of Funds</b>											
TIRZ Funds		456	60,000	30,000	1,780,000	-	-	-	-	\$ 1,780,000	\$ 1,810,456
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	200,000	-	-	-	-	\$ 200,000	\$ 200,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 456	\$ 60,000	\$ 30,000	\$ 1,980,000	\$ -	\$ -	\$ -	\$ -	\$ 1,980,000	\$ 2,010,456

<b>Project:</b>	<b>Sustainable Streetscapes</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1312</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Add street trees in appropriate locations in the zone.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Project is an opportunity to bring improve the tree canopy in the zone..	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>FTEs</b>						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	12,000	20,000	5,700						\$ -	\$ 17,700
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 12,000	\$ 20,000	\$ 5,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,700
<b>Source of Funds</b>											
TIRZ Funds		12,000	20,000	5,700	-	-	-	-	-	\$ -	\$ 17,700
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 12,000	\$ 20,000	\$ 5,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,700

<b>Project:</b>	<b>Dow School Park</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1313</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Design and redevelopment of Dow School Park	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Enhance quality of life for area residents.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	31,775	1,100,000	1,100,000	200,000	-	-	-	-	\$ 200,000	\$ 1,331,775
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	3,000	-	-	-	-	-	-	-	\$ -	\$ 3,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		3,000	-	-	-	-	-	-	-	\$ -	\$ 3,000
<b>Total Allocations</b>		\$ 34,775	\$ 1,100,000	\$ 1,100,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 1,334,775
<b>Source of Funds</b>											
TIRZ Funds		34,775	1,100,000	410,000	200,000	-	-	-	-	\$ 200,000	\$ 644,775
City of Houston		-	-	690,000	-	-	-	-	-	\$ -	\$ 690,000
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 34,775	\$ 1,100,000	\$ 1,100,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 1,334,775

\*NOTE:

<b>Project:</b>	<b>Streetscape - Sidewalks, Bicycle Facilities, Curbs and</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1314</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Improvements to Various Streets within the entire zone to improve pedestrian access, walkability, bicycle access, visibility (lighting) and ADA improvements	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>		Walkability, bikeability and access for all users is impaired due to poor condition of pedestrian and bicycle infrastructure. Many areas lack ADA accessible sidewalks. Lighting in some areas is inadequate	Svcs. & Chgs.	-	-	-	-	\$ -
			Capital Outlay	-	-	-	-	\$ -
			<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs							-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	80,000	-	150,000	-	-	-	-	\$ 150,000	\$ 150,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 80,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
<b>Source of Funds</b>											
TIRZ Funds		-	15,000	-	150,000	-	-	-	-	\$ 150,000	\$ 150,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 15,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000

<b>Project:</b>	<b>Washington Ave Pedestrian Improvements</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1317</b>			
		<b>Location:</b>	H	<b>Geo. Ref.:</b>						
		<b>Served:</b>	H	<b>Neighborhood:</b>						
<b>Description:</b>	Re-construction of broken curb, gutter, broken sidewalk and removal of unnecessary gravel or concrete, tree planting, sign replacement along Washington Avenue between Oliver and Houston Avenue. Council District H. Phase 1 is a 4 block section (Henderson to Sabine)	<b>Operating and Maintenance Costs: (\$ Thousands)</b>								
<b>Justification:</b>		Sidewalk is not ADA compliant and does not provide a safe pedestrian pathway. Unnecessary gravel and concrete are safety hazards. Replacing the broken curb and gutter would improve drainage and add beautification to Washington Avenue.		2021	2022	2023	2024	2025	Total	
			Personnel	-	-	-	-	-	\$ -	-
			Supplies	-	-	-	-	-	\$ -	-
			Svcs. & Chgs.	-	-	-	-	-	\$ -	-
			Capital Outlay	-	-	-	-	-	\$ -	-
			<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs								-	

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,450	-	-	-	60,000	-	-	-	\$ 60,000	\$ 61,450
4	Construction	-	-	-	-	-	1,100,000	-	-	\$ 1,100,000	\$ 1,100,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 1,450	\$ -	\$ -	\$ -	\$ 60,000	\$ 1,100,000	\$ -	\$ -	\$ 1,160,000	\$ 1,161,450
<b>Source of Funds</b>											
	TIRZ Funds	1,450	-	-	-	60,000	1,100,000	-	-	\$ 1,160,000	\$ 1,161,450
	City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
	Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Total Funds</b>	\$ 1,450	\$ -	\$ -	\$ -	\$ 60,000	\$ 1,100,000	\$ -	\$ -	\$ 1,160,000	\$ 1,161,450

\*NOTE:

<b>Project:</b>	<b>Sawyer Street Re-Construction</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1319</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Phase 1 - Reconstruction of Sawyer Street from intersection at Washington to the RR north of Center. Reconstruction of Sawyer Street from the RR north of Center to the northern boundary of the Tirz will be included in future phases.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
<b>Justification:</b>	Re-constructing Sawyer Rd. will provide better traffic circulation, pedestrian circulation and help spur new economic development.		2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs								

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	3,000	-	-	175,000	-	-	\$ 175,000	\$ 178,000
4	Construction	-	-	-	-	-	1,500,000	1,500,000	-	\$ 3,000,000	\$ 3,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ 175,000	\$ 1,500,000	\$ 1,500,000	\$ 3,175,000	\$ 3,178,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	3,000	-	-	175,000	1,500,000	1,500,000	\$ 3,175,000	\$ 3,178,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ 175,000	\$ 1,500,000	\$ 1,500,000	\$ 3,175,000	\$ 3,178,000

<b>Project:</b>	<b>Pedestrian Crossing Improvements on Washington</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1320</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Improve pedestrian accessibility by improving pedestrian crossings on Washington	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	The number of pedestrians crossing Washington is increasing. Creating 1 or more locations between Houston and Sawyer where pedestrians have a pedestrian refuge will encourage pedestrians at those locations and make crossing Washington safer	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	30,000	-	30,000	-	-	-	-	\$ 30,000	\$ 30,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	150,000	-	150,000	-	-	-	-	\$ 150,000	\$ 150,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 180,000	\$ -	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ 180,000	\$ 180,000
<b>Source of Funds</b>											
TIRZ Funds		-	180,000	-	180,000	-	-	-	-	\$ 180,000	\$ 180,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 180,000	\$ -	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ 180,000	\$ 180,000

<b>Project:</b> Memorial Silver Triangle Park	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1321</b>	
	<b>Location:</b>	H	<b>Geo. Ref.:</b>				
	<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Small park located on North Memorial Way at Silver. Working with Parks Department, design includes brick pavers, concrete seating covered in mosaics, irrigation, and art installation.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>				
<b>Justification:</b> Mosaics and art installation originally planned in conjunction with Parks Department, will be completed. The park will enhance the quality of life for area residents. The park is not in the boundaries of TIRZ 13.		2021	2022	2023	2024	2025	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs							-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	30,000	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>											
TIRZ Funds		-	30,000	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\*NOTE:

<b>Project:</b>	<b>Traffic Sign Replacement</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1323</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Replace existing traffic signs within the zone.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Consistent signage helps to identify the zone and create a sense of place.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>FTEs</b>						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	76,000	-	-	-	-	-	\$ -	\$ 76,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ 76,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	76,000	-	-	-	-	-	\$ -	\$ 76,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ 76,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,000



CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary  
 Fund Name: **Old Sixth Ward Redevelopment Authority**  
 TIRZ: **13**  
 Fund Number: **7561/50**

<b>P R O F I L E</b>	<b>Base Year:</b>		1998
	<b>Base Year Taxable Value:</b>	\$	34,345,500
	<b>Projected Taxable Value (TY2020):</b>	\$	473,742,582
	<b>Current Taxable Value (TY2019):</b>	\$	455,521,713
	<b>Acres:</b>		249.54
	<b>Administrator (Contact):</b>		City of Houston
	<b>Contact Number:</b>		(832) 393-0985

<b>N A R R A T I V E</b>	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Number Thirteen, City of Houston, Texas was created to provide the mechanisms needed to assist in the repositioning of the historic Old Sixth Ward from a blighted and deteriorated neighborhood into a viable residential community. Proposed public improvements included provisions for the design and construction of roadways and utility systems, parks, land acquisition, historic preservation, cultural and public facilities improvements, environmental remediation, streetscape improvements and public art.

<b>P R O J E C T  P L A N</b>			<b>Total Plan</b>	<b>Cumulative Expenses (to 6/30/19)</b>	<b>Variance</b>
	<b>Capital Projects:</b>				
Public Utilities	\$	15,400,000	\$	3,833,957	\$ 11,566,043
Roadway and Sidewalk Improvements		21,912,000		2,650,182	19,261,818
Historic Preservation		6,000,000		1,013,867	4,986,133
Parks and Recreational Facilities		6,134,000		1,157,645	4,976,355
Mitigation and Remediation		100,000		-	100,000
		-		-	-
		-		-	-
<b>Total Capital Projects</b>	\$	49,546,000	\$	8,655,651	\$ 40,890,349
<b>Affordable Housing</b>		11,765,306		6,579,055	5,186,251
<b>School &amp; Education/Cultural Facilities</b>		4,854,691		2,217,289	2,637,402
<b>Financing Costs</b>		-		1,562,119	(1,562,119)
<b>Administration Costs/ Professional Services</b>		1,339,973		1,248,486	91,487
<b>Creation Costs</b>		60,000		-	60,000
<b>Total Project Plan</b>	\$	67,565,970	\$	20,262,600	\$ 47,303,370

<b>D E B T</b>	<b>Additional Financial Data</b>	<b>FY2020 Budget</b>	<b>FY2020 Estimate</b>	<b>FY2021 Budget</b>
		<u>Debt Service</u>	\$ 247,720	\$ 247,720
	Principal	\$ 150,000	\$ 150,000	\$ 160,000
	Interest	\$ 97,720	\$ 97,720	\$ 89,468
		<b>Balance as of 6/30/18</b>	<b>Projected Balance as of 6/30/19</b>	<b>Projected Balance as of 6/30/20</b>
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ 1,916,715	\$ 1,766,715	\$ 1,606,715

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2021 BUDGET DETAIL

Fund Summary  
 Fund Name: **Old Sixth Ward Redevelopment Authority**  
 TIRZ: **13**  
 Fund Number: **7561/50**

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 2,991,644	\$ 2,329,291	\$ 1,928,407
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ 247,720	\$ 247,720
<b>Beginning Balance</b>	<b>\$ 2,991,644</b>	<b>\$ 2,577,011</b>	<b>2,176,127</b>
City tax revenue	\$ 1,911,977	\$ 1,911,977	\$ 1,919,573
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ 405,616	\$ 405,616	\$ 417,014
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 2,317,593</b>	<b>\$ 2,317,593</b>	<b>\$ 2,336,587</b>
Old Sixth Ward Neighborhood Association	\$ -	\$ -	\$ -
Dow School Park Contribution	\$ 90,000	\$ 90,000	\$ -
<b>Miscellaneous revenue</b>	<b>\$ 90,000</b>	<b>\$ 90,000</b>	<b>\$ -</b>
COH TIRZ interest	\$ 784	\$ 784	\$ 784
Interest Income	\$ 5,500	\$ 4,012	\$ 5,500
<b>Other Interest Income</b>	<b>\$ 6,284</b>	<b>\$ 4,796</b>	<b>\$ 6,284</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Grant Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 5,405,521</b>	<b>4,989,400</b>	<b>4,518,998</b>

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2021 BUDGET DETAIL

Fund Summary  
 Fund Name: Old Sixth Ward Redevelopment Authority  
 TIRZ: 13  
 Fund Number: 7561/50

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 15,000	\$ 15,000	\$ 15,000
Administration Salaries & Benefits	\$ 100,000	\$ 75,000	\$ 100,000
Auditor	\$ 8,500	\$ 8,000	\$ 8,500
Bond Services/Trustee/Financial Advisor	\$ 2,000	\$ 1,914	\$ 2,000
Insurance	\$ 2,250	\$ 2,000	\$ 2,250
Office Administration	\$ 7,000	\$ 5,000	\$ 15,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 134,750</b>	<b>106,914</b>	<b>\$ 142,750</b>
Engineering Consultants	\$ 25,000	\$ 20,000	\$ 35,000
Legal	\$ 25,000	\$ 20,000	\$ 35,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 20,000	\$ -	\$ 20,000
<b>Program and Project Consultants</b>	<b>\$ 70,000</b>	<b>\$ 40,000</b>	<b>\$ 90,000</b>
<b>Management consulting services</b>	<b>\$ 204,750</b>	<b>\$ 146,914</b>	<b>\$ 232,750</b>
Capital Expenditures (See CIP Schedule)	\$ 1,630,000	\$ 1,219,400	\$ 1,330,000
	\$ -	\$ -	\$ -
<b>TIRZ Capital Expenditures</b>	<b>\$ 1,630,000</b>	<b>\$ 1,219,400</b>	<b>\$ 1,330,000</b>
MMP 2411 Washington	\$ -	\$ -	\$ -
<b>Developer / Project Reimbursements</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
CO Debt Service			
Principal	\$ 150,000	\$ 150,000	\$ 160,000
Interest	\$ 97,720	\$ 97,720	\$ 89,468
<b>System debt service</b>	<b>\$ 247,720</b>	<b>\$ 247,720</b>	<b>\$ 249,468</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 2,082,470</b>	<b>1,614,034</b>	<b>\$ 1,812,218</b>
Payment/transfer to ISD - educational facilities	\$ 163,218	163,218	167,794
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 95,599	\$ 95,599	\$ 55,688
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 637,326	\$ 637,326	\$ 371,256
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ 135,205	\$ 135,205	\$ 139,005
Municipal Services (Payable to COH)	\$ 142,891	\$ 142,891	\$ 142,891
<b>Total Transfers</b>	<b>\$ 1,199,239</b>	<b>1,199,239</b>	<b>901,634</b>
<b>Total Budget</b>	<b>\$ 3,281,709</b>	<b>\$ 2,813,273</b>	<b>\$ 2,713,852</b>
RESTRICTED Funds - Capital Projects	\$ 2,123,812	\$ 1,928,407	\$ 1,557,426
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ 247,720	\$ 247,720
<b>Ending Fund Balance</b>	<b>\$ 2,123,812</b>	<b>2,176,127</b>	<b>1,805,146</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 5,405,521</b>	<b>4,989,400</b>	<b>4,518,998</b>

Notes:

TAX YEAR	2019	2020	2021	2022	2023	2024	2025
<b>TIRZ 13</b>	<b>FY2020 Estimate</b>	<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>
City	\$ 1,911,977	\$ 1,919,573	\$ 2,141,319	\$ 2,250,727	\$ 2,364,511	\$ 2,482,847	\$ 2,605,916
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 405,616	\$ 417,014	\$ 428,413	\$ 439,811	\$ 451,209	\$ 462,608	\$ 474,006
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INCREMENT REVENUES (1)</b>	<b>\$ 2,317,593</b>	<b>\$ 2,336,587</b>	<b>\$ 2,569,732</b>	<b>\$ 2,690,538</b>	<b>\$ 2,815,720</b>	<b>\$ 2,945,455</b>	<b>\$ 3,079,922</b>
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 4,796	\$ 6,284	\$ 4,719	\$ 2,943	\$ 4,579	\$ 4,752	\$ 2,583
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RESOURCES</b>	<b>\$ 2,322,389</b>	<b>\$ 2,542,871</b>	<b>\$ 2,574,451</b>	<b>\$ 2,693,481</b>	<b>\$ 2,820,299</b>	<b>\$ 2,950,207</b>	<b>\$ 3,082,505</b>
ISD Education Set-Aside	\$ 163,218	\$ 167,794	\$ 172,370	\$ 176,946	\$ 181,522	\$ 186,099	\$ 191,797
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing							
City	\$ 637,326	\$ 371,256	\$ 713,773	\$ 750,242	\$ 788,170	\$ 827,616	\$ 868,639
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 135,205	\$ 139,005	\$ 142,804	\$ 146,604	\$ 150,403	\$ 154,203	\$ 158,002
Municipal Services	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891
Administrative Fees							
City	\$ 95,599	\$ 55,688	\$ 107,066	\$ 112,536	\$ 118,226	\$ 124,142	\$ 130,296
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Other - One Time Adjustment for Split Parcels	\$ -	\$ 805,806	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TRANSFERS</b>	<b>\$ 1,199,239</b>	<b>\$ 1,707,440</b>	<b>\$ 1,303,904</b>	<b>\$ 1,354,219</b>	<b>\$ 1,406,212</b>	<b>\$ 1,459,951</b>	<b>\$ 1,516,625</b>
Management Consulting Services	\$ 146,914	\$ 232,750	\$ 232,750	\$ 232,750	\$ 232,750	\$ 232,750	\$ 232,750
<b>Loan (CO Due to City)</b>							
Principal	\$ 150,000	\$ 160,000	\$ 165,000	\$ 170,000	\$ 205,334	\$ 205,797	\$ 211,122
Interest	\$ 97,720	\$ 89,468	\$ 80,669	\$ 71,000	\$ 35,797	\$ 31,122	\$ 26,172
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ 247,720	\$ 249,468	\$ 245,669	\$ 241,000	\$ 241,131	\$ 236,919	\$ 237,294
<b>TOTAL EXPENSES</b>	<b>\$ 394,634</b>	<b>\$ 482,218</b>	<b>\$ 478,419</b>	<b>\$ 473,750</b>	<b>\$ 473,881</b>	<b>\$ 469,669</b>	<b>\$ 470,044</b>
<b>CASH FLOW FROM OPERATIONS</b>	<b>\$ 728,516</b>	<b>\$ 353,213</b>	<b>\$ 792,128</b>	<b>\$ 865,512</b>	<b>\$ 940,206</b>	<b>\$ 1,020,587</b>	<b>\$ 1,095,836</b>
<b>BEGINNING FUND BALANCE (7)</b>	<b>\$ 2,577,011</b>	<b>\$ 2,086,127</b>	<b>\$ 1,097,340</b>	<b>\$ 684,467</b>	<b>\$ 1,064,980</b>	<b>\$ 1,105,186</b>	<b>\$ 600,773</b>
<b>DEBT ISSUANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>FUNDS AVAILABLE FOR PROJECTS</b>	<b>\$ 3,305,527</b>	<b>\$ 2,439,340</b>	<b>\$ 1,889,467</b>	<b>\$ 1,549,980</b>	<b>\$ 2,005,186</b>	<b>\$ 2,125,773</b>	<b>\$ 1,696,610</b>
<b>Projects</b>							
MMP 2411 Washington	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bike Share	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEVELOPER AGREEMENTS</b>	<b>\$ -</b>	<b>\$ 12,000</b>	<b>\$ -</b>				
T-1301 Historic District Monumentation	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-1304 Sanitary Sewer Rehabilitation/Substitute Service	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-1307 Historic Sabine Street	\$ 4,700	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-1310 Hemphill Road	\$ 30,000	\$ 780,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
T-1312 Sustainable Streetscapes	\$ 5,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1313 Dow School Park	\$ 1,100,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-1314 Streetscape - Sidewalks, Bicycle Facilities, Curbs and Related Issues	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-1317 Washington Ave Pedestrian Improvements	\$ -	\$ -	\$ -	\$ 460,000	\$ 700,000	\$ -	\$ -
T-1319 Sawyer Street Re-Construction	\$ 3,000	\$ -	\$ -	\$ -	\$ 175,000	\$ 1,500,000	\$ -
T-1320 Pedestrian Crossing Improvements on Washington	\$ -	\$ -	\$ 180,000	\$ -	\$ -	\$ -	\$ -
T-1323 Traffic Sign Replacement	\$ 76,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1399 Safe Sidewalk Program	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
<b>CAPITAL PROJECTS</b>	<b>\$ 1,219,400</b>	<b>\$ 1,330,000</b>	<b>\$ 1,205,000</b>	<b>\$ 485,000</b>	<b>\$ 900,000</b>	<b>\$ 1,525,000</b>	<b>\$ -</b>
<b>TOTAL PROJECTS</b>	<b>\$ 1,219,400</b>	<b>\$ 1,342,000</b>	<b>\$ 1,205,000</b>	<b>\$ 485,000</b>	<b>\$ 900,000</b>	<b>\$ 1,525,000</b>	<b>\$ -</b>
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	\$ 2,086,127	\$ 1,097,340	\$ 684,467	\$ 1,064,980	\$ 1,105,186	\$ 600,773	\$ 1,696,610
<b>Ending Fund Balance</b>	<b>\$ 2,086,127</b>	<b>\$ 1,097,340</b>	<b>\$ 684,467</b>	<b>\$ 1,064,980</b>	<b>\$ 1,105,186</b>	<b>\$ 600,773</b>	<b>\$ 1,696,610</b>

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY21 - FY25 Total	Cumulative Total (To Date)
			Through 2019	Projected 2020	2021	2022	2023	2024	2025		
H	T-1301	Historic District Monumentation	\$ 6,494	-	15,000	-	-	-	-	15,000	21,494
H	T-1304	Sanitary Sewer Rehabilitation/Substitute Service	\$ 246,546	-	150,000	-	-	-	-	150,000	396,546
H	T-1307	Historic Sabine Street	\$ 919,320	4,700	10,000	-	-	-	-	10,000	934,020
H	T-1310	Hemphill Road	\$ 456	30,000	780,000	1,000,000	-	-	-	1,780,000	1,810,456
H	T-1312	Sustainable Streetscapes	\$ 12,000	5,700	-	-	-	-	-	-	17,700
H	T-1313	Dow School Park	\$ 34,775	1,100,000	200,000	-	-	-	-	200,000	1,334,775
H	T-1314	Streetscape - Sidewalks, Bicycle Facilities, Curbs and Related Issues	\$ -	-	150,000	-	-	-	-	150,000	150,000
H	T-1317	Washington Ave Pedestrian Improvements	\$ 1,450	-	-	-	460,000	700,000	-	1,160,000	1,161,450
H	T-1319	Sawyer Street Re-Construction	\$ -	3,000	-	-	-	175,000	1,500,000	1,675,000	1,678,000
H	T-1320	Pedestrian Crossing Improvements on Washington	\$ -	-	-	180,000	-	-	-	180,000	180,000
H	T-1323	Traffic Sign Replacement		76,000		-	-	-	-	-	76,000
H	T-1399	Safe Sidewalk Program	\$ -	-	25,000	25,000	25,000	25,000	25,000	125,000	125,000
<b>Totals</b>			<b>\$ 1,790,710</b>	<b>\$ 1,219,400</b>	<b>\$ 1,330,000</b>	<b>\$ 1,205,000</b>	<b>\$ 485,000</b>	<b>\$ 900,000</b>	<b>\$ 1,525,000</b>	<b>\$ 5,445,000</b>	<b>\$ 8,455,110</b>

\* NOTE:

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\*\*\* NOTE:

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2019	Projected 2020	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	1,790,710	529,400	1,330,000	1,205,000	485,000	900,000	1,525,000	5,445,000	7,765,110
City of Houston	-	690,000	-	-	-	-	-	-	690,000
Grants	-	-	200,000	-	-	-	-	200,000	200,000
Other	-	-	-	-	-	-	-	-	-
<b>Project Total</b>	<b>1,790,710</b>	<b>1,219,400</b>	<b>1,530,000</b>	<b>1,205,000</b>	<b>485,000</b>	<b>900,000</b>	<b>1,525,000</b>	<b>5,645,000</b>	<b>8,655,110</b>



<b>Project:</b>	<b>Sanitary Sewer Rehabilitation/Substitute Service Program and Sidewalk Improvement Project</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1304</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>	22			
<b>Description:</b>	Rerouting of multiple service lines with a single sewer tap into a system consisting of one sanitary sewer service tap per residence and reconstruction of concrete and brick sidewalks on neighborhood streets.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Currently as many as 115 homes share collective sanitary sewer connections, replacement of shared sanitary lines along with the reconstruction of sidewalks will enhance the quality of life of area residents.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	2,904	-	-	-	-	-	-	-	\$ -	\$ 2,904
4	Construction	243,642	150,000	-	150,000	-	-	-	-	\$ 150,000	\$ 393,642
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	Money from COH	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 246,546	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 396,546
<b>Source of Funds</b>											
TIRZ Funds		246,546	100,000	-	150,000	-	-	-	-	\$ 150,000	\$ 396,546
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 246,546	\$ 100,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 396,546

<b>Project:</b>	<b>Historic Sabine Street</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1307</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>	22			
<b>Description:</b>	Construction and reconstruction of historic brick street.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Restoration of existing historic brick street will enhance the quality of life of area residents.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>FTEs</b>						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	52,490		-	-	-	-	-	-	\$ -	\$ 52,490
4	Construction	866,830	10,000	4,700	10,000	-	-	-	-	\$ 10,000	\$ 881,530
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 919,320	\$ 10,000	\$ 4,700	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 934,020
<b>Source of Funds</b>											
TIRZ Funds		919,320	10,000	4,700	10,000	-	-	-	-	\$ 10,000	\$ 934,020
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 919,320	\$ 10,000	\$ 4,700	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 934,020

<b>Project:</b>	<b>Hemphill Road</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1310</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Substitute sanitary sewer service, sidewalk improvements, storm water collection, excavation and paving of Hemphill Road.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Converting the existing 17' wide street with roadside ditches to a 22' wide curb and gutter road will allow sidewalk paths on both sides, improve the existing drainage and widen the existing street by 10-ft.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>FTEs</b>						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	60,000	30,000	30,000	-	-	-	-	\$ 30,000	\$ 60,000
4	Construction	-	-	-	750,000	1,000,000	-	-	-	\$ 1,000,000	\$ 1,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	456	-	-	-	-	-	-	-	\$ -	\$ 456
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		456	-	-	-	-	-	-	-	\$ -	\$ 456
<b>Total Allocations</b>		\$ 456	\$ 60,000	\$ 30,000	\$ 780,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,030,000	\$ 1,060,456
<b>Source of Funds</b>											
TIRZ Funds		456	60,000	30,000	780,000	1,000,000	-	-	-	\$ 1,780,000	\$ 1,810,456
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	200,000	-	-	-	-	\$ 200,000	\$ 200,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 456	\$ 60,000	\$ 30,000	\$ 980,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,980,000	\$ 2,010,456

<b>Project:</b> Sustainable Streetscapes	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1312</b>		
	<b>Location:</b>	H	<b>Geo. Ref.:</b>					
	<b>Served:</b>	H	<b>Neighborhood:</b>					
<b>Description:</b>	Add street trees in appropriate locations in the zone.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>					
			2021	2022	2023	2024	2025	Total
			-	-	-	-	-	\$ -
			-	-	-	-	-	\$ -
<b>Justification:</b>	Project is an opportunity to bring improve the tree canopy in the zone..		-	-	-	-	-	\$ -
			-	-	-	-	-	\$ -
			-	-	-	-	-	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
								-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	12,000	20,000	5,700						\$ -	\$ 17,700
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 12,000	\$ 20,000	\$ 5,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,700
<b>Source of Funds</b>											
TIRZ Funds		12,000	20,000	5,700	-	-	-	-	-	\$ -	\$ 17,700
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 12,000	\$ 20,000	\$ 5,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,700

<b>Project:</b> Dow School Park	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1313</b>		
	<b>Location:</b>	H	<b>Geo. Ref.:</b>					
	<b>Served:</b>	H	<b>Neighborhood:</b>					
<b>Description:</b>	Design and redevelopment of Dow School Park		<b>Operating and Maintenance Costs: (\$ Thousands)</b>					
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Enhance quality of life for area residents.		Svcs. & Chgs.	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	31,775	1,100,000	1,100,000	200,000	-	-	-	-	\$ 200,000	\$ 1,331,775
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	3,000	-	-	-	-	-	-	-	\$ -	\$ 3,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		3,000	-	-	-	-	-	-	-	\$ -	\$ 3,000
<b>Total Allocations</b>		\$ 34,775	\$ 1,100,000	\$ 1,100,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 1,334,775
<b>Source of Funds</b>											
TIRZ Funds		34,775	1,100,000	410,000	200,000	-	-	-	-	\$ 200,000	\$ 644,775
City of Houston		-	-	690,000	-	-	-	-	-	\$ -	\$ 690,000
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 34,775	\$ 1,100,000	\$ 1,100,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 1,334,775

\*NOTE:





<b>Project:</b>	<b>Sawyer Street Re-Construction</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1319</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Phase 1 - Reconstruction of Sawyer Street from intersection at Washington to the RR north of Center. Reconstruction of Sawyer Street from the RR north of Center to the northern boundary of the Tirz will be included in future phases.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Re-constructing Sawyer Rd. will provide better traffic circulation, pedestrian circulation and help spur new economic development.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	3,000	-	-	-	175,000	-	\$ 175,000	\$ 178,000
4	Construction	-	-	-	-	-	-	-	1,500,000	\$ 1,500,000	\$ 1,500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 175,000	\$ 1,500,000	\$ 1,675,000	\$ 1,678,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	3,000	-	-	-	175,000	1,500,000	\$ 1,675,000	\$ 1,678,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 175,000	\$ 1,500,000	\$ 1,675,000	\$ 1,678,000







<b>Project:</b>	<b>Safe Sidewalk Program</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1399</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Improvement of small sections of sidewalk to enhance pedestrian mobility.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Pedestrian Mobility Improvement	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	25,000	-	25,000	25,000	25,000	25,000	25,000	\$ 125,000	\$ 125,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	\$ 125,000
<b>Source of Funds</b>											
TIRZ Funds		-	25,000	-	25,000	25,000	25,000	25,000	25,000	\$ 125,000	\$ 125,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	\$ 125,000

\*NOTE:

## **4. Projects and Engineering**

NOTE: Projects are listed in no particular order and are for discussion only. Projects may be added to the list in the future. Inclusion on the list does not indicate that the project will be implemented.

Short Term/Small Potential Projects		
Project	Description	Notes
Way Finding / Identification	Signs / Seasonal Disks	
Sign Re-hab	Extending sign work North of Washington and in areas not yet complete	
Neighborhood Traffic Calming	Islands / Speed Tables and other improvements	Also could include landscaping and art
Analysis of Crossings on Washington	Evaluate and Propose improvements to Crossings	
Analysis of Crossings on Center Street	Evaluate and Propose improvements to Crossings	
Reforestation Throughout TIRZ	Evaluate tree canopy and identify if additional trees are needed	
Street Lighting Evaluation throughout Zone	Evaluate Street lighting throughout the zone for needed additions	
Pedestrian Lighting evaluation throughout the zone	Evaluate Pedestrian Lighting throughout the zone for needed additions	
Improve Acoustics in Room 102 at MECA	Room 102 has poor acoustics - investigate ceiling tiles or other methods to improve situation	

Short Term/Small Potential Projects		
Project	Description	Notes
Improve A/C in Room 102 at MECA	Room 102 has poor temperture control - investigate additional A/C unit or other methods to improve situation	
Complete missing sidewalks (flatwork only)	Sections of sidewalks are missing (for example Lubbock and State between Colorado and Trinity)	
Plantings at Park for Humans and Dogs	Additional landscaping focused on hummingbirds and butterflies	
Additional Dog Poop Bag Holders	Add Dog Poop Bag Holders at Park for Humans and Dogs	
Blue Tile Street Sign Restoration	Restoration of existing signs and inclusion of signs on street reconstruction projects	
Complete Hydraulic Analysis of Zone	Complete Hydraulic Analysis of Zone	Complete Hydraulic Analysis of entire Zone and recomnedations for improvements that would be the most impactful
Complete Walk, Bike, Transit, Mobility Evaluation of Zone	Complete Walk, Bike Transit Evaluation of Zone	Evaluation of all facilities including ADA compliance and recommendations for improvements that would be the most impactful

NOTE: Projects are listed in no particular order and are for discussion only. Projects may be added to the list in the future. Inclusion on the list does not indicate that the project will be implemented.

Large Projects		
Project	Description	Notes
Hemphill (Lubbock to Washington- 4 blocks)	Full range of reconditioning or reconstruction improvements**	
Hemphill (Memorial Way to Lubbock)	Full range of reconditioning or reconstruction improvements**	
Hemphill (Washington to RR)	Full range of reconditioning or reconstruction improvements**	
Hemphill (Summer to Crocket - 1 block)	Full range of reconditioning or reconstruction improvements**	
Henderson	Full range of reconditioning or reconstruction improvements**	
White	Full range of reconditioning or reconstruction improvements**	
Winter	Full range of reconditioning or reconstruction improvements**	
Edwards	Full range of reconditioning or reconstruction improvements**	
Oliver	Full range of reconditioning or reconstruction improvements**	
Diesel	Full range of reconditioning or reconstruction improvements**	
Brashear	Full range of reconditioning or reconstruction improvements**	

Large Projects		
Project	Description	Notes
Houston Avenue	Improvements to Pedestrian Realm to include Bike Facilities Per Bike Plan	Coordinate with planned City of Houston Project and NHHIP project
Sawyer	Full range of reconditioning or reconstruction improvements Memorial to Washington**	
Sawyer	Full range of reconditioning or reconstruction improvements Washington to RR including Intersections at Washington and Center**	
Sawyer	Full range of reconditioning or reconstruction improvements RR to Crocket**	
Sawyer	Restriping	restripe all or a portion of Sawyer between Washington Ave. and Crocket to include turn lane
Taylor	Full range of reconditioning or reconstruction improvements**	
Union	Full range of reconditioning or reconstruction improvements**	
Decatur	Full range of reconditioning or reconstruction improvements**	
Kane	Full range of reconditioning or reconstruction improvements**	
Lubbock	Full range of reconditioning or reconstruction improvements**	
State	Full range of reconditioning or reconstruction improvements**	

Large Projects		
Project	Description	Notes
ADA/Pedestrian Improvements in Entire Zone	Identify remaining pedestrian areas in Zone that do not meet current ADA/TDLR/City Standard	Potential project or improvements included in other street projects
Crossings on Washington	Strategic Improvements to Crossings on Washington for Bicycle and Pedestrian Safety	Improve pedestrian access at 2 locations on Washington. Provide pedestrian refuge (raised median with crosswalk striping and pedestrian LED's/flashing beacon/lighted pavement, or other pedestrian warning items. Preliminary discussions with HPW indicate interest in identifying options
Crossings on Center	Strategic Improvements to Crossings on Center for Bicycle and Pedestrian Safety	
Center	Full range of reconditioning or reconstruction potential improvements** Note: Center is included in the COH Bike Plan	

Large Projects		
Project	Description	Notes
Bike Facilities - Center	Add Bike Facilities on Center - COH Bike Plan	
Silver(Memorial to Washington)	Full range of reconditioning or reconstruction improvements ** Silver is on the COH Bike Plan	
Silver (Washington to RR)	Full range of reconditioning or reconstruction improvements ** Silver is on the COH Bike Plan	
Bike Facilities - Silver	COH Bike Plan	
Summer Street	Full range of reconditioning or reconstruction improvements **	
Summer Street	extension of Summer Street	extension of summer from Oliver to existing street -
Bike Facilities - Washington Avenue	COH Bike Plan	
Washington Avenue	Hardscape and Sidewalks (Pedestrian Realm) consistent with Washington Venue Plan developed and adopted by the TIRZ - all blocks.	
Washington Avenue	Full range of reconditioning or reconstruction improvements ** Note: Washington is included in the COH Bike Plan	

Large Projects		
Project	Description	Notes
Street Lighting Evaluation throughout Zone	Add street lighting (Cobras) throughout the zone	Free Standing street lights - Lights mounted on wooden poles are part of existing CIP project
Pedestrian Lighting throughout the zone	Add pedestrian lighting throughout the Zone	
Pedestrian Crossing at Memorial Way	It is difficult for pedestrians to cross at Memorial Way - there may be several ways to improve access	
Bury Power Lines	Bury some or all of power lines in zone	
Improve Storm Drainage system througout the zone	Identify ponding issues and mitigate as separate project or component of a larger project	Separate Project or as a component of other projects Inlet placement/drainage - identify missing roadside ditches
Mitigation of leaves/dirt where sidewalks and streets come together	Identify ponding issues and mitigate as separate project or component of a larger project	
Traffic Improvements at Silver Triangle Park on Memorial including possible road closure	Identify traffic improvements to reduce speed	
Improvements to Dow School Park	Improvements to Park to include improved play areas, pavilion and seating	In CIP - Expected Completion January 2020
Sabine Street Reconstruction Lubbock to Washington	Street and Sidewalk Reconstruction	Completed
Sabine Street Reconstruction North of Washington	Full range of reconditioning or reconstruction improvements **	
Memorial Silver Triange Park - Art Bench	Finish Art Bench	In CIP

Large Projects		
Project	Description	Notes
Residential Sewer rehabilitation		in CIP - Expected completion 2019
Oliver Street Localized Flooding Issue	Rework storm water flow under UP line at north end of Oliver	
North Memorial Way	Full range of reconditioning or reconstruction improvements **	
Trinity	Full range of reconditioning or reconstruction improvements **	
Colorado	Full range of reconditioning or reconstruction improvements **	
Bismark	Full range of reconditioning or reconstruction improvements **	
Ash	Full range of reconditioning or reconstruction improvements **	
Dewey	Full range of reconditioning or reconstruction improvements **	
Johnson	Full range of reconditioning or reconstruction improvements **	
National	Full range of reconditioning or reconstruction improvements **	

\*\*Note: Full Range of reconditioning or reconstruction improvements

Each individual street or street segment may need full reconstruction, mill and overlay, additional or improved sidewalks, storm water infrastructure, water and sewer infrastructure. This list is not designed to determine final design. Design and components included in the project will be determined after a thorough analysis of the existing infrastructure.



## Comments to potential projects list

2020

I'm supportive of all items on the potential projects list, but would like to add some additional support to the Room 102 improvements.

There are multiple people in the Zone who have hearing issues of one sort or another, and Dow School has terrible, muddy acoustics. I did some cursory research and there are some budget friendly solutions available in the form of panels or essentially "cloud" like acoustic material that is hung or placed in the room. I don't know if that might be the best low dollar solution, but anything that improves clarity in that room is a good thing.

To the same end, anything that might provide air conditioning without the loud noise from the window unit would also be wonderful. The window a/c creates a ton of background noise, which competes with speech.

2021

I have reviewed the list of potential projects within TIRZ 13 and would ask that the following projects be prioritized in the order listed below:

1. Pedestrian Crossings on Washington
2. Neighborhood Traffic Calming (particularly Hemphill from Memorial Way to Washington)
3. Complete Walk, Bike, Transit, Mobility Evaluation of the Zone
4. Rehabilitation/Reconstruction of Hemphill from Memorial Way to Washington
5. Rehabilitation/Reconstruction of Center
6. Bury Power Lines

January 11, 2021

Phil C. Neisel | Chair

**Old Sixth Ward Redevelopment Authority/ Reinvestment Zone Number Thirteen**

Re: **MECA Building - Phase 1 Visual Structural Review**  
**1900 Kane St, Houston, Texas**  
**Walter P Moore Project No. D03.20282.00**

Dear Phil:

We have completed our Phase 1 Visual Review of the MECA Building in Houston, Texas in accordance with Walter P Moore proposal 20-1880 dated September 16, 2020. This letter summarizes our findings.

## Background

The MECA (Multicultural Education and Counseling through the Arts) building (Photo 1) was reportedly constructed in the late 1910's with additions being installed to the original structure in the 1930's and 1940's. The three-story building is primarily a concrete structure with mass brick exterior walls. Walter P Moore was also notified by the MECA staff on site that exterior restoration of the building was completed in 2010. Listed on the National Register of Historic Places and started as Dow School building, the building is in service and currently houses MECA programs including arts education and multicultural artistic performances and events. Walter P Moore was retained by Old Sixth Ward Redevelopment Authority to provide a Phase 1 visual structural condition assessment for the historic MECA building. The noted observations are primarily grouped based on locations described in the Figure 1 and the referenced photographs are included in Appendix A.



Figure 1: Overall View of MECA reviewed areas

## Field Observations

Walter P Moore representatives visited the referenced facility on December 9, 2020 to perform on-site visual review of the structure. Re-roofing the building was ongoing and we were notified by the MECA staff that a building envelop repair project is planned. The following observations were noted during our visual review of existing conditions. Our observations were made through a limited walk-through review of the school building and was limited to those portions of the structure and framing that were exposed and readily observable from the available access points.

No testing or exploratory openings were performed as part of this Phase I assessment.

### Building Main Entrance and North Elevation

1. The concrete slab under the Level 1 floor through to the old mechanical room has significantly deteriorated. The bottom bars of the slab are exposed, have corroded, and have broken and the loose concrete has fallen into the ventilation shaft under the slab (Photos 2 and 3).
2. Missing bricks and severely deteriorated mortar were noted near the gateways and at the base of the arches in the vaulted structure under the main staircase (Photos 4 and 5).
3. Loose bricks were noted in the corner of the mass wall of the 1<sup>st</sup> floor under the main entrance (Photo 6). This appeared to be an intersecting wall that was removed and not adequately repaired.
4. The staircase slab was spalling overhead in the vaulted structure under the main staircase. (Photo 7).
5. Overhead spalling was observed in the storage room under the main entrance (Photo 8).

### West Entrance and Elevation

6. Some bricks at a parapet wall appeared to be bulged (Photo 9). It was not clear if the bulged bricks were repaired or stabilized in place or not. No evidence of distress at the inner portion of the parapet wall was observed from the roof level.
7. The west entrance exhibited cracking of the exterior walls downwards from the corners of doors and along the exterior wall (Photo 10).
8. The west entrance exhibited cracking of the exterior walls upwards from the arches (Photos 11 and 12).
9. One of the bricks in the arch appeared to have shifted downwards (Photo 12).
10. Interior finishes also showed signs of cracking and separation from the walls (Photo 13).
11. Exterior wall appears to be separated from the stairs (Photo 14).

### **East Entrance and Elevation**

12. Deteriorated wood handrail was observed on the ramp to the east entrance (Photo 15).
13. Spalling was observed at the curb in the north side of the East Entrance (Photo 16).

### **East Wing Extension**

14. The door stop in the southwest corner has spalled (Photo 17).
15. The sill of the window ledges at the southeast corner and north elevation have spalled (Photo 18).
16. The north elevation exhibited stairstep cracking from window corners (Photos 19).
17. Cracking of interior walls was noted at the transition between the original building and the East Wing Extension (Photo 20).

### **Conditions Noted Within the Remainder of The Building**

18. The clay tile infill in the garage has cracked (Photo 21).
19. An improperly fastened roof access ladder was observed (Photos 22 & 23).
20. Carport columns and beam splices were exhibiting signs of minor corrosion (Photos 24 and 25).
21. An overhead spall was noted in the East Stairway, at the top of windows on the 3<sup>rd</sup> floor, as well as on the southern end of the theatre room (Photo 26 and 27).
22. Substantial numbers of loose bricks were found at the roof primarily removed from corners (Photo 28)

### **Discussion of Findings**

The structure is currently exhibiting signs of deterioration, most of which are attributable to the age of the building. During the course of our review, we identified four distress conditions that should be addressed, monitored, or further investigated in the short term to prevent further deterioration and potential failures and to maintain serviceability of the building. These conditions are discussed in the following sections.

#### **Bulged Veneer Bricks at the West Elevation's Parapet Wall**

The veneer bricks at the West Elevation parapet appeared to be bulged and potentially dislodged. The parapet appears plumb on the interior (roof side) face but bulging outward on the exterior. No history of any previous condition, repairs, or stabilization was available at the time of our visit. Further close evaluation of the distressed brick, using aerial lift, is recommended to determine the future course of action for this item. If not addressed in a timely manner, the dislodged brick may continue to move and eventually pose an overhead safety hazard to the building patrons.

## Concrete Spalling and Corroded Reinforcement at The Ventilation Shaft

The building has reportedly been flooded multiple times and the existing ventilation shaft has been filled with water during each flood event. Corrosion of embedded reinforcing steel due to exposure to water is a common cause of concrete spalling. Spalling typically occurs at locations where rebar has corroded, this corrosion expands the bar eventually applying enough tensile force in a localized area and delaminating the concrete. Once the concrete has delaminated, it is no longer protecting the steel and drives further corrosion in the localized area. Significant spalled concrete, corrosion on the reinforcement and broken reinforcement were observed at the underside of the shaft. If not addressed, the observed spalling and corrosion will exacerbate over time and will eventually compromise the structural integrity of the slab.

## Masonry Distress at The West Entrance

The observed masonry distress at the west entrance collectively suggest an ongoing movement of the wall. The dislodged bricks in the arch and the cracked joints above it appeared to have been repaired previously and additional movement has occurred since the last repairs, reportedly in 2010. This indicates the root cause for this distress has not been addressed yet. If not addressed properly, the cracking will continue and the dislodged brick can potentially fall, creating an overhead safety hazard for the building patrons.

## Miscellaneous Overhead Spalls

Overhead cracking and spalling were noted at a variety of locations within the building. The primary reason for such spalling in interior spaces is water infiltration. The spalls noted were primarily near exterior walls or near window ledges and the location of these spalls further provides evidence that the spalls are likely due to moisture infiltration. Visible signs of moisture infiltration were also typically noted throughout the building at openings and at locations below roof transitions. Walter P Moore understands that a building envelope restoration project is currently underway in order to mitigate moisture infiltration. Should the water infiltration issues not be resolved, the observed overhead spalling will continue to occur near locations of infiltration.

## Conceptual Recommendations

Based on the findings of our review, we propose the following conceptual recommendations described below to address the ongoing structural damage. Note that evaluation and implementation of the conceptual recommendations will require additional engineering analysis and design.

### High-Priority Recommendation

1. It is highly recommended to further evaluate the condition of the bulged bricks at a parapet wall at the west elevation. Depending on the findings of such a close evaluation, distressed overhead brick masonry units may require emergency containment (e.g. netting) or stabilization to prevent fall hazard concerns.

### Primary Recommendations

2. Repair the distressed slab at the ventilation shaft. Assuming the ventilation shaft is no longer required at the building with the modern air conditioning, the existing slab can be strengthened from the underside by filling the shaft with flowable fill or erecting supplemental steel framing. Alternatively, the slab can be strengthened from the top side.

3. Implement a periodic (e.g. semiannual) monitoring plan for the distressed walls at the west entrance. Crack gauges can be installed at the observed cracks to monitor their size and growth rate. A proper repair strategy can then be determined.
4. Rebuild the corner at the intersecting wall that appeared to be removed.
5. Properly fasten the roof access ladder.
6. Consult with a mason to properly replace missing and reset loose bricks at the roof and in the areas near the main entrance.
7. Repair any overhead spalls by removing any delamination and cleaning the steel (if present) before patching the area.

### **Non-structural Recommendations**

8. Repair spalled steps, door stops, windowsills, and window ledges.
9. Repoint cracked masonry joints.
10. Repair the deteriorated wood handrails.
11. Clean and coat the corroded carport columns and beam splices.
12. Ensure the window unit AC systems are properly supported.
13. Monitor interior finishes for signs of water infiltration after the anticipated re-roofing and re- fenestration is complete. Notify engineer / architect of any signs of additional moisture infiltration.

### **Limitations**

This report has been prepared to assist Old Sixth Ward Redevelopment Authority/ Reinvestment Zone Number Thirteen understand the nature and type of distress observed in this study and determine a future course of action. Walter P Moore visually observed the typical wood distress condition as part of our evaluation.

Walter P Moore has no direct knowledge of, and offers no warranty regarding the condition of concealed construction or subsurface conditions beyond what was revealed in our review. Any comments regarding concealed construction or subsurface conditions are our professional opinion, based on engineering experience and judgment, and derived in accordance with current standard of care and professional practice.

Various other non-structural, cosmetic and structural damage unrelated to this assessment may have been observed throughout the structure, some of which are discussed in general in this report. However, a detailed inventory of all cosmetic, nonstructural and structural damage was beyond the scope of our assessment. Comments in this report are not intended to be comprehensive but are representative of observed conditions. In this study we did not include review of the design, review of concealed conditions, or detailed analysis to verify adequacy of the structure to carry the imposed loads and to check conformance to the applicable codes. Repair recommendations discussed herein are conceptual and will require additional engineering design for implementation.

We have made every effort to reasonably present the various areas of concern identified during our site visits. If there are perceived omissions or misstatements in this report regarding the observations made, we ask that they be brought to our attention as soon as possible so that we have the opportunity to fully address them in a timely manner.

This report has been prepared on behalf of and for the exclusive use of Old Sixth Ward Redevelopment Authority/ Reinvestment Zone Number Thirteen. This report and the findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party or used or relied upon by any other party, in whole or in part, without our prior written consent.

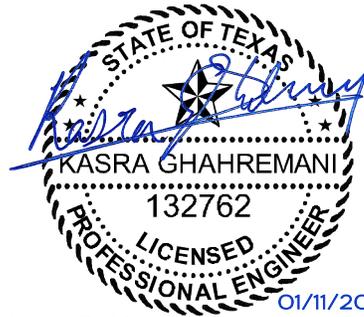
Sincerely,

**WALTER P. MOORE AND ASSOCIATES, INC.**  
TBPE Firm Registration Number 1856



E.I.T.

Michael Cobb, E.I.T.  
Graduate Engineer  
Diagnostics Group



Walter P. Moore and Associates, Inc.  
TBPE Firm Registration No. 1856

Kasra Ghahremani, PhD., P.E.  
Senior Associate  
Diagnostics Group

## Appendix - Photographs



**01** MECA Building main entrance



**02** Exposed, corroded bars and fallen concrete in ventilation shaft under slab



**03** Exposed corroded rebar on back entrance to ventilation shaft



**04** Missing bricks at gate under bearing end of concrete beam



05 Missing bricks and severely deteriorated mortar at the springpoint



06 Loose and missing bricks in an intersecting brick wall



**07** Spalling overhead slab under main entrance



**08** Overhead spall in the interior storage room under the main entrance



09 West elevation, the area with bulged bricks is enlarged



10 Stairstep cracking in exterior wall



**11** Stair step cracking above the arch



**12** Close-up view of the cracking and dislodged brick at west entrance



**13** Separation of Interior finishes at the West Entrance



**14** Separation between stair and wall



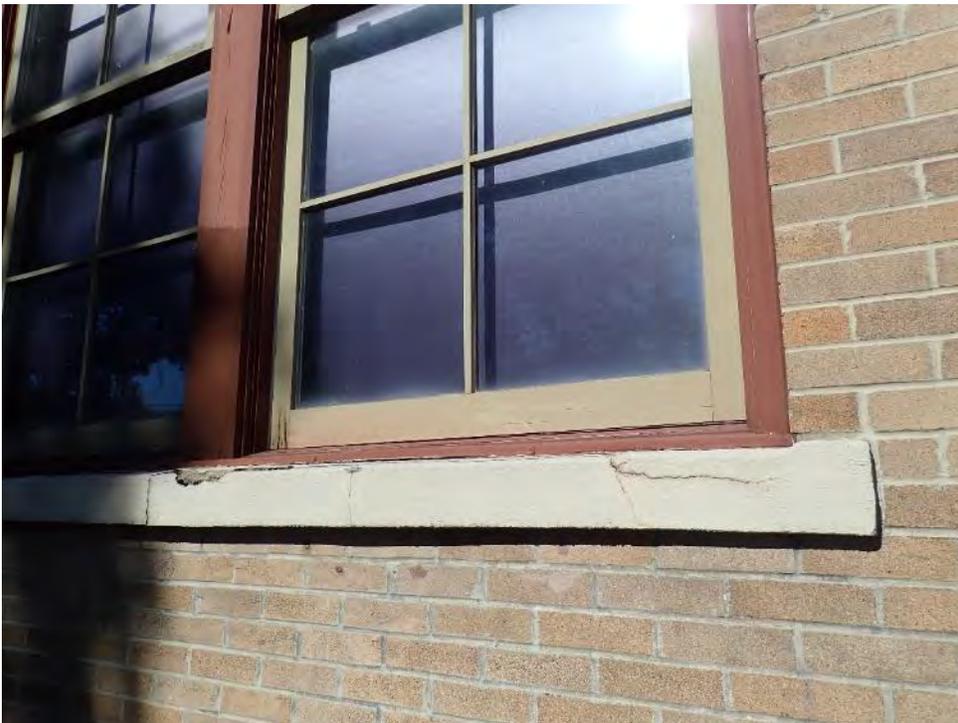
15 Deteriorated wood handrail at East Entrance3



16 Spalling curb on North side of East Entrance



**17** Spalled concrete door stop at Southwest Corner



**18** Spalled window ledge in Southwest corner



19 Stair step cracking



20 Cracking at transition between original building and extended East Wing



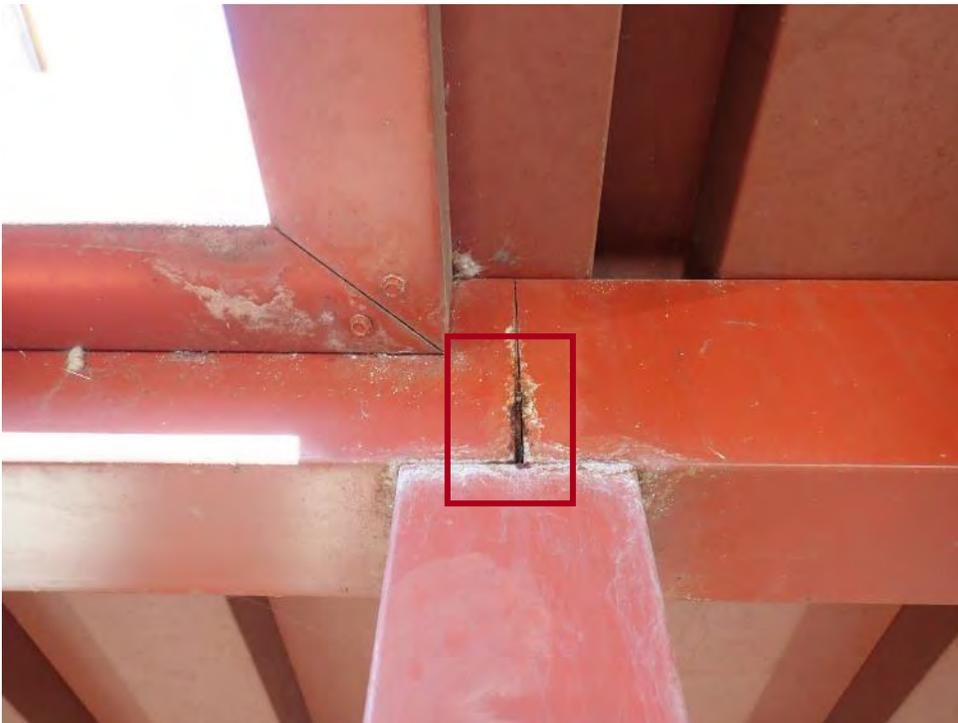
21 Cracking of clay infill tiles



22 Missing roof access ladder support



23 Loose roof access ladder support



24 Corrosion at carport beam splices



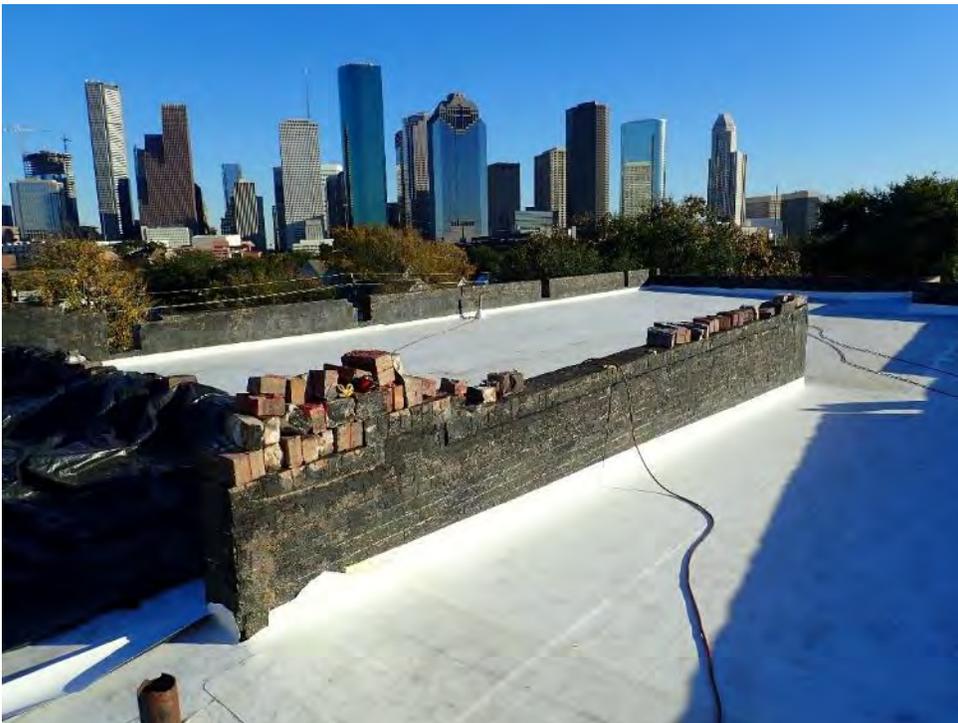
25 Latent moisture and corrosion at base of column



26 Overhead spill in South Stairway



27 Spall above window on 3<sup>rd</sup> floor (Typical)



28 Loose bricks removed from parapet by contractor

Description	Detail	Dist./Quantity	Code Required	Provided	Total Cost	Cost Above Code	TIRZ Participation	Notes
Summer Street Improvements	The Extension and upgrade of streetscape, sidewalks, etc. landscaping, irrigation along the southern side of Summer street							
	Sidewalk	279	\$23,576 (5')	\$25,110 (6')	\$25,110	\$1,535	\$1,535	100% Participation in the cost above code
	Landscape and Irrigation		\$20,000	\$161,000	\$161,000	\$141,000	\$70,500	50% Participation in the cost above code
	Improved Pedestrian Lighting		\$0	\$85,000	\$85,000	\$85,000	\$85,000	100% Participation if using OSWRA Pedestrian Lighting
Taylor Street Improvements	Improvement of Taylor Street into a pedestrian friendly alley*		\$0	\$107,650	\$107,000	\$107,000	\$107,000	100% Participation with Public Access Easement for a minimum of 40 years – provision for repayment if property redeveloped and Public Access Easement eliminated
	Total Potential Reimbursement						\$264,035	

\*Taylor Street Terms

- Ownership can control hours of operation (approximately 7am-10pm) (specifics to be negotiated)
- Ownership can control usage types (e.g. no camping, loitering, selling, and others...) (specifics to be negotiated)
- Owner can use the extension for private parties for a specified number/year (specifics to be negotiated – TIRZ suggested 4-6 days per year – Greystar suggested 12 days per year)
- Ownership will have a mechanism to terminate or renegotiate easement (repayment to the TIRZ if property is redeveloped in less than 40 years)
- Easement will be Limited to a certain number of years (40 years is the approximate useful life of a commercial building)
  - 40 years.
- There should be some reasonable ability to open discussions for change if necessary (potential to amend rules if issues come up in the future)
- The easement rights would be deeded to the city.

Other Terms (not all inclusive)

- Reimbursement would be 50% of available increments (after project is completed) from the specified property (Available is increment – affordable housing, administration, municipal services fee and any other fees or payments required by the City or other participant in the TIRZ)
- Base year for the agreement – Taxable Value 2021 if work has started (later if work does not start in 2021)
- Maintenance agreement for all improvements with the City is required.
- Review and approval of improvements required.
- Signage required during construction
- Photos required before and after
- Reimbursement would not start until all improvements are completed and the Buildings are complete and have their CO -
- Audit required prior to any reimbursement.
- Other items as negotiated or per the TIRZ Development Agreement Guidelines.



10011 Meadowglen Lane  
Houston, Texas 77042  
EHRAinc.com | 713.784.4500  
TBPE No. F-726 | TBPLS No. 10092300

## T.I.R.Z. NO. 13/OLD SIXTH WARD REDEVELOPMENT AUTHORITY ENGINEERING REPORT

**Date:** Through March 10, 2021

Date of Board Meeting: March 17, 2021

**Engineer:** Kyle Macy, P.E.

Signature

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Agenda Item 4.f-g, Engineering

### F. Engineering Consultant's Report

- i. Update Substitute Sanitary Sewer Connections, Phase 2B:
  1. EHRA Inspector met with Texas Pride in the field in January and Texas Pride submitted documents to EHRA. EHRA is reviewing documents and working to close this task out.

**ACTION ITEM: None at this time.**

- ii. Hemphill Reconstruction.

1. UPDATE: Hemphill Preliminary Engineering Report (PER).  
Work Authorization No. 13-T-1310-WA1-2020-TOPO

EHRA has completed and received an approved variance request from the COH as of February 10, 2021. This variance for 20-foot pavement width is being incorporated into design alternatives for the Report.

The COH has released updated requirements for the DCR process and this information is being reviewed and discussed with the COH. Additionally, the COH has released new storm water detention requirements that overrides all previous analysis efforts. The new requirements require additional scope for design and is being review by EHRA, and coordinated with the COH.

EHRA will request the final review meeting from HPW upon finalization of the design alternatives.

**ACTION ITEM: Update on status**

2. (T-1310) Hemphill Street Improvements  
Work Authorization No. 21-01

This work will begin after HPW has approved the Hemphill DCR.

iii. General Engineering work authorizations.

**ACTION ITEM: None at this time.**

**NOTE:** For Active Work Authorizations Summary and General Timeline see attached Exhibit 1 and 2.

- G. Approve related pay estimates or change orders, work authorizations or other design, construction, or management contract administration items, and authorize other appropriate action.**

**T.I.R.Z. NO. 13/OLD SIXTH WARD REDEVELOPMENT AUTHORITY  
WORK AUTHORIZATION SUMMARY ( THROUGH FEB 11, 2021)**



**10011 Meadowglen Lane  
Houston, Texas 77042  
EHRAinc.com | 713.784.4500  
TBPE No. F-726 | TBPLS No. 10092300**

**EXHIBIT 1: Active Work Authorization SUMMARY**

CIP # & WA #	Current Phase	Description	Total Value	Spent	Percent Complete	Expected Bid Phase	Expected Completion
1310 & 13-T-1310-WA1-2020	DCR	Through the Design Concept Report process with Houston Public Works, the Hemphill Reconstruction project will be approved with a design alternative prior to design.	\$41,000.00	\$39,650.00	97%	N/A	Q1 2021
1310 & 21-01	N/A	Design of Hemphill Reconstruction complete with plan approvals	\$120,500.00	\$0.00	0%	Q2/Q3 2021	Q2 2021

**EXHIBIT 2: Active Work Authorization ANTICIPATED TIMELINE**

CIP 1310 – Hemphill Reconstruction Design Concept Report (DCR)		
Item	Date / Window	Description
1	7/30/2020	Existing Conditions Meeting With HPW
2	Q1/2021	Variance for 20 foot pavement width approved Feb 10, 2021. Adjust design alternative for change and coordinate meeting for Final DCR Review with HPW
3	Q1/2021	Final Report submittal after addressing HPW comments from Final DCR Review for final design alternative

CIP 1310 - Hemphill Reconstruction Design		
Item	Date / Window	Description
1	TBD	Start pending Final DCR approval from HPW



**Monthly Financial Report Summary**  
**February Board Meeting**  
**Wednesday, February 17, 2021**

At the beginning of December, the Old Sixth Ward Redevelopment Authority (OSWRA) beginning Operating Fund Balance was \$1,772,886. During the month, OSWRA received 96% of its income from payments received towards the Mobility Study (\$12,500). OSWRA processed \$57,770 in disbursements during the period. 76% of the disbursement related to payments to Traffic Engineers for the Mobility Study (\$31,695) and to SMW Principle Solutions for administrative consulting (\$12,276). The ending balance as of month end January 31, 2021 was \$1,728,200.

The invoices pending approval total \$48,114. \$50,000 needs to be transferred to the Operating Account to cover the pending invoices. See attached "Unpaid Bills Detail" Reports on page 3.

Capital Improvement Project spending for the period totaled \$37,280. The funds were mainly spent towards the Streetscape project. See page 4 for the "Capital Projects Detail" Reports.

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**  
**General Operating Fund**  
 As of January 31, 2021

**BEGINNING BALANCE :** \$ **1,772,885.86**

**REVENUE**

Money Market	350.63	Interest
Texas Class Investment	5.36	Interest
Invoice Payments	12,500.00	Mobility Study Payment
Money Market	223.30	Interest
Texas Class Investment	4.70	Interest

**Total Revenue** 13,083.99

**DISBURSEMENTS**

ACH	Bracewell LLP	6,622.00
ACH	SMW Principle Solutions	6,452.76
ACH	Traffic Engineers Inc	31,695.00
ACH	Prosperity Bank	32.90
ACH	Bracewell LLP	3,386.50
ACH	Edminster Hinshaw Russ	500.00
ACH	SMW Principle Solutions	5,822.85
ACH	The Morton Accounting	2,400.00
ACH	Prosperity Bank	33.00
2559	The captioning Company	825.00

**Total Disbursements** 57,770.01

**ENDING BALANCE :** \$ **1,728,199.84**

<b>LOCATION OF ASSETS</b>	<b>Interest Rate</b>	<b>January 31, 2021 Balance</b>
Prosperity Bank Operating		9,514.18
Prosperity Money Market Account	0.16%	1,646,774.19
Texas Class Investment	0.08%	71,911.47
<b>Total Account Balance</b>		<u><u>\$ <b>1,728,199.84</b></u></u>

**Old Sixth Ward Redevelopment Authority**  
**Unpaid Bills Detail**  
**As of February 12, 2021**

Type	Date	Num	Memo	Due Date	Open Balance
<b>Bracewell LLP</b>					
Bill	01/31/2021	21900297	General Legal through January 31, 2021	02/10/2021	527.00
Bill	01/31/2021	21900296	Admin- Meeting through January 31, 2021	02/10/2021	466.50
Total Bracewell LLP					993.50
<b>Edminster Hinshaw Russ &amp; Associates Inc</b>					
Bill	12/01/2020	84934	Hemphill Street Prelim Engineering through 9.21.20	12/11/2020	4,050.00
Bill	01/21/2021	86166	General Engineering Consultant - \$20,000	01/31/2021	1,312.50
Bill	01/28/2021	86296	General Engineering Consultant - \$20,000	02/07/2021	375.00
Total Edminster Hinshaw Russ & Associates Inc					5,737.50
<b>eLsqrd Media Group</b>					
Bill	12/01/2020	6	Website Development and Graphic Design	12/11/2020	4,890.00
Total eLsqrd Media Group					4,890.00
<b>SMW Principle Solutions, Inc.</b>					
Bill	01/31/2021	1325	Administrative Consulting January 2021	02/10/2021	5,662.50
Total SMW Principle Solutions, Inc.					5,662.50
<b>Traffic Engineers Inc</b>					
Bill	12/31/2020	13042	Mobility Planning Study - Project Cost \$153,000	01/10/2021	11,938.00
Bill	01/31/2021	13059	Mobility Planning Study - Project Cost \$153,000	02/10/2021	18,892.00
Total Traffic Engineers Inc					30,830.00
<b>TOTAL</b>					<b>48,113.50</b>

**Old Sixth Ward Redevelopment Authority  
Capital Projects Detail**

Accrual Basis

December 2020 through January 2021

Type	Date	Num	Name	Memo	Amount
<b>Capital Improvement Project</b>					
<b>T-1310 Hemphill Road</b>					
Bill	12/01/2020	84934	Edminster Hinshaw Russ & Associ...	Hemphill Street Prelim Engineering through 9.21.20	4,050.00
Bill	12/31/2020	1320	SMW Principle Solutions, Inc.	December 2020 - Consulting	450.00
Bill	01/31/2021	1325	SMW Principle Solutions, Inc.	January 2021 - Consulting	562.50
Total T-1310 Hemphill Road					5,062.50
<b>T-1314 Streetscape</b>					
Bill	12/31/2020	1320	SMW Principle Solutions, Inc.	December 2020 - Consulting	1,125.00
Bill	12/31/2020	13042	Traffic Engineers Inc	Mobility Planning Study - Project Cost \$153,000	11,938.00
Bill	01/31/2021	13059	Traffic Engineers Inc	Mobility Planning Study - Project Cost \$153,000	18,892.00
Bill	01/31/2021	1325	SMW Principle Solutions, Inc.	January 2021 - Consulting	262.50
Total T-1314 Streetscape					32,217.50
Total Capital Improvement Project					37,280.00
<b>TOTAL</b>					<b>37,280.00</b>

## Old Sixth Ward Redevelopment Authority

## Profit &amp; Loss Budget vs. Actual

02/15/21

Accrual Basis

July 2020 through January 2021

	Jul '20 - Jan 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
COH TIRZ Increment	0.00	1,245,535.00	-1,245,535.00	0.0%
Grant Proceeds	12,500.00	200,000.00	-187,500.00	6.3%
HISD TIRZ Increment	0.00	253,009.00	-253,009.00	0.0%
Interest Income - City TIRZ Fun	0.00	784.00	-784.00	0.0%
Interest Income Money Market	2,412.39	5,500.00	-3,087.61	43.9%
<b>Total Income</b>	<b>14,912.39</b>	<b>1,704,828.00</b>	<b>-1,689,915.61</b>	<b>0.9%</b>
<b>Cost of Goods Sold</b>				
<b>Capital Improvement Project</b>				
T-1301 Entry Monumentation	0.00	15,000.00	-15,000.00	0.0%
T-1304 Sanitary Sewer Rehab	0.00	150,000.00	-150,000.00	0.0%
T-1307 Historic Sabine Street	0.00	14,661.00	-14,661.00	0.0%
T-1310 Hemphill Road	16,812.50	1,781,050.00	-1,764,237.50	0.9%
T-1312 Sustainable Streetscapes	0.00	0.00	0.00	0.0%
T-1313 Dow School Park	4,544.13	200,000.00	-195,455.87	2.3%
T-1314 Streetscape	79,804.50	150,000.00	-70,195.50	53.2%
T-1319 Sawyer St Reconstruction	0.00	0.00	0.00	0.0%
T-1320 Pedestrian Crossing Wash	0.00	180,000.00	-180,000.00	0.0%
T-1323 Traffic Sign Replacement	0.00	0.00	0.00	0.0%
T-1399 Concrete Panel Replaceme	0.00	25,000.00	-25,000.00	0.0%
<b>Total Capital Improvement Project</b>	<b>101,161.13</b>	<b>2,515,711.00</b>	<b>-2,414,549.87</b>	<b>4.0%</b>
<b>Total COGS</b>	<b>101,161.13</b>	<b>2,515,711.00</b>	<b>-2,414,549.87</b>	<b>4.0%</b>
<b>Gross Profit</b>	<b>-86,248.74</b>	<b>-810,883.00</b>	<b>724,634.26</b>	<b>10.6%</b>
<b>Expense</b>				
Bank Service Charges	223.00	0.00	223.00	100.0%
Interest Expense	0.00	89,468.00	-89,468.00	0.0%
Municipal Services Costs	0.00	142,891.00	-142,891.00	0.0%
<b>Program and Project Consultatnt</b>				
Engineering Consultant	4,437.50	35,000.00	-30,562.50	12.7%
Legal Fees	6,357.50	35,000.00	-28,642.50	18.2%
Program Consultant	0.00	20,000.00	-20,000.00	0.0%
Tax Consultants	1,941.00	2,000.00	-59.00	97.1%
<b>Total Program and Project Consultatnt</b>	<b>12,736.00</b>	<b>92,000.00</b>	<b>-79,264.00</b>	<b>13.8%</b>
<b>TIRZ Administration &amp; Overhead</b>				
Accounting Fees	8,115.80	15,000.00	-6,884.20	54.1%
Administration Consultant	57,402.98	100,000.00	-42,597.02	57.4%
Audit Fees	8,300.00	16,300.00	-8,000.00	50.9%
Insurance Expense	-53.00	2,250.00	-2,303.00	-2.4%
Office Expenses	5,715.00	15,000.00	-9,285.00	38.1%
<b>Total TIRZ Administration &amp; Overhead</b>	<b>79,480.78</b>	<b>148,550.00</b>	<b>-69,069.22</b>	<b>53.5%</b>
<b>Utilities</b>	<b>1,016.80</b>			
<b>Total Expense</b>	<b>93,456.58</b>	<b>472,909.00</b>	<b>-379,452.42</b>	<b>19.8%</b>
<b>Net Ordinary Income</b>	<b>-179,705.32</b>	<b>-1,283,792.00</b>	<b>1,104,086.68</b>	<b>14.0%</b>
<b>Other Income/Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>-179,705.32</b>	<b>-1,283,792.00</b>	<b>1,104,086.68</b>	<b>14.0%</b>

**Old Sixth Ward Redevelopment Authority**  
**Balance Sheet Prev Year Comparison**  
**As of January 31, 2021**

	Jan 31, 21	Jan 31, 20	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Prosperity Money Market	1,646,774.19	46,159.95	1,600,614.24	3,467.5%
Prosperity Operating Account	9,247.38	9,704.57	-457.19	-4.7%
Texas Class Investment Acct 781	71,911.47	1,568,774.65	-1,496,863.18	-95.4%
<b>Total Checking/Savings</b>	1,727,933.04	1,624,639.17	103,293.87	6.4%
<b>Accounts Receivable</b>				
Accounts Receivable	0.00	90,000.00	-90,000.00	-100.0%
<b>Total Accounts Receivable</b>	0.00	90,000.00	-90,000.00	-100.0%
<b>Other Current Assets</b>				
Prepaid Insurance	1,142.68	1,376.25	-233.57	-17.0%
<b>Total Other Current Assets</b>	1,142.68	1,376.25	-233.57	-17.0%
<b>Total Current Assets</b>	1,729,075.72	1,716,015.42	13,060.30	0.8%
<b>TOTAL ASSETS</b>	<b>1,729,075.72</b>	<b>1,716,015.42</b>	<b>13,060.30</b>	<b>0.8%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
Accounts Payable	48,024.40	37,212.25	10,812.15	29.1%
<b>Total Accounts Payable</b>	48,024.40	37,212.25	10,812.15	29.1%
<b>Other Current Liabilities</b>				
Cert Of Obligation Current Prin	160,000.00	150,000.00	10,000.00	6.7%
Cert of Obligation Int Accrual	29,823.11	32,573.52	-2,750.41	-8.4%
Retainage Payable	0.00	32,014.31	-32,014.31	-100.0%
<b>Total Other Current Liabilities</b>	189,823.11	214,587.83	-24,764.72	-11.5%
<b>Total Current Liabilities</b>	237,847.51	251,800.08	-13,952.57	-5.5%
<b>Long Term Liabilities</b>				
Certificate of Obligation	1,466,715.00	1,626,715.00	-160,000.00	-9.8%
<b>Total Long Term Liabilities</b>	1,466,715.00	1,626,715.00	-160,000.00	-9.8%
<b>Total Liabilities</b>	1,704,562.51	1,878,515.08	-173,952.57	-9.3%
<b>Equity</b>				
Fund Balance	-1,947,125.65	-1,947,125.65	0.00	0.0%
Unrestricted Net Assets	2,151,344.18	2,684,210.72	-532,866.54	-19.9%
Net Income	-179,705.32	-899,584.73	719,879.41	80.0%
<b>Total Equity</b>	24,513.21	-162,499.66	187,012.87	115.1%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,729,075.72</b>	<b>1,716,015.42</b>	<b>13,060.30</b>	<b>0.8%</b>

# Old Sixth Ward Redevelopment Authority

## Profit & Loss Detail

July 2020 through January 2021

Type	Date	Num	Name	Memo	Amount
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Grant Proceeds</b>					
Invoice	12/02/2020	4	Silver Street	Mobility Study Funding	6,250.00
Invoice	12/02/2020	5	The Deal Company	Mobility Study Funding	6,250.00
Total Grant Proceeds					12,500.00
<b>Interest Income Money Market</b>					
Deposit	07/31/2020			Interest	363.58
Deposit	07/31/2020			Interest	15.62
Deposit	08/31/2020			Interest	310.80
Deposit	08/31/2020			Interest	11.49
Deposit	09/30/2020			Interest	409.45
Deposit	09/30/2020			Interest	8.36
Deposit	10/31/2020			Interest	352.67
Deposit	10/31/2020			Interest	7.95
Deposit	11/30/2020			Interest	341.36
Deposit	11/30/2020			Interest	7.12
Deposit	12/31/2020			Interest	350.63
Deposit	12/31/2020			Interest	5.36
Deposit	01/31/2021			Interest	4.70
Deposit	01/31/2021			Interest	223.30
Total Interest Income Money Market					2,412.39
Total Income					14,912.39
<b>Cost of Goods Sold</b>					
<b>Capital Improvement Project</b>					
<b>T-1310 Hemphill Road</b>					
Bill	07/27/2020	83803	Edminster Hinshaw Russ & Asso...	Hemphill Street Prelim Engineering through 7.20.20	8,150.00
Bill	07/31/2020	1288	SMW Principle Solutions, Inc.	June 2020 Consulting	225.00
Bill	08/31/2020	1291	SMW Principle Solutions, Inc.	August 2020 Consulting	225.00
Bill	08/31/2020	84270	Edminster Hinshaw Russ & Asso...	Hemphill Street Prelim Engineering through 8.17.20	2,700.00
Bill	10/31/2020	1302	SMW Principle Solutions, Inc.	October 2020 - Consulting	150.00
Bill	11/30/2020	1315	SMW Principle Solutions, Inc.	November 2020 - Consulting	300.00
Bill	12/01/2020	84934	Edminster Hinshaw Russ & Asso...	Hemphill Street Prelim Engineering through 9.21.20	4,050.00
Bill	12/31/2020	1320	SMW Principle Solutions, Inc.	December 2020 - Consulting	450.00
Bill	01/31/2021	1325	SMW Principle Solutions, Inc.	January 2021 - Consulting	562.50
Total T-1310 Hemphill Road					16,812.50
<b>T-1313 Dow School Park</b>					
Bill	07/31/2020	1288	SMW Principle Solutions, Inc.	June 2020 Consulting	262.50
Bill	08/31/2020	1291	SMW Principle Solutions, Inc.	August 2020 Consulting	337.50
Bill	10/14/2020	1920-1	Millis Development & Constructio...	Repair and replace Wooden Swing Structure	3,756.63
Bill	10/31/2020	1302	SMW Principle Solutions, Inc.	October 2020 - Consulting	187.50
Total T-1313 Dow School Park					4,544.13
<b>T-1314 Streetscape</b>					
Bill	07/31/2020	1288	SMW Principle Solutions, Inc.	June 2020 Consulting	450.00
Bill	08/31/2020	1291	SMW Principle Solutions, Inc.	August 2020 Consulting	1,875.00
Bill	09/18/2020	2076	Houston Bike Share	Sawyer Yards BCycle Station	6,984.00
Bill	09/18/2020	2077	Houston Bike Share	South Yard BCycle Station	4,258.00
Bill	10/31/2020	1302	SMW Principle Solutions, Inc.	October 2020 - Consulting	1,875.00
Bill	11/30/2020	12996	Traffic Engineers Inc	Mobility Planning Study - Project Cost \$153,000	31,695.00
Bill	11/30/2020	1315	SMW Principle Solutions, Inc.	November 2020 - Consulting	2,325.00
Bill	12/31/2020	1320	SMW Principle Solutions, Inc.	December 2020 - Consulting	1,125.00
Bill	12/31/2020	13042	Traffic Engineers Inc	Mobility Planning Study - Project Cost \$153,000	11,938.00
Bill	01/31/2021	13059	Traffic Engineers Inc	Mobility Planning Study - Project Cost \$153,000	18,892.00
Bill	01/31/2021	1325	SMW Principle Solutions, Inc.	January 2021 - Consulting	262.50
Total T-1314 Streetscape					79,804.50
Total Capital Improvement Project					101,161.13
Total COGS					101,161.13
Gross Profit					-86,248.74

# Old Sixth Ward Redevelopment Authority

## Profit & Loss Detail

July 2020 through January 2021

Type	Date	Num	Name	Memo	Amount
<b>Expense</b>					
<b>Bank Service Charges</b>					
Check	07/31/2020			Service Charge	25.00
Check	08/31/2020			Service Charge	33.30
Check	09/30/2020			Service Charge	32.80
Check	10/31/2020			Service Charge	33.00
Check	11/30/2020			Service Charge	33.00
Check	12/31/2020			Service Charge	33.00
Check	01/31/2021			Service Charge	32.90
Total Bank Service Charges					223.00
<b>Program and Project Consultatnt</b>					
<b>Engineering Consultant</b>					
Bill	07/27/2020	83804	Edminster Hinshaw Russ & Asso...	Through 7.20.20 (86.54% Complete)	500.00
Bill	08/31/2020	84271	Edminster Hinshaw Russ & Asso...	Through 8.17.20 (89.66% Complete)	625.00
Bill	10/31/2020	85096	Edminster Hinshaw Russ & Asso...	Through 8.17.20 (5.63% Complete)	1,125.00
Bill	12/31/2020	85463	Edminster Hinshaw Russ & Asso...	Through 11.16.20 (8.13% Complete)	500.00
Bill	01/01/2021		Edminster Hinshaw Russ & Asso...		0.00
Bill	01/21/2021	86166	Edminster Hinshaw Russ & Asso...	Through 12.21.20 (14.69% Complete)	1,312.50
Bill	01/28/2021	86296	Edminster Hinshaw Russ & Asso...	Through 1.18.21 (16.56% Complete)	375.00
Total Engineering Consultant					4,437.50
<b>Legal Fees</b>					
Bill	08/31/2020	21889236	Bracewell LLP	General Legal through August 31, 2020	1,134.75
Bill	09/30/2020	21893041	Bracewell LLP	General Legal through September 30, 2020	2,658.75
Bill	10/31/2020	21894003	Bracewell LLP	General Legal through October 31, 2020	1,037.00
Bill	12/31/2020	21898938	Bracewell LLP	General Legal through December 31, 2020	1,000.00
Bill	01/31/2021	21900297	Bracewell LLP	General Legal through January 31, 2021	527.00
Total Legal Fees					6,357.50
<b>Tax Consultants</b>					
Bill	07/01/2020	55571	Equi-Tax, Inc.	July 2020 - June 30, 2021	1,941.00
Total Tax Consultants					1,941.00
Total Program and Project Consultatnt					12,736.00
<b>TIRZ Administration &amp; Overhead</b>					
<b>Accounting Fees</b>					
Bill	08/31/2020	2094	The Morton Accounting Services	July and August CPA Services	3,307.90
Bill	10/31/2020	2132	The Morton Accounting Services	September and October CPA Services	2,407.90
Bill	12/31/2020	2165	The Morton Accounting Services	November and December CPA Services	2,400.00
Total Accounting Fees					8,115.80
<b>Administration Consultant</b>					
Bill	07/31/2020	21888031	Bracewell LLP	Admin- Meeting through July 31, 2020	1,331.00
Bill	07/31/2020	1288	SMW Prinicple Solutions, Inc.	June 2020 Consulting	5,100.00
Bill	07/31/2020	1288	SMW Prinicple Solutions, Inc.	June 2020 - Expense Reimbursement	0.00
Bill	08/30/2020	21889237	Bracewell LLP	Admin- Meeting through August 31, 2020	3,879.90
Bill	08/31/2020	1291	SMW Prinicple Solutions, Inc.	August 2020 Consulting	5,325.00
Bill	08/31/2020	1291	SMW Prinicple Solutions, Inc.	August 2020 - Expense Reimbursement	2.76
Bill	09/30/2020	21893040	Bracewell LLP	Admin- Meeting through September 30, 2020	4,900.50
Bill	09/30/2020	1297	SMW Prinicple Solutions, Inc.	September 2020 Consulting	6,375.00
Bill	09/30/2020	1297	SMW Prinicple Solutions, Inc.	September 2020 - Expense Reimbursement	29.93
Bill	10/31/2020	1302	SMW Prinicple Solutions, Inc.	October 2020 Consulting	4,350.00
Bill	10/31/2020	1302	SMW Prinicple Solutions, Inc.	October 2020 - Expense Reimbursement	8.28
Bill	10/31/2020	21894002	Bracewell LLP	Admin- Meeting through October 31, 2020	3,712.50
Bill	11/30/2020	21896446	Bracewell LLP	Admin- Meeting through November 30, 2020	6,622.00
Bill	11/30/2020	1315	SMW Prinicple Solutions, Inc.	November 2020 Consulting	3,825.00
Bill	11/30/2020	1315	SMW Prinicple Solutions, Inc.	November 2020 - Expense Reimbursement	2.76
Bill	12/31/2020	1320	SMW Prinicple Solutions, Inc.	December 2020 Consulting	4,237.50
Bill	12/31/2020	1320	SMW Prinicple Solutions, Inc.	December 2020 - Expense Reimbursement	10.35
Bill	12/31/2020	21898931	Bracewell LLP	Admin- Meeting through December 31, 2020	2,386.50
Bill	01/31/2021	21900296	Bracewell LLP	Admin- Meeting through January 31, 2021	466.50
Bill	01/31/2021	1325	SMW Prinicple Solutions, Inc.	December 2020 Consulting	4,837.50
Bill	01/31/2021	1325	SMW Prinicple Solutions, Inc.	Administrative Consulting January 2021	
Total Administration Consultant					57,402.98
<b>Audit Fees</b>					
Bill	09/18/2020	16983986	Carr Riggs & Ingram LLC	2020 Audit - 94-02285	8,300.00
Total Audit Fees					8,300.00

# Old Sixth Ward Redevelopment Authority

## Profit & Loss Detail

July 2020 through January 2021

Type	Date	Num	Name	Memo	Amount
<b>Insurance Expense</b>					
Deposit	11/23/2020		Texas Municipal League Intergov ...	Refund	-53.00
Total Insurance Expense					-53.00
<b>Office Expenses</b>					
Bill	12/01/2020	6	eLsqrd Media Group	Website Development and Graphic Design	4,890.00
Bill	12/28/2020	2020-09-13	The Captioning Company Inc.	Captioning Transcript Services - September 13, 2020	220.00
Bill	12/28/2020	2020-09-15	The Captioning Company Inc.	Captioning Transcript Services - September 15, 2020	302.50
Bill	12/28/2020	2020-10-14	The Captioning Company Inc.	Captioning Transcript Services - October 14, 2020	302.50
Total Office Expenses					5,715.00
Total TIRZ Administration & Overhead					79,480.78
<b>Utilities</b>					
Bill	07/02/2020	Inv 1509377	City of Houston - Encroachment	2021 Fee (August 2020 - August 2021)	266.80
Bill	10/31/2020	Inv 1521652	City of Houston - Encroachment	2020 and 2021 Fee (October 2019 - October 2021)	250.00
Bill	10/31/2020	1521651	City of Houston - Encroachment	2020 and 2021 Fee (October 2019 - October 2021)	250.00
Bill	10/31/2020	Inv 1521653	City of Houston - Encroachment	2020 and 2021 Fee (October 2019 - October 2021)	250.00
Total Utilities					1,016.80
Total Expense					93,456.58
Net Ordinary Income					-179,705.32
<b>Net Income</b>					<b>-179,705.32</b>

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**  
**QUARTERLY INVESTMENT REPORT**  
**1st QUARTER FISCAL YEAR 2021**  
**October 1, 2020 to**  
**December 31, 2020**

Transaction Date	TexasClass Deposits or Withdrawals	Book Value	Market Value	Activity
10/1/2020	Texas Class	\$ 71,886.34	\$ 71,886.34	Beginning Balance
10/31/2020	7.95	71,894.29	71,894.29	Interest 0.13%
11/30/2020	7.12	71,901.41	71,901.41	Interest 0.12%
12/31/2020	5.36	71,906.77	71,906.77	Interest 0.09%
12/31/2020		71,906.77	71,906.77	Ending Balance

*The investments for the District for the period are in compliance with the Public Funds Investment Act, the District's investment policy and the District's investment strategy.*

Investment Officer: 