

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2025 BUDGET PROFILE

Fund Summary
 Fund Name: **Upper Kirby Redevelopment Authority**
 TIRZ: **19**
 Fund Number: **7567/50**

P R O J E C T P L A N	Base Year:		1999
	Base Year Taxable Value:	\$	683,628,290
	Projected Taxable Value (TY2024):	\$	4,901,376,066
	Current Taxable Value (TY2023):	\$	4,720,426,402
	Acres:		838.98
	Administrator (Contact):		Travis Younkin
	Contact Number:		(713) 524-8000

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Nineteen, City of Houston, Texas was created to provide plans and programs needed to attract private investment in residential, commercial and retail development in the Upper Kirby area through the design and construction of roadway and streets, public utility infrastructure, street lighting, pedestrian improvements, parks and real property acquisition.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/23)	Variance
	Capital Projects:			
Utility System Improvements	\$	49,400,000	\$ 96,793,095	\$ (47,393,095)
Traffic Mobility Improvements		111,280,000	28,375,198	82,904,802
Safety and Security Improvements		1,600,000		1,600,000
Public Recreation/Public Service Improvements		85,548,586	39,338,901	46,209,685
		-	-	-
		-	-	-
		-	-	-
Total Capital Projects	\$	247,828,586	\$ 164,507,194	\$ 83,321,392
Affordable Housing		-	-	-
School & Education/Cultural Facilities		5,572,812	17,420,755	(11,847,943)
Financing Costs		14,600,000	44,725,605	(30,125,605)
Administration Costs/ Professional Services		3,465,529	6,251,356	(2,785,827)
Creation Costs		400,000	221,672	178,328
Total Project Plan	\$	271,866,927	\$ 233,126,582	\$ 38,740,345

D E B T	Additional Financial Data	FY2024 Budget	FY2024 Estimate	FY2025 Budget
		Debt Service	\$ 4,153,703	\$ 3,704,955
	Principal	\$ 2,450,399	\$ 3,000,000	\$ 3,000,000
	Interest	\$ 1,703,304	\$ 704,955	\$ 620,460
		Balance as of 6/30/22	Projected Balance as of 6/30/23	Projected Balance as of 6/30/24
	Year End Outstanding (Principal)	\$ -	\$ -	\$ -
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ 27,000,000	\$ 24,000,000	\$ 21,000,000
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2025 BUDGET DETAIL

Fund Summary
 Fund Name: Upper Kirby Redevelopment Authority
 TIRZ: 19
 Fund Number: 7567/50

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimate	FY2025 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 23,219,412	\$ 24,003,408	29,867,413
RESTRICTED Funds - General Fund	3,531,573	-	3,535,973
RESTRICTED Funds - Bond Debt Service Reserve	1,934,254	3,739,547	3,785,825
RESTRICTED Funds - Ground Lease and Rent Obligations	1,288,080	1,019,671	1,373,952
Beginning Balance	\$ 29,973,319	28,762,626	38,563,163
City tax revenue	\$ 18,450,228	18,355,190	\$ 19,234,829
County tax revenue	-	-	-
Community College tax revenue	-	-	-
Incremental property tax revenue	\$ 18,450,228	18,355,190	19,234,829
Ground Lease Revenue (Levy Park Area Redevelopment)	\$ 883,080	\$ 883,080	\$ 941,952
Rent Revenue (3001 Richmond Sublease)	461,805	\$ 459,000	\$ 461,805
COH Utility Participation	-	-	-
Miscellaneous revenue	\$ 1,344,885	1,342,080	1,403,757
COH TIRZ interest	\$ -	\$ 328,716	\$ 41,090
Interest Income - CPF	80,000	113,128	80,000
Interest Income - GOF	250,000	1,108,364	500,000
Other Interest Income	\$ 330,000	1,550,208	621,090
Grants	309,493	\$ 319,492	\$ -
Grant Proceeds	\$ 309,493	319,492	-
Bank Loan	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	50,407,925	50,329,596	59,822,839

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2025 BUDGET DETAIL

Fund Summary
 Fund Name: Upper Kirby Redevelopment Authority
 TIRZ: 19
 Fund Number: 7567/50

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimate	FY2025 Budget
EXPENDITURES			
Accounting	\$ 21,000	\$ 21,000	\$ 21,000
Administration Salaries & Benefits	111,000	111,000	111,000
Auditor	15,000	15,750	16,200
Bond Services/Trustee/Financial Advisor	4,000	4,000	4,000
Insurance	5,000	4,276	6,000
Office Administration	12,000	12,000	12,000
TIRZ Administration and Overhead	\$ 168,000	168,026	\$ 170,200
Engineering Consultants	\$ -	\$ -	\$ -
Legal	140,000	54,000	140,000
Property Tax Consultant	5,000	5,000	5,000
Planning Consultants	25,000	5,500	25,000
Program and Project Consultants	\$ 170,000	64,500	\$ 170,000
Management consulting services	\$ 338,000	232,526	340,200
Capital Expenditures (See CIP Schedule)	3,756,000	2,589,458	17,022,000
TIRZ Capital Expenditures	\$ 3,756,000	2,589,458	17,022,000
3001 Richmond (Marban)	\$ 405,000	\$ 413,082	\$ 432,000
Levy Park Conservancy	883,080	883,080	941,952
Developer / Project Reimbursements	\$ 1,288,080	\$ 1,296,162	\$ 1,373,952
Bond Debt Service (Series ##)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Bond Debt Service (Series ##)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
New Bond Sale (Series ##)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
Loan debt service			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Line of Credit - Regions Bank			
Convenience Fee/Loan Admin fee	\$ -	\$ -	\$ -
Tax Advance Principal	-	-	-
Tax Advance Interest	-	-	-
Tax Exempt Advance 1&2 Principal	-	-	-
Tax Exempt Advance 1&2 Interest	-	-	-
Issuance Costs	-	-	-
Principal	3,000,000	3,000,000	3,000,000
Interest	704,955	704,955	620,460
System debt service	\$ 3,704,955	3,704,955	3,620,460
TOTAL PROJECT COSTS	9,087,035	7,823,101	22,356,612
Administration Fees:			
City	\$ 922,511	917,760	961,741
County	-	-	-
ISD	-	-	-
HCC	-	-	-
Affordable Housing:			
City	-	-	-
County	-	-	-
ISD to City of Houston	-	-	-
Municipal Services Charge	3,025,573	3,025,573	3,025,573

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2025 BUDGET DETAIL**

Fund Summary
Fund Name: **Upper Kirby Redevelopment Authority**
TIRZ: **19**
Fund Number: **7567/50**

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimate	FY2025 Budget
Total Transfers	\$ 3,948,084	3,943,333	3,987,314
Total Budget	\$ 13,035,119	\$ 11,766,434	26,343,926
RESTRICTED Funds - Capital Projects	\$ 35,479,893	\$ 34,777,338	\$ 29,773,958
RESTRICTED Funds - General Fund	-	-	-
RESTRICTED Funds - Bond Debt Service Reserve	1,892,913	3,785,825	3,704,955
RESTRICTED Funds - Ground Lease and Rent Obligations	-	-	-
Ending Fund Balance	37,372,806	38,563,163	33,478,913
Total Budget & Ending Fund Balance	\$ 50,407,925	\$ 50,329,597	\$ 59,822,839

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY25 - FY29 Total	Cumulative Total (To Date)
			Through 2023	Projected 2024	2025	2026	2027	2028	2029		
C	T-1907	Pedestrian Accessibility	\$ 72,423	-	10,000	10,000	10,000	10,000	10,000	50,000	122,423
C, G	T-1912A	Westheimer Drainage System Improvements(Laterals)	\$ 29,099,222	-	-	-	-	-	-	-	29,099,222
C	T-1913	Greenbriar Drainage System Improvements	\$ 500,175	-	-	-	-	150,000	2,050,000	2,200,000	2,700,175
C	T-1914	Shepherd Drainage System Improvements	\$ 19,633,236	1,596,215	762,000	-	-	-	-	762,000	21,991,451
C	T-1915	Richmond Paving and Drainage Improvements	\$ -	-	-	-	-	-	-	-	-
C, G	T-1916	Upper Kirby Wayfinding	\$ -	-	-	-	-	-	-	-	-
C	T-1917	Upper Kirby Civic Complex	\$ 36,172,469	189,160	8,500,000	-	-	-	-	8,500,000	44,861,629
C	T-1918	Buffalo Speedway Improvements	\$ 285,560	-	300,000	7,215,000	7,065,000	6,615,000	-	21,195,000	21,480,560
C	T-1919	Westpark Improvements - Kirby to Edloe	\$ 75,358	-	-	-	-	-	100,000	100,000	175,358
C	T-1920	West Alabama Reconstruction	\$ 240,018	804,083	7,050,000	12,950,000	9,650,000	9,150,000	7,050,000	45,850,000	46,894,101
C	T-1921	Edloe Reconstruction	\$ -	-	-	-	-	-	-	-	-
C	T-1922	Bissonnet Reconstruction	\$ 12,697,029	-	-	-	-	-	-	-	12,697,029
C	T-1923	US 59 Underpass Improvements	\$ -	-	-	-	-	-	-	-	-
C	T-1924	Eastside Reconstruction	\$ 3,460,081	-	200,000	-	-	-	-	200,000	3,660,081
C, G	T-1925	Public Art	\$ 262,545	-	-	-	-	-	-	-	262,545
C	T-1926	Kirby Dr. Improvements - US 59 to Bissonnet	\$ -	-	200,000	2,260,000	6,260,000	6,160,000	4,310,000	19,190,000	19,190,000
C, G	T-1999	Concrete Panel Replacement/Sidewalk Maintenance	-	-	-	-	-	-	-	-	-
Totals			102,498,116	2,589,458	17,022,000	22,435,000	22,985,000	22,085,000	13,520,000	\$ 98,047,000	\$ 203,134,574

* NOTE:
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Source of Funds	Fiscal Year Planned Appropriations								
	Through 2023	Projected 2024	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
TIRZ Funds	44,256,249	2,269,966	17,022,000	22,185,000	20,485,000	20,585,000	12,020,000	92,297,000	138,823,215
City of Houston	-	-	-	-	-	-	-	-	-
Grants	6,420,920	319,492	-	250,000	2,500,000	1,500,000	1,500,000	5,750,000	12,490,412
Bank Loan	51,820,947	-	-	-	-	-	-	-	51,820,947
Other	-	-	-	-	-	-	-	-	-
Project Total	102,498,116	2,589,458	17,022,000	22,435,000	22,985,000	22,085,000	13,520,000	98,047,000	203,134,574

Greenbriar Drainage System Improvements		City Council District		Key Map:	492	WBS.:	T-1913	
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:	87			
Description:	Improvements include replacement of main trunk line, existing laterals, and roadway reconstruction on Greenbriar, W. Alabama, Sul Ross, W. Main, Richmond, and Lexington.	Operating and Maintenance Costs: (\$ Thousands)						
			2025	2026	2027	2028	2029	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Existing trunk line and storm sewer laterals that lead to trunk line are either undersized or in bad condition.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	150,000	\$ 150,000	\$ 150,000
3	Design	151,535	-	-	-	-	150,000	1,800,000	-	\$ 1,950,000	\$ 2,101,535
4	Construction	348,546	-	-	-	-	-	-	-	\$ -	\$ 348,546
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	94	-	-	-	-	-	100,000	-	\$ 100,000	\$ 100,094
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		94	-	-	-	-	-	-	100,000	\$ 100,000	\$ 100,094
Total Allocations		500,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 2,050,000	\$ 2,200,000	\$ 2,700,175
Source of Funds											
TIRZ Funds		500,175	-	-	-	-	150,000	2,050,000	-	\$ 2,200,000	\$ 2,700,175
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Bank Loan		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		\$ 500,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 2,050,000	\$ 2,200,000	\$ 2,700,175

*NOTE:

Shepherd Drainage System Improvements		City Council District		Key Map:	492	WBS.:	T-1914					
		Location:	C	Geo. Ref.:								
		Served:	C	Neighborhood:	87							
Description:	A parallel 60" RCP will be constructed, replacement of existing trunk line, laterals, and roadway reconstruction on Shepherd, Harold, Marshall, Richmond, McDuffie, Portsmouth, Norfolk and Lexington.	Operating and Maintenance Costs: (\$ Thousands)										
			2025	2026	2027	2028	2029	Total				
Justification:	Existing trunk line and storm sewer laterals that lead to trunk line are either undersized or in bad condition.	Personnel	-	-	-	-	-	\$	-	\$	-	
		Supplies	-	-	-	-	-	\$	-	\$	-	
		Svcs. & Chgs.	-	-	-	-	-	\$	-	\$	-	
		Capital Outlay	-	-	-	-	-	\$	-	\$	-	
		Total	\$	-	\$	-	\$	-	\$	-	\$	-
		FTEs										-
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	
2	Acquisition	100,000								\$ -	\$ 169,569	
3	Design	1,863,783	29,000	69,569	7,000	-	-	-	-	\$ 7,000	\$ 3,391,433	
4	Construction	17,668,515	1,061,000	1,520,650	750,000	-	-	-	-	\$ 750,000	\$ 19,939,165	
5	Equipment	-								\$ -	\$ -	
6	Close-Out	-								\$ -	\$ -	
7	Other	938	1,000	5,995	5,000	-	-	-	-	\$ 5,000	\$ 11,933	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		938	1,000	5,995	5,000	-	-	-	-	\$ 5,000	\$ 11,933	
Total Allocations		\$ 19,633,236	\$ 1,091,000	1,596,215	762,000	-	-	-	\$ -	\$ 762,000	\$ 23,512,101	
Source of Funds												
TIRZ Funds		17,189,094	781,507	1,276,723	762,000	-	-	-	-	\$ 762,000	\$ 19,227,817	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		2,444,142	309,493	319,492	-	-	-	-	-	\$ -	\$ 2,763,634	
Bank Loan		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		\$ 19,633,236	\$ 1,091,000	\$ 1,596,215	\$ 762,000	\$ -	\$ -	\$ -	\$ -	\$ 762,000	\$ 21,991,451	

*NOTE:

BACK TO Upper Kirby Wayfinding		City Council District		Key Map:				WBS.:		T-1916											
		Location: C, G		Geo. Ref.:																	
		Served: C, G		Neighborhood: 87																	
Description: Complete directional and street signage replacement within Upper Kirby boundaries.		Operating and Maintenance Costs: (\$ Thousands)																			
				2016		2017		2018		2019		2020		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
Justification: Frequent constituent requests that all street signage and directional signage match the Upper Kirby red currently on major thoroughfares.		Svcs. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs																			
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/14		2015 Budget		2015 Estimate		2016		2017		2018		2019		2020		FY16 - FY19 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		-		-		-		-		\$ -		\$ -	
4 Construction		-		-		-		-		-		-		-		-		\$ -		\$ -	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
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		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Allocations		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Source of Funds																					
TIRZ Funds		-		-		-		-		-		-		-		-		\$ -		\$ -	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	

*NOTE:

BACK TO	Buffalo Speedway Improvements US 59 to Westheimer		City Council District		Key Map:		WBS.:	T-1918			
			Location: C		Geo. Ref.:						
			Served: C		Neighborhood: 87						
Description:	Project provides for the engineering, ROW acquisition, and reconstruction of existing roadway with concrete paving, curbs, sidewalks, street lighting and underground utilities as needed.		Operating and Maintenance Costs: (\$ Thousands)								
				2019	2020	2021	2022	2023	Total		
Justification:	Project will reconstruct a street that has deteriorated beyond economic repair and normal maintenance.		Personnel	-	-	-	-	-	-	\$ -	
			Supplies	-	-	-	-	-	-	-	\$ -
			Svcs. & Chgs.	-	-	-	-	-	-	-	\$ -
			Capital Outlay	-	-	-	-	-	-	-	\$ -
			Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			FTEs								

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/17	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY19 - FY23 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	50,000	-	-	-	\$ 50,000	\$ 50,000
3	Design	96,467	10,000	-	300,000	650,000	550,000	100,000	-	\$ 1,600,000	\$ 1,696,467
4	Construction	189,093	-	-	-	6,500,000	6,500,000	6,500,000	-	\$ 19,500,000	\$ 19,689,093
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	15,000	15,000	15,000	-	\$ 45,000	\$ 45,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	15,000	15,000	15,000	-	\$ 45,000	\$ 45,000
Total Allocations		\$ 285,560	\$ 10,000	\$ -	\$ 300,000	\$ 7,215,000	\$ 7,065,000	\$ 6,615,000	\$ -	\$ 21,195,000	\$ 21,480,560
Source of Funds											
TIRZ Funds		285,560	10,000	-	300,000	7,215,000	7,065,000	6,615,000	-	\$ 21,195,000	\$ 21,480,560
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Bank Loan		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		\$ 285,560	\$ 10,000	\$ -	\$ 300,000	\$ 7,215,000	\$ 7,065,000	\$ 6,615,000	\$ -	\$ 21,195,000	\$ 21,480,560

*NOTE:

Westpark Improvements - Kirby to Edloe		City Council District		Key Map:		WBS.:	T-1919	
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:	87			
Description:	Project provides for the engineering, ROW acquisition, and reconstruction of a bikeway and existing roadway with concrete paving, curbs, sidewalks, street lighting and underground utilities as needed.	Operating and Maintenance Costs: (\$ Thousands)						
			2025	2026	2027	2028	2029	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Project will move the bikeway away from the roadway and reconstruct a street that has deteriorated beyond economic repair and normal maintenance.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	75,358	-	-	-	-	-	50,000	50,000	\$ 50,000	\$ 125,358
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	50,000	50,000	\$ 50,000	\$ 50,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	50,000	50,000	\$ 50,000	\$ 50,000
Total Allocations		\$ 75,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 175,358
Source of Funds											
TIRZ Funds		75,358	-	-	-	-	-	100,000	100,000	\$ 100,000	\$ 175,358
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Bank Loan		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		\$ 75,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 175,358

*NOTE:

West Alabama Reconstruction Buffalo Speedway to Shepherd		City Council District		Key Map:		WBS.:	T-1920	
		Location:	C	Geo. Ref.:				
		Served:	C	Neighborhood:	87			
Description:	Project provides for the engineering and reconstruction of existing roadway with concrete paving, curbs, sidewalks, street lighting and underground utilities as needed.	Operating and Maintenance Costs: (\$ Thousands)						
			2025	2026	2027	2028	2029	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Project will reconstruct a street that has deteriorated beyond economic repair and normal maintenance.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	500,000	-	500,000	-	-	\$ 1,000,000	\$ 1,000,000
3	Design	225,018	700,000	803,383	1,000,000	900,000	100,000	100,000	-	\$ 2,100,000	\$ 3,128,401
4	Construction	-	-	-	5,500,000	12,000,000	9,000,000	9,000,000	7,000,000	\$ 42,500,000	\$ 42,500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	15,000	50,000	700	50,000	50,000	50,000	50,000	50,000	\$ 250,000	\$ 265,700
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		15,000	50,000	700	50,000	50,000	50,000	50,000	50,000	\$ 250,000	\$ 265,700
Total Allocations		240,018	\$ 750,000	804,083	\$ 7,050,000	\$ 12,950,000	\$ 9,650,000	\$ 9,150,000	\$ 7,050,000	\$ 45,850,000	\$ 46,894,101
Source of Funds											
TIRZ Funds		240,018	750,000	804,083	7,050,000	12,700,000	7,150,000	7,650,000	5,550,000	\$ 40,100,000	\$ 41,144,101
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	250,000	2,500,000	1,500,000	1,500,000	\$ 5,750,000	\$ 5,750,000
Bank Loan		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		\$ 240,018	\$ 750,000	\$ 804,083	\$ 7,050,000	\$ 12,950,000	\$ 9,650,000	\$ 9,150,000	\$ 7,050,000	\$ 45,850,000	\$ 46,894,101

*NOTE:

BACK TO US 59 Underpass Improvements Buffalo Speedway, Kirby, Greenbriar & Shepherd		City Council District		Key Map:		WBS.:		T-1923			
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood: 87							
Description:	Project provides for the planning, engineering and construction of safety and urban streetscape elements as needed.	Operating and Maintenance Costs: (\$ Thousands)									
			2020	2021	2022	2023	2024	Total			
Justification:	Current conditions at the underpasses are not conducive to safe pedestrian activity and separate the communities on both sides of US 59. This project will eliminate the barrier and provide safety improvements through positive lighting and urban streetscape improvements.	Personnel	-	-	-	-	-	-	-	\$ -	
		Supplies	-	-	-	-	-	-	-	\$ -	
		Svcs. & Chgs.	-	-	-	-	-	-	-	\$ -	
		Capital Outlay	-	-	-	-	-	-	-	\$ -	
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

*NOTE:

Kirby Dr. Improvements - US 59 to Bissonnet		City Council District	Key Map:		WBS.:	T-1926	
		Location:	C	Geo. Ref.:			
		Served:	C	Neighborhood:			
Description:	Reconstruction of Kirby Drive including roadway, storm sewer, water, wastewater and burying of private utilities	Operating and Maintenance Costs: (\$ Thousands)					
		2025	2026	2027	2028	2029	Total
		Personnel	-	-	-	-	\$ -
		Supplies	-	-	-	-	\$ -
Justification:	Roadway pavement is in really bad shape, City of Houston has overlaid as a temporary fix.	Svcs. & Chgs.	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs					-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	200,000			-	\$ 200,000	\$ 200,000
2	Acquisition	-	-	-	-	900,000			-	\$ 900,000	\$ 900,000
3	Design	-	-	-	200,000	1,150,000	175,000	75,000	-	\$ 1,600,000	\$ 1,600,000
4	Construction	-	-	-	-	-	6,075,000	6,075,000	4,300,000	\$ 16,450,000	\$ 16,450,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	10,000	10,000	10,000	10,000	\$ 40,000	\$ 40,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	10,000	10,000	10,000	10,000	\$ 40,000	\$ 40,000
Total Allocations		\$ -	\$ -	\$ -	\$ 200,000	\$ 2,260,000	\$ 6,260,000	\$ 6,160,000	\$ 4,310,000	\$ 19,190,000	\$ 19,190,000
Source of Funds											
TIRZ Funds		-	-	-	200,000	2,260,000	6,260,000	6,160,000	4,310,000	\$ 19,190,000	\$ 19,190,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
Bank Loan		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ 200,000	\$ 2,260,000	\$ 6,260,000	\$ 6,160,000	\$ 4,310,000	\$ 19,190,000	\$ 19,190,000

*NOTE:

*NOTE:

*NOTE:

*NOTE:

THIS SPREADSHEET IS LINKED -- AUTOMATICALLY UPDATES FROM BUDGET DE

TAX YEAR	2020	2021	2022
TIRZ 19	FY2021	FY2022	FY2023
	Actual	Actual	Actual
City	\$ 16,353,904	\$ 15,039,413	\$ 18,179,184
County	-	-	-
ISD	-	-	-
ISD - Pass Through	-	-	-
	-	-	-
INCREMENT REVENUES (1)	\$ 16,353,904	\$ 15,039,413	\$ 18,179,184
CITY OF HOUSTON	-	-	-
GRANT PROCEEDS (5)	639,400	526,883	2,444,142
	-		
MISCELLANEOUS REVENUE (Ground Lease, Rental)			
Ground Lease Revenue	889,779	887,666	896,063
3001 Richmond Sublease Revenue	430,374	430,374	430,374
Miscellaneous Revenue			
INTEREST INCOME	20,059	29,585	562,198
PROCEEDS FROM BANK LOAN	-	-	-
TOTAL RESOURCES	\$ 18,333,516	\$ 16,913,921	\$ 22,511,961
Affordable Housing			
City	\$ -	\$ -	\$ -
County	-	-	-
ISD	-	-	-
Municipal Services	3,025,573	2,724,716	3,025,573
Administrative Fees			
City	817,695	751,971	908,959
County	-	-	-
ISD	-	-	-
	-	-	-
TRANSFERS	\$ 3,843,268	\$ 3,476,687	\$ 3,934,532
Management Consulting Services & Administration/Overhead	\$ 284,991	\$ 319,748	\$ 351,164
Other operational expenditures	1,290	378,695	
Line of Credit - Regents Bank			
Convenience Fee / Loan admin fee		-	-
Tax Advance - Principal		-	-
Tax Advance - Interest		-	-
Principal	3,000,000	3,000,000	3,000,000
Interest	951,190	868,508	785,825
Issuance Cost	-	-	-
DEBT SERVICE	\$ 3,951,190	\$ 3,868,508	\$ 3,785,825
TOTAL EXPENSES	\$ 4,237,471	\$ 4,566,951	\$ 4,136,989
CASH FLOW FROM OPERATIONS	\$ 10,252,777	\$ 8,870,283	\$ 14,440,440
BEGINNING FUND BALANCE (7)	\$ 25,608,448	\$ 31,195,090	\$ 21,757,239
DEBT ISSUANCE			\$ -

FUNDS AVAILABLE FOR PROJECTS	\$ 35,861,225	\$ 40,065,373	\$ 36,197,679
Projects			
3001 Richmond (Marban)	368,846	376,404	404,975
Levy Park Conservancy	883,080	883,080	883,080
DEVELOPER AGREEMENTS	\$ 1,251,926	\$ 1,259,484	\$ 1,288,055

T-1902 Traffic Operational Improvements	-	-	-
T-1903 Richmond/Weslayan Intersection Improvements	-	-	-
T-1904 Buffalo Speedway Reconstruction - US 59 to	-	-	-
T-1905 Wakeforest Reconstruction Richmond to US 59	-	-	-
T-1907 Pedestrian Accessibility	-	-	-
T-1909 Kirby Dr. Improvements - San Felipe to Westheimer	-	-	-
T-1910 Kirby Dr. Paving & Drainage - US59 to Richmond	-	-	-
T-1911 Kirby Drive Paving and Drainage Improvements	-	-	-
T-1912A Westheimer Drainage System Improvements(Laterals)	-	-	-
T-1912B Richmond Avenue Drainage System Improvements (Laterals)	-	-	-
T-1913 Greenbriar Drainage System Improvements	-	-	-
T-1914 Shepherd Drainage System Improvements	3,443,385	17,047,012	5,607,359
T-1915 Richmond Paving and Drainage Improvements	-	-	-
T-1916 Upper Kirby Wayfinding	-	-	-
T-1917 Upper Kirby Civic Complex	(44,096)	1,638	3,527
T-1918 Buffalo Speedway Improvements	-	-	-
T-1919 Westpark Improvements - Kirby to Edloe	-	-	-
T-1920 West Alabama Reconstruction	13,095	-	536,112
T-1921 Edloe Reconstruction	-	-	-
T-1922 Bissonnet Reconstruction	-	-	-
T-1923 US 59 Underpass Improvements	-	-	-
T-1924 Eastside Reconstruction	1,825	-	-
T-1925 Public Art	-	-	-
T-1926 Kirby Dr. Improvements - US 59 to Bissonnet	-	-	-
T-1927 FUTURE CIP PROJECT	-	-	-
T-1928 FUTURE CIP PROJECT	-	-	-
T-1929 FUTURE CIP PROJECT	-	-	-
T-1930 FUTURE CIP PROJECT	-	-	-
T-1999 Concrete Panel Replacement/Sidewalk Maintenance	-	-	-
T-1931 FUTURE CIP PROJECT	-	-	-
T-1932 FUTURE CIP PROJECT	-	-	-
T-1933 FUTURE CIP PROJECT	-	-	-
T-1934 FUTURE CIP PROJECT	-	-	-
T-1935 FUTURE CIP PROJECT	-	-	-
T-0035 FUTURE CIP PROJECT	-	-	-
T-0036 FUTURE CIP PROJECT	-	-	-
T-0037 FUTURE CIP PROJECT	-	-	-
T-0038 FUTURE CIP PROJECT	-	-	-
T-0039 FUTURE CIP PROJECT	-	-	-
CAPITAL PROJECTS	\$ 3,414,209	\$ 17,048,650	\$ 6,146,998
TOTAL PROJECTS	\$ 4,666,135	\$ 18,308,134	\$ 7,435,053
RESTRICTED Funds - Capital Projects	\$ 29,219,495	\$ 17,971,414	\$ 25,057,671
RESTRICTED Funds - General Fund	-	-	-
RESTRICTED Funds - Bond Debt Service Reserves	1,975,595	3,785,825	3,704,955
RESTRICTED Funds - Agreements/Lease Obligations	-	-	-
Ending Fund Balance	\$ 31,195,090	\$ 21,757,239	\$ 28,762,626

Notes: Cash Flow due to Late FY Increment Payment

21,764,025

8,600,463

15,858,967

TAILS, CIP SUMMARY AND REVENUE PROJECTIONS

2023	2024	2025	2026	2027	2028
FY2024 Estimate	FY2025 Budget	FY2026	FY2027	FY2028	FY2029
\$ 18,355,190	\$ 19,234,829	\$ 20,148,909	\$ 21,098,794	\$ 22,085,899	\$ 23,111,699
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
\$ 18,355,190	\$ 19,234,829	\$ 20,148,909	\$ 21,098,794	\$ 22,085,899	\$ 23,111,699
	-	-	\$ -	\$ -	\$ -
319,492	-	250,000	2,500,000	1,500,000	1,500,000
			\$ -	\$ -	\$ -
896,063	941,952	941,952	\$ 941,952	\$ 941,952	\$ 941,952
461,805	461,805	461,805			
1,550,208	621,090	-	\$ -	\$ -	\$ -
-	-	-	\$ -	\$ 8,100,000	\$ 11,250,000
\$ 21,582,758	\$ 21,259,676	\$ 21,802,666	\$ 24,540,746	\$ 32,627,851	\$ 36,803,651
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	-	-	-	-	-
3,025,573	3,025,573	3,025,573	3,025,573	3,025,573	3,025,573
917,760	961,741	1,007,445	1,054,940	1,104,295	1,155,585
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
\$ 3,943,333	\$ 3,987,314	\$ 4,033,018	\$ 4,080,513	\$ 4,129,868	\$ 4,181,158
\$ 232,526	\$ 340,200	\$ 340,200	\$ 340,200	\$ 340,200	\$ 340,200
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
704,955	620,460	537,777	455,094	373,318	289,729
-	-	-	-	-	-
\$ 3,704,955	\$ 3,620,460	\$ 3,537,777	\$ 3,455,094	\$ 3,373,318	\$ 3,289,729
\$ 3,937,481	\$ 3,960,660	\$ 3,877,977	\$ 3,795,294	\$ 3,713,518	\$ 3,629,929
\$ 13,701,944	\$ 13,311,702	\$ 13,891,671	\$ 16,664,939	\$ 24,784,465	\$ 28,992,564
\$ 28,762,626	\$ 38,578,950	\$ 33,494,700	\$ 23,577,419	\$ 16,315,406	\$ 18,072,919
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\$ 42,464,570	\$ 51,890,652	\$ 47,386,371	\$ 40,242,358	\$ 41,099,871	\$ 47,065,483
413,082	432,000	432,000	-	-	-
883,080	941,952	941,952	\$ 941,952	\$ 941,952	\$ 941,952
\$ 1,296,162	\$ 1,373,952	\$ 1,373,952	\$ 941,952	\$ 941,952	\$ 941,952

Vlookup Column

30

31

22

#REF!

0.00%

0.43%

Rate

Year

Cell: D6

Comment: =====

ID#AAAAYjdFCvc
Accountant (2022-04-25 21:32:55)
TY2017 Actual

Cell: G21

Comment: =====

ID#AAAAYjdFCzY
Julia (2022-04-25 21:32:55)
Audit FY2020 ok

Cell: F32

Comment: =====

ID#AAAAYjdFC0E
Julia (2022-04-25 21:32:55)
Actual per COH ordinance recvd 6/28/19

Cell: E59

Comment: =====

ID#AAAAYjdFCxc
Accountant (2022-04-25 21:32:55)
incorrectly entered as
1,999,239

Cell: G59

Comment: =====

ID#AAAAYjdFCxg
Julia (2022-04-25 21:32:55)
Julia: 6/23/20 changed link cell

Cell: B67

Comment: =====

ID#AAAAYjdFCzo
e103501 (2022-04-25 21:32:55)
Cash Balance of Capital Projects plus Aff Housing plus Unrestricted Funds

Cell: D67

Comment: =====

ID#AAAAYjdFCzs
Accountant (2022-04-25 21:32:55)
FY16 Audit Ending Bals

Cell: G67

Comment: =====

ID#AAAAYjdFCws
Julia (2022-04-25 21:32:55)
this cell "Actual" needs to be changed b/c of BegBal actual from audit. SHOULD BE LINK FROM DETAILED BALANCE TAB

Cell: H67

Comment: =====

ID#AAAAYjdFCw0
Julia (2022-04-25 21:32:55)
Balance changes b/c of 2020 Actual updates

Cell: B76

Comment: =====

Page 47 of ID#AAAAYjdFCwM

Julia: LINKS, don't change for Estimate and New Budget

Cell: B77

Comment: =====

ID#AAAAYjdFCvA

Julia (2022-04-25 21:32:55)

Julia: LINKS, don't change for Estimate and New Budget

Cell: F110

Comment: =====

ID#AAAAYjdFCvo

Julia (2022-04-25 21:32:55)

erroneous 188,920 in past several files, not in FY20 template

Cell: F120

Comment: =====

ID#AAAAYjdFCyU

Julia (2022-04-25 21:32:55)

7/9/20 Ties to audit

Cell: G135

Comment: =====

ID#AAAAYjdFCwA

Julia (2022-04-25 21:32:55)

start w/Audit Beg Bal

Cell: B136

Comment: =====

ID#AAAAYjdFCw4

Accountant (2022-04-25 21:32:55)

Accountant: revised from RESTRICTED Funds - Affordable Housing

Cell: G136

Comment: =====

ID#AAAAYjdFCxw

Julia (2022-04-25 21:32:55)

=FY2020 GOF exps

Cell: G137

Comment: =====

ID#AAAAYjdFCz0

Julia (2022-04-25 21:32:55)

shld + FY19 act 50% P&I

Cell: G138

Comment: =====

ID#AAAAYjdFCv4

Julia (2022-04-25 21:32:55)

FY2020 Est/actual exp

Cell: G139

Comment: =====

ID#AAAAYjdFCuk

Accountant (2022-04-25 21:32:55)

Accountant: ties to FY2019 audit

Cell: H139

Comment: =====

Julia (2022-04-25 21:32:55)
ties to FY20 end bal

**CITY OF HOUSTON
TAX INCREMENT CALCULATION WORKSHEET**

5-Year Plan Revenue
Vlookup Column = 30

TIRZ (All City Jurisdictions)

Column	1	2	3	4	9	14	19	20	30	31	36
Tax Year	Tax Rate (1)	Tax Rate (1)	Tax Rate (1)	Total Base	Total Current Value	Total Current Increment	Current Payment	Current Payment	Average Growth Rate		
1996	0.0066500	0.0000000	0.0000000	0	0	0	\$ -		0.00%		
1997	0.0066500	0.0000000	0.0000000	0	0	0	\$ -		0.00%		
1998	0.0066500	0.0000000	0.0000000	0	0	0	\$ -		0.00%		
1999	0.0066500	0.0000000	0.0000000	0	0	0	\$ -		0.00%		
2000	0.0065500	0.0000000	0.0000000	0	0	0	\$ -		0.00%		
2001	0.0065500	0.0000000	0.0000000	0	0	0	\$ -		0.00%		
2002	0.0065500	0.0000000	0.0000000	0	0	0	\$ -		0.00%		
2003	0.0065500	0.0000000	0.0000000	0	0	0	\$ -		0.00%		
2004	0.0065000	0.0000000	0.0000000	0	0	0	\$ -		0.00%		
2005	0.0064750	0.0000000	0.0000000	0	0	0	\$ -		0.00%	0.10%	\$ 200,000.00 \$ 200.00
2006	0.0064500	0.0000000	0.0000000	0	0	0	\$ -		0.00%		
2007	0.0064375	0.0000000	0.0000000	683,628,290	1,217,060,063	533,431,773	\$ 3,257,375		0.00%		
2008	0.0063875	0.0000000	0.0000000	683,628,290	1,432,160,668	748,532,378	\$ 4,537,192		17.67%		
2009	0.0063875	0.0000000	0.0000000	683,628,290	1,522,667,328	839,039,038	\$ 5,085,284		6.32%		
2010	0.0063875	0.0000000	0.0000000	683,628,290	1,545,463,309	861,835,019	\$ 5,226,062		1.50%		
2011	0.0063875	0.0000000	0.0000000	683,628,290	1,582,917,229	899,288,939	\$ 5,453,723		2.42%		
2012	0.0063875	0.0000000	0.0000000	683,628,290	1,673,851,446	990,223,156	\$ 6,005,193		5.74%		
2013	0.0063875	0.0000000	0.0000000	683,628,290	1,920,257,810	1,236,629,520	\$ 7,501,771		14.72%		
2014	0.0063108	0.0000000	0.0000000	683,628,290	2,277,740,952	1,594,112,662	\$ 9,554,253		18.62%		
2015	0.0060112	0.0000000	0.0000000	945,520,299	2,814,347,491	1,868,827,192	\$ 10,671,132		12.06%		
2016	0.0058642	0.0000000	0.0000000	945,520,299	3,215,090,637	2,269,570,338	\$ 12,641,242		15.09%		
2017	0.0058421	0.0000000	0.0000000	945,520,299	3,262,902,223	2,317,381,924	\$ 12,851,255		1.51%		
2018	0.0058831	0.0000000	0.0000000	945,520,299	3,462,359,789	2,516,839,490	\$ 14,058,170		6.01%		
2019	0.0056792	0.0000000	0.0000000	945,520,299	3,628,259,664	2,682,739,365	\$ 15,223,932		4.36%		
2020	0.0056184	0.0000000	0.0000000	945,520,299	3,879,028,878	2,933,508,579	\$ 15,620,914		7.20%		
2021	0.0055083	0.0000000	0.0000000	945,520,299	3,923,614,977	2,978,094,678	\$ 15,557,849		1.14%		
2022	0.0053364	0.0000000	0.0000000	945,520,299	4,306,617,175	3,361,096,876	\$ 16,801,408		10.50%		
2023	0.0051919	0.0000000	0.0000000	945,520,299	4,720,426,402	3,774,906,103	\$ 18,355,190		9.48%		
2024	0.0051919	0.0000000	0.0000000	945,520,299	4,901,376,066	3,955,855,767	\$ 19,234,829		4.00%		
2025	0.0051919	0.0000000	0.0000000	945,520,299	5,089,406,368	4,143,886,069	\$ 20,148,909		4.00%		
2026	0.0051919	0.0000000	0.0000000	945,520,299	5,284,797,388	4,339,277,089	\$ 21,098,794		4.00%		
2027	0.0051919	0.0000000	0.0000000	945,520,299	5,487,840,343	4,542,320,044	\$ 22,085,899		4.00%		
2028	0.0051919	0.0000000	0.0000000	945,520,299	5,698,838,039	4,753,317,740	\$ 23,111,699		4.00%		
2029	0.0051919	0.0000000	0.0000000	945,520,299	5,918,105,323	4,972,585,024	\$ 24,177,726		4.00%		
2030	0.0051919	0.0000000	0.0000000	945,520,299	6,145,969,575	5,200,449,276	\$ 25,285,572		4.00%		
2031	0.0051919	0.0000000	0.0000000	945,520,299	6,382,771,197	5,437,250,898	\$ 26,436,893		4.00%		
2032	0.0051919	0.0000000	0.0000000	945,520,299	6,628,864,140	5,683,343,841	\$ 27,633,412		4.00%		
2033	0.0051919	0.0000000	0.0000000	945,520,299	6,884,616,444	5,939,096,145	\$ 28,876,920		4.00%		
2034	0.0051919	0.0000000	0.0000000	945,520,299	7,150,410,794	6,204,890,495	\$ 30,169,279		4.00%		
2035	0.0051919	0.0000000	0.0000000	945,520,299	7,426,645,112	6,481,124,813	\$ 31,512,425		4.00%		
2036	0.0051919	0.0000000	0.0000000	945,520,299	7,713,733,161	6,768,212,862	\$ 32,908,371		4.00%		
2037	0.0051919	0.0000000	0.0000000	945,520,299	8,012,105,176	7,066,584,877	\$ 34,359,212		4.00%		
2038	0.0051919	0.0000000	0.0000000	945,520,299	8,322,208,526	7,376,688,227	\$ 35,867,123		4.00%		
2039	0.0051919	0.0000000	0.0000000	945,520,299	8,644,508,393	7,698,988,094	\$ 37,434,369		4.00%		
2040	0.0051919	0.0000000	0.0000000	945,520,299	8,979,488,485	8,033,968,186	\$ 39,063,302		4.00%		

TY 2018 ACTUAL

**TIRZ 19
DEBT ISSUANCE PROJECTIONS**

Debt Issue Sizing ISSUE 1

Par Amount	8,000,000.00
Capitalized Interest at 1 yr	-
Costs of Issuance	160,000.00
Construction Deposit	7,840,000.00

Annual Debt Service	\$588,654.00
SEC 15c2-12 Disclosure	\$3,500.00
Paying Agent	\$750.00
Arbitrage Rebate Calc	\$0.00
Annual Payment	\$592,904.00
Interest Rate	4.00%
Term in Years	20
Variable Costs of Issuance	Fixed Estimate
Fixed Costs of Issuance	Fixed Estimate

Debt Issue Sizing ISSUE 2

Par Amount	8,000,000.00
Capitalized Interest at 1 yr	-
Costs of Issuance	160,000.00
Construction Deposit	7,840,000.00

Annual Debt Service	\$588,654.00
SEC 15c2-12 Disclosure	
Paying Agent	\$750.00
Arbitrage Rebate Calc	\$0.00
Annual Payment	\$589,404.00
Interest Rate	4.00%
Term in Years	20
Variable Costs of Issuance	3.00%
Fixed Costs of Issuance	50,000.00

Debt Issue Sizing ISSUE 3

Par Amount	17,000,000.00
Capitalized Interest at 1 yr	-
Costs of Issuance	340,000.00
Construction Deposit	16,660,000.00

Annual Debt Service	\$1,294,356.51
SEC 15c2-12 Disclosure	
Paying Agent	\$750.00
Arbitrage Rebate Calc	\$0.00
Annual Payment	<u>\$1,295,106.51</u>
Interest Rate	4.00%
Term in Years	19
Variable Costs of Issuance	5.00%
Fixed Costs of Issuance	50,000.00

Debt Issue Sizing ISSUE 4

Par Amount	22,000,000.00
Capitalized Interest at 1 yr	-
Costs of Issuance	440,000.00
Construction Deposit	21,560,000.00

Annual Debt Service	\$1,737,853.22
SEC 15c2-12 Disclosure	
Paying Agent	\$750.00
Arbitrage Rebate Calc	\$0.00
Annual Payment	<u>\$1,738,603.22</u>
Interest Rate	4.00%
Term in Years	18
Variable Costs of Issuance	3.00%
Fixed Costs of Issuance	50,000.00

Debt Issue Sizing ISSUE 5

Par Amount	34,000,000.00
Capitalized Interest at 1 yr	-
Costs of Issuance	680,000.00
Construction Deposit	33,320,000.00

Annual Debt Service	\$2,794,749.75
SEC 15c2-12 Disclosure	
Paying Agent	\$750.00
Arbitrage Rebate Calc	\$0.00
Annual Payment	\$2,795,499.75
Interest Rate	4.00%
Term in Years	17
Variable Costs of Issuance	3.00%
Fixed Costs of Issuance	50,000.00

Debt Issue Sizing ISSUE 6

Par Amount	24,000,000.00
Capitalized Interest at 1 yr	-
Costs of Issuance	480,000.00
Construction Deposit	23,520,000.00

Annual Debt Service	\$2,059,679.98
SEC 15c2-12 Disclosure	
Paying Agent	\$750.00
Arbitrage Rebate Calc	\$0.00
Annual Payment	\$2,060,429.98
Interest Rate	4.00%
Term in Years	16
Variable Costs of Issuance	3.00%
Fixed Costs of Issuance	50,000.00

Debt Issue Sizing ISSUE 7

Par Amount	-
Capitalized Interest at 1 yr	-
Costs of Issuance	-
Construction Deposit	-

Annual Debt Service	\$0.00
SEC 15c2-12 Disclosure	
Paying Agent	\$750.00
Arbitrage Rebate Calc	\$0.00
Annual Payment	\$0.00

Interest Rate	4.00%
Term in Years	15
Variable Costs of Issuance	3.00%
Fixed Costs of Issuance	50,000.00

Debt Issue Sizing ISSUE 8

Par Amount	
Capitalized Interest at 1 yr	-
Costs of Issuance	-
Construction Deposit	-

Annual Debt Service	\$0.00
SEC 15c2-12 Disclosure	
Paying Agent	\$750.00
Arbitrage Rebate Calc	\$0.00
Annual Payment	\$0.00
Interest Rate	4.00%
Term in Years	16
Variable Costs of Issuance	3.00%
Fixed Costs of Issuance	50,000.00

Debt Issue Sizing ISSUE 9

Par Amount	
Capitalized Interest at 1 yr	-
Costs of Issuance	-
Construction Deposit	-

Annual Debt Service	\$0.00
SEC 15c2-12 Disclosure	
Paying Agent	\$750.00
Arbitrage Rebate Calc	\$0.00
Annual Payment	\$0.00
<hr/>	
Interest Rate	5.00%
Term in Years	15
Variable Costs of Issuance	3.00%
Fixed Costs of Issuance	50,000.00