



HARRIS COUNTY REDEVELOPMENT AUTHORITY
AND TIRZ NO. 24

PROPOSED BUDGET
For the Fiscal Year 25-26
(October 1, 2025 - September 30, 2026)



HARRIS COUNTY REDEVELOPMENT AUTHORITY Taxpayer Impact Statement Fiscal Year 2025-2026 Budget

(Required per Texas Government Code Sec. 551.043 as amended by HB 1522, effective September 1, 2025)

This notice informs taxpayers of the potential impact of the proposed budget and tax rate for Fiscal Year 2025-2026 by comparing what would be paid under the no-new-revenue tax rate (NNR) compared to the proposed tax rate for a "typical" residential ratepayer. The Harris County Redevelopment Authority is geographically located within Harris County, yet it does not assess taxes, nor does it have the statutory authority to do so.

However, the HCRDA derives its revenues from the County's participation in tax increment financing activities pursuant to the State of Texas' Tax Code Chapter 311: Tax Increment Financing Act. These revenues are generated based on a Tax Increment Finance Zone's (The City of Houston TIRZ No. 24), aka a "TIRZ" which are defined by geographical boundaries (i.e., the taxable properties net of exemptions within the bounds of the Zone, or TIRZ), the Harris County adopted tax rates, the "Base Year Property Values of the Zone in the year in which the zone was created, minus the Current Appraised Value of the properties located within the Zone to arrive at the "Captured Value" of taxable property within the Zone. The HCRDA also generates revenues from the execution of economic development agreements under Section .381 of the Texas Local Government Code pertaining to County Development and Growth. Similar to a TIRZ, some Section .381 agreements may capture the regional incremental increases of taxable property values and incremental tax collections caused by the contracted for economic development activities with whom the agreements are executed.

The table below represents the typical residential ratepayer for the Harris County Redevelopment Authority.

Service or Fee	Fiscal Year 2024-2025	Fiscal Year 2025-2026	Annual Dollar	The Typical Ratepayer Is Defined As:
None	\$-	\$-	\$-	N/A
TOTAL YEARLY IMPACT	\$-	\$-	\$-	N/A

Information About Your Taxes and Applying for Exemptions In Harris County

To learn more about your taxes, the appraisal process and property tax exemptions, or to apply for exemptions, please contact or visit the the following websites:

Harris County Appraisal District-	https://www.hcad.org
Harris County Tax Assessor -	https://www.hctax.net

**HARRIS COUNTY REDEVELOPMENT AUTHORITY
SUMMARY OF ALL FUNDS COMBINED
BUDGET FOR FISCAL YEAR 2025-26
(Oct. 1, 2025 to Sept 30, 2026)**

Cash Basis

HC RDA & TIRZ 24 Prior Fiscal Yr 24-25		HC RDA Proposed Budget - FY25- 26 (Estimated)							
FY 24-25 Proposed (Combined)	Est. Projected Actuals	TIRZ Financing Plan Categories						TIRZ 24 Total	FY 25-26 Proposed
		General Operating	Sec. 381 Fund	TIRZ 24 Revenue Fund	TIRZ 24 Affordable Hsg	TIRZ 24 Capital Projects	TIRZ 24 Public & Cultural Facility		
Beginning Resources									
<u>Beginning Cash & Investments</u>									
Unrestricted Cash	\$ 9,446,798	\$ 7,765,228	\$ 10,776,019	\$ 200	\$ 771,961	\$ 933,185		\$ 8,417,329	\$ 19,193,548
Unrestricted Investments	25,107,758	26,760,600	3,124,865	875	11,805,583	14,619,804		27,173,575	30,299,315
	-				-			-	-
Total Cash & Investments	34,554,556	34,525,828	13,900,884	1,075	12,577,544	15,552,989		28,130,533	49,492,863
Expected Inflows									
<u>Tax Increments - 1</u>									
Tax Increments (Springwoods 381)	6,617,069	6,157,375		6,780,056				-	6,780,056
Tax Increments (TIRZ 24) - 2 / 8	11,819,815	10,359,789	2,339,922		9,839,662			9,839,662	12,179,584
								-	-
<u>Loans and/or Bonds - 3</u>									
Affordable Hsg	29,286,000				3,787,500			3,787,500	3,787,500
CIP	29,286,000					19,057,407		19,057,407	19,057,407
Cultural & Public Facilities							10,387,500		
Reserve fund (Held by Fiscal Agent)	5,519,250							-	-
Delievery Date Items (fees at closing)	908,750							-	-
								-	-
<u>Landowner Lease income</u>		28,800	28,800					-	28,800
								-	-
<u>Interest on Investments - 4</u>	3,069,041	1,192,767	602,834	22	125,775	366,361	311,060	803,196	1,406,052
								-	-
<u>Interfund transfers In. 9</u>									
Interfund Transfers	413,567	384,836	424,590		8,417,329			8,417,329	8,841,918
From TIRZ 24 to resolve Due From									
Transfer to Capital Projects Fund	15,500,000	15,500,000				-		-	-
TIRZ affordable Hsg Set Aside	2,400,900	2,400,900						-	-
					24,217,599			24,217,599	24,217,599
Total Expected Inflows:	\$ 104,820,391	\$ 36,024,467	\$ 3,396,145	\$ 6,780,078	\$ 18,382,766	\$ 28,371,460	\$ 19,368,467	\$ 66,122,693	\$ 76,298,916
Total Resources:	\$ 139,374,947	\$ 70,550,295	\$ 17,297,029	\$ 6,781,153	\$ 30,960,310	\$ 28,371,460	\$ 34,921,456	\$ 104,640,726	\$ 128,718,908

Uses	HC RDA & TIRZ 24 Prior Fiscal Yr 24-25		HC RDA Proposed Budget - FY25- 26 (Estimated)							
	FY 24-25 Proposed (Combined)	Est. Projected Actuals	General Operating	Sec. 381 Fund	TIRZ Financing Plan Categories				TIRZ 24 Total	FY 25-26 Proposed
					TIRZ 24 Revenue Fund	TIRZ 24 Affordable Hsg	TIRZ 24 Capital Projects	TIRZ 24 Public & Cultural Facility		
<u>Administration & Overhead</u>										
Bank Service Charges	500	72	500						-	500
Insurance	35,000	15,675	35,000						-	35,000
Travel / Training	4,000	4,927	10,000						-	10,000
Office Administration & Misc	4,000	6,632	8,000						-	8,000
Lease property Maint		920	1,200						-	1,200
									-	
<u>Professional Fees & Services</u>										
Legal	55,000	262,021	190,000						-	190,000
TIRZ Management Consultant	138,000	110,480	138,000						-	138,000
Audit & Acctg.	63,500	67,500	75,000						-	75,000
Engineering & Planning Studies	75,000	117,498	75,000						-	75,000
Financial Advisor	50,000	9,044	50,000						-	50,000
Financial Consultatnt (HCOMB) - 5	12,000	17,100	16,000						-	16,000
Other Fees & Svs (Marketing, Technical, etc.)		13,480	60,000						-	60,000
									-	
<u>Projects & Capital Projects</u>										
HCID # 18 Under 381 Agreement	5,376,369	5,002,867		5,508,796					-	5,508,796
HCD (Admin)	1,152,305	1,032,323	779,974	423,754					-	1,203,727
HCD Homeless (381 & TIRZ 24)	1,152,305	1,032,323	779,974	423,754					-	1,203,727
Capital Projects	18,580,000	205,000					29,847,974	29,847,974	29,847,974	29,847,974
Affordable Hsg Projects	22,250,000					28,371,460		28,371,460	28,371,460	28,371,460
Public & Cultural Facilities								10,387,500	10,387,500	10,387,500
									-	
<u>Debt Service - 3 / 7</u>										
Principal	2,810,000	-			4,651,376			4,651,376	4,651,376	4,651,376
Interest	2,708,333	-			1,661,620			1,661,620	1,661,620	1,661,620
Bond Issuance Costs	908,750								-	
		-							-	
<u>Interfund Transfers Out - 9</u>										
TIRZ 24 Rev Fund			8,417,329							
381 Fund Admin Interfund Transfers	413,567	384,836		424,590					-	424,590
Transfer Out - Affordable Hsg	2,400,900	2,400,900			19,144,117		5,073,482	24,217,599	24,217,599	24,217,599
Transfer Out - Capital Projects	15,500,000	15,500,000								
Total Uses:	\$ 55,788,629	\$ 26,183,598	\$ 10,635,977	\$ 6,780,892	\$ 25,457,113	\$ 28,371,460	\$ 34,921,456	\$ 10,387,500	\$ 99,137,529	\$ 116,554,398
Estimated Funds On Hand at End of Fiscal Year	\$ 83,586,318	\$ 44,366,697	\$ 6,661,053	\$ 261	\$ 5,503,196	\$ 0	\$ (0)	\$ -	\$ 5,503,196	\$ 12,164,510

Notes

1 - See Revenue Estimate Schedules for TIRZ 24 and 381 Fund, these revenues are based on tax increments for TY 2025 based on the change in taxable property values, tax rates, 99% collection rates and the County's "participation"

2 - As of the date of this budget, not all of the TIRZ 24 funds had been received for TY2024

3 - Based on Debt Schedule provided by Masterson & Assoc

4 - Estimated annual interest on all investment to be 4.% per annum x's the estimated average funds on hand during the year for each fund.

5 - Interlocal Agreement with HC Office of Budget Management for monthly treasury services

6 - The RDA's Fiscal Year runs from Oct 1, through Sept 30th.

GREATER HOUSTON TAX INCREMENT REINVESTMENT ZONE NUMBER 24
HARRIS COUNTY PROJECT PLAN REVENUES
2012 - 2042 Revenue Schedule ---- Original Zone + Annex 1 /Amendment 1 + Annex 2 /Amendment 4

Standard Collection Rate 99%

	Tax Roll year	Fiscal Year budget	Projected Growth Rate per Market Study	INCREMENT CREATED FROM MODEST GROWTH PER MARKET STUDY															
				Combined Values (net of Exemptions)				Captured Incremental Values				Taxes	TIRZ Cash Flows (80% participation)						
				Original Zone - Tax Values (Net of Exemptions)	Annex 1 - Tax Value (Net of Exemptions)	Annex 2 - Tax Value (Net of Exemptions)	Combined Tax Value (net of Exemptions)	Original Captured Incremental Value	Annex 1 Captured Incremental Value	Annex 2 Captured Incremental Value	Combined Captured Incremental Values	Incremental Taxes @ 99% Collection Rate	Incremental Taxes to HCRDA (80%) @ 99% collection rates	TIRZ 24 Revenue Fund Per Project Plan (65%)	HCHCD Homeless & Admin at 5% Each	RDA Admin (5 %)			
Actuals	Base Year Tax Values for the County's Participation are in RED font for each Annex																		
	2014	15-16		3,131,637,812			3,131,637,812	359,055,839	-				3,131,637,812	13,844,795	1,286,275	1,234,163	190,975	95,488	
	2015	16-17	12.5%	3,490,693,651	33,436,297		3,524,129,948	707,124,720	-				3,524,129,948	3,710,708	2,968,566	2,411,960	371,071	185,535	
	2016	17-18	10.0%	3,838,763,373	39,423,515		3,878,186,888	977,492,181	5,987,218				3,878,186,888	5,278,600	3,881,679	3,153,864	485,210	242,605	
	2017	18-19	7.0%	4,105,528,212	42,576,273		4,148,104,485	1,187,507,144	9,139,976				4,148,104,485	3,220,797	2,576,638	2,093,518	322,080	161,040	
	2018	19-20	5.6%	4,307,486,711	73,127,241		4,380,613,952	1,575,675,771	39,690,944				4,380,613,952	6,891,413	6,247,179	5,075,833	623,227	311,613	
	2019	20-21	5.6%	4,518,695,259	114,924,285		4,633,619,544	1,994,655,044	81,487,988				4,633,619,544	8,386,702	6,700,924	5,444,501	837,616	418,808	
	2020	21-22	5.6%	4,739,962,490	114,924,285		4,854,886,775	2,136,710,327	81,487,988				4,854,886,775	8,386,702	5,859,111	4,760,528	732,389	366,194	
	2021	SY 22	0.4%	4,758,316,538	144,486,257		4,902,802,795	3,225,452,192	111,049,960				4,902,802,795	18,398,070	6,473,953	5,260,087	809,244	404,622	
	2022	22-23	10.0%	5,234,875,979	155,163,645		5,390,039,624	3,302,674,563	121,727,348				5,390,039,624	18,486,028	7,217,692	5,531,960	851,071	425,535	
	2023	23-24	5.3%	5,849,701,204	167,473,568		6,017,174,772	3,495,703,934	134,037,271				6,017,174,772	22,442,309	9,326,570	7,577,838	1,165,821	582,911	
2024	24-25	3.5%	6,434,312,375	191,152,098		6,625,464,473	3,302,674,563	157,715,801				6,625,464,473	28,018,947	10,359,789	8,417,329	1,294,974	647,487		
Projected	2025	25-26	3.0%	6,627,341,746	196,886,661	6,817,355	6,824,228,407	3,495,703,934	163,450,364				6,824,228,407	28,577,144	12,479,584	10,139,662	1,559,948	779,974	
	2026	26-27	3.0%	6,826,161,999	202,793,261	34,687,702	7,028,955,259	3,694,524,187	169,356,964	27,870,347			7,028,955,259	29,822,863	13,272,859	10,784,198	1,659,107	829,554	
	2027	27-28	3.0%	7,030,946,859	208,877,059	49,772,103	7,239,823,917	3,899,309,047	175,440,762	42,954,748			7,239,823,917	30,721,825	14,043,474	11,410,323	1,755,434	877,717	
	2028	28-29	3.0%	7,241,875,264	215,143,370	100,100,936	7,457,018,635	4,110,237,452	181,707,073	93,283,581			7,457,018,635	31,647,756	14,955,866	12,151,641	1,869,483	934,742	
	2029	29-30	3.0%	7,459,131,522	221,597,671	182,364,717	7,680,729,194	4,327,493,710	188,161,374	175,547,362			7,680,729,194	32,601,465	15,999,395	12,999,508	1,999,924	999,962	
	2030	30-31	3.0%	7,682,905,468	228,245,602	187,835,659	7,911,151,070	4,551,267,656	194,809,305	181,018,304			7,911,151,070	33,583,785	16,803,910	13,653,177	2,100,489	1,050,244	
	2031	31-32	3.0%	7,913,392,632	235,092,970	193,470,729	8,148,485,602	4,781,754,820	201,656,673	186,653,373			8,148,485,602	34,595,575	17,632,560	14,326,455	2,204,070	1,102,035	
	2032	32-33	3.0%	8,150,794,411	242,145,759	199,274,850	8,392,940,170	5,019,156,599	208,709,462	192,457,495			8,392,940,170	35,637,719	18,486,070	15,019,932	2,310,759	1,155,379	
	2033	33-34	3.0%	8,395,318,243	249,410,132	205,253,096	8,644,728,375	5,263,680,431	215,973,835	198,435,741			8,644,728,375	36,711,126	19,365,185	15,734,213	2,420,648	1,210,324	
	2034	34-35	3.0%	8,647,177,791	256,892,435	211,410,689	8,904,070,226	5,515,539,979	223,456,138	204,593,334			8,904,070,226	37,816,737	20,270,674	16,469,922	2,533,834	1,266,917	
	2035	35-36	3.0%	8,906,593,124	264,599,209	217,753,009	9,171,192,333	5,774,955,312	231,162,912	210,935,654			9,171,192,333	38,955,515	21,203,327	17,227,703	2,650,416	1,325,208	
	2036	36-37	3.0%	9,173,790,918	272,537,185	224,285,600	9,446,328,103	6,042,153,106	239,100,888	217,468,245			9,446,328,103	40,128,457	22,163,960	18,008,217	2,770,495	1,385,247	
	2037	37-38	3.0%	9,449,004,646	280,713,300	231,014,168	9,729,717,946	6,317,366,834	247,277,003	224,196,813			9,729,717,946	41,336,587	23,153,412	18,812,147	2,894,176	1,447,088	
	2038	38-39	3.0%	9,732,474,785	289,134,699	237,944,593	10,021,609,484	6,600,836,973	255,698,402	231,127,238			10,021,609,484	42,580,961	24,172,547	19,640,194	3,021,568	1,510,784	
	2039	39-40	3.0%	10,024,449,028	297,808,740	245,082,931	10,322,257,769	6,892,811,216	264,372,443	238,265,575			10,322,257,769	43,862,666	25,222,257	20,493,083	3,152,782	1,576,391	
	2040	40-41	3.0%	10,325,182,499	306,743,003	252,435,418	10,631,925,502	7,193,544,687	273,306,706	245,618,063			10,631,925,502	45,182,822	26,303,457	21,371,559	3,287,932	1,643,966	
	2041	41-42	3.0%	10,634,937,974	315,945,293	260,008,481	10,950,883,267	7,503,300,162	282,508,996	253,191,126			10,950,883,267	46,542,583	27,417,094	22,276,389	3,427,137	1,713,568	
	2042	42-43	3.0%	10,953,986,114	325,423,651	267,808,735	11,279,409,765	7,822,348,302	291,987,354	260,991,380			11,279,409,765	47,943,137	28,564,140	23,208,364	3,570,517	1,785,259	
	Ending Values & Totals			10,953,986,114	325,423,651	267,808,735	11,279,409,765	7,822,348,302	291,987,354	260,991,380	11,279,409,765	806,927,090	417,707,220	339,243,766	52,034,782	26,017,391	1,785,259		

Original Base Year is 2014 for Harris County participation. Beginning In 2015 Annex #1 added \$33,436,297 to the base. The Taxable values are combined (Original + Annex 1 + Annex 2). Assumes 99% collection rate for futue years. Harris County participation of 80% is based on Harris County & HCFC tax rates as show in the table below. Assumes a new annex, Annex #2 .

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 VAR
County	0.41656	0.41801	0.41858	0.40713	0.39116	0.37693	0.34373	0.35007	0.38529	0.38036
Flood Control	0.02829	0.02831	0.02877	0.02792	0.03142	0.03349	0.03055	0.03105	0.04897	0.04966

Legend:

	Taxable Values
	Captured Increments
	Total that Flows through the HCRDA after debt service and administrative costs are paid by HHRDA

GREATER HOUSTON ZONE
TAX INCREMENT REINVESTMENT ZONE NUMBER 24
Harris County Project Plan Revenues
2012 - 2042 Revenue Schedule (Table 1a - Original Zone)

Standard
Collection Rate: 99%

			INCREMENT CREATED FROM MODEST GROWTH PER MARKET STUDY		TIRZ CASH FLOW			
Tax year	TIRZ & RDA Fiscal Year	Multiplier	Taxable value (net of exemptions)	County Captured Incremental Value	80% (Net of Prior Adjustments in Valuations)	TIRZ Revenue Fund (65%) to Cover Project Plan (.Sec 311)	County Admin & Homeless Participation (5%ea) total of 10% - Not subject to Sec 311	5% for RDA Ops - Not subject to Sec 311
Prior Period Actuals	2013	The Original Base Year for the City of Houston was 2012. The Base year for the County's Participation was TY 2014						
	2014	15-16	Base Year	3,131,637,812				
	2015	16-17	11.5%	3,490,693,651	359,055,839	1,286,275	1,045,098	160,784
	2016	17-18	10.0%	3,838,763,373	707,124,720	2,947,472	2,394,821	368,434
	2017	18-19	7.1%	4,105,528,212	977,492,181	3,849,184	3,127,462	481,148
	2018	19-20	5.6%	4,307,486,711	1,187,507,144	2,471,964	2,008,470	308,995
	2019	20-21	9.1%	4,518,695,259	1,575,675,771	5,942,927	5,075,833	578,063
	2020	21-22	5.6%	4,739,962,490	1,994,655,044	5,647,239	4,588,382	705,905
	2021	SY 22	-2.5%	4,758,316,538	1,866,794,957	5,736,228	4,660,685	717,029
	2022	22-23	5.4%	5,234,875,979	2,136,710,327	6,441,136	5,233,423	805,142
	2023	23-24	5.3%	5,849,701,204	3,225,452,192	8,386,834	6,814,303	1,048,354
	2024	24-25	3.5%	6,434,312,375	3,302,674,563	9,876,260	8,024,461	1,234,533
Projected	2025	25-26	3.0%	6,627,341,746	3,495,703,934	11,922,135	9,686,734	1,490,267
	2026	26-27	3.0%	6,826,161,999	3,694,524,187	12,600,213	10,237,673	1,575,027
	2027	28-29	3.0%	7,030,946,859	3,899,309,047	13,298,634	10,805,140	1,662,329
	2028	29-30	3.0%	7,241,875,264	4,110,237,452	14,018,008	11,389,631	1,752,251
	2029	30-31	3.0%	7,459,131,522	4,327,493,710	14,758,962	11,991,657	1,844,870
	2030	31-32	3.0%	7,682,905,468	4,551,267,656	15,522,146	12,611,743	1,940,268
	2031	32-33	3.0%	7,913,392,632	4,781,754,820	16,308,225	13,250,432	2,038,528
	2032	33-34	3.0%	8,150,794,411	5,019,156,599	17,117,886	13,908,282	2,139,736
	2033	34-35	3.0%	8,395,318,243	5,263,680,431	17,951,837	14,585,867	2,243,980
	2034	35-36	3.0%	8,647,177,791	5,515,539,979	18,810,806	15,283,780	2,351,351
	2035	36-37	3.0%	8,906,593,124	5,774,955,312	19,695,545	16,002,630	2,461,943
	2036	37-38	3.0%	9,173,790,918	6,042,153,106	20,606,826	16,743,046	2,575,853
	2037	38-39	3.0%	9,449,004,646	6,317,366,834	21,545,445	17,505,674	2,693,181
	2038	39-40	3.0%	9,732,474,785	6,600,836,973	22,512,223	18,291,181	2,814,028
	2039	40-41	3.0%	10,024,449,028	6,892,811,216	23,508,004	19,100,254	2,938,501
	2040	41-42	3.0%	10,325,182,499	7,193,544,687	24,533,659	19,933,598	3,066,707
	2041	42-43	3.0%	10,634,937,974	7,503,300,162	25,590,083	20,791,943	3,198,760
	2042	43-44	3.0%	10,953,986,114	7,822,348,302	26,678,200	21,676,038	3,334,775
TOTALS		Ending Values & Totals:	10,953,986,114	7,822,348,302	389,564,355	316,768,244	48,530,741	24,265,370

Tax Year	HC	HC -FC	Total
2022	0.34373	0.03055	0.37428
2023	0.35007	0.03105	0.38112
2024	0.38529	0.04897	0.43426
2025	0.38096	0.04897	0.42993
Future Periods	0.38096		0.43062

GREATER HOUSTON TAX INCREMENT REINVESTMENT ZONE NUMBER 24
HARRIS COUNTY PROJECT PLAN REVENUES
2015 - 2042 Revenue Schedule - (Table 1b - Annex 1, Amendment #1)

			INCREMENT CREATED FROM MODEST GROWTH PER MARKET STUDY		Standard Collection Rate 99%			
Tax Roll Year	RDA & TIRZ 24 Fiscal Year	Multiplier	Taxable Value (Net of Exemptions)	Captured Incremental Value from Annex 1	TIRZ CASH FLOW			
					80% of Total for Estimating all revenues to RDA & TIRZ	65% Funds Available In TIRZ Rev Fund	County Admin & Homeless Participation (5%ea) total of 10%	5% for RDA Ops
ACTUALS	2015	16-17	Annex 1 Base Yr	33,436,297				
	2016	17-18	17.9%	39,423,515	5,987,218	98,425	79,970	12,303
	2017	18-19	8.0%	42,576,273	9,139,976	190,428	154,723	23,804
	2018	19-20	71.8%	73,127,241	39,690,944	361,315	293,568	45,164
	2019	20-21	57.2%	114,924,285	81,487,988	535,323	220,409	33,909
	2020	21-22	12.0%	128,709,452	95,273,155	605,912	172,146	26,484
	2021	SY 22	12.3%	144,486,257	111,049,960	737,725	599,402	92,216
	2022	22-23	7.4%	155,163,645	121,727,348	776,556	298,537	45,929
	2023	23-24	7.9%	167,473,568	134,037,271	939,736	763,536	117,467
	2024	24-25	14.1%	191,152,098	157,715,801	483,529	392,867	60,441
Projected	2025	25-26	3.0%	196,886,661	163,450,364	557,449	452,927	69,681
	2026	26-27	3.0%	202,793,261	169,356,964	577,594	469,295	72,199
	2027	28-29	3.0%	208,877,059	175,440,762	598,343	486,153	74,793
	2028	29-30	3.0%	215,143,370	181,707,073	619,714	503,518	77,464
	2029	30-31	3.0%	221,597,671	188,161,374	641,726	521,403	80,216
	2030	31-32	3.0%	228,245,602	194,809,305	664,399	539,824	83,050
	2031	32-33	3.0%	235,092,970	201,656,673	687,752	558,799	85,969
	2032	33-34	3.0%	242,145,759	208,709,462	711,806	578,342	88,976
	2033	34-35	3.0%	249,410,132	215,973,835	736,581	598,472	92,073
	2034	35-36	3.0%	256,892,435	223,456,138	762,099	619,206	95,262
	2035	36-37	3.0%	264,599,209	231,162,912	788,384	640,562	98,548
	2036	37-38	3.0%	272,537,185	239,100,888	815,456	662,558	101,932
	2037	38-39	3.0%	280,713,300	247,277,003	843,341	685,214	105,418
	2038	39-40	3.0%	289,134,699	255,698,402	872,062	708,550	109,008
	2039	40-41	3.0%	297,808,740	264,372,443	901,645	732,587	112,706
	2040	41-42	3.0%	306,743,003	273,306,706	932,115	757,344	116,514
	2041	42-43	3.0%	315,945,293	282,508,996	963,500	782,844	120,437
	2042	43-44	3.0%	325,423,651	291,987,354	995,826	809,109	124,478
	Ending Values & Totals:			325,423,651	291,987,354	17,863,418	13,861,455	2,132,532
								1,066,266

Tax Year	HC	HC - FC	Total Rate
2022	0.34373	0.03055	0.37428
2023	0.35007	0.03105	0.38112

GREATER HOUSTON TAX INCREMENT REINVESTMENT ZONE NUMBER 24
HARRIS COUNTY PROJECT PLAN REVENUES
2025 - 2042 Revenue Schedule - (Table 1c - Annex 2, Amendment # 4)

Tax Roll Year	RDA & TIRZ 24 Fiscal Year	Multiplier	INCREMENT CREATED FROM MODEST GROWTH PER MARKET STUDY		Taxes @ 99% Collection Rate	TIRZ CASH FLOW				CIP Set Aside / AKA Developer Portion	Affordable Hsg Set Aside
			Taxable Value (Net of Exemptions)	Captured Incremental Value from Annex 2		80% of Total for Estimating all revenues to RDA & TIRZ	65% Funds Available In TIRZ Rev Fund	County Admin & Homeless Participation (5%ea) total of 10%	5% for RDA Ops		
2025	Base Year		6,817,355		-	-	-	-	-		
2026	26-27	3.0%	34,687,702	27,870,347	118,815	95,052	77,230	11,882	5,941	57,922	19,307
2027	28-29	3.0%	49,772,103	42,954,748	183,122	146,498	119,029	18,312	9,156	89,272	29,757
2028	29-30	3.0%	100,100,936	93,283,581	397,681	318,145	258,493	39,768	19,884	193,869	64,623
2029	30-31	3.0%	182,364,717	175,547,362	748,383	598,706	486,449	74,838	37,419	364,837	121,612
2030	31-32	3.0%	187,835,659	181,018,304	771,706	617,365	501,609	77,171	38,585	376,207	125,402
2031	32-33	3.0%	193,470,729	186,653,373	795,729	636,583	517,224	79,573	39,786	387,918	129,306
2032	33-34	3.0%	199,274,850	192,457,495	820,473	656,378	533,307	82,047	41,024	399,981	133,327
2033	34-35	3.0%	205,253,096	198,435,741	845,959	676,767	549,873	84,596	42,298	412,405	137,468
2034	35-36	3.0%	211,410,689	204,593,334	872,210	697,768	566,936	87,221	43,610	425,202	141,734
2035	36-37	3.0%	217,753,009	210,935,654	899,248	719,398	584,511	89,925	44,962	438,383	146,128
2036	37-38	3.0%	224,285,600	217,468,245	927,097	741,678	602,613	92,710	46,355	451,960	150,653
2037	38-39	3.0%	231,014,168	224,196,813	955,782	764,626	621,258	95,578	47,789	465,944	155,315
2038	39-40	3.0%	237,944,593	231,127,238	985,327	788,262	640,463	98,533	49,266	480,347	160,116
2039	40-41	3.0%	245,082,931	238,265,575	1,015,759	812,607	660,243	101,576	50,788	495,183	165,061
2040	41-42	3.0%	252,435,418	245,618,063	1,047,104	837,683	680,617	104,710	52,355	510,463	170,154
2041	42-43	3.0%	260,008,481	253,191,126	1,079,389	863,511	701,603	107,939	53,969	526,202	175,401
2042	43-44	3.0%	267,808,735	260,991,380	1,112,642	890,114	723,217	111,264	55,632	542,413	180,804
Ending Values and Totals:			267,808,735	260,991,380.4	13,576,425	10,861,140	8,824,676	1,357,642	678,821	6,618,507	2,206,169

Tax Year	HC	HC - FC	Total
2025 & Future Periods	0.38096	0.04966	0.43062

County TIRZ #24 (Greater Houston)

Tax Years 2020 - 2024

COUNTY JURISDICTION	HCAD # New	HCAD # Old	BASE YEAR	BASE YEAR VALUE	TAX YEAR	RECORD COUNT	TAX YEAR VALUE	INCREMENT	TAX RATE	TOTAL LEVY	TOTAL COLLECTIONS	COLLECTION RATE	CUMULATIVE PAYMENTS DUE	PREVIOUS PAYMENTS MADE	ADDITIONAL PMT REQUIRED	CURRENT PAYMENT
COUNTY	919		2014	\$ 3,131,637,812												
			2014	\$ 3,131,637,812	2015	5,781	\$ 3,490,693,651	\$ 359,055,839	0.41923	\$ 14,634,023	\$ 14,628,693	99.96%	\$ 1,203,734	\$ 1,203,734	\$ -	
			2014	\$ 3,131,637,812	2016	5,975	\$ 3,838,763,373	\$ 707,125,561	0.41656	\$ 15,992,858	\$ 15,987,555	99.97%	\$ 2,355,775	\$ 2,355,775	\$ -	
			2014	\$ 3,131,637,812	2017	6,402	\$ 4,105,528,212	\$ 973,890,400	0.41801	\$ 17,161,707	\$ 17,152,324	99.95%	\$ 3,255,139	\$ 3,255,139	\$ -	
			2014	\$ 3,131,637,812	2018	6,541	\$ 4,307,486,711	\$ 1,175,848,899	0.41858	\$ 18,030,278	\$ 18,019,081	99.94%	\$ 3,935,132	\$ 3,935,132	\$ -	
			2014	\$ 3,131,637,812	2019	6,860	\$ 4,518,695,259	\$ 1,387,057,447	0.40713	\$ 18,396,965	\$ 18,382,355	99.92%	\$ 4,514,087	\$ 4,514,087	\$ -	
			2014	\$ 3,131,637,812	2020	7,130	\$ 4,739,962,490	\$ 1,608,324,678	0.39116	\$ 18,540,837	\$ 18,529,717	99.94%	\$ 5,029,879	\$ 5,035,276	\$ (5,397)	
			2014	\$ 3,131,637,812	2021	7,249	\$ 4,758,316,538	\$ 1,626,678,726	0.37693	\$ 17,935,523	\$ 17,923,795	99.93%	\$ 4,901,718	\$ 4,913,343	\$ (11,625)	
			2014	\$ 3,131,637,812	2022	7,467	\$ 5,234,875,979	\$ 2,103,238,167	0.34373	\$ 17,993,839	\$ 17,970,718	99.87%	\$ 5,776,050	\$ 5,846,621	\$ (70,571)	
			2014	\$ 3,131,637,812	2023	8,118	\$ 5,849,701,204	\$ 2,718,063,392	0.35007	\$ 20,478,050	\$ 20,398,424	99.61%	\$ 7,582,412	\$ 8,838,861	\$ (1,256,449)	
			2014	\$ 3,131,637,812	2024	8,294	\$ 6,434,312,375	\$ 3,302,674,563	0.38529	\$ 24,790,784	\$ 24,501,869	98.83%	\$ 10,060,795	\$ 10,060,795	\$ -	\$ 8,716,753
COUNTY	873		2015	\$ 33,436,297												
			2015	\$ 33,436,297	2016	203	\$ 39,423,515	\$ 5,987,218	0.41656	\$ 164,223	\$ 164,223	100.00%	\$ 19,952	\$ 19,952	\$ -	
			2015	\$ 33,436,297	2017	236	\$ 42,576,273	\$ 9,139,976	0.41801	\$ 178,713	\$ 177,973	99.59%	\$ 30,439	\$ 30,439	\$ -	
			2015	\$ 33,436,297	2018	240	\$ 73,127,241	\$ 39,690,944	0.41858	\$ 288,411	\$ 305,645	105.98%	\$ 140,859	\$ 140,859	\$ -	
			2015	\$ 33,436,297	2019	245	\$ 114,924,285	\$ 81,487,988	0.40713	\$ 467,891	\$ 466,905	99.79%	\$ 264,852	\$ 264,852	\$ -	
			2015	\$ 33,436,297	2020	246	\$ 128,709,452	\$ 95,273,155	0.39116	\$ 503,460	\$ 501,584	99.63%	\$ 297,033	\$ 296,347	\$ 686	
			2015	\$ 33,436,297	2021	246	\$ 144,486,257	\$ 111,049,960	0.37693	\$ 544,612	\$ 542,478	99.61%	\$ 333,559	\$ 333,265	\$ 294	
			2015	\$ 33,436,297	2022	246	\$ 155,163,645	\$ 121,727,348	0.34373	\$ 533,344	\$ 530,665	99.50%	\$ 333,057	\$ 340,008	\$ (6,951)	
			2015	\$ 33,436,297	2023	262	\$ 167,473,568	\$ 134,037,271	0.35007	\$ 586,275	\$ 584,351	99.67%	\$ 374,141	\$ 420,101	\$ (45,960)	
			2015	\$ 33,436,297	2024	265	\$ 191,152,098	\$ 157,715,801	0.38529	\$ 736,490	\$ 726,006	98.58%	\$ 479,228	\$ 479,228	\$ -	\$ 427,297

Prior Payments Due	\$ 43,559,633
Prior Payments Made	\$ 45,078,968
Additional Payment Required	\$ (1,519,335)
2025 Due	\$ 11,879,124
Total Payment	\$ 10,359,789

Harris County Participation Portion

Grand Total	\$ 9,144,050
Revenue Fund Port	81.25% \$ 7,429,541
HCD Portion (Adm	12.50% \$ 1,143,006
RDA Oper Admin	6.25% \$ 571,503

Harris County Plus Flood Control Participation

	\$ 10,359,789
65% of Increment to the Revenue Fund Portion	81.3% \$ 8,417,329
10% of the increment to HCD for (Adm & Hmless)	12.5% \$ 1,294,974
RDA Oper Admin 5	6.3% \$ 647,487

Prepared by the Harris County Tax Assessor-Collector's Office
6/10/2025

Flood Control TIRZ #24 (Greater Houston)

Tax Years 2020 - 2024

COUNTY JURISDICTION	HCAD # New	HCAD # Old	BASE YEAR	BASE YEAR VALUE	TAX YEAR	RECORD COUNT	TAX YEAR VALUE	INCREMENT	TAX RATE	TOTAL LEVY	TOTAL COLLECTIONS	COLLECTION RATE	CUMULATIVE PAYMENTS DUE	PREVIOUS PAYMENTS MADE	ADDITIONAL PMT REQUIRED	CURRENT PAYMENT
HOD CONT	919		2014	\$ 3,131,637,812												
			2014	\$ 3,131,637,812	2015	5,781	\$ 3,490,693,651	\$ 359,055,839	0.02733	\$ 954,006	\$ 953,659	99.96%	\$ 78,473	\$ 78,473	\$ -	
			2014	\$ 3,131,637,812	2016	5,975	\$ 3,838,763,373	\$ 707,125,561	0.02829	\$ 1,086,128	\$ 1,085,768	99.97%	\$ 159,989	\$ 159,989	\$ -	
			2014	\$ 3,131,637,812	2017	6,402	\$ 4,105,528,212	\$ 973,890,400	0.02831	\$ 1,162,288	\$ 1,161,653	99.95%	\$ 220,456	\$ 220,456	\$ -	
			2014	\$ 3,131,637,812	2018	6,541	\$ 4,307,486,711	\$ 1,175,848,899	0.02877	\$ 1,239,263	\$ 1,238,494	99.94%	\$ 270,471	\$ 270,471	\$ -	
			2014	\$ 3,131,637,812	2019	6,860	\$ 4,518,695,259	\$ 1,387,057,447	0.02792	\$ 1,261,619	\$ 1,260,617	99.92%	\$ 309,565	\$ 309,565	\$ -	
			2014	\$ 3,131,637,812	2020	7,130	\$ 4,739,962,490	\$ 1,608,324,678	0.03142	\$ 1,489,295	\$ 1,488,401	99.94%	\$ 404,026	\$ 404,460	\$ (434)	
			2014	\$ 3,131,637,812	2021	7,249	\$ 4,758,371,474	\$ 1,626,733,662	0.03349	\$ 1,593,579	\$ 1,592,537	99.93%	\$ 435,529	\$ 436,548	\$ (1,019)	
			2014	\$ 3,131,637,812	2022	7,467	\$ 5,234,985,855	\$ 2,103,348,043	0.03055	\$ 1,599,288	\$ 1,597,223	99.87%	\$ 513,390	\$ 519,635	\$ (6,245)	
			2014	\$ 3,131,637,812	2023	8,118	\$ 5,851,745,067	\$ 2,720,107,255	0.03105	\$ 1,816,966	\$ 1,809,727	99.60%	\$ 672,972	\$ 783,976	\$ (111,004)	
			2014	\$ 3,131,637,812	2024	8,294	\$ 6,462,318,711	\$ 3,330,680,899	0.04897	\$ 3,164,601	\$ 3,100,162	97.96%	\$ 1,278,209		\$ 1,278,209	\$ 1,159,507
HOD CONT	873		2015	\$ 33,436,297												
			2015	\$ 33,436,297	2016	203	\$ 39,423,515	\$ 5,987,218	0.02829	\$ 11,153	\$ 11,153	100.00%	\$ 1,355	\$ 1,355	\$ -	
			2015	\$ 33,436,297	2017	236	\$ 42,576,273	\$ 9,139,976	0.02831	\$ 12,053	\$ 12,053	100.00%	\$ 2,070	\$ 2,070	\$ -	
			2015	\$ 33,436,297	2018	240	\$ 73,127,241	\$ 39,690,944	0.02877	\$ 21,039	\$ 21,008	99.85%	\$ 9,122	\$ 9,122	\$ -	
			2015	\$ 33,436,297	2019	245	\$ 114,924,285	\$ 81,487,988	0.02792	\$ 32,087	\$ 32,019	99.79%	\$ 18,163	\$ 18,163	\$ -	
			2015	\$ 33,436,297	2020	246	\$ 128,508,470	\$ 95,072,173	0.03142	\$ 40,377	\$ 40,290	99.78%	\$ 23,845	\$ 23,804	\$ 41	
			2015	\$ 33,436,297	2021	246	\$ 144,277,250	\$ 110,840,953	0.03349	\$ 48,318	\$ 48,199	99.75%	\$ 29,622	\$ 29,610	\$ 12	
			2015	\$ 33,436,297	2022	246	\$ 154,813,695	\$ 121,377,398	0.03055	\$ 47,296	\$ 47,165	99.72%	\$ 29,582	\$ 30,219	\$ (637)	
			2015	\$ 33,436,297	2023	262	\$ 167,473,568	\$ 134,037,271	0.03105	\$ 52,001	\$ 51,830	99.67%	\$ 33,185	\$ 37,261	\$ (4,076)	
			2015	\$ 33,436,297	2024	265	\$ 191,332,098	\$ 157,895,801	0.04897	\$ 93,695	\$ 92,230	98.44%	\$ 60,892		\$ 60,892	\$ 56,232

Prior Payments Due	\$ 3,211,814
Prior Payments Made	\$ 3,335,177
Additional Payment Required	\$ (123,362)
2025 Due	\$ 1,339,101
Total Payment	\$ 1,215,739

Flood Control Portion

Flood Control Portion	\$ 1,215,739
Revenue Fund Portion	0.8125 987,788
HCD Portion (Adm & Hmless)	0.125 151,967
RDA Oper Admin	0.0625 75,984

Prepared by the Harris County Tax Assessor-Collector's Office
6/10/2025



ANNETTE RAMIREZ

Tax Assessor-Collector & Voter Registrar
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County Chapter 381 (Spring Woods) Tax Years 2020 - 2024

COUNTY JURIS	HCAD # New	BASE YEAR	BASE YEAR VALUE	TAX YEAR	RECORD COUNT	TAX YEAR VALUE	INCREMENT	TAX RATE	TOTAL LEVY	TOTAL COLLECTIONS	COLLECTION RATE	CUMMULATIVE PAYMENTS DUE	PREVIOUS PAYMENTS MADE	ADDITIONAL PMT REQUIRED	CURRENT PAYMENT
COUNTY	178	2012	\$ 70,758,715												
		2012	\$ 70,758,715	2013	73	\$ 117,619,176	\$ 46,860,461	0.41455	\$ 487,724	\$ 487,724	100.00%	\$ 155,408	\$ 155,408	\$ -	
		2012	\$ 70,758,715	2014	157	\$ 672,741,868	\$ 601,983,153	0.41731	\$ 2,807,686	\$ 2,807,668	100.00%	\$ 2,009,709	\$ 2,009,709	\$ -	
		2012	\$ 70,758,715	2015	253	\$ 1,347,531,109	\$ 1,276,772,394	0.41923	\$ 5,649,255	\$ 5,649,247	100.00%	\$ 4,282,090	\$ 4,282,090	\$ -	
		2012	\$ 70,758,715	2016	287	\$ 1,513,985,359	\$ 1,443,226,644	0.41656	\$ 6,306,657	\$ 6,306,657	100.00%	\$ 4,809,524	\$ 4,809,524	\$ -	
		2012	\$ 70,758,715	2017	295	\$ 1,547,337,119	\$ 1,476,578,404	0.41801	\$ 6,468,024	\$ 6,468,024	100.00%	\$ 4,937,796	\$ 4,937,796	\$ -	
		2012	\$ 70,758,715	2018	290	\$ 1,644,811,772	\$ 1,574,053,057	0.41858	\$ 6,884,853	\$ 6,884,853	100.00%	\$ 5,270,937	\$ 5,270,937	\$ -	
		2012	\$ 70,758,715	2019	299	\$ 1,781,721,836	\$ 1,710,963,121	0.40713	\$ 7,253,924	\$ 7,253,924	100.00%	\$ 5,572,675	\$ 5,572,675	\$ -	
		2012	\$ 70,758,715	2020	303	\$ 1,771,116,180	\$ 1,700,357,465	0.39116	\$ 6,927,898	\$ 6,927,692	100.00%	\$ 5,320,895	\$ 5,320,895	\$ -	
		2012	\$ 70,758,715	2021	303	\$ 1,771,269,652	\$ 1,700,510,937	0.37693	\$ 6,676,447	\$ 6,676,447	100.00%	\$ 5,127,789	\$ 5,111,522	\$ 16,267	
		2012	\$ 70,758,715	2022	308	\$ 1,981,146,611	\$ 1,910,387,896	0.34373	\$ 6,809,795	\$ 6,809,795	100.00%	\$ 5,253,261	\$ 5,239,185	\$ 14,076	
		2012	\$ 70,758,715	2023	313	\$ 2,085,929,960	\$ 2,015,171,245	0.35007	\$ 7,302,215	\$ 7,302,215	100.00%	\$ 5,643,608	\$ 5,877,666	\$ (234,058)	
		2012	\$ 70,758,715	2024	316	\$ 2,146,323,911	\$ 2,075,565,196	0.38529	\$ 8,269,571	\$ 8,222,720	99.43%	\$ 6,361,090		\$ 6,361,090	\$ 6,157,375

Prior Payments Due	\$ 48,383,692
Prior Payments Made	\$ 48,587,407
Additional Payment Required	\$ (203,715)
2025 Due	\$ 6,361,090
Total Payment	<u>\$ 6,157,375</u>

Grand Total	\$ 6,157,375
Dev Agrmt	5,002,867
RDA Admin	384,836
HCD Homeless	384,836
HCD Admin	384,836

Prepared by the Harris County Tax Assessor-Collector's Office
6/10/2025

Harris County Improvement District No. 18
Calculation of Tax Increment Revenue from 381 Agreement/Springwoods 381 Fund

						Collections & Allocation of Collections				
	Tax Year	RDA Budget Year	Actual (through 2018) & Estimated Taxable Value	Captured Increment Values	Collections Subject to 381	Tax Office Adj. from Prior Periods	80% of Collections (Participation Rate)	Available for HCID 18 (65%)	Homeless & Admin (10%)	RDA Operations (5%)
Prior Period Actuals	2012	Base Year	\$ 70,758,715	Base Year	Year					
	2013	14-15	66%	117,619,176	\$ 46,860,461	\$ 487,724	\$ 155,408	\$ 126,269	\$ 19,426	\$ 9,560
	2014	15-16	472%	672,741,868	601,983,153	2,807,668	2,009,709	1,632,889	251,214	118,096
	2015	16-17	100%	1,347,531,109	1,276,772,394	5,649,247	4,282,090	3,479,198	535,261	279,246
	2016	17-18	12%	1,513,985,359	1,443,226,644	6,306,657	4,809,524	3,907,738	601,191	266,578
	2017	18-19	2%	1,547,337,119	1,476,578,404	6,468,024	4,937,796	4,011,959	617,225	295,065
	2018	19-20	6%	1,644,811,772	1,574,053,057	6,884,853	5,270,937	4,282,636	658,867	325,333
	2019	20-21	8%	1,781,721,836	1,710,963,121	7,253,924	5,572,675	4,527,798	696,584	348,292
	2020	21-22	-0.6%	1,771,116,180	1,700,357,465	6,927,692	(83,180)	5,320,895	4,555,050	700,777
	2021	SY22	0.01%	1,771,269,652	1,700,510,937	6,656,114	(255,821)	4,390,624	675,481	337,740
	2022	22-23	11.8%	1,981,146,611	1,996,105,115	6,792,200	(357,405)	4,761,059	3,868,360	595,132
	2023	23-24	3.0%	2,085,929,960	2,015,171,245	7,302,215	5,955,306	4,838,686	744,413	372,207
	2024	24-25	2.9%	2,146,323,911	2,075,565,196	8,222,720	6,157,375	5,002,867	769,672	384,836
Projections	2025	25-26	3.0%	2,210,713,628	2,139,954,913	8,475,070	6,780,056	5,508,796	847,507	423,754
	2026	26-27	3.0%	2,277,035,037	2,206,276,322	8,729,322	6,983,458	5,702,572	877,319	438,659
	2027	27-28	3.0%	2,345,346,088	2,274,587,373	8,991,202	7,192,962	5,873,650	903,638	451,819
	2028	28-29	3.0%	2,415,706,471	2,344,947,756	9,260,938	7,408,750	6,049,859	930,748	465,374
	2029	29-30	3.0%	2,488,177,665	2,417,418,950	9,538,766	7,631,013	6,231,355	958,670	479,335
	2030	30-31	3.0%	2,562,822,995	2,492,064,280	9,824,929	7,859,943	6,418,295	987,430	493,715
	2031	31-32	3.0%	2,639,707,685	2,568,948,970	10,119,677	8,095,742	6,610,844	1,017,053	508,526
	2032	32-33	3.0%	2,718,898,915	2,648,140,200	10,423,267	8,338,614	6,809,170	1,047,565	523,782
	2033	33-34	3.0%	2,800,465,883	2,729,707,168	10,735,965	8,588,772	7,013,445	1,078,992	539,496
	2034	34-35	3.0%	2,884,479,859	2,813,721,144	11,058,044	8,846,436	7,223,848	1,111,361	555,681
	2035	35-36	3.0%	2,971,014,255	2,900,255,540	11,389,786	9,111,829	7,440,564	1,144,702	572,351
	2036	36-37	3.0%	3,060,144,683	2,989,385,968	11,731,479	9,385,183	7,663,780	1,179,043	589,522
	2037	37-38	3.0%	3,151,949,023	3,081,190,308	12,083,424	9,666,739	7,893,694	1,214,414	607,207
	2038	38-39	3.0%	3,246,507,494	3,175,748,779	12,445,926	9,956,741	8,130,505	1,250,847	625,423
	2039	39-40	3.0%	3,343,902,719	3,273,144,004	12,819,304	10,255,443	8,374,420	1,288,372	644,186
	2040	40-41	3.0%	3,444,219,800	3,373,461,085	13,203,883	10,563,107	8,625,652	1,327,023	663,512
	2041	41-42	3.0%	3,547,546,394	3,476,787,679	13,600,000	10,880,000	8,884,422	1,366,834	683,417
						\$ 256,190,024	\$ (696,406)	\$ 202,289,570	\$ 164,078,373	\$ 25,242,827
									\$ 12,573,701	
Receipt Yr Tax Yr Tax Rates										
22-23 2022			0.34373							
23-24 2023			0.35007							
24-25 2024			0.38530							
25-26 2025			0.38529							
All future years			0.38529							

Harris County Redevelopment Authority
CIP Summary Schedule of Projects - 5 Year Plan
FY 25-26 Budget

Color Code Key

	= Underway & formally committed
	= Underway and resized expenditure timing
	= New Projects within existing borrowing capacity

County Pct	CIP No.	Project	Planned Appropriations for Capital Investment Projects by Fiscal Period							
			24-25 (Current Year)	25-26	26-27	27-28	28-29	29-30	FY24 - FY29 Total	Cumulative Total (To Date)
1	24-01	Pavement Panel Replacements around NRG Park	-	4,000,000	-	-	-	-	4,000,000	-
1	24-02	Upgrade Sidewalks around NRG Park, Pilot Project	-	5,800,000	-	-	-	-	5,800,000	-
1	24-03	Buffalo Spdwy. Waterline & Wastewater Lines	-	1,975,000	1,500,000	7,225,000	-	-	10,700,000	-
1	24-04	Kirby Drive Preliminary Engineering & Surveying	75,000	425,000	550,000	550,000	550,000	550,000	2,700,000	42,201
1	24-05	Double Right Turn Lanes - S. Main St. at IH 610	-	1,000,000	-	-	-	-	1,000,000	-
1	24-06	Shared Use Path along Kirby Drive	-	-	-	-	700,000	3,500,000	4,200,000	-
1	24-07	Water and Wastewater Lines east of Alameda and north of Reed Rd.	-	200,000	1,324,000	276,000	1,600,000	-	3,400,000	-
1	24-08	S. Main Street Digital Dynamic Signs	-	1,545,000	1,863,750	-	-	-	3,408,750	-
1	24-09	Water and Wastewater Lines (Southern Sector)	-	-	-	2,000,000	-	-	2,000,000	-
2	24-10	Hussion Paving and Drainage (Cullen Annex)	-	30,000	1,324,000	1,130,000	-	-	2,484,000	-
2	24-11	Keating St. Paving and Drainage (Cullen Annex)	-	-	225,000	1,431,000	-	-	1,656,000	-
2	24-12	Sidewalk Replacement on Polk St. and Leeland St.	-	1,773,300	-	-	-	-	1,773,300	-
2	24-13	Leeland Underpass Proposed TIP 20% match	-	500,000	500,000	-	-	-	1,000,000	-
1 & 2	24-14	Coyle St. Reconstruction (Cullen Annex)	-	3,867,795	-	-	-	-	3,867,795	-
1 & 2	24-15	Milby Street Rehabilitation (Cullen Annex)	-	2,404,649	-	-	-	-	2,404,649	-
1 & 2	24-16	Cullen Blvd. Utility Improvements (Cullen Annex)	-	-	435,347	1,700,000	-	-	2,135,347	-
1	24-17	Buffalo Pointe - Reimbursement CoH/Management Dist.	-	3,500,000	-	-	-	-	3,500,000	-
1	24-18	Rideshare Canopy at NRG Yellow Lot	-	300,000	-	-	-	-	300,000	-
1	24-20	MUD 612 - Industrial Development and a Manufacturing Facility	-	77,230	119,029	258,493	486,449	501,609	1,442,809	-
1	24-21	Northern Extension of Buffalo Speedway	-	2,450,000	3,800,000	-	-	-	6,250,000	-
Totals			\$ 75,000	\$ 29,847,974	\$ 11,641,126	\$ 14,570,493	\$ 3,336,449	\$ 4,551,609	\$ 64,022,650	42,201

* Each Row of this schedule is supported by individual project sheets (24-01 through 24-21)

* This entire list is the priority list recommended by the EHRA study to be the most catalytic projects for the TIRZ 24 Zone. Project Committee will be formed and tasked with prioritizing the CIP slate of projects

* Recommending reprioritize 24-14 and 24-12 ahead of 24-10 and 24-11

* Project 24-20 and 24-21 are new projects that are recommended by staff after presentation to projects and financing committee; subject to board approval and annexation

**Harris County Redevelopment Authority
Public Facilities and Cultural Improvements
Five year Investment Plan**

Project #	Inventory of Projects/Programs Uses:	Public Facilities and Cultural Improvements					
		25-26	26-27	27-28	28-29	29-30	Grand Total
24-19	Up CDC - Acquire & Fund Rehab (tenant)	\$ 10,387,500	\$ 2,037,500	\$ 2,037,500			\$ 14,462,500
Totals		10,387,500	2,037,500	2,037,500	-	-	\$ 14,462,500

Harris County Redevelopment Authority
Affordable Housing Projects
Five year Investment Plan

Project #	Inventory of Affordable Housing Projects/Programs Uses:	Schedule Affordable Hsg Bond Funds & Increments Available and Annual Uses:					
		2026	2027	2028	2029	2030	Grand Total
1	Hays Street	\$ 7,200,000					\$ 7,200,000
2	CLT Investments (15 SF Units per year)	\$ 1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	\$ 7,500,000
3	Days Inn @ 801 St. Joseph & Wells Fargo Acquisition and construction	7,800,000					\$ 7,800,000
4	Hardy Mixed Income/Use Project (HCHFC/RDA Partnership)	4,100,000	8,750,000				\$ 12,850,000
5	Palmeto Place - HBDI Griggs Rod & * MLK - HFC Invest 43 single	2,000,000					\$ 2,000,000
6	Pct 4 Hillcroft	1,983,960					\$ 1,983,960
24-19	UpCDC - Acquisition	3,787,500					\$ 3,787,500
Estimated Affordable Hsg Outlays Each Year:		28,371,460	10,250,000	1,500,000	1,500,000	1,500,000	43,121,460

1. Hays St will need upfront funds to avoid interest carry on a bridge loan in the project, however, the upfront outlay will cost the RDA interest because the RDA will need to borrow the funds to make this investment
2. Ongoing annual investment commitment for Single Family Homeownership
3. In partnership with Downtown RDA and developer (in negotiations with developer). Concept is a tax credit project that would create approximately 375 affordable units and new construction of 250.
4. Insufficient sources of revenue to fund construction. This investment would in the form of a loan to the developer so they can avoid interest carry, however this will cause the RDA to incur interest.
5. Single Family development this is where the HFC will be co investor in the development and this is a cash equity investment; not a loan to the development.
this investment will require the RDA to "borrow" funds to supply its share of the investment. This expands the CLT ownership of land by 43 single family units in a single year.
given the amount of investment, one option is to forego line item # 2 above to reduce total outlays and borrowing needs in FY 26
6. Land acquisition for ConnectHilcroft - a 90 unit senior 9% tax credit project.

Harris County Redevelopment Authority
Proposed Plan for Financing of Projects
FY 25-26 through 2029-30

	Total Project Budgets	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total
CIP Projects	\$ 64,022,650	29,847,974	11,641,126	14,570,493	3,336,449	4,551,609	64,022,650
Public & Cultural Facilities	\$ 14,462,500	10,387,500	2,037,500	2,037,500			14,462,500
Affordable Housing Projects	\$ 43,121,460	28,371,460	10,250,000	1,500,000	1,500,000	1,500,000	43,121,460
Total Projects:	\$ 121,606,610	68,606,934	23,928,626	18,107,993	4,836,449	6,051,609	121,606,610
Fund Balance (existing & new)		36,547,862	5,000,000	5,000,000	5,000,000	5,000,000	56,547,862
Plus Current Year Increment		10,139,662	10,784,198	11,410,323	12,151,641	12,999,508	57,485,332
Less Debt Service @ HHC RDA		(6,312,996)	(6,565,516)	(6,828,137)	(8,393,463)	(8,393,463)	
Less Fund Balance Reserve		(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	
Funds Available for Pay-As-You-Go		35,374,527	4,218,682	4,582,186	3,758,178	4,606,045	
Less Fund Balance Usage: - 5		35,374,527	4,218,682	4,582,186	3,758,178	4,606,045	52,539,618
Cash Flow Borrowing Needs: - 6		33,232,407	19,709,944	13,525,807	1,078,271	1,445,564	68,991,992

Project Funding Schedule (Funds on Hand Versus Debt Instrument Financing)							
Source of Funds		2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total
TIRZ Funds -CIP		10,790,567		1,636,441	2,300,000	3,106,605	17,908,613
TIRZ Public & Cultural Facilities				1,445,745			1,445,745
TIRZ Funds - Affordable Hsg		24,583,960	4,218,682	1,500,000	1,500,000	1,500,000	33,302,642
Sub Total Fund Balance Usage		35,374,527	4,218,682	4,582,186	3,800,000	4,606,605	52,657,000
Debt - CIP		19,057,407	11,641,126	12,934,052	1,036,449	1,445,004	46,114,037
Debt - Public & Cultural Facilities		10,387,500	2,037,500	591,755	-	-	13,016,755
Debt - Affordable Hsg		3,787,500	6,031,318	-	-	-	9,818,818
Sub Total Debt Usage:		33,232,407	19,709,944	13,525,807	1,036,449	1,445,004	68,949,610
Total Funds		68,606,934	23,928,626	18,107,993	4,836,449	6,051,609	121,606,610
Beginning Debt		0	28,581,031	43,683,440		1,036,449	
Plus New Debt		33,232,407	19,709,944	13,525,807	1,036,449	1,445,004	68,949,610
Debt Paid Off During Period		(4,651,376)	(4,607,535)	(4,229,777)			
Ending Debt 7		28,581,031	43,683,440	52,979,470	1,036,449	2,481,453	68,949,610
Estimated Interest Expense		1,661,620	1,957,982	2,598,360	25,911	93,054	6,336,928

Notes:

- 1 - Taken and combined from the CIP, Public & Cultural Facilities and Affordable Housing Project listing schedules
- 2 - This represents the estimated unrestricted funds on hand, and does not include the amounts held in a "Reserve fund" by a bond or financial transaction trustee
- 3 - Represents each year's Tax Increment, minus the estimated debt service withheld each year at the HHRDA level, and HHRDA's annual administrative cost deduction of \$150K from the increments.
- 4 - Assumes a safety net policy of keeping on hand a reserve of "unrestricted" funds equal to a base of \$5M annually.
- 5 - Calculates the amount of Excess fund balance that would be used for "Pay as you go" financing as opposed to borrowing. Demonstrates a contribution from Fund balance over time
- 6 - Estimates the true need for borrowing based on the current and most recent estimate of projects, fund balance and annual increment inflows net of a fund balance reserve
- 7 - Assumes at the end of 3 years, the RDA would convert outstanding LOC balance to permanent bond financing (Approx \$56 to \$60M)

Assumptions:

- Omits possible interest earnings for any funds held (both Fund balance or funds borrowed).
- Assumes conversion of LOC instrument with interest cost of 5% for debt service in years 1-3 and conversion of LOC into a bond with interest cost of 5.5% in all subsequent years.
- Assumes the "Combined TIRZ 24 Revenue Estimate Schedule" (see attached exhibit) having a constant 3% growth rate for arriving at each year's annual increment

560

2025-2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 24 - HARRIS COUNTY RDA

Project: Pavement Panel Replacements around NRG Park				PCT DATA		Pct.	1	WBS.:	24-01		
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Concrete panel replacements and restriping for Kirby Dr., Murworth Dr., Westridge St., and Lantern Point Dr.			Operating and Maintenance Costs: (\$ Thousands)							
					2025-26	2026-27	2027-28	2028-29	2029-30	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	The major streets leading to NRG Park are in fair to poor condition which contribute to hazardous driving conditions. The project will improve traffic conditions on the streets leading to NRG Park.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses LTD	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	-	
2	Acquisition	-	-	-	-	-	-	-	-	-	
3	Design	-	480,000	-	480,000		-	-	-	480,000	
4	Construction	-	3,520,000	-	3,520,000		-	-	-	3,520,000	
5	Equipment	-	-	-	-		-	-	-	-	
6	Close-Out	-	-	-	-		-	-	-	-	
7	Other	-					-	-	-	-	
		-	-	-	-		-	-	-	-	
		-	-	-	-		-	-	-	-	
		-	-	-	-		-	-	-	-	
		-	-	-	-		-	-	-	-	
Oth MUD 612 - Industrial		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 4,000,000	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -
Source of Funds											
TIRZ Funds		-	4,000,000			-	-	-	-	-	
County Funds		-	-	-	-	-	-	-	-	-	
Grant Funds		-	-	-	-	-	-	-	-	-	
Other		-		-	4,000,000	-	-	-	-	4,000,000	
Total Funds		\$ -	\$ 4,000,000	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -

*NOTE:

2026 -2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 24 - HARRIS COUNTY RDA

Project: Upgrade Sidewalks around NRG Park, Pilot Project				PCT DATA		Pct.	1	WBS.:	24-02		
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Upgrade the sidewalks on Murworth Dr. and associated drainage and hardscape improvements. Detention will also be added in accordance with COH regulations.			Operating and Maintenance Costs: (\$ Thousands)							
					2025-26	2026-27	2027-28	2028-29	2029-30	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	The width of the sidewalks leading to NRG Park are insufficient to accommodate the volume of pedestrians visiting NRG Park. The tree cover and hardscape along these streets also needs improvement to add shade and improve the appearance in the area.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Expenses LFT	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-					-	-	-	
2	Acquisition	-	-					-	-	-	
3	Design	-	710,000		710,000	-		-	-	710,000	
4	Construction	-	5,090,000		5,090,000					5,090,000	
5	Equipment	-	-					-	-	-	
6	Close-Out	-	-					-	-	-	
7	Other	-					-			-	
		-	-					-	-	-	
		-	-					-	-	-	
		-	-					-	-	-	
		-	-					-	-	-	
		-	-	-	-	-	-	-	-	-	
OthMUD 612 - Industrial		-	\$ 5,800,000	\$ -	\$ 5,800,000	\$ -	\$ -	\$ -	\$ -	\$ 5,800,000	\$ -
Total Allocations		\$ -	\$ 5,800,000	\$ -	\$ 5,800,000	\$ -	\$ -	\$ -	\$ -	\$ 5,800,000	\$ -
Source of Funds											
TIRZ Funds		-	2,310,000	-	4,445,567				-	4,445,567	
County Funds		-	-	-					-	-	
Grant Funds		-	-				-	-	-	-	
Other		-	3,490,000	-	1,354,433		-	-	-	1,354,433	
Total Funds		\$ -	\$ 5,800,000	\$ -	\$ 5,800,000	\$ -	\$ -	\$ -	\$ -	\$ 5,800,000	\$ -

*NOTE:

* Other includes 6% of construction cost, testing, and

Electrical consultant that can forecast exp for relo of utilities

2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 24 - HARRIS COUNTY RDA

Project: Buffalo Spdwy. Waterline & Wastewater Lines				PCT DATA		Pct.	1	WBS.:		24-03	
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description: Ph. 1: Construct a 12" water distribution line adjacent to the 24" water supply line along Buffalo Spdwy. from Holmes Road to West Bellfort. Ph. 2: Construct a 12" waterline and 12" to 18" wastewater lines from Holmes Rd. to Airport. Justification: A large diameter water supply line has been constructed along Buffalo Spdwy. but domestic service cannot be taken from this line - a 12' water distribution line is required. Wastewater lines are needed from Holmes Rd. to Airport.				Operating and Maintenance Costs: (\$ Thousands)							
					2025-26	2026-27	2027-28	2028-29	2029-30	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Expenses LFT	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-							\$ -	
2	Acquisition	-	-							\$ -	
3	Design	-	1,500,000	-	475,000		1,025,000			\$ 1,500,000	
4	Construction	-	9,200,000	-	1,500,000	1,500,000	6,200,000			\$ 9,200,000	
5	Equipment	-	-							\$ -	
6	Close-Out	-	-							\$ -	
7	Other	-	-							\$ -	
		-	-							\$ -	
		-	-							\$ -	
		-	-							\$ -	
		-	-							\$ -	
Oth MUD 612 - Indust		-	-		-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$10,700,000		\$ 1,975,000	\$ 1,500,000	\$ 7,225,000	\$ -	\$ -	\$ 10,700,000	\$ -
Source of Funds											
TIRZ Funds		-							-	\$ -	
Interest on Bond Funds		-	-				-			\$ -	
Grant Funds		-	-							\$ -	
Other -Bond		-	10,700,000		1,975,000	1,500,000	7,225,000			\$ 10,700,000	
Total Funds		\$ -	\$10,700,000		\$ 1,975,000	\$ 1,500,000	\$ 7,225,000	\$ -	\$ -	\$ 10,700,000	\$ -

*NOTE:

\$7.225 M to be assigned to a future bond issuance.

\$ -

2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 24 - HARRIS COUNTY RDA

Project: Kirby Drive Preliminary Engineering & Surveying				PCT DATA		Pct.	1	WBS.:	24-04		
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Kirby Drive is to be extended from Holmes Road to Almeda-Genoa Road within TIRZ 24. This project will start the preliminary engineering, surveying, environmental, and NEPA process. It is expected that this project will be funded through the call for projects at H-GAC with a 20% local match plus engineering construction plans.			Operating and Maintenance Costs: (\$ Thousands)							
					2025-26	2026-27	2027-28	2028-29	2029-30	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Justification:	The extension of Kirby Drive will open significant acreage for development and redevelopment within TIRZ 24. The access will link the area to the TMC and downtown Houston. Accommodation will also provide for the extension of the METRO BRT closer to Pearland.			Svcs. & Chgs.	-	-	-
Capital Outlay	-	-	-					-	-	\$ -	
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -	
FTEs										-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses LTD	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning									\$ -	
2	Acquisition									\$ -	
3	Design		6,700,000	75,000	425,000	550,000	550,000	550,000	550,000	\$ 2,700,000	
4	Construction									\$ -	
5	Equipment									\$ -	
6	Close-Out									\$ -	
7	Other									\$ -	
										\$ -	
										\$ -	
										\$ -	
										\$ -	
Oth MUD 612 - Industrial		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 6,700,000	\$ 75,000	\$ 425,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 2,700,000	\$ -
Source of Funds											
TIRZ Funds		-		75,000						\$ 75,000	
County Funds		-	-						-	\$ -	
Grant Funds - HGAC / TIP		-	-						-	\$ -	
Other - Bond funds		-	1,240,000		425,000	550,000	550,000	550,000	550,000	\$ 2,625,000	
Total Funds		\$ -	\$ 1,240,000	\$ 75,000	\$ 425,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 2,700,000	\$ -

*NOTE:

The \$6.7 is entirely design. The actual construction would be funded by HGAC TIP allocations along with a "match" share from the RDA/TIRZ. The cost of the construction is estimated as \$85M. The match

2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 24 - HARRIS COUNTY RDA

Project: Double Right Turn Lanes - S. Main St. at IH 610				PCT DATA		Pct.	1	WBS.:	24-05		
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Provide double right turn lanes from SB Main Street to WB IH 610 frontage road. Project includes paving reconfiguration, signage, striping, and signal adjustment.			Operating and Maintenance Costs: (\$ Thousands)							
					2025-26	2026-27	2027-28	2028-29	2029-30	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	The existing single dedicated right turn lane from southbound Main Street to westbound IH 610 frontage road is inadequate to accommodate the traffic after a major event at NRG Park. Traffic is stacked for over a mile from this intersection. The project will help relieve the traffic congestion.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses LTD	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-					-	-	-	\$ -	
2	Acquisition	-					-	-	-	\$ -	
3	Design	-	150,000		150,000		-	-	-	\$ 150,000	
4	Construction	-	850,000		850,000		-	-	-	\$ 850,000	
5	Equipment	-					-	-	-	\$ -	
6	Close-Out	-					-	-	-	\$ -	
7	Other	-					-	-	-	\$ -	
		-					-	-	-	\$ -	
		-					-	-	-	\$ -	
		-					-	-	-	\$ -	
		-	-	-	-	-	-	-	-	\$ -	
		-	-	-	-	-	-	-	-	\$ -	
Oth MUD 612 - Industrial		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -
Source of Funds											
TIRZ Funds		-	1,000,000		1,000,000			-	-	\$ 1,000,000	
County Funds		-						-	-	\$ -	
Grant Funds		-						-	-	\$ -	
Other		-	-					-	-	\$ -	
Total Funds		\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -

*NOTE:

2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 24 - HARRIS COUNTY RDA

Project: Shared Use Path along Kirby Drive				PCT DATA		Pct.	1	WBS.:	24-06		
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Construct a 10' wide shared use path along Kirby Drive from IH 610 to Main Street			Operating and Maintenance Costs: (\$ Thousands)							
					2025-26	2026-27	2027-28	2028-29	2029-30	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	The sidewalk facility along Kirby Drive is inadequate to serve the volume of visitors to NRG Park for major events. This project will increase capacity and circulation on the west side of NRG Park.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses LTD	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	
3	Design	-	700,000					700,000	-	\$ 700,000	
4	Construction	-	3,500,000						3,500,000	\$ 3,500,000	
5	Equipment	-	-				-	-	-	\$ -	
6	Close-Out	-	-				-	-	-	\$ -	
7	Other	-					-	-	-	\$ -	
		-	-	-	-	-	-	-	-	\$ -	
		-	-	-	-	-	-	-	-	\$ -	
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		-	-	-	-	-	-	-	-	\$ -	
Oth MUD 612 - Industrial		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 4,200,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 3,500,000	\$ 4,200,000	\$ -
Source of Funds											
TIRZ Funds		-	3,806,605					700,000	3,106,605	\$ 3,806,605	
County Funds		-						-	-	\$ -	
Grant Funds		-						-	-	\$ -	
Other-Bond Funds		-	393,395						393,395	\$ 393,395	
Total Funds		\$ -	\$ 4,200,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 3,500,000	\$ 4,200,000	\$ -

*NOTE:

The construction cost would be assigned to a future bond issuances

2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 24 - HARRIS COUNTY RDA

Project: Water and Wastewater Lines east of Alameda and north of Reed Rd.				PCT DATA		Pct.	1	WBS.:	24-07		
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Install water and wastewater lines, as needed, in the geographic area north of Reed Road and east of Alameda Road. (Developer initiated projects.)			Operating and Maintenance Costs: (\$ Thousands)							
					2025-26	2026-27	2027-28	2028-29	2029-30	Total	
Justification:	This is an area deficient in adequate water and wastewater service to properly serve development in the area.			Personnel	-	-	-	-	-	\$	-
				Supplies	-	-	-	-	-	\$	-
				Svcs. & Chgs.	-	-	-	-	-	\$	-
				Capital Outlay	-	-	-	-	-	\$	-
				Total	\$	-	\$	-	\$	-	\$
											-
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses LTD	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-					-	-		\$	-
2	Acquisition	-					-	-		\$	-
3	Design	-	596,000		200,000	50,000	276,000	70,000		\$	596,000
4	Construction	-	2,804,000			1,274,000	-	1,530,000		\$	2,804,000
5	Equipment	-					-	-		\$	-
6	Close-Out	-					-	-		\$	-
7	Other	-					-	-		\$	-
		-					-	-		\$	-
		-					-	-		\$	-
		-					-	-		\$	-
		-					-	-		\$	-
Oth MUD 612 - Industrial		-	-	-	-	-	-	-	-	\$	-
Total Allocations			\$ 3,400,000	\$ -	\$ 200,000	\$ 1,324,000	\$ 276,000	\$ 1,600,000	\$ -	\$ 3,400,000	\$ -
Source of Funds											
TIRZ Funds		-	1,876,000				276,000	1,600,000		\$	1,876,000
County Funds		-							-	\$	-
Grant Funds		-						-	-	\$	-
Other		-	1,524,000	-	200,000	1,324,000				\$	1,524,000
Total Funds		\$ -	\$ 3,400,000	\$ -	\$ 200,000	\$ 1,324,000	\$ 276,000	\$ 1,600,000	\$ -	\$ 3,400,000	\$ -

*NOTE:

FY 27-28 and FY 28-29 would be tied to a future bond issuance, and not the current bond program

2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 24 - HARRIS COUNTY RDA

Project: S. Main Street Digital Dynamic Signs				PCT DATA		Pct.	1	WBS.:	24-08		
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Install dynamic digital message signs on South Main Street			Operating and Maintenance Costs: (\$ Thousands)							
					2025-26	2026-27	2027-28	2028-29	2029-30	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	The project will reduce the traffic congestion around NRG Park			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Expenses thru 6/30/22	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-								\$ -	
2	Acquisition	-								\$ -	
3	Design	-	575,000		545,000	30,000				\$ 575,000	
4	Construction	-	2,833,750		1,000,000	1,833,750				\$ 2,833,750	
5	Equipment	-								\$ -	
6	Close-Out	-								\$ -	
7	Other	-								\$ -	
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*NOTE:

\$1.54M will be pre FIFA and the remainder is expected to occur after FIFA.

2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 24 - HARRIS COUNTY RDA

Project: Water and Wastewater Lines (Southern Sector)				PCT DATA		Pct.	1	WBS.:		24-09	
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Provide water and wastewater service to unserved areas of the Zone. (May be developer initiated.)			Operating and Maintenance Costs: (\$ Thousands)							
					2025-26	2026-27	2027-28	2028-29	2029-30	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Justification:	Development and redevelopment of land for affordable housing in the Zone is needed.			Svcs. & Chgs.	-	-	-
Capital Outlay	-	-	-					-	-	\$ -	
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -	
FTEs										-	
Fiscal Year Planned Expenses											
Project Allocation		Expenses thru 6/30/22	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-				-	-	-	-	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	
3	Design	-	325,000	-			325,000	-	-	\$ 325,000	
4	Construction	-	1,675,000	-			1,675,000	-	-	\$ 1,675,000	
5	Equipment	-	-	-		-	-	-	-	\$ -	
6	Close-Out	-	-	-		-	-	-	-	\$ -	
7	Other	-		-			-	-	-	\$ -	
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Oth MUD 612 - Industrial		-		-	-	-	-	-	-	-	\$ -
Total Allocations											
Total Allocations		\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000	\$ -
Source of Funds											
Source of Funds											
TIRZ Funds		-		-	-		1,360,441	-	-	\$ 1,360,441	
County Funds		-	-	-	-	-	-	-	-	\$ -	
Grant Funds		-	-	-	-	-	-	-	-	\$ -	
Other		-	2,000,000	-	-		639,559	-	-	\$ 639,559	
Total Funds		\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000	\$ -

*NOTE:

100% of this project is planned for in a future bond issuance

2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 24 - HARRIS COUNTY RDA

Project: Hussion Paving and Drainage (Cullen Annex)				PCT DATA		Pct.	2	WBS.:	24-10		
				Location:	2	Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Street reconstruction and utility improvements for Hussion Street.			Operating and Maintenance Costs: (\$ Thousands)							
					2025-26	2026-27	2027-28	2028-29	2029-30	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	The roadway and utilities are in poor condition and will not support redevelopment unless improved.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
Fiscal Year Planned Expenses											
Project Allocation		Expenses thru 6/30/22	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-								\$ -	
2	Acquisition	-								\$ -	
3	Design	-	384,000		30,000	324,000	30,000			\$ 384,000	
4	Construction	-	2,100,000			1,000,000	1,100,000			\$ 2,100,000	
5	Equipment	-								\$ -	
6	Close-Out	-								\$ -	
7	Other	-								\$ -	
		-								\$ -	
		-								\$ -	
		-								\$ -	
		-								\$ -	
Oth MUD 612 - Industrial		-		-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 2,484,000	\$ -	\$ 30,000	\$ 1,324,000	\$ 1,130,000	\$ -	\$ -	\$ 2,484,000	\$ -
Source of Funds											
TIRZ Funds		-								\$ -	
County Funds		-								\$ -	
Grant Funds		-								\$ -	
Other		-	2,484,000		30,000	1,324,000	1,130,000			\$ 2,484,000	
Total Funds		\$ -	\$ 2,484,000	\$ -	\$ 30,000	\$ 1,324,000	\$ 1,130,000	\$ -	\$ -	\$ 2,484,000	\$ -

*NOTE:

2024 - 2028 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY

Project: Keating St. Paving and Drainage (Cullen Annex)				PCT DATA		Pct.	2	WBS.:	24-11		
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Street reconstruction and drainage improvements for Keating St.			Operating and Maintenance Costs: (\$ Thousands)							
					2024-25	2025-26	2026-27	2027-28	2028-29	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	The roadway and drainage are in poor condition.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Expenses thru 6/30/22	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2028-29	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	
2	Acquisition	-								\$ -	
3	Design	-	256,000			225,000	31,000			\$ 256,000	
4	Construction	-	1,400,000				1,400,000			\$ 1,400,000	
5	Equipment	-								\$ -	
6	Close-Out	-								\$ -	
7	Other	-								\$ -	
		-								\$ -	
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Oth MUD 612 - Industrial		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 1,656,000	\$ -	\$ -	\$ 225,000	\$ 1,431,000	\$ -	\$ -	\$ 1,656,000	\$ -
Source of Funds											
TIRZ Funds		-							-	\$ -	
County Funds		-							-	\$ -	
Grant Funds		-							-	\$ -	
Other		-	1,656,000	-		225,000	1,431,000		-	\$ 1,656,000	
Total Funds		\$ -	\$ 1,656,000	\$ -	\$ -	\$ 225,000	\$ 1,431,000	\$ -	\$ -	\$ 1,656,000	\$ -

*NOTE:

2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 24 - HARRIS COUNTY RDA

Project: Sidewalk Replacement on Polk St. and Leeland St.				PCT DATA		Pct.	2	WBS.:		24-12	
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Complete the sidewalk improvements along Leeland Street within TIRZ 24			Operating and Maintenance Costs: (\$ Thousands)							
					2024-25	2025-26	2026-27	2027-28	2028-29	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Certain sidewalk improvements have been completed on Leeland Street within TIRZ 24. This project will complete the improvements within the Zone.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs							-
Fiscal Year Planned Expenses											
Project Allocation		Expenses thru 6/30/22	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-				-	-	-	-	\$ -	
2	Acquisition	-				-	-	-	-	\$ -	
3	Design	-	273,000		273,300	-	-	-	-	\$ 273,300	
4	Construction	-	1,500,000		1,500,000		-	-	-	\$ 1,500,000	
5	Equipment	-					-	-	-	\$ -	
6	Close-Out	-					-	-	-	\$ -	
7	Other	-					-	-	-	\$ -	
		-	-			-	-	-	-	\$ -	
		-	-	-	-	-	-	-	-	\$ -	
		-	-	-	-	-	-	-	-	\$ -	
		-	-	-	-	-	-	-	-	\$ -	
Oth MUD 612 - Industrial		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 1,773,000	\$ -	\$ 1,773,300	\$ -	\$ -	\$ -	\$ -	\$ 1,773,300	\$ -
Source of Funds											
TIRZ Funds		-						-	-	\$ -	
County Funds		-				-	-	-	-	\$ -	
Grant Funds		-				-	-	-	-	\$ -	
Other		-	1,773,300		1,773,300		-	-	-	\$ 1,773,300	
Total Funds		\$ -	\$ 1,773,300	\$ -	\$ 1,773,300	\$ -	\$ -	\$ -	\$ -	\$ 1,773,300	\$ -

*NOTE:

2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 24 - HARRIS COUNTY RDA

Project: Leeland Underpass		PCT DATA			Pct.	2	WBS.:		24-13					
		Location:			Geo. Ref.:									
		Served:			Neighborhood:									
Description:	Local match for design for tunnel construction on Leeland at railroad tracts west of Cullen to be shared with Gulf Coast Rail District 50/50. To be funded through TIP. Proposed TIP 20% match			Operating and Maintenance Costs: (\$ Thousands)										
					2024-25	2025-26	2026-27	2027-28	2028-29	Total				
		Personnel	-	-	-	-	-	-	\$	-				
		Supplies	-	-	-	-	-	-	\$	-				
Justification:	To relieve traffic congestion due to numerous daily train movements at this intersection			Svcs. & Chgs.	-	-	-	-	-	\$	-			
				Capital Outlay	-	-	-	-	-	-	\$	-		
				Total	\$	-	\$	-	\$	-	\$	-	\$	-
				FTEs									-	
Fiscal Year Planned Expenses														
Project Allocation		Expenses thru 6/30/22	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total	Cumulative Total (To Date)			
Phase														
1	Planning						-	-	-	\$ -				
2	Acquisition						-	-	-	\$ -				
3	Design		1,000,000		500,000	500,000	-	-	-	\$ 1,000,000				
4	Construction		4,000,000							\$ -				
5	Equipment						-	-	-	\$ -				
6	Close-Out						-	-	-	\$ -				
7	Other						-	-	-	\$ -				
							-	-	-	\$ -				
							-	-	-	\$ -				
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							-	-	-	\$ -				
							-	-	-	\$ -				

*NOTE:

Construction contribution would be out of a future bond issuance.

2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 24 - HARRIS COUNTY RDA

Project: Coyle St. Reconstruction (Cullen Annex)				PCT DATA		Pct.	1 & 2	WBS.:	24-14		
				Location: 1 & 2		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Reconstruct Coyle Street between Milby Street and Cullen Blvd. to a 4-lane roadway complete with wter distribution, sanitary sewer, drainage, detention, and sidewalks.			Operating and Maintenance Costs: (\$ Thousands)							
					2024-25	2025-26	2026-27	2027-28	2028-29	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Coyle Street between Milby Street and Cullen Blvd. is a 2-lane open ditch facility. This project will improve Coyle to a 4-lane concrete curb and gutter roadway section complete with water, sanitary sewer, drainage, detention and sidewalks. This will spur redevelopment in the area.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Expenses thru 6/30/22	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	
3	Design	-	518,000		518,000	-	-	-	-	\$ 518,000	
4	Construction		3,182,000		3,182,000	-	-	-	-	\$ 3,182,000	
5	Equipment	-	-		-	-	-	-	-	\$ -	
6	Close-Out	-	-		-	-	-	-	-	\$ -	
7	Other	-	167,795		167,795	-	-	-	-	\$ 167,795	
		-	-	-	-	-	-	-	-	\$ -	
		-	-	-	-	-	-	-	-	\$ -	
		-	-	-	-	-	-	-	-	\$ -	
		-	-	-	-	-	-	-	-	\$ -	
Oth MUD 612 - Industrial		-	167,795	-	167,795	-	-	-	-	\$ 167,795	\$ -
Total Allocations		\$ -	\$ 3,867,795	\$ -	\$ 3,867,795	\$ -	\$ -	\$ -	\$ -	\$ 3,867,795	\$ -
Source of Funds											
TIRZ Funds		-					-	-	-	\$ -	
County Funds		-	-	-	-	-	-	-	-	\$ -	
Grant Funds		-	-	-	-	-	-	-	-	\$ -	
Other		-	3,867,795		3,867,795		-	-	-	\$ 3,867,795	
Total Funds		\$ -	\$ 3,867,795	\$ -	\$ 3,867,795	\$ -	\$ -	\$ -	\$ -	\$ 3,867,795	\$ -

*NOTE:

2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 24 - HARRIS COUNTY RDA

Project: Milby Street Rehabilitation (Cullen Annex)				PCT DATA		Pct.	1 & 2	WBS.:	24-15		
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Milling and asphalt overlay and utility improvements			Operating and Maintenance Costs: (\$ Thousands)							
					2024-25	2025-26	2026-27	2027-28	2028-29	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	The roadway condition is poor and the utilities are undersized for redevelopment.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/22	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2028-29	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-				-	-	-	\$ -	
2	Acquisition	-	-				-	-	-	\$ -	
3	Design	-	204,649	-	204,649	-	-	-	-	\$ 204,649	
4	Construction	-	2,200,000	-	2,200,000		-	-	-	\$ 2,200,000	
5	Equipment	-	-	-	-		-	-	-	\$ -	
6	Close-Out	-	-	-	-		-	-	-	\$ -	
7	Other	-		-			-	-	-	\$ -	
		-	-	-	-		-	-	-	\$ -	
		-	-		-		-	-	-	\$ -	
		-	-	-	-		-	-	-	\$ -	
		-	-	-	-		-	-	-	\$ -	
Oth MUD 612 - Industrial		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 2,404,649	\$ -	\$ 2,404,649	\$ -	\$ -	\$ -	\$ -	\$ 2,404,649	\$ -
Source of Funds											
TIRZ Funds		-		-				-	-	\$ -	
County Funds		-	-	-	-	-	-	-	-	\$ -	
Grant Funds		-	-	-		-	-	-	-	\$ -	
Other		-	2,404,649	-	2,404,649			-	-	\$ 2,404,649	
Total Funds		\$ -	\$ 2,404,649	\$ -	\$ 2,404,649	\$ -	\$ -	\$ -	\$ -	\$ 2,404,649	\$ -

*NOTE:

2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 24 - HARRIS COUNTY RDA

Project: Cullen Blvd. Utility Improvements (Cullen Annex)				PCT DATA		Pct.	1 & 2	WBS.:		24-16	
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Installation of Water and Wastewater lines on Cullen Blvd.			Operating and Maintenance Costs: (\$ Thousands)							
					2024-25	2025-26	2026-27	2027-28	2028-29	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Certain water and wastewater lines are undersized for redevelopment of adjacent property along this roadway.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
Fiscal Year Planned Expenses											
Project Allocation		YTD EXPENSES	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2028-29	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning				-	-	-	-	-	\$ -	
2	Acquisition	-	-		-	-	-	-	-	\$ -	
3	Design	-	435,347	-		435,347	-	-	-	\$ 435,347	
4	Construction	-	1,700,000	-	-	-	1,700,000	-	-	\$ 1,700,000	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	
7	Other	-		-	-	-		-	-	\$ -	
		-	-	-	-	-	-	-	-	\$ -	
		-	-		-	-	-	-	-	\$ -	
		-	-		-	-	-	-	-	\$ -	
		-	-		-	-	-	-	-	\$ -	
Oth MUD 612 - Industrial		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 2,135,347	\$ -	\$ -	\$ 435,347	\$ 1,700,000	\$ -	\$ -	\$ 2,135,347	\$ -
Source of Funds											
TIRZ Funds		-		-	-				-	\$ -	
County Funds		-	-	-	-	-	-	-	-	\$ -	
Grant Funds		-	-	-	-	-	-	-	-	\$ -	
Other		-	2,135,347	-	-	435,347	1,700,000		-	\$ 2,135,347	
Total Funds		\$ -	\$ 2,135,347	\$ -	\$ -	\$ 435,347	\$ 1,700,000	\$ -	\$ -	\$ 2,135,347	\$ -

*NOTE:

2026 - 2030 - CAPITAL IMPROVEMENT PLAN - (DEVELOPER PROVIDED)
TIRZ No. 24 - HARRIS COUNTY RDA

Project: Buffalo Pointe - Reimbursement CoH/Management Dist.				PCT DATA		Pct.		1		WBS.:		24-17	
				Location:		Geo. Ref.:							
				Served:		Neighborhood:							
Description: Pre-existing agreement between TIRZ 24 and the City of Houston for Public Infrastructure Improvements along Holmes Rd to include costs associated with water, sewer, drainage and paving. This component of funding is leverage towards the City of Houston's overall budget for Holmes Rd improvements. Harris County to pay City of Houston/ Management District \$3.5 million once Holmes Road is completed.				Operating and Maintenance Costs: (\$ Thousands)									
					2024-25	2025-26	2026-27	2027-28	2028-29	Total			
				Personnel	-	-	-	-	-	\$ -			
Justification: Agreement to expand infrastructure (2014) along Holmes road. Increment pre committed via developer agreement with COH				Supplies								\$ -	
				Svcs. & Chgs.	-	-	-	-	-	\$ -			
				Capital Outlay	-	-	-	-	-	\$ -			
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
				FTEs									
Fiscal Year Planned Expenses													
Project Allocation		Expenses LFT	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2028-29	FY24 -29 Total	Cumulative Total (To Date)		
Phase													
1	Planning				-	-	-	-	-	-			
2	Acquisition									-			
3	Design			-			-	-	-	-			
4	Construction		3,500,000	-	3,500,000		-	-	-	3,500,000			
5	Equipment			-			-	-	-	-			
6	Close-Out			-			-	-	-	-			
7	Other			-			-	-	-	-			
				-			-	-	-	-			
		-		-	-		-	-	-	-			
		-	-	-	-		-	-	-	-			
		-	-	-	-		-	-	-	-			
Oth MUD 612 - Industrial		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations		\$ -	\$ 3,500,000	\$ -	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ -		
Source of Funds													
TIRZ Funds		-	3,500,000	-	3,500,000	-	-	-	-	3,500,000			
County Funds		-	-	-	-	-	-	-	-	-			
Grant Funds		-		-	-	-	-	-	-	-			
Other		-	-	-	-	-	-	-	-	-			
Total Funds		\$ -	\$ 3,500,000	\$ -	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ -		

*NOTE:

Project: Rideshare Canopy at NRG Yellow Lot				PCT DATA		Pct.	1	WBS.:	24-18		
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Cost participation with the Harris County Sports Authority for the construction of a canopy structure at the southwest corner of Lantern Point and McNee Streets inside the Yellow Lot of NRG Park for rideshare purposes.			Operating and Maintenance Costs: (\$ Thousands)							
					2024-25	2025-26	2026-27	2027-28	2028-29	Total	
Justification:	Rideshare has become an increasingly preferred method of transportation that works in conjunction with taxis. A designated area at NRG Park has been pilot tested and found to meet the needs of the public and reduce congestion during peak traffic events.			Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
Fiscal Year Planned Expenses											
Project Allocation		Expenses LFT	Budget	2024-25 (estimate)	2024-25	2025-26	2026-27	2027-28	2028-29	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning					-	-	-	-	-	
2	Acquisition							-	-	-	
3	Design			-				-	-	-	
4	Construction		300,000	-	300,000				-	300,000	
5	Equipment			-				-	-	-	
6	Close-Out			-				-	-	-	
7	Other			-				-	-	-	
				-				-	-	-	
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				-				-	-	-	
				-				-	-	-	
				-				-	-	-	
				-				-	-	-	
Oth MUD 612 - Industrial		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ -
Source of Funds											
TIRZ Funds		-	300,000	-	300,000	-	-	-	-	300,000	
County Funds		-	-	-	-	-	-	-	-	-	
Grant Funds		-	-	-	-	-	-	-	-	-	
Other		-	-	-	-	-	-	-	-	-	
Total Funds		\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ -

*NOTE:

Project: UP CDC Life Sciences & Acquisition for affordable Hsg		PCT DATA		Pct.	1	WBS.:	24-19				
		Location:		Geo. Ref.:							
		Served:		Neighborhood:							
Description:	Acquisition rehab new const., and utilities for UPCDC Life Sciences/Bio Pharma Campus and multi-family affd housing development	Operating and Maintenance Costs: (\$ Thousands)									
			2024-25	2025-26	2026-27	2027-28	2028-29	Total			
Justification:	This is split 50/50 between public and cultural facilities and affordable Housing for the acquisition portion of the project.	Personnel	-	-	-	-	-	\$	-		
		Supplies	-	-	-	-	-	-	\$	-	
		Svcs. & Chgs.	-	-	-	-	-	-	\$	-	
		Capital Outlay	-	-	-	-	-	-	\$	-	
		Total	\$	-	\$	-	\$	-	\$	-	\$
		FTEs									-
Fiscal Year Planned Expenses											
Project Allocation		Expenses LFT	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning					-	-	-	-	-	
2	Acquisition				3,787,500			-	-	3,787,500	
3	Design			-				-	-	-	
4	Construction			-	6,600,000	2,037,500	2,037,500		-	10,675,000	
5	Equipment			-				-	-	-	
6	Close-Out			-				-	-	-	
7	Other - Affordable Hsg Portion of acquisition			-	3,787,500					3,787,500	
				-				-	-	-	
				-				-	-	-	
				-	-	-	-	-	-	-	
				-	-	-	-	-	-	-	
Oth MUD 612 - Industrial		-	-	-	3,787,500	-	-	-	-	\$ 3,787,500	\$ -
Total Allocations											
Total Allocations		\$ -	\$ -	\$ -	\$ 14,175,000	\$ 2,037,500	\$ 2,037,500	\$ -	\$ -	\$ 18,250,000	\$ -
Source of Funds											
Source of Funds											
TIRZ Funds		-		-	7,575,000			-	-	7,575,000	
County Funds		-	-	-	-	-	-	-	-	-	
Grant Funds		-		-	-	-	-	-	-	-	
Other		-	-	-	6,600,000	2,037,500	2,037,500	-	-	10,675,000	
Total Funds		\$ -	\$ -	\$ -	\$ 14,175,000	\$ 2,037,500	\$ 2,037,500	\$ -	\$ -	\$ 7,575,000	\$ -

*NOTE:

Project: MUD 612 - Industrial Development and a Manufacturing Facility				PCT DATA		Pct.	1	WBS.:		24-20				
				Location:		Geo. Ref.:								
				Served:		Neighborhood:								
Description:	Developer agreement for eligible infrastructure improvements and extension of Buffalo Speedway from Anderson Road to the County's South Sam Houston Tollway			Operating and Maintenance Costs: (\$ Thousands)										
					2024-25	2025-26	2026-27	2027-28	2028-29	Total				
Justification:	By implementing the annexation with TIRZ 24, Buffalo Speedway will be fully constructed within 5 years, by 2030			Personnel	-	-	-	-	-	\$	-			
				Supplies	-	-	-	-	-	\$	-			
				Svcs. & Chgs.	-	-	-	-	-	\$	-			
				Capital Outlay	-	-	-	-	-	\$	-			
				Total	\$	-	\$	-	\$	-	\$	-	\$	-
				FTEs										
Fiscal Year Planned Expenses														
Project Allocation		Expenses LFT	Budget	2024-25 (estimate)	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total	Cumulative Total (To Date)			
Phase														
1	Planning					-	-	-	-	-				
2	Acquisition							-	-	-				
3	Design			-						-				
4	Construction			-						-				
5	Equipment									-				
6	Close-Out			-				-	-	-				
7	Other - Developer Agreement			-	77,230	119,029	258,493	486,449	501,609	1,442,809				
										-				
		-		-				-	-	-				
			-	-	-	-	-	-	-	-				
		-	-	-	-	-	-	-	-	-				
Oth MUD 612 - Industrial		-	-	-	77,230	119,029	258,493	486,449	501,609	\$ 1,442,809	\$ -			
Total Allocations		\$ -	\$ -	\$ -	\$ 77,230	\$ 119,029	\$ 258,493	\$ 486,449	\$ 501,609	\$ 1,442,809	\$ -			
Source of Funds														
TIRZ Funds		-		-						-				
County Funds		-	-	-	-	-	-	-	-	-				
Grant Funds		-		-						-				
Other		-	-	-	77,230	119,029	258,493	486,449	501,609	1,442,809				
Total Funds		\$ -	\$ -	\$ -	\$ 77,230	\$ 119,029	\$ 258,493	\$ 486,449	\$ 501,609	\$ 1,442,809	\$ -			

*NOTE:

Project: Northern Extension of Buffalo Speedway				PCT DATA		Key Map:			WBS.:	24-21	
				Location: C		Geo. Ref.:					
				Served: C		Neighborhood:					
Description:	Engineering Design, ROW acquisition and Construction of 2,000 linear ft of Buffalo Speedway major thoroughfare.			Operating and Maintenance Costs: (\$ Thousands)							
					2025-26	2026-27	2027-28	2028-29	2029-30	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:				Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Expenses LFT	Budget	2024 -25 Estimate	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total	Cumulative Total (To Date)
Phase											
1	Planning			-		-	-	-	-	-	
2	Acquisition		900,000		900,000			-	-	900,000	
3	Design		800,000		800,000			-	-	800,000	
4	Construction		4,550,000		750,000	3,800,000		-	-	4,550,000	
5	Equipment							-	-	-	
6	Close-Out							-	-	-	
7	Other							-	-	-	
								-	-	-	
								-	-	-	
								-	-	-	
								-	-	-	
								-	-	-	
Oth MUD 612 - Industrial		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 6,250,000	\$ -	\$ 2,450,000	\$ 3,800,000	\$ -	\$ -	\$ -	\$ 6,250,000	\$ -
Source of Funds											
TIRZ Funds		-	3,500,000	-	-					-	
County Funds		-	-	-	-	-	-	-	-	-	
Grant Funds		-		-						-	
Other		-	-	-	2,450,000	3,800,000	-	-	-	6,250,000	
Total Funds		\$ -	\$ 3,500,000	\$ -	\$ 2,450,000	\$ 3,800,000	\$ -	\$ -	\$ -	\$ 6,250,000	\$ -

*NOTE:

**Greater Houston TIRZ #24 - Financing Plan Budget
Amendment # 3 to Revise the Budget**

The following table includes the approved project costs for the Project Plan. This budget may be adjusted from time to time and line items may be adjusted by the Board provided that the total project costs are not modified. Any adjustments to the Project Plan must be reviewed and approved by the Houston City Council and the Harris County Commissioners Court. This budget is based on 2012 dollars that will be adjusted according to the Engineering News Record Construction Cost Index (ENR Index) on an annual basis.

Harris County Portion							
Original 2012 Plan	Change Between Orig. Plan & Amend #1	Amendment 1 2012-2042	Change Between Amend 1 & 3	Amendment 3	Exp, Incurred Life to date	Formal Commitments	Remaining
INFRASTRUCTURE IMPROVEMENTS							
Paving, utilities, landscape, architecture & engineering, sidewalk & roadway improvements, environmental, and remediation	\$ 156,120,000	\$ 156,120,000	\$ 62,046,631	\$ 218,166,631	\$ 5,506,954	\$ 21,708,750	\$ 190,950,927
Total Development Related Infrastructure Improvements	\$ 156,120,000	\$ 156,120,000	\$ 62,046,631	\$ 218,166,631	\$ 5,506,954	\$ 21,708,750	\$ 190,950,927
OTHER PROJECT COSTS							
Cultural & Public Facilities							
Planning, Design, Open Space Improvements and Construction of Publicly-Owned Facilities	\$ 140,000,000	\$ 140,000,000	\$ (100,000,000)	\$ 40,000,000			\$ 40,000,000
Cultural & Public Facilities Improvements	\$ 140,000,000	\$ 140,000,000	\$ (100,000,000)	\$ 40,000,000	\$ -	\$ -	\$ 40,000,000
Permanent Affordability Housing & Homelessness							
Sec 2.04 Permanent Affordable Housing			\$ 100,000,000	\$ 100,000,000	5,674,847		94,325,153
Total Affordable & Homeless Housing Costs	\$ -	\$ -	\$ 100,000,000	\$ 100,000,000	\$ 5,674,847	\$ -	\$ 94,325,153
Land Acquisitions							
Land Assembly, Site Preparation	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 10,000,000			10,000,000
Total Land Acquisition	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 10,000,000	\$ -	\$ -	\$ 10,000,000
Project Financing Costs							
Financing Costs (actual financing costs will be determined at the time of project initiation)	\$ 27,688,000	\$ 27,688,000	\$ (18,213,000)	\$ 9,475,000			9,475,000
Total Financing Costs	\$ 27,688,000	\$ 27,688,000	\$ (18,213,000)	\$ 9,475,000	\$ -	\$ -	\$ 9,475,000
Zone Creation, Administration & Operations							
Creation of the Zone & Administrative Exp	\$ 350,000	\$ 5,000,000	\$ (4,000,000)	\$ 1,000,000	\$ 876,884		\$ 123,116
Total Creation Costs	\$ 350,000	\$ 5,000,000	\$ (4,000,000)	\$ 1,000,000	\$ 876,884	\$ -	\$ 123,116
Total Other Project Costs	\$ 350,000	\$ 177,338,000	\$ (17,213,000)	\$ 160,475,000	\$ 6,551,731	\$ -	\$ 153,923,269
Total Project Plan	\$ 350,000	\$ 333,458,000	\$ 44,833,631	\$ 378,641,631	\$ 12,058,685	\$ 21,708,750	\$ 344,874,196
Estimated Increments:				\$ 417,707,220			
Difference between estimated Incremental Revenue & Project Financing Plan:				\$ 39,065,589			

Notes & Assumptions

- This Project Plan is not entirely Increment funds, but also includes leverage funding towards the projects - including TIP funding, Grants, and other partnering funding.
- Commitments and Life to Date Expenditures does not include City of Houston Participation
- If TIRZ performance exceeds moderate growth projections, the budget would be adjusted accordingly. Categories of project estimates may be adjusted between line items as determined by the Board
- Columns Band C illustrates the Project Plan Budget for the 2015 First Amendment to the Project Plan. Columns E illustrates the Project Plan Budget for the 2023 Third Amendment to the Project Plan, Column D shows the delta between the First Amendment budget and Third Amendment budget Columns F and G illustrates the Project Plan Budget for the 2020 second amendment to the Project Plan
- Over the life of the zone, the County Administration is illustrated in the 5% TIRZ, 5% RDA, and 5% Homeless model - Referenced in the TIRZ 24 Financial Rollup created by Craig Atkins
- It is the goal of the TIRZ/HCRDA to set aside a minimum of 25% of the TIRZ budget towards Permanent Affordable Housing
- ESG is a HUD Grant that is used for the homelessness