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 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)							
					TIRZ Financing Plan Categories					
	FY 24-25 Proposed (Combined)	Est. Projected Actuals	General Operating	Sec. 381 Fund	TIRZ 24 Revenue Fund	TIRZ 24 Affordable Hsg	TIRZ 24 Capital Projects	TIRZ 24 Public & Cultural Facility	TIRZ 24 Total	FY 25-26 Proposed
Beginning Resources										
Beginning Cash & Investments										
Unrestricted Cash	$ 9,446,798	$ 7,765,228	$ 10,776,019	$ 200	$ 771,961		$ 933,185		$ 1,705,146	**$ 12,481,365**
Unrestricted Investments	25,107,758	26,760,600	3,124,865	875	11,805,583	-	14,619,804		$ 26,425,387	**29,551,127**
Total Cash & Investments	**34,554,556**	**34,525,828**	**13,900,884**	**1,075**	**12,577,544**	**-**	**15,552,989**	**-**	**28,130,533**	**42,032,492**
									-	-
Expected Inflows									-	-
Tax Increments - 1									-	-
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**
									-	-
Loans and/or Bonds - 3									-	-
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	10,387,500	**10,387,500**
Reserve fund (Held by Fiscal Agent)	5,519,250								-	-
Delivery Date Items (fees at closing)	908,750								-	-
									-	-
Landowner Lease income		28,800	28,800						-	**28,800**
									-	-
Interest on Investments - 4	3,069,041	1,192,767	602,834	22	125,775	366,361	311,060		803,196	**1,406,052**
									-	-
Interfund transfers In 9									-	-
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**	**$ 10,387,500**	**$ 76,510,193**	**$ 86,686,416**
Total Resources:	**$ 139,374,947**	**$ 70,550,295**	**$ 17,297,029**	**$ 6,781,153**	**$ 30,960,310**	**$ 28,371,460**	**$ 34,921,456**	**$ 10,387,500**	**$ 104,640,726**	**$ 128,718,908**

	HC RDA & TIRZ 24 Prior Fiscal Yr 24-25		HC RDA Proposed Budget - FY25- 26 (Estimated)							
					TIRZ Financing Plan Categories					
	FY 24-25 Proposed (Combined)	Est. Projected Actuals	General Operating	Sec. 381 Fund	TIRZ 24 Revenue Fund	TIRZ 24 Affordable Hsg	TIRZ 24 Capital Projects	TIRZ 24 Public & Cultural Facility	TIRZ 24 Total	FY 25-26 Proposed
Uses										
Administration & Overhead										
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**
									-	
Professional Fees & Services									-	
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 Consultant (HCOMB) **- 5**	12,000	17,100	16,000						-	**16,000**
Other Fees & Svs (Marketing, Technical, etc.)		13,480	60,000						-	**60,000**
									-	
Projects & Capital Projects									-	
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**
Affordable Hsg Projects	22,250,000					28,371,460			28,371,460	**28,371,460**
Public & Cultural Facilities								10,387,500	10,387,500	**10,387,500**
		.							-	
Debt Service - 3 / 7									-	
Principal	2,810,000	-			4,651,376				4,651,376	**4,651,376**
Interest	2,708,333	-			1,661,620				1,661,620	**1,661,620**
Bond Issuance Costs	908,750									
		-								
Interfund Transfers Out - 9										
TIRZ 24 Rev Fund			8,417,329							**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**
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
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.
7 - Debt Service was budgeted in the prior year, but did not materialize. In the future, debt would be paid by the HHRDA under revised agreements
8- Assumes TIRZ 65% increment net of costs at the HHCRDA level of estimated $300K
9- Interfund transfers are posted to reflect the impact on both inflows and uses

GREATER HOUSTON TAX INCREMENT REINVESMENT ZONE NUMBER 24
HARRIS COUNTY PROJECT PLAN REVENUES
2012 - 2042 Revenue Schedule ---- Original Zone + Annex 1 /Amendment 1 + Annex 2 /Ammendment 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)				Caputured 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 Incremantal Value	Annex 2 Captured Incremantal 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%)
	Base Year Tax Values for the County's Participation are in RED font for each Annex							-								
Actuals	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**

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 REINVESMENT ZONE NUMBER 24
Harris County Project Plan Revenues
2012 - 2042 Revenue Schedule **(Table 1a - Original Zone)**

Standard Collection Rate: 99%

	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
				INCREMENT CREATED FROM MODEST GROWTH PER MARKET STUDY		TIRZ CASH FLOW			
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	80,392
	2016	17-18	10.0%	3,838,763,373	707,124,720	2,947,472	2,394,821	368,434	184,217
	2017	18-19	7.1%	4,105,528,212	977,492,181	3,849,184	3,127,462	481,148	240,574
	2018	19-20	5.6%	4,307,486,711	1,187,507,144	2,471,964	2,008,470	308,995	154,498
	2019	20-21	9.1%	4,518,695,259	1,575,675,771	5,942,927	5,075,833	578,063	289,031
	2020	21-22	5.6%	4,739,962,490	1,994,655,044	5,647,239	4,588,382	705,905	352,952
	2021	SY 22	-2.5%	4,758,316,538	1,866,794,957	5,736,228	4,660,685	717,029	358,514
	2022	22-23	5.4%	5,234,875,979	2,136,710,327	6,441,136	5,233,423	805,142	402,571
	2023	23-24	5.3%	5,849,701,204	3,225,452,192	8,386,834	6,814,303	1,048,354	524,177
	2024	24-25	3.5%	6,434,312,375	3,302,674,563	9,876,260	8,024,461	1,234,533	617,266
Projected	2025	25-26	3.0%	6,627,341,746	3,495,703,934	11,922,135	9,686,734	1,490,267	745,133
	2026	26-27	3.0%	6,826,161,999	3,694,524,187	12,600,213	10,237,673	1,575,027	787,513
	2027	28-29	3.0%	7,030,946,859	3,899,309,047	13,298,634	10,805,140	1,662,329	831,165
	2028	29-30	3.0%	7,241,875,264	4,110,237,452	14,018,008	11,389,631	1,752,251	876,125
	2029	30-31	3.0%	7,459,131,522	4,327,493,710	14,758,962	11,991,657	1,844,870	922,435
	2030	31-32	3.0%	7,682,905,468	4,551,267,656	15,522,146	12,611,743	1,940,268	970,134
	2031	32-33	3.0%	7,913,392,632	4,781,754,820	16,308,225	13,250,432	2,038,528	1,019,264
	2032	33-34	3.0%	8,150,794,411	5,019,156,599	17,117,886	13,908,282	2,139,736	1,069,868
	2033	34-35	3.0%	8,395,318,243	5,263,680,431	17,951,837	14,585,867	2,243,980	1,121,990
	2034	35-36	3.0%	8,647,177,791	5,515,539,979	18,810,806	15,283,780	2,351,351	1,175,675
	2035	36-37	3.0%	8,906,593,124	5,774,955,312	19,695,545	16,002,630	2,461,943	1,230,972
	2036	37-38	3.0%	9,173,790,918	6,042,153,106	20,606,826	16,743,046	2,575,853	1,287,927
	2037	38-39	3.0%	9,449,004,646	6,317,366,834	21,545,445	17,505,674	2,693,181	1,346,590
	2038	39-40	3.0%	9,732,474,785	6,600,836,973	22,512,223	18,291,181	2,814,028	1,407,014
	2039	40-41	3.0%	10,024,449,028	6,892,811,216	23,508,004	19,100,254	2,938,501	1,469,250
	2040	41-42	3.0%	10,325,182,499	7,193,544,687	24,533,659	19,933,598	3,066,707	1,533,354
	2041	42-43	3.0%	10,634,937,974	7,503,300,162	25,590,083	20,791,943	3,198,760	1,599,380
	2042	43-44	3.0%	10,953,986,114	7,822,348,302	26,678,200	21,676,038	3,334,775	1,667,388
	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 REINVESMENT 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		TIRZ CASH FLOW		Standard Collection Rate	99%
	Tax Roll Year	RDA & TIRZ 24 Fiscal Year	Multiplier	Taxable Value (Net of Exemptions)	Captured Incremental Value from Annex 1	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	6,152
	2017	**18-19**	8.0%	42,576,273	9,139,976	**190,428**	154,723	23,804	11,902
	2018	**19-20**	71.8%	73,127,241	39,690,944	**361,315**	293,568	45,164	22,582
	2019	**20-21**	57.2%	114,924,285	81,487,988	**535,323**	220,409	33,909	16,955
	2020	**21-22**	12.0%	128,709,452	95,273,155	**605,912**	172,146	26,484	13,242
	2021	**SY 22**	12.3%	144,486,257	111,049,960	**737,725**	599,402	92,216	46,108
	2022	**22-23**	7.4%	155,163,645	121,727,348	**776,556**	298,537	45,929	22,964
	2023	**23-24**	7.9%	167,473,568	134,037,271	**939,736**	763,536	117,467	58,734
	2024	**24-25**	14.1%	191,152,098	157,715,801	**483,529**	392,867	60,441	30,221
	2025	**25-26**	**3.0%**	**196,886,661**	**163,450,364**	**557,449**	**452,927**	**69,681**	**34,841**
Projected	2026	**26-27**	3.0%	202,793,261	169,356,964	**577,594**	469,295	72,199	36,100
	2027	**28-29**	3.0%	208,877,059	175,440,762	**598,343**	486,153	74,793	37,396
	2028	**29-30**	3.0%	215,143,370	181,707,073	**619,714**	503,518	77,464	38,732
	2029	**30-31**	3.0%	221,597,671	188,161,374	**641,726**	521,403	80,216	40,108
	2030	**31-32**	3.0%	228,245,602	194,809,305	**664,399**	539,824	83,050	41,525
	2031	**32-33**	3.0%	235,092,970	201,656,673	**687,752**	558,799	85,969	42,985
	2032	**33-34**	3.0%	242,145,759	208,709,462	**711,806**	578,342	88,976	44,488
	2033	**34-35**	3.0%	249,410,132	215,973,835	**736,581**	598,472	92,073	46,036
	2034	**35-36**	3.0%	256,892,435	223,456,138	**762,099**	619,206	95,262	47,631
	2035	**36-37**	3.0%	264,599,209	231,162,912	**788,384**	640,562	98,548	49,274
	2036	**37-38**	3.0%	272,537,185	239,100,888	**815,456**	662,558	101,932	50,966
	2037	**38-39**	3.0%	280,713,300	247,277,003	**843,341**	685,214	105,418	52,709
	2038	**39-40**	3.0%	289,134,699	255,698,402	**872,062**	708,550	109,008	54,504
	2039	**40-41**	3.0%	297,808,740	264,372,443	**901,645**	732,587	112,706	56,353
	2040	**41-42**	3.0%	306,743,003	273,306,706	**932,115**	757,344	116,514	58,257
	2041	**42-43**	3.0%	315,945,293	282,508,996	**963,500**	782,844	120,437	60,219
	2042	**43-44**	3.0%	325,423,651	291,987,354	**995,826**	809,109	124,478	62,239
		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 REINVESMENT ZONE NUMBER 24
HARRIS COUNTY PROJECT PLAN REVENUES
2025 - 2042 Revenue Schedule - **(Table 1c - Annex 2, Amendment # 4)**

Standard Collection Rate 99%

Projected

			INCREMENT CREATED FROM MODEST GROWTH PER MARKET STUDY			TIRZ CASH FLOW					
Tax Roll Year	**RDA & TIRZ 24 Fiscal Year**	**Multiplier**	**Taxable Value (Net of Exemptions)**	**Captured Incremental Value from Annex 2**	**Taxes @ 99% Collection Rate**	**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**	**CIP Set Aside / AKA Developer Portion**	**Affordable Hsg Set Aside**
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	260991380.4	**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

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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	CUMMULATIVE PAYMENTS DUE	PREVIOUS PAYMENTS MADE	ADDITIONAL PMT REQUIRED	**CURRENT PAYMENT**
			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	$ -	
COUNTY	919		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**
			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	$ -	
COUNTY	873		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 Por	81.25%	$	7,429,541
HCD Poriton (Adı	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	CUMMULATIVE PAYMENTS DUE	PREVIOUS PAYMENTS MADE	ADDITIONAL PMT REQUIRED	CURRENT PAYMENT
			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	$ -	
OOD CONTR	919		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**
			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	$ -	
OOD CONTR	873		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 Poriton (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

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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
		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	$ -	
COUNTY	178	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	$ 6,157,375

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	350,388
	2021	SY22	0.01%	1,771,269,652	1,700,510,937	6,656,114	(255,821)	5,154,603	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	297,566
	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
	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**
Projections	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**

Recipt 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 Almeda 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 Committe 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 adn 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

		Public Facilities and Cultural Improvements					
Project #	**Inventory of Projects/Programs Uses:**	**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)		44,008,232	5,000,000	5,000,000	5,000,000	6,953,422	**44,008,232**
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)	(5,361,771)	(5,361,771)	**(30,430,191)**
Less Fund Balance Reserve		(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	**(5,000,000)**
Funds Available for Pay-As-You-Go		42,834,898	4,218,682	4,582,186	6,789,870	9,591,159	**68,016,795**
Less Fund Balance Usage: - 5		35,374,527	4,218,682	4,582,186	4,836,449	6,051,609	**55,063,452**
Cash Flow Borrowing Need Over Time: - 6		33,232,407	19,709,944	13,525,807	(1,953,422)	(3,539,550)	60,975,186

Project Funding Schedule (Funds on Hand Versus Debt Instrument Financing)

Source of Funds		2025-26	2026-27	2027-28	2028-29 8	2029-30 8	FY24 -29 Total
TIRZ Funds -CIP		10,790,567		1,636,441	3,336,449	4,551,609	**20,390,066**
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**	**4,836,449**	**6,051,609**	**55,138,453**
Debt - CIP		19,057,407	11,641,126	12,934,052	(0)	(0)	**43,632,584**
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	(0)	(0)	**66,468,157**
Total Funds		**68,606,934**	**23,928,626**	**18,107,993**	**4,836,449**	**6,051,609**	**121,606,610**

	2025-26	2026-27	2027-28	2028-29	2029-30	FY24 -29 Total
Beginning Debt	0	28,581,031	43,683,440			
Plus New Debt	**33,232,407**	**19,709,944**	**13,525,807**	**(0)**	**(0)**	**66,468,157**
Debt - Estimated Principal Paid Off During Period	(4,651,376)	(4,607,535)	(4,229,777)	(2,301,771)	(2,419,161)	(18,209,619)
Maximum Ending Debt at End of Each Accounting Period 7	**28,581,031**	**43,683,440**	**52,979,470**	**(2,301,771)**	**(2,419,161)**	**48,258,538**
Estimated Interest Expense	1,661,620	1,957,982	2,598,360	3,060,000	2,942,610	12,220,572
Total Debt Service	6,312,996	6,565,516	6,828,137	5,361,771	5,361,771	30,430,191

Notes & Assumptions

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 transactioin 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)**
8 - Based on schedule of projects, increment net of debt service would be sufficient to pay all project cost entirely from annual increments
-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

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:

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.
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.

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	-	710,000		710,000	-		-	-	710,000	
4	Construction	-	5,090,000		5,090,000					5,090,000	
5	Equipment	-	-					-	-	-	
6	Close-Out	-	-					-	-	-	
7	Other	-					-			-	
		-	-					-	-	-	
		-	-					-	-	-	
		-	-					-	-	-	
		-	-	-	-	-	-	-	-	-	
Oth	MUD 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

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 - Industi	-	-		-	-	-	-	-	$ -	$ -
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.

$ -

Draft

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.
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.

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		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

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.						
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.						

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	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:

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				
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.				

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	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	-					-	-	-	$ -	
		-	-	-	-	-	-	-	-	$ -	
		-	-	-	-	-	-	-	-	$ -	
		-	-	-	-	-	-	-	-	$ -	
		-	-	-	-	-	-	-	-	$ -	
	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

Project:	**Water and Wastewater Lines east of Almeda 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 Almeda Road. (Developer initiated projects.)	**Operating and Maintenance Costs: ($ Thousands)**						
			2025-26	**2026-27**	**2027-28**	**2028-29**	**2029-30**	**Total**
		Personnel	-	-	-	-	-	$ -
		Supplies	-	-	-	-	-	$ -
Justification:	This is an area deficient in adequate water and wastewater service to properly serve development in the area.	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	-	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

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					
Justification:	The project will reduce the traffic congestion around NRG Park					

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 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	-								$ -	
		-								$ -	
		-								$ -	
		-								$ -	
		-	-	-	-	-	-	-	-	$ -	
Oth	MUD 612 - Industrial	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ -	$ 3,408,750	$ -	$ 1,545,000	$ 1,863,750	$ -	$ -	$ -	$ 3,408,750	$ -
Source of Funds											
TIRZ Funds		-	3,408,750		1,545,000			-	-	$ 1,545,000	
County Funds		-	-					-	-	$ -	
Grant Funds		-	-					-	-	$ -	
Other		-		-	-	1,863,750		-	-	$ 1,863,750	
Total Funds		$ -	$ 3,408,750	$ -	$ 1,545,000	$ 1,863,750	$ -	$ -	$ -	$ 3,408,750	$ -

*NOTE:

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

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.)					
Justification:	Development and redevelopment of land for affordable housing in the Zone is needed.					

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 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	-		-			-	-	-	$ -	
		-	-	-		-	-	-	-	$ -	
		-	-	-		-	-	-	-	$ -	
		-	-	-		-	-	-	-	$ -	
		-	-	-		-	-	-	-	$ -	
	Oth MUD 612 - Industrial	-		-	-	-	-	-	-	-	$ -
	Total Allocations	$ -	$ 2,000,000	$ -	$ -	$ -	$ 2,000,000	$ -	$ -	$ 2,000,000	$ -
	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

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.

Justification: The roadway and utilities are in poor condition and will not support redevelopment unless improved.

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 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:

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.				
Justification:	The roadway and drainage are in poor condition.				

Operating and Maintenance Costs: ($ Thousands)

	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
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	-								$ -	
	-								$ -	
	-	-		-	-	-	-	-	$ -	
	-	-		-	-	-	-	-	$ -	
	-	-		-	-	-	-	-	$ -	
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:

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					
Justification:	Certain sidewalk improvements have been completed on Leeland Street within TIRZ 24. This project will complete the improvements within the Zone.					

Operating and Maintenance Costs: ($ Thousands)

	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
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:

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				
Justification:	To relieve traffic congestion due to numerous daily train movements at this intersection				

Operating and Maintenance Costs: ($ Thousands)

	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
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						-	-	-	$ -	
							-	-	-	$ -	
							-	-	-	$ -	
		-	-	-	-	-	-	-	-	$ -	
		-	-	-	-	-	-	-	-	$ -	
	Oth MUD 612 - Industrial	-	-	-	-	-	-	-	-	$ -	$ -
	Total Allocations	$ -	$ 5,000,000	$ -	$ 500,000	$ 500,000	$ -	$ -	$ -	$ 1,000,000	$ -
	Source of Funds										
	TIRZ Funds	-	1,000,000	-	-	-			-	$ -	
	County Funds		-	-	-	-	-	-	-	$ -	
	Grant Funds	-	-	-	-	-	-	-	-	$ -	
	Other	-	4,000,000	-	500,000	500,000				$ 1,000,000	
	Total Funds	$ -	$ 5,000,000	$ -	$ 500,000	$ 500,000	$ -	$ -	$ -	$ 1,000,000	$ -

*NOTE:

Construction contribution would be out of a future bond issuance.

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.						
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 reoadway section complete with water, sanitary sewer, drainage, detention and sidewalks. This will spur redevelopment in the area.						

Operating and Maintenance Costs: ($ Thousands)

	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
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:

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				
Justification:	The roadway condition is poor and the utilities aree undersized for redevelopment.				

Operating and Maintenance Costs: ($ Thousands)

	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
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:

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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.				
Justification:	Certain water and wastewater lines are undersized for redevelopment of adjacent property along this roadway.				

Operating and Maintenance Costs: ($ Thousands)

	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
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:

Project:	**Buffalo Pointe - Reimbursement CoH/Management Dist.**	**PCT DATA**	**Pct.**	1	**WBS.:**	**24-17**
		Location:	**Geo. Ref.:**			
		Served:	**Neighborhood:**			

Description: Pre-existing agreeement 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.

Justification: Agreement to expand infrastructure (2014) along Holmes road. Increment pre committed via developer agreement with COH

Operating and Maintenance Costs: ($ Thousands)

	2024-25	2025-26	2026-27	2027-28	2028-29	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**	**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.

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 and found to meet the needs of the public and reduce congestion during peak traffic events.

Operating and Maintenance Costs: ($ Thousands)

	2024-25	2025-26	2026-27	2027-28	2028-29	Total
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			-				-	-	-	
			-				-	-	-	
	-		-				-	-	-	
	-	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	-	
Oth MUD 612 - Industria	-	-	-	-	-	-	-	-	$ -	$ -
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				
Justification:	This is split 50/50 between public and cultural facilities and affordable Housing for the acquistion portion of the project.				

Operating and Maintenance Costs: ($ Thousands)

	2024-25	2025-26	2026-27	2027-28	2028-29	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				3,787,500			-	-	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		$ -	$ -	$ -	$ 14,175,000	$ 2,037,500	$ 2,037,500	$ -	$ -	$ 18,250,000	$ -
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						
Justification:	By implementing the annexation with TIRZ 24, Buffalo Speedway will be fully constructed within 5 years, by 2030						

Operating and Maintenance Costs: ($ Thousands)

	2024-25	2025-26	2026-27	2027-28	2028-29	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			-						-	
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:

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Project:	**Northern Extension of Buffalo Speedway**	**PCT DATA**	**Key Map:**		
		Location: C	**Geo. Ref.:**	**WBS.:**	**24-21**
		Served: C	**Neighborhood:**		
Description:	Engineering Design, ROW acquistion and Construction of 2,000 linear ft of Buffalo Speedway major thoroughfare.				
Justification:					

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		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

Amendement # 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								
Capital projects								
Paving, utilities, landscape, architecture & engineering, sidewalk & roadway improvements, environmentals, and remediation		$ 156,120,000	$ 156,120,000	$ 62,046,631	$ 218,166,631	$ 3,963,386	$ 21,708,750	$ 192,494,495
Total Development Related Infrastructure Improvements		**$ 156,120,000**	**$ 156,120,000**	**$ 62,046,631**	**$ 218,166,631**	**$ 3,963,386**	**$ 21,708,750**	**$ 192,494,495**
OTHER PROJECT COSTS								
Cultural & Public Facilites								
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	7,402,415		92,597,585
Total Affordable & Homeless Housing Costs	**$ -**		**$ -**	**$ 100,000,000**	**$ 100,000,000**	**$ 7,402,415**	**$ -**	**$ 92,597,585**
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	$ 4,650,000	$ 5,000,000	$ (4,000,000)	$ 1,000,000	$ 701,713		$ 298,287
Total Creation Costs	**$ 350,000**	**$ 4,650,000**	**$ 5,000,000**	**$ (4,000,000)**	**$ 1,000,000**	**$ 701,713**	**$ -**	**$ 298,287**
Total Other Project Costs	**$ 350,000**	**$ 177,338,000**	**$ 177,688,000**	**$ (17,213,000)**	**$ 160,475,000**	**$ 8,104,128**	**$ -**	**$ 152,370,872**
Total Project Plan	**$ 350,000**	**$ 333,458,000**	**$ 333,808,000**	**$ 44,833,631**	**$ 378,641,631**	**$ 12,067,514**	**$ 21,708,750**	**$ 344,865,367**
Estimated Total 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 includeds 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 bythe 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