NOTICE OF MEETING
UPPER KIRBY REDEVELOPMENT AUTHORITY
HOUSTON, TEXAS

TO: THE BOARD OF DIRECTORS OF THE UPPER KIRBY REDEVELOPMENT AUTHORITY, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Upper Kirby Redevelopment Authority will meet in regular session, open to the public, at **8:00 A.M. on JANUARY 21, 2026, at 3120 SOUTHWEST FREEWAY, HOUSTON, TEXAS 77098**, inside the boundaries of Reinvestment Zone Number Nineteen of the City of Houston, Texas (the "Zone").

At the meeting the following items will be considered and acted on:

1. **Approve minutes of September 17, 2025, meeting;**
2. **Receive comments or questions from the public;**
3. **Receive report on federal/state/local funding development and management** [The Goodman Corporation ("TGC")];
4. **Receive property tax/increment report;**
5. **CIP Administration, Design, Acquisition, and Construction:**
   - a) **Shepherd Drive Improvements** [T-1914]**:**
     - i) Update on construction progress and finalization [Harper Brothers Construction, LLC];
   - b) **West Alabama Street Improvements** [T-1920];
     - i) Update on design progress;
     - ii) Approve plans and specifications and authorize advertisement of bids;
   - c) **Kirby Drive Improvements (US 59 to Bissonnet)** [T-1926]:
     - i) Update on planning progress;
   - d) **Buffalo Speedway Improvements (US 59 to Westheimer)** [T-1918]:
     - i) Update on planning progress;
   - e) Approve pay estimates, change orders, time extensions, or final project acceptance, as appropriate, and/or ratify Construction Contract Administration Committee review and related action by President;
   - f) Authorize other appropriate action;
6. **Financial and Administrative Matters:**
   - a) Receive bookkeeping report, and authorize payment of invoices;
   - b) Approve revised FY 2026 budget;
   - c) Authorize other appropriate action;
7. **Consider adjournment.**



President

***The Board will conduct an in-person meeting at its physical meeting location with a quorum of the Board present; provided that some Board members may participate by videoconference as provided in Section 551.127, Government Code.**

ATTEND VIA VIDEO: https://us02web.zoom.us/j/84413490526?pwd=jvCYja4TooEQDFxhecjSe9ot1Zsdmr.1
ATTEND VIA AUDIO: 1-346-248-7799
MEETING ID: 844 1349 0526 | **PASSCODE:** 094408

PROPOSED BUDGET AVAILABLE

Electronic copies of the proposed budget are accessible at https://www.upperkirby.org. Physical copies are available upon request during regular business hours at the Upper Kirby District offices, 3120 Southwest Freeway, Houston TX.

MINUTES OF REGULAR MEETING
OF
UPPER KIRBY REDEVELOPMENT AUTHORITY
Houston, Texas

September 17, 2025

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Upper Kirby Redevelopment Authority (the "Authority"), met in regular session, open to the public, on the 17th day of September, 2025, at the regular meeting place, inside the boundaries of Reinvestment Zone Number Nineteen of the City of Houston, Texas (the "Zone"), and the roll was called of the duly constituted members of the Board, to-wit:

Sydney (Buddy) Bailey	Chairman
Emil T. Pena	Vice Chairman
Robert R. Casey	Secretary
Russell H. Jackson	Assistant Secretary
Stanley C. Jones, Jr.	Director
Suzan Deison	Director
Tammi Wallace	Director

and all of the said persons were present, except Director Wallace, thus constituting a quorum.

Also attending all or portions of the meeting were Travis Younkin, Sharon Haynie, and Lee Cisneros of the Authority; Melissa Morton of the Morton Accounting Services; Andrew Busker of the City of Houston ("City"); Linda Trevino of METRO; and P. John Kuhl, Jr., and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

Chair Bailey noted that a quorum was present and called the meeting to order.

APPROVE MINUTES

The Board then considered approving the minutes of the meeting of the Board held April 16, 2025. Upon motion by Director Jones, seconded by Director Jackson, and after full discussion, the Board voted unanimously to approve the minutes, and to authorize execution by the Secretary, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

RECEIVE COMMENTS AND QUESTIONS FROM THE PUBLIC

The next item on the agenda was to receive comments or questions from the public. There were no comments or questions from the public.

REVIEW REPORT ON FEDERAL/STATE/LOCAL FUNDING DEVELOPMENT AND MANAGEMENT

Mr. Younkin advised that there is no grant report for today's meeting.

RECEIVE PROPERTY TAX INCREMENT REPORT

Ms. Lyons advised that there is no property tax increment report for today's meeting.

CIP ADMINISTRATION, DESIGN, ACQUISITION, AND CONSTRUCTION

Mr. Younkin reviewed the general project status report.

DRAFT

Shepherd Drive Streetscape/Landscape Improvements

Mr. Cisneros advised that project punch list items continue to be addressed, but as previously noted, the majority of work has been complete for over a year. He advised that the Authority continues to maintain applicable retainage. He noted that, after completion of utility relocation and pole removals, sidewalk adjustments and paver work are now nearing completion. He advised that the full project should be finalized shortly.

Mr. Cisneros then reviewed Pay Estimate No. 36 in the amount of $483,327.72 to HBC, along with a recommendation for payment from the Project Manager. He noted that the pay estimate and recommendations were submitted to the Construction Contract Administration Committee ("CCAC") for review and action by the President.

West Alabama

Mr. Cisneros advised that survey and geotechnical studies have been completed and that most necessary easements have been conveyed. He reported that the 100% project plans are complete and are currently pending before the City for final approval.

Mr. Cisneros then reviewed possible Phase 1 construction timeframes. He stated that bidding would likely take place in the fall, with a possible construction start after the holidays. He advised that coordination with impacted businesses and property owners continues.

Other Projects

Mr. Cisneros advised that reconstruction of Kirby Drive south of US-59 and reconstruction of Buffalo Speedway north of US-59 are progressing in the pre-engineering phases, and that preliminary engineering reports have been submitted to the City for review.

Ratify CCAC Action and Approve Pay Estimates

The next item on the agenda was to confirm CCAC action. Mr. Cisneros advised that the CCAC has reviewed the contract administration matters as presented and recommended by the Project Manager, as referenced above, and has consulted with the President on proposed action.

Upon motion by Director Casey, seconded by Director Jackson, and after full discussion, the Board voted to unanimously to ratify all actions of the CCAC and the President with respect to the approval of and execution on the contract administration matters presented.

AUDIT AND REPORTING MATTERS

Confirm engagement of auditor

The next item on the agenda was to hire the auditor to conduct the audits of the Authority's financial statements for the fiscal years ending June 30, 2025, and June 30, 2026. Mr. Ferrell reviewed with the Board an engagement letter, advising that the fee projections for preparation of the audits are comparable to previous audit cycles.

Upon motion by Director Pena, seconded by Director Casey, and after full discussion, the Board voted unanimously to hire McCall Gibson Swedlund Barfoot to conduct the audits for the fiscal years ending June 30, 2025, and June 30, 2026.

Approve Audit

The next item on the agenda was to approve the audit for the fiscal year ended June 30, 2025, and authorize filing with the City. Mr. Ferrell reviewed the audit report with the Board and answered questions.

DRAFT

Upon motion by Director Pena, seconded by Director Casey, and after full discussion, the Board voted unanimously to approve the audit for the fiscal year ended June 30, 2025, subject to final modifications by the staff and the Authority's attorney, and to authorize filing of the audit with the City.

FINANCIAL AND ADMINISTRATIVE MATTERS

Bookkeeping Report

The next item on the agenda was to receive the bookkeeping report, and to authorize payment of invoices. Mr. Younkin reviewed the bookkeeping reports for April, May, June, July, and August, which summarize Authority bank and investment account balances and capital project expenditures, and provide statements of revenues, expenditures, and invoice payments.

Upon motion by Director Jones, seconded by Director Jackson, and after full discussion, the Board voted unanimously to approve the bookkeeping reports, and the payment of invoices as presented.

Approve FY 2026 budget

Mr. Younkin reviewed the proposed 2026 budget, including a five-year CIP projection. He noted that the Civic Complex property acquisition effort will likely not be moving forward as anticipated, but a placeholder cost amount remains. He advised that budgets are experiencing a slower than usual roll out this year at the City. He also reviewed projects requiring grants and other funding actions. Upon motion by Director Jackson, seconded by Director Jones, and after full discussion, the Board voted unanimously to approve the FY 2026 budget, subject to City final approval.

Mr. Younkin and the Board discussed the potential installation of a HAWK pedestrian signal for increased safety at Lamar High School. Mr. Younkin noted that such signals are not typically installed at intersections due to potential traffic pattern interruptions.

Approve Engagement Letter for Arbitrage Compliance Services

The Board then considered approval of an engagement letter for arbitrage compliance services from Arbitrage Compliance Specialists. Mr. Kuhl reviewed the February 5th Arbitrage Analysis Report and noted related action required. He then reviewed the engagement letter which provides for the preparation of a 5-year report for the Authority's tax-exempt obligations in compliance with IRS requirements. Upon motion by Director Pena, seconded by Director Jackson, and after full discussion, the Board voted unanimously to approve the engagement letter for arbitrage compliance services from Arbitrage Compliance Specialists.

Adopt Order Evidencing Review of Investment Policy

The Board then considered adoption of an Order Evidencing Review of Investment Policy [GO 2025-1]. Mr. Kuhl discussed the current Investment Policy, noting that the Authority is required by the Public Funds Investment Act to review said Policy annually. Upon motion by Director Jackson, seconded by Director Pena, and after full discussion, the Board voted unanimously to adopt the Order Evidencing Review of Investment Policy [GO 2025-1].

Adopt Order Adopting List of Qualified Brokers

The Board then considered adoption of a proposed Order Adopting List of Qualified Brokers [GO 2025-2]. Mr. Kuhl submitted to and reviewed with the Board the proposed Order, which lists all qualified brokers with which the Authority may engage in investment transactions and allows the Authority to comply with Section 2256.025 of the Government Code. Mr. Kuhl stated that Ms. Morton, the Authority's Accountant, has reviewed and updated such list. Upon motion by Director Jackson, seconded by Director Pena, and after full discussion, the Board voted unanimously to adopt the Order Adopting List of Qualified Brokers [GO 2025-2].

DRAFT

CONSIDER ADJOURNMENT

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

_____
Secretary, Board of Directors

DRAFT

UKRA Project Status Report as of January 19, 2026

CONSTRUCTION PROJECTS

Shepherd Drainage and Roadway Improvements: Project contractor is Harper Brothers Construction, LLC. The construction start date was March 20, 2021, and the total contract time is 912 days. The contract completion date was September 17, 2023, and was extended to January 24, 2024, by Change Order. The contractor is over 100% complete due to several quantity over-runs and the contractor is substantially compete as of January 23, 2024.

Project progress is as follows.

1. All work is complete.
2. TDLR inspection is complete and team awaiting on the report. There are minor deviations observed in two sections of the sidewalk.

Payments: Pay Applications No. 37 has been processed since the last meeting. Retainage has been reduced to 1%.

Pay App.	Amount Earned	Retainage	LDs	Payment	Date/Completion
37	$127,888.65	$244,082.95		$855,021.94	November 2025
Total to Date	$24,413,539.09	$244,082.95		$24,169,456.14	104.03%

Time used: 100.00%

Change Orders: Change Order No. 9 has been processed since the last meeting.

CO No.	Amount	Days	Description
9	($24,964.22)	0	Change Order pays for replacement of pavers at the intersection of Shepherd and Westheimer and the deletion of unused paver items in the contract.
Total	($24,964.22)	0	-0.11% of contract amount

With these changes, the total contract amount increased by $111,404.89 (0.47%) and extended the project completion date to February 3, 2024.

Material Testing: The material testing contract is with Terracon. Contract amount is $392,392.00. To date, Terracon has invoiced $317,976.05 or 81.04% of the total contract amount. There are no new invoices for material testing.

DESIGN PROJECTS:

West Alabama Improvements: LAN is providing final design services for West Alabama. 100% design plans for West Alabama from Kirby to Buffalo Speedway were submitted to City of Houston. The design team is currently addressing the comments per City's comments. The estimated construction start is now April.

1. Survey – completed.
2. Geotechnical – 100% completion.
3. ESA Phase 2 for Package 1 has been reviewed by City and being revised for final submission.
4. Drainage – 100% complete.
5. CCTV Inspection of storm lines – Complete.
6. Final Roadway Alignment – Revised to accommodate City of Houston request.
7. ROW acquisition is in progress.
8. CNP Terminal Pole locations – identified and submitted for review.

Kirby Drive DCR: Ardurra is currently working on the DCR for Kirby Drive between US59 and Bissonnet Street. Ardurra prepared the Stage 1 (existing conditions) DCR and presented to the City of Houston. Ardurra is working on the Stage 2 and Stage 3 DCR presentations and will schedule a presentation with Houston Public Works.

Buffalo Speedway DCR: Ardurra has finalized the DCR for Buffalo Speedway between Westheimer and US59. Ardurra prepared the Stage 1 (existing conditions) DCR and presented to the City of Houston. Ardurra is submitting Stage 2 and Stage 3 DCR and will schedule a presentation with Houston Public Works. Team also coordinating with development on southwest corner of West Alabama and Buffalo Speedway intersection.

Upper Kirby Projects - 12 month look ahead

Jan-26

		Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26
Shepherd Reconstruction Package Westheimer to US 59	Design												
	Bid Phase												
	Construction												
West Alabama - Buffalo Speedway to Kirby	Design												
	Bid Phase												
	Construction												
Buffalo Speedway - Westheimer to US 59 Design Concept Report	Design												
	Bid Phase												
	Construction												
Kirby Drive - US59 to Bissonnet Design Concept Report	Design												
	Bid Phase												
	Construction												

UPPER KIRBY REDEVELOPMENT AUTHORITY
Summary of Bank and Investment Accounts
December 31, 2025

GENERAL FUND

PNC Bank	$	1,348,757.54
TexPool		38,783,802.42
Total General Fund	**$**	**40,132,559.96**

CAPITAL PROJECTS FUND

TexPool		2,383,647.59
Total Capital Projects Fund	**$**	**2,383,647.59**

DEBT SERVICE FUND

TxPool - Taxable	$	198,688.57
TxPool - Tax Exempt		2,922,532.46
Total Debt Service Fund	**$**	**3,121,221.03**

REGIONS BANK LOAN

	TAX EXEMPT	TAXABLE	TOTAL LOAN
LOAN AGREEMENT	32,500,000.00	12,500,000.00	45,000,000.00
12/01/2016 Restructured Loan	35,711,497.00	9,288,503.00	45,000,000.00
11/30/2017 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2018 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2019 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2020 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2021 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2022 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2023 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2024 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2025 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
Outstanding Loan Balance	14,284,603.00	3,715,397.00	18,000,000.00
Balance of Loan Available	$ -	$ -	$ -

No assurance is provided on these financial statements

Upper Kirby Redevelopment Authority
Profit & Loss YTD Comparison
December 2025

Accrual Basis

	Dec 25	Jul - Dec 25	Budget	YTD as % of Budget
Ordinary Income/Expense				
Income				
Ground Lease Revenue	37,086.50	448,607.50	971,388.00	46%
Interest Income	130,072.93	885,289.73	750,000.00	118%
Rent Income	50,237.73	244,237.73	465,600.00	52%
Total Income	217,397.16	1,578,134.96	2,186,988.00	
Expense				
Administrative Fee	0.00	37,000.00	115,440.00	32%
Levy Park Operations	80,949.00	485,694.00	971,388.00	50%
Office	0.00	4,000.00	12,480.00	32%
Other Office	100.00	600.00	1,200.00	50%
Professional Fees				
Accounting	0.00	7,000.00	22,260.00	31%
Audit	0.00	17,250.00	17,500.00	99%
Legal Fees	0.00	13,714.60	170,000.00	8%
Total Professional Fees	0.00	37,964.60	209,760.00	
Rent	37,300.00	223,800.00	447,600.00	50%
Total Expense	118,349.00	789,058.60	1,757,868.00	
Net Ordinary Income	99,048.16	789,076.36	429,120.00	
Net Income	**99,048.16**	**789,076.36**	**429,120.00**	

Upper Kirby Redevelopment Authority - Capital Projects Fund
Profit & Loss YTD Comparison
December 2025

	Dec 25	Jul - Dec 25	Budget	YTD as % of Budget
Ordinary Income/Expense				
Income				
4100.00 · Interest Income	7,722.59	49,122.78	80,000.00	61%
Total Income	7,722.59	49,122.78	80,000.00	
Gross Profit	7,722.59	49,122.78	80,000.00	
Expense				
6100.00 · Admin Expense -Tax exempt	0.00	860.00	1,000.00	86%
6200.00 · Administrative Exps-Taxable	0.00	860.00	1,000.00	86%
6900.00 · Capital Projects				
6907.00 - Pedestrian Accessibility	0.00	0.00	10,000.00	0%
6914.00 · Shepherd Drainage				
6914.02 · Construction	6,655.17	863,432.11	0.00	#DIV/0!
Total 6914.00 · Shepherd Drainage	6,655.17	863,432.11	0.00	
6917.00 · Civic Center				
6917.02 · Construction - Levy tax exempt	16,150.00	635,550.46	650,000.00	98%
Total 6917.00 · Civic Center	16,150.00	635,550.46	650,000.00	
6918.00 - Buffalo Speedway Improvements	0.00	0.00	800,000.00	0%
6922.00 - Bissonnett Reconstruction	0.00	0.00	900,000.00	0%
6926.00 - Kirby Dr. Improvements	0.00	0.00	2,060,000.00	0%
6920.00 · West Alabama Reconstruction				
6920.01 · Design	0.00	128,113.66	8,250,000.00	2%
Total 6920.00 · West Alabama Reconstruction	0.00	128,113.66	8,250,000.00	
Total 6900.00 · Capital Projects	22,805.17	1,627,096.23	12,670,000.00	
Total Expense	22,805.17	1,628,816.23	12,672,000.00	
Net Ordinary Income	-15,082.58	-1,579,693.45	-12,592,000.00	
Net Income	**-15,082.58**	**-1,579,693.45**	**-12,592,000.00**	

Upper Kirby Redevelopment Authority

1/16/2026 2:52 PM

Register: UKRA PNC Bank (BBVA)

From 12/01/2025 through 12/31/2025

Sorted by: Cleared status

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/03/2025	5344	Green Horizons Land...	Transfer To/From CPF ...		6,450.00	X		702,227.51
12/03/2025	5345	MCL Project Resour...	Transfer To/From CPF ...		21,878.00	X		680,349.51
12/04/2025			Ground Lease Revenue	KG Lofts		X	37,086.50	717,436.01
12/10/2025			-split-	December 202...		X	38,800.00	756,236.01
12/11/2025	5346	fun abounds, Inc.	Transfer To/From CPF ...	Playground Re...	385,090.60	X		371,145.41
12/11/2025	5348	Lockwood, Andrews ...	Transfer To/From CPF ...	133-10009-000...	113,833.66	X		257,311.75
12/18/2025	5349	Green Horizons Land...	Transfer To/From CPF ...	Synthetic Turf ...	12,900.00	X		244,411.75
12/18/2025	5351	Harper Brothers Con...	Transfer To/From CPF ...	Shepherd / Far...	855,021.94	X		-610,610.19
12/22/2025			UKRA TexPool GOF	Wire Transfer		X	2,000,000.00	1,389,389.81
12/29/2025			Rent Income	Deposit		X	11,437.73	1,400,827.54
12/31/2025			Other Office	Service Charge	100.00	X		1,400,727.54
12/11/2025	5347	Gunda Corporation	Transfer To/From CPF ...	Invoices 17536...	15,720.00			1,432,956.54
12/18/2025	5350	MCL Project Resour...	Transfer To/From CPF ...	Park Play Area ...	3,250.00			1,429,706.54

UPPER KIRBY REDEVELOPMENT AUTHORITY
Summary of Bank and Investment Accounts
November 30, 2025

GENERAL FUND

PNC Bank	$	675,677.51
TexPool		40,691,029.49
Total General Fund	**$**	**41,366,707.00**

CAPITAL PROJECTS FUND

TexPool		2,375,925.00
Total Capital Projects Fund	**$**	**2,375,925.00**

DEBT SERVICE FUND

TxPool - Taxable	$	798,688.57
TxPool - Tax Exempt		2,922,532.46
Total Debt Service Fund	**$**	**3,121,221.03**

REGIONS BANK LOAN

	TAX EXEMPT	TAXABLE	TOTAL LOAN
LOAN AGREEMENT	32,500,000.00	12,500,000.00	45,000,000.00
12/01/2016 Restructured Loan	35,711,497.00	9,288,503.00	45,000,000.00
11/30/2017 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2018 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2019 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2020 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2021 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2022 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2023 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2024 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2025 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
Outstanding Loan Balance	14,284,603.00	3,715,397.00	18,000,000.00
Balance of Loan Available	$ -	$ -	$ -

No assurance is provided on these financial statements

Accrual Basis

Upper Kirby Redevelopment Authority
Profit & Loss YTD Comparison
November 2025

	Nov 25	Jul - Nov 25	Budget	YTD as % of Budget
Ordinary Income/Expense				
Income				
Ground Lease Revenue	43,862.50	411,521.00	971,388.00	42%
Interest Income	139,490.08	755,216.80	750,000.00	101%
Rent Income	38,800.00	194,000.00	465,600.00	42%
Total Income	222,152.58	1,360,737.80	2,186,988.00	
Expense				
Administrative Fee	0.00	37,000.00	115,440.00	32%
Levy Park Operations	80,949.00	404,745.00	971,388.00	42%
Office	0.00	4,000.00	12,480.00	32%
Other Office	100.00	500.00	1,200.00	42%
Professional Fees				
Accounting	0.00	7,000.00	22,260.00	31%
Audit	0.00	17,250.00	17,500.00	99%
Legal Fees	4,443.50	13,714.60	170,000.00	8%
Total Professional Fees	4,443.50	37,964.60	209,760.00	
Rent	37,300.00	186,500.00	447,600.00	42%
Total Expense	122,792.50	670,709.60	1,757,868.00	
Net Ordinary Income	99,360.08	690,028.20	429,120.00	
Net Income	**99,360.08**	**690,028.20**	**429,120.00**	

Upper Kirby Redevelopment Authority - Capital Projects Fund
Profit & Loss YTD Comparison
November 2025

	Nov 25	Jul - Nov 25	Budget	YTD as % of Budget
Ordinary Income/Expense				
Income				
4100.00 · Interest Income	7,763.42	41,400.19	80,000.00	52%
Total Income	7,763.42	41,400.19	80,000.00	
Gross Profit	7,763.42	41,400.19	80,000.00	
Expense				
6100.00 · Admin Expense -Tax exempt	0.00	860.00	1,000.00	86%
6200.00 · Administrative Exps-Taxable	0.00	860.00	1,000.00	86%
6900.00 · Capital Projects				
6907.00 - Pedestrian Accessibility	0.00	0.00	10,000.00	0%
6914.00 · Shepherd Drainage				
6914.02 · Construction	855,021.94	856,776.94	0.00	#DIV/0!
Total 6914.00 · Shepherd Drainage	855,021.94	856,776.94	0.00	
6917.00 · Civic Center				
6917.02 · Construction - Levy tax exempt	422,207.60	619,400.46	650,000.00	95%
Total 6917.00 · Civic Center	422,207.60	619,400.46	650,000.00	
6918.00 - Buffalo Speedway Improvements	0.00	0.00	800,000.00	0%
6922.00 - Bissonnett Reconstruction	0.00	0.00	900,000.00	0%
6926.00 - Kirby Dr. Improvements	0.00	0.00	2,060,000.00	0%
6920.00 · West Alabama Reconstruction				
6920.01 · Design	0.00	128,113.66	8,250,000.00	2%
Total 6920.00 · West Alabama Reconstruction	0.00	128,113.66	8,250,000.00	
Total 6900.00 · Capital Projects	1,277,229.54	1,604,291.06	12,670,000.00	
Total Expense	1,277,229.54	1,606,011.06	12,672,000.00	
Net Ordinary Income	-1,269,466.12	-1,564,610.87	-12,592,000.00	
Net Income	**-1,269,466.12**	**-1,564,610.87**	**-12,592,000.00**	

Upper Kirby Redevelopment Authority - Debt Service Fund
Profit & Loss YTD Comparison
November 2025

	Nov 25	Jul - Nov 25	Budget	YTD as % of Budget
Ordinary Income/Expense				
Income				
4300.00 · Interest Income	16,419.30	68,869.31	75,000.00	92%
Total Income	16,419.30	68,869.31	75,000.00	
Expense				
6100.00 · Interest Expense - Taxable	83,080.43	83,080.43	150,000.00	55%
6150.00 · Interest Expense - Tax Exempt	208,687.48	208,687.48	387,777.00	54%
6500.00 · Loan Principal - Taxable	619,234.00	619,234.00	619,234.00	100%
6550.00 · Loan Principal - Tax Exempt	2,380,765.97	2,380,765.97	2,380,765.97	100%
Total Expense	3,291,767.88	3,291,767.88	3,537,776.97	
Net Ordinary Income	-3,275,348.58	-3,222,898.57	-3,462,776.97	
Net Income	**-3,275,348.58**	**-3,222,898.57**	**-3,462,776.97**	

Register: UKRA PNC Bank (BBVA)

From 11/01/2025 through 11/30/2025

Sorted by: Cleared status

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/06/2025			Rent Income	November 202...		X	38,800.00	683,162.01
11/13/2025	5342	Pieper-Houston Elect...	Transfer To/From CPF ...	Invoices 36085...	15,358.00	X		667,804.01
11/19/2025	5343	MCL Project Resour...	Transfer To/From CPF ...	Park Bench Bo...	2,889.00	X		664,915.01
11/25/2025			Ground Lease Revenue	Madera Reside...		X	43,862.50	708,777.51
11/30/2025			Other Office	Service Charge	100.00	X		708,677.51

UPPER KIRBY REDEVELOPMENT AUTHORITY
Summary of Bank and Investment Accounts
October 31, 2025

GENERAL FUND

PNC Bank	$	611,362.01
TexPool		43,961,620.84
Total General Fund	**$**	**44,572,982.85**

CAPITAL PROJECTS FUND

TexPool		2,368,161.58
Total Capital Projects Fund	**$**	**2,368,161.58**

DEBT SERVICE FUND

TxPool - Taxable	$	792,517.92
TxPool - Tax Exempt		2,900,163.15
Total Debt Service Fund	**$**	**3,692,681.07**

REGIONS BANK LOAN

	TAX EXEMPT	TAXABLE	TOTAL LOAN
LOAN AGREEMENT	32,500,000.00	12,500,000.00	45,000,000.00
12/01/2016 Restructured Loan	35,711,497.00	9,288,503.00	45,000,000.00
11/30/2017 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2018 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2019 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2020 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2021 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2022 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2023 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2024 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
Outstanding Loan Balance	16,665,369.00	4,334,631.00	21,000,000.00
Balance of Loan Available	$ -	$ -	$ -

No assurance is provided on these financial statements

Upper Kirby Redevelopment Authority
Profit & Loss YTD Comparison
Accrual Basis — **October 2025**

	Oct 25	Jul - Oct 25
Ordinary Income/Expense		
Income		
Ground Lease Revenue	80,949.00	367,658.50
Interest Income	154,139.48	615,726.72
Rent Income	38,800.00	155,200.00
Total Income	273,888.48	1,138,585.22
Expense		
Administrative Fee	9,250.00	37,000.00
Levy Park Operations	0.00	80,949.00
Office	1,000.00	4,000.00
Other Office	100.00	400.00
Professional Fees		
Accounting	1,750.00	7,000.00
Audit	7,250.00	17,250.00
Legal Fees	0.00	9,271.10
Total Professional Fees	9,000.00	33,521.10
Rent	37,300.00	149,200.00
Total Expense	56,650.00	305,070.10
Net Ordinary Income	217,238.48	833,515.12
Net Income	**217,238.48**	**833,515.12**

Upper Kirby Redevelopment Authority - Capital Projects Fund
Profit & Loss YTD Comparison
Accrual Basis — **October 2025**

	Oct 25	Jul - Oct 25
Ordinary Income/Expense		
Income		
4100.00 · Interest Income	8,301.28	33,636.77
Total Income	8,301.28	33,636.77
Gross Profit	8,301.28	33,636.77
Expense		
6100.00 · Admin Expense -Tax exempt	0.00	860.00
6200.00 · Administrative Exps-Taxable	0.00	860.00
6900.00 · Capital Projects		
6914.00 · Shepherd Drainage		
6914.02 · Construction	0.00	315.00
Total 6914.00 · Shepherd Drainage	0.00	315.00
6917.00 · Civic Center		
6917.02 · Construction - Levy tax exempt	3,250.00	197,192.86
Total 6917.00 · Civic Center	3,250.00	197,192.86
Total 6900.00 · Capital Projects	3,250.00	197,507.86
Total Expense	3,250.00	199,227.86
Net Ordinary Income	5,051.28	-165,591.09
Net Income	**5,051.28**	**-165,591.09**

Upper Kirby Redevelopment Authority - Debt Service Fund
Profit & Loss YTD Comparison
Accrual Basis — **October 2025**

	Oct 25	Jul - Oct 25
Ordinary Income/Expense		
Income		
4300.00 · Interest Income	12,944.17	52,450.01
Total Income	12,944.17	52,450.01
Net Ordinary Income	12,944.17	52,450.01
Net Income	**12,944.17**	**52,450.01**

Register: UKRA PNC Bank (BBVA)

From 10/01/2025 through 10/31/2025

Sorted by: Cleared status

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
10/02/2025	5335	Butcher's Swimming ...	Transfer To/From CPF ...		16,926.95	X		588,002.12
10/02/2025	5336	Silversand Services	Transfer To/From CPF ...	Harold Street Ir...	90.00	X		587,912.12
10/09/2025	5337	MCL Project Resour...	Transfer To/From CPF ...	Levy Park - Re...	3,250.00	X		584,662.12
10/09/2025	5338	Pieper-Houston Elect...	Transfer To/From CPF ...		11,719.01	X		572,943.11
10/09/2025	5339	MCL Project Resour...	Transfer To/From CPF ...	Levy Park - Re...	29,330.00	X		543,613.11
10/14/2025			Rent Income	October 2025 ...		X	38,800.00	582,413.11
10/28/2025			Ground Lease Revenue	Madera Reside...		X	43,862.50	626,275.61
10/30/2025	5341	Upper Kirby Manage...	Accounts Payable	Mgmt fee Octo...	12,000.00	X		614,275.61
10/31/2025			Ground Lease Revenue	KG Lofts		X	37,086.50	651,362.11
10/31/2025			Other Office	Service Charge	100.00	X		651,262.11
10/30/2025	5340	Sanford & Kuhl	Accounts Payable	September 202...	6,900.10			611,362.01

DRAFT

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET PROFILE

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

PROFILE

Base Year:		1999
Base Year Taxable Value:	$	683,628,290
Projected Taxable Value (TY2025):	$	4,816,422,288
Current Taxable Value (TY2024):	$	4,638,943,773
Acres:		838.98
Administrator (Contact):		Travis Younkin
Contact Number:		(713) 524-8000

NARRATIVE

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.

PROJECT PLAN

	Total Plan	Cumulative Expenses (to 6/30/24)	Variance
Capital Projects:			
Utility System Improvements	$ 91,400,000	$ 97,931,852	$ (6,531,852)
Traffic Mobility Improvements	175,280,000	29,136,293	146,143,707
Safety and Security Improvements	1,850,000	-	1,850,000
Public Recreation/Public Service Improvements	150,798,586	39,544,949	111,253,637
	-	-	-
	-	-	-
	-	-	-
	-	-	-
Total Capital Projects	$ 419,328,586	$ 166,613,094	$ 252,715,492
Affordable Housing	-	-	-
School & Education/Cultural Facilities	5,572,812	20,333,849	(14,761,037)
Financing Costs	84,600,000	48,430,560	36,169,440
Administration Costs/ Professional Services	5,665,529	7,015,925	(1,350,396)
Creation Costs	600,000	221,672	378,328
Total Project Plan	$ 515,766,927	$ 242,615,100	$ 273,151,827

DEBT

Additional Financial Data	FY2025 Budget	FY2025 Estimate	FY2026 Budget
Debt Service	$ 3,620,460	$ 3,620,460	$ 3,537,777
Principal	$ 3,000,000	$ 3,000,000	$ 3,000,000
Interest	$ 620,460	$ 620,460	$ 537,777
	Balance as of 6/30/24	**Projected Balance as of 6/30/25**	**Projected Balance as of 6/30/26**
Year End Outstanding (Principal)			
Bond Debt	$ -	$ -	$ -
Bank Loan	$ 24,000,000	$ 21,000,000	$ 18,000,000
Line of Credit	$ -	$ -	$ -
Developer Agreement	$ -	$ -	$ -
Other	$ -	$ -	$ -

DRAFT

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	29,859,646	$ 34,617,950	40,439,970
RESTRICTED Funds - General Fund	3,535,973	-	3,587,693
RESTRICTED Funds - Bond Debt Service Reserve	3,785,825	3,644,377	3,785,825
RESTRICTED Funds - Ground Lease and Rent Obligations	1,373,952	902,882	1,419,052
Beginning Balance	**$ 38,555,396**	**39,165,209**	**49,232,540**
City tax revenue	$ 17,901,890	17,576,030	$ 17,855,095
County tax revenue	-	-	-
Community College tax revenue	-	-	-
Incremental property tax revenue	**$ 17,901,890**	**17,576,030**	**17,855,095**
COH Utility Participation	-	-	-
Miscellaneous revenue	**$ 1,403,757**	**1,404,252**	**1,441,188**
COH TIRZ interest	$ 41,090	$ -	$ -
Interest Income - CPF	80,000	106,313	80,000
Interest Income - DSF		91,461	75,000
Interest Income - GOF	500,000	1,586,759	750,000
Other Interest Income	**$ 621,090**	**1,784,533**	**905,000**
	$ -		
Grants	-	$ 21,000	$ 21,000
Grant Proceeds	**$ -**	**21,000**	**21,000**
Bank Loan	$ -	$ -	$ -
Proceeds from Bank Loan	**$ -**	**$ -**	**$ -**
	$ -	$ -	$ -
Contract Revenue Bond Proceeds	**$ -**	**$ -**	**$ -**
TOTAL AVAILABLE RESOURCES	**58,482,133**	**59,951,024**	**69,454,823**

DRAFT

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
EXPENDITURES			
Accounting	$ 21,000	$ 21,000	$ 22,260
Administration Salaries & Benefits	111,000	111,000	117,660
Auditor	16,200	16,500	17,500
Bond Services/Trustee/Financial Advisor	4,000	1,600	4,000
Insurance	6,000	4,276	6,000
Office Administration	12,000	12,920	13,640
TIRZ Administration and Overhead	**$ 170,200**	**167,296**	**$ 181,060**
Engineering Consultants	$ -	$ -	$ -
Legal	140,000	177,161	170,000
Property Tax Consultant	5,000	700	5,000
Planning Consultants	25,000	8,140	25,000
Program and Project Consultants	**$ 170,000**	**186,001**	**$ 200,000**
Management consulting services	**$ 340,200**	**353,297**	**381,060**
Capital Expenditures (See CIP Schedule)	17,022,000	1,635,838	19,582,000
TIRZ Capital Expenditures	**$ 17,022,000**	**1,635,838**	**19,582,000**
Levy Park Conservancy	941,952	971,388	971,388
Developer / Project Reimbursements	**$ 1,373,952**	**$ 1,419,052**	**$ 1,419,052**
Loan debt service			
Principal	3,000,000	3,000,000	3,000,000
Interest	620,460	620,460	537,777
System debt service	**$ 3,620,460**	**3,620,460**	**3,537,777**
TOTAL PROJECT COSTS	**22,356,612**	**7,028,647**	**24,919,889**
Administration Fees:			
City	$ 895,095	878,802	892,755
	-	-	-
Municipal Services Charge	3,025,573	2,811,036	3,025,573
Total Transfers	**$ 3,920,668**	**3,689,838**	**3,918,328**
Total Budget	**$ 26,277,280**	**$ 10,718,485**	**28,838,217**
RESTRICTED Funds - Capital Projects	$ 28,499,898	$ 45,446,715	$ 36,911,651
RESTRICTED Funds - General Fund	-		-
RESTRICTED Funds - Bond Debt Service Reserve	3,704,955	3,785,825	3,704,955
RESTRICTED Funds - Ground Lease and Rent Obligations	-	-	-
Ending Fund Balance	**32,204,853**	**49,232,540**	**40,616,606**
Total Budget & Ending Fund Balance	**$ 58,482,133**	**$ 59,951,025**	**$ 69,454,823**

Notes:

DRAFT

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								
			Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
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	$ 29,423,701	531,260	-	-	-	-	-	-	29,954,961
C	T-1915	Richmond Paving and Drainage Improvements	$ -	-	-	-	-	-	-	-	-
C	T-1917	Upper Kirby Civic Complex	$ 36,172,469	44,927	7,562,000	-	-	-	-	7,562,000	43,779,396
C	T-1918	Buffalo Speedway Improvements	$ 217,525	209,873	800,000	9,515,000	3,115,000	600,000	6,715,000	20,745,000	21,172,398
C	T-1919	Westpark Improvements - Kirby to Edloe	$ 75,358	-	-	-	-	-	100,000	100,000	175,358
C	T-1920	West Alabama Reconstruction	$ 1,310,302	337,600	8,250,000	12,850,000	11,150,000	15,150,000	-	47,400,000	49,047,902
C	T-1922	Bissonnet Reconstruction	$ 12,697,029	-	900,000	1,800,000	11,750,000	9,000,000	12,000,000	35,450,000	48,147,029
C	T-1924	Eastside Reconstruction	$ 3,460,081	304,012	-	-	-	-	-	-	3,764,093
C, G	T-1925	Public Art	$ 262,545	-	-	-	-	-	-	-	262,545
C	T-1926	Kirby Dr. Improvements - US 59 to Bissonnet	$ -	208,166	2,060,000	8,350,000	8,210,000	-	-	18,620,000	18,828,166
C, G	T-1999	Concrete Panel Replacement/Sidewalk Maintenance	-	-	-	-	-	-	-	-	-
Totals			**113,290,830**	**1,635,838**	**19,582,000**	**32,525,000**	**34,235,000**	**24,910,000**	**20,875,000**	**$ 132,127,000**	**$ 247,053,668**

* NOTE:
** NOTE:
*** NOTE:

DRAFT

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
TIRZ Funds	54,202,588	1,611,789	19,561,000	32,275,000	31,735,000	21,410,000	19,375,000	124,356,000	180,170,377
City of Houston	-	-	-	-	-	-	-	-	-
Grants	7,267,295	24,049	21,000	250,000	2,500,000	3,500,000	1,500,000	7,771,000	15,062,344
Bank Loan	51,820,947	-	-	-	-	-	-	-	51,820,947
Other	-	-	-	-	-	-	-	-	-
Project Total	**113,290,830**	**1,635,838**	**19,582,000**	**32,525,000**	**34,235,000**	**24,910,000**	**20,875,000**	**132,127,000**	**247,053,668**

DRAFT

Pedestrian Accessibility		City Council District		Key Map:	492	WBS.:	T-1907
		Location:	C	Geo. Ref.:			
		Served:	C	Neighborhood:	87		

Description: 18 Ped Signals, 37 Push Buttons, 47 Ramps, 32 Sidewalk Pads on Bissonnet, Westpark, US 59/Service Road, Richmond, W. Alabama, Buffalo Speedway, Eastside and Wakeforest.

Justification: Improvements will increase pedestrian safety, mobility, and accessibility.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	60,063	10,000	-	10,000	10,000	10,000	10,000	10,000	$ 50,000	$ 110,063
4	Construction	-	-	-	-	-	-	-	-	$ -	$ -
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	12,360	-	-	-	-	-	-	-	$ -	$ 12,360
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		12,360	-	-	-	-	-	-	-	$ -	$ 12,360
Total Allocations		72,423	$ 10,000	$ -	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 50,000	$ 122,423
Source of Funds											
TIRZ Funds		72,423	10,000	-	10,000	10,000	10,000	10,000	10,000	$ 50,000	$ 122,423
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other										$ -	$ -
Total Funds		$ 72,423	$ 10,000	$ -	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 50,000	$ 122,423

*NOTE:

DRAFT

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.

Justification: Existing trunk line and storm sewer laterals that lead to trunk line are either undersized or in bad condition.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 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:

DRAFT

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.

Justification: Existing trunk line and storm sewer laterals that lead to trunk line are either undersized or in bad condition.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	80,632		-	-	-	-	-	-	$ -	$ 80,632
3	Design	2,538,570	7,000	-		-			-	$ -	$ 2,538,570
4	Construction	26,769,864	750,000	531,260		-			-	$ -	$ 27,301,124
5	Equipment	-		-		-	-	-	-	$ -	$ -
6	Close-Out	-		-		-	-	-	-	$ -	$ -
7	Other	34,635	5,000	-		-			-	$ -	$ 34,635
		-	-	-		-	-	-	-	$ -	$ -
		-	-	-		-	-	-	-	$ -	$ -
		-	-	-		-	-	-	-	$ -	$ -
		-	-	-		-	-	-	-	$ -	$ -
Other Sub-Total:		34,635	5,000	-	-	-	-	-	-	$ -	$ 34,635
Total Allocations		$ 29,423,701	$ 762,000	531,260	-	-	-	-	$ -	$ -	$ 29,954,961
Source of Funds											
TIRZ Funds		26,133,184	762,000	531,260	-	-	-	-	-	$ -	$ 26,664,444
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		3,290,517			-	-	-	-	-	$ -	$ 3,290,517
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Other		$ 29,423,701	$ 762,000	$ 531,260	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,954,961

*NOTE:

DRAFT

Upper Kirby Civic Complex		City Council District		Key Map:		WBS.:	T-1917
		Location:	C	Geo. Ref.:			
		Served:	C	Neighborhood:	87, 23		

Description: The proposed complex will reorient Levy Park from a north-south alignment to an east-west alignment providing visibility and accessibility from two streets and will provide Houston's inner city urban neighborhoods with expanded recreational opportunities for all ages.

Justification: This signature park will provide the UK District and surrounding neighborhoods with a much needed recreational area in the community where families and individuals can congregate and have a relaxing atmosphere.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	1,009,164	-	-	-	-	-	-	-	$ -	$ 1,009,164
2	Acquisition	13,746,848	8,500,000	-	7,000,000	-	-	-	-	$ 7,000,000	$ 20,746,848
3	Design	1,987,600		-		-	-	-	-	$ -	$ 1,987,600
4	Construction	17,369,328		44,927	562,000	-	-	-	-	$ 562,000	$ 17,976,255
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	2,059,529		-		-	-	-	-	$ -	$ 2,059,529
		-	-		-	-	-	-	-	$ -	$ -
		-	-		-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		2,059,529	-	-	-	-	-	-	-	$ -	$ 2,059,529
Total Allocations		36,172,469	$ 8,500,000	44,927	$ 7,562,000	$ -	$ -	$ -	$ -	$ 7,562,000	$ 43,779,396
Source of Funds											
TIRZ Funds		8,256,102	8,500,000	44,927	7,562,000	-	-	-	-	$ 7,562,000	$ 15,863,029
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Bank Loan		27,916,367		-	-	-	-	-	-	$ -	$ 27,916,367
Other		-	-	-	-	-	-	-	-	$ -	$ -
Other		$ 36,172,469	$ 8,500,000	$ 44,927	$ 7,562,000	$ -	$ -	$ -	$ -	$ 7,562,000	$ 43,779,396

*NOTE:

DRAFT

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.
Justification:	Project will reconstruct a street that has deteriorated beyond economic repair and normal maintenance.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		**Projected Expenses thru 6/30/24**	**2025 Budget**	**2025 Estimate**	**2026**	**2027**	**2028**	**2029**	**2030**	**FY26 - FY30 Total**	**Cumulative Total (To Date)**
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	50,000	-	-	100,000	$ 150,000	$ 150,000
3	Design	31,265	300,000	209,873	800,000	450,000	100,000	600,000	100,000	$ 2,050,000	$ 2,291,138
4	Construction	186,261	-	-	-	9,000,000	3,000,000		6,500,000	$ 18,500,000	$ 18,686,261
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		$ 217,525	$ 300,000	$ 209,873	$ 800,000	$ 9,515,000	$ 3,115,000	$ 600,000	$ 6,715,000	$ 20,745,000	$ 21,172,398
Source of Funds											
TIRZ Funds		217,525	300,000	209,873	800,000	9,515,000	3,115,000	600,000	6,715,000	$ 20,745,000	$ 21,172,398
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-		-	-	-	-	$ -	$ -
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-		
Other		$ 217,525	$ 300,000	$ 209,873	$ 800,000	$ 9,515,000	$ 3,115,000	$ 600,000	$ 6,715,000	$ 20,745,000	$ 21,172,398

*NOTE:

DRAFT

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.

Justification: Project will move the bikeway away from the roadway and reconstruct a street that has deteriorated beyond economic repair and normal maintenance.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-		$ -	$ -
3	Design	75,358	-	-	-	-	-	-	50,000	$ 50,000	$ 125,358
4	Construction	-	-	-	-	-	-	-	-	$ -	$ -
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	50,000	$ 50,000	$ 50,000
		-	-	-	-	-	-	-		$ -	$ -
		-	-	-	-	-	-	-		$ -	$ -
		-	-	-	-	-	-	-		$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	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	$ 175,358
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Other		$ 75,358	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000	$ 100,000	$ 175,358

*NOTE:

DRAFT

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.

Justification: Project will reconstruct a street that has deteriorated beyond economic repair and normal maintenance.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		**Projected Expenses thru 6/30/24**	**2025 Budget**	**2025 Estimate**	**2026**	**2027**	**2028**	**2029**	**2030**	**FY26 - FY30 Total**	**Cumulative Total (To Date)**
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	500,000	-	200,000	300,000		-	-	$ 500,000	$ 500,000
3	Design	1,297,207	1,000,000	337,600	500,000	500,000	100,000	100,000	-	$ 1,200,000	$ 2,834,807
4	Construction	-	5,500,000	-	7,500,000	12,000,000	11,000,000	15,000,000		$ 45,500,000	$ 45,500,000
5	Equipment	-	-		-	-	-	-	-	$ -	$ -
6	Close-Out	-	-		-	-	-	-	-	$ -	$ -
7	Other	13,095	50,000	-	50,000	50,000	50,000	50,000		$ 200,000	$ 213,095
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		13,095	50,000	-	50,000	50,000	50,000	50,000	-	$ 200,000	$ 213,095
Total Allocations		1,310,302	$ 7,050,000	337,600	$ 8,250,000	$ 12,850,000	$ 11,150,000	$ 15,150,000	$ -	$ 47,400,000	$ 49,047,902
Source of Funds											
TIRZ Funds		1,310,302	7,050,000	313,551	8,229,000	12,600,000	8,650,000	13,650,000	(1,500,000)	$ 41,629,000	$ 43,252,853
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	24,049	21,000	250,000	2,500,000	1,500,000	1,500,000	$ 5,771,000	$ 5,795,049
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Other		$ 1,310,302	$ 7,050,000	$ 337,600	$ 8,250,000	$ 12,850,000	$ 11,150,000	$ 15,150,000	$ -	$ 47,400,000	$ 49,047,902

*NOTE:

DRAFT

BACK TO	Bissonnet Reconstruction Kirby to Edloe	City Council District		Key Map:		WBS.:	T-1922
		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.
Justification:	Project will reconstruct a street that has deteriorated beyond economic repair and normal maintenance.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	43,087	-	-	-		250,000	-	2,000,000	$ 2,250,000	$ 2,293,087
3	Design	902,715		-	400,000	1,800,000	2,500,000	-	-	$ 4,700,000	$ 5,602,715
4	Construction	11,669,855		-	500,000	-	9,000,000	9,000,000	10,000,000	$ 28,500,000	$ 40,169,855
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	81,372	-	-	-	-	-	-	-	$ -	$ 81,372
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		81,372	-	-	-	-	-	-	-	$ -	$ 81,372
Total Allocations		12,697,029	$ -	-	$ 900,000	$ 1,800,000	$ 11,750,000	$ 9,000,000	$ 12,000,000	$ 35,450,000	$ 48,147,029
Source of Funds											
TIRZ Funds		12,697,029	-	-	900,000	1,800,000	11,750,000	7,000,000	12,000,000	$ 33,450,000	$ 46,147,029
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	2,000,000	-	$ 2,000,000	$ 2,000,000
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Other		$ 12,697,029	$ -	$ -	$ 900,000	$ 1,800,000	$ 11,750,000	$ 9,000,000	$ 12,000,000	$ 35,450,000	$ 48,147,029

*NOTE:

DRAFT

Eastside Reconstruction **From US 59 to Westheimer**	**City Council District**		**Key Map:**		**WBS.:** T-1924
	Location:	C	**Geo. Ref.:**		
	Served:	C	**Neighborhood:**	87	

Description: Project provides for the planning, engineering and construction of drainage, roadway and urban streetscape elements as needed.

Justification: UKRA drainage and mobility master plan identified drainage and pavement issues, COH sponsored Livable Center Study identified the need for enhanced pedestrian facilities.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	**Projected Expenses thru 6/30/24**	**2025 Budget**	**2025 Estimate**	**2026**	**2027**	**2028**	**2029**	**2030**	**FY26 - FY30 Total**	**Cumulative Total (To Date)**
	Phase										
1	Planning	-		-		-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	890,813	-		-	-	-	-	-	$ -	$ 890,813
4	Construction	2,569,128	200,000	304,012		-	-	-	-	$ -	$ 2,873,140
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	140	-	-	-	-	-	-	-	$ -	$ 140
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	140	-	-	-	-	-	-	-	$ -	$ 140
	Total Allocations	3,460,081	$ 200,000	304,012	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,764,093
	Source of Funds										
	TIRZ Funds	3,460,081	200,000	304,012	-	-	-	-	-	$ -	$ 3,764,093
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	-	-	-	-	-	-	-	$ -	$ -
	Bank Loan	-	-	-	-	-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Other	$ 3,460,081	$ 200,000	$ 304,012	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,764,093

*NOTE:

DRAFT

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

Justification: Roadway pavement is in really bad shape, City of Houston has overlaid as a temporary fix.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-			-		-	$ -	$ -
2	Acquisition	-	-	-	900,000	-	-	-	-	$ 900,000	$ 900,000
3	Design	-	200,000	104,083	1,150,000	300,000	200,000		-	$ 1,650,000	$ 1,754,083
4	Construction	-	-	-	-	8,000,000	8,000,000			$ 16,000,000	$ 16,000,000
5	Equipment	-	-	-	-	-		-		$ -	$ -
6	Close-Out	-	-	-	-	-		-		$ -	$ -
7	Other	-	-		10,000	50,000	10,000			$ 70,000	$ 174,083
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	104,083	10,000	50,000	10,000	-	-	$ 70,000	$ 174,083
Total Allocations		$ -	$ 200,000	$ 208,166	$ 2,060,000	$ 8,350,000	$ 8,210,000	$ -	$ -	$ 18,620,000	$ 18,828,166
Source of Funds											
TIRZ Funds		-	-	208,166	2,060,000	8,350,000	8,210,000	-	-	$ 18,620,000	$ 18,828,166
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grant Funds		-	-	-	-	-	-	-	-	$ -	$ -
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Other		$ -	$ -	$ 208,166	$ 2,060,000	$ 8,350,000	$ 8,210,000	$ -	$ -	$ 18,620,000	$ 18,828,166

*NOTE:

DRAFT

FUTURE CIP PROJECT	City Council District	Key Map:		WBS.:	T-1927
	Location:	Geo. Ref.:			
	Served:	Neighborhood:			

Description:

Justification:

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 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		-	-	-	-	-	-	-	-	$ -	$ -
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Other		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

DRAFT

FUTURE CIP PROJECT	City Council District		Key Map:		WBS.:	T-1928
	Location:		Geo. Ref.:			
	Served:		Neighborhood:			

Description:

Justification:

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 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		-	-	-	-	-	-	-	-	$ -	$ -
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Other		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

DRAFT

FUTURE CIP PROJECT	City Council District		Key Map:		WBS.:	T-1929
	Location:		Geo. Ref.:			
	Served:		Neighborhood:			

Description:

Justification:

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 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		-	-	-	-	-	-	-	-	$ -	$ -
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-		
Other		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

DRAFT

Concrete Panel Replacement/Sidewalk Maintenance		City Council District		Key Map:		WBS.:	T-1999
		Location:	C, G	Geo. Ref.:			
		Served:	C, G	Neighborhood:	87		

Description:	Street Maintenance/Sidewalk Maintenance Program
Justification:	Mobility improvements to maintain comfortable and safe corridors.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 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	-	-	-	-	-	-	-	-	$ -	$ -
	Bank Loan	-	-	-	-	-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-		
	Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

DRAFT

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

TAX YEAR	2024	2025	2026	2027	2028	2029
TIRZ 19	**FY2025 Budget**	**FY2026**	**FY2027**	**FY2028**	**FY2029**	**FY2030**
City	$ 17,576,030	$ 17,855,095	$ 19,716,320	$ 20,647,859	$ 21,615,863	$ 22,621,777
County	-	-	-	-	-	-
ISD	-	-	-	-	-	-
ISD - Pass Through	-	-	-	-	-	-
	-	-	-	-	-	-
INCREMENT REVENUES (1)	$ 17,576,030	$ 17,855,095	$ 19,716,320	$ 20,647,859	$ 21,615,863	$ 22,621,777
CITY OF HOUSTON	-	-	$ -	$ -	$ -	$ -
GRANT PROCEEDS (5)	21,000	21,000	250,000	2,500,000	1,500,000	1,500,000
MISCELLANEOUS REVENUE (Ground Lease, Rental)			$ -	$ -	$ -	$ -
Ground Lease Revenue	941,952	971,388	$ 971,388	$ 971,388	$ 971,388	$ 971,388
3001 Richmond Sublease Revenue	461,805	461,805	461,805	461,805	461,805	461,805
Miscellaneouse Revenue						
INTEREST INCOME	1,784,533	905,000	$ -	$ -	$ -	$ -
PROCEEDS FROM BANK LOAN	-	-	$ -	$ 8,100,000	$ 11,250,000	$ -
TOTAL RESOURCES	**$ 20,785,320**	**$ 20,214,288**	**$ 21,399,513**	**$ 32,681,052**	**$ 35,799,056**	**$ 25,554,970**
Affordable Housing						
City	$ -	$ -	$ -	$ -	$ -	$ -
County	-	-	-	-	-	-
ISD	-	-	-	-	-	-
Municipal Services	2,811,036	3,025,573	3,025,573	3,025,573	3,025,573	3,025,573
Administrative Fees						
City	878,802	892,755	985,816	1,032,393	1,080,793	1,131,089
County	-	-	-	-	-	-
ISD	-	-	-	-	-	-
	-	-	-	-	-	-
TRANSFERS	**$ 3,689,838**	**$ 3,918,328**	**$ 4,011,389**	**$ 4,057,966**	**$ 4,106,366**	**$ 4,156,662**
Management Consulting Services & Administration/Overhead	$ 353,297	$ 381,060	$ 381,060	$ 381,060	$ 381,060	$ 381,060
Other operational expenditures						
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	3,000,000	3,000,000	3,000,000
Interest	620,460	537,777	455,094	373,318	289,729	207,046
Issuance Cost	-	-	-	-	-	-
DEBT SERVICE	$ 3,620,460	$ 3,537,777	$ 3,455,094	$ 3,373,318	$ 3,289,729	$ 3,207,046
TOTAL EXPENSES	**$ 3,973,756**	**$ 3,918,837**	**$ 3,836,154**	**$ 3,754,378**	**$ 3,670,789**	**$ 3,588,106**
CASH FLOW FROM OPERATIONS	**$ 13,121,726**	**$ 12,377,123**	**$ 13,551,970**	**$ 24,868,708**	**$ 28,021,901**	**$ 17,810,202**
BEGINNING FUND BALANCE (7)	**$ 34,617,950**	**$ 44,684,786**	**$ 36,060,856**	**$ 15,668,774**	**$ 4,883,430**	**$ 6,576,279**
DEBT ISSUANCE	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FUNDS AVAILABLE FOR PROJECTS	**$ 47,739,676**	**$ 57,061,908**	**$ 49,612,826**	**$ 40,537,482**	**$ 32,905,331**	**$ 24,386,480**
Projects						
3001 Richmond (Marban)	447,664	447,664	447,664	447,664	447,664	447,664
Levy Park Conservancy	971,388	971,388	$ 971,388	$ 971,388	$ 971,388	$ 971,388
DEVELOPER AGREEMENTS	**$ 1,419,052**	**$ 1,419,052**	**$ 1,419,052**	**$ 1,419,052**	**$ 1,419,052**	**$ 1,419,052**

DRAFT

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	-	10,000	10,000	10,000	10,000	10,000
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 (Lateral	-	-	-	-	-	-
T-1913 Greenbriar Drainage System Improvements	-	-	-	-	150,000	2,050,000
T-1914 Shepherd Drainage System Improvements	531,260	-	-	-	-	-
T-1915 Richmond Paving and Drainage Improvements	-	-	-	-	-	-
T-1916 Upper Kirby Wayfinding	-	-	-	-	-	-
T-1917 Upper Kirby Civic Complex	44,927	7,562,000	-	-	-	-
T-1918 Buffalo Speedway Improvements	209,873	800,000	9,515,000	3,115,000	600,000	6,715,000
T-1919 Westpark Improvements - Kirby to Edloe	-	-	-	-	-	100,000
T-1920 West Alabama Reconstruction	337,600	8,250,000	12,850,000	11,150,000	15,150,000	-
T-1921 Edloe Reconstruction	-	-	-	-	-	-
T-1922 Bissonnet Reconstruction	-	900,000	1,800,000	11,750,000	9,000,000	12,000,000
T-1923 US 59 Underpass Improvements	-	-	-	-	-	-
T-1924 Eastside Reconstruction	304,012	-	-	-	-	-
T-1925 Public Art	-	-	-	-	-	-
T-1926 Kirby Dr. Improvements - US 59 to Bissonnet	208,166	2,060,000	8,350,000	8,210,000	-	-
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	**$ 1,635,838**	**$ 19,582,000**	**$ 32,525,000**	**$ 34,235,000**	**$ 24,910,000**	**$ 20,875,000**
TOTAL PROJECTS	**$ 3,054,890**	**$ 21,001,052**	**$ 33,944,052**	**$ 35,654,052**	**$ 26,329,052**	**$ 22,294,052**
RESTRICTED Funds - Capital Projects	$ 41,147,008	$ 32,605,762	$ 12,295,456	$ 3,196,771	$ 4,931,414	$ 488,905
RESTRICTED Funds - General Fund	-	-	-	-	-	-
RESTRICTED Funds - Bond Debt Service Reserves	3,537,777	3,455,094	3,373,318	1,686,659	1,644,865	1,603,523
RESTRICTED Funds - Agreements/Lease Obligations	-	-	-	-	-	-
Ending Fund Balance	**$ 44,684,786**	**$ 36,060,856**	**$ 15,668,774**	**$ 4,883,430**	**$ 6,576,279**	**$ 2,092,428**
Notes: Cash Flow due to Late FY Increment Payment	32,113,375	23,480,587	1,412,495	(8,606,351)	(7,826,501)	(13,257,015)

DRAFT

DRAFT

DRAFT

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 Housting 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: ======
ID#AAAAYjdFCwM
Julia (2022-04-25 21:32:55)
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: ======

DRAFT

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

DRAFT

CITY OF HOUSTON

TAX INCREMENT CALCULATION WORKSHEET

TIRZ (All City Jurisdictions)

5-Year Plan Revenue
Vlookup Column = 30

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		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%
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	3,628,189,334	2,682,669,035		$ 15,223,533		4.36%
2020	0.0056184	0.0000000	0.0000000	945,520,299	3,870,003,572	2,924,483,273		$ 15,572,857		6.93%
2021	0.0055083	0.0000000	0.0000000	945,520,299	3,914,759,015	2,969,238,716		$ 15,511,604		1.17%
2022	0.0053364	0.0000000	0.0000000	945,520,299	4,156,448,519	3,210,928,220		$ 16,050,471		6.60%
2023	0.0051919	0.0000000	0.0000000	945,520,299	4,690,098,063	3,744,577,764		$ 18,207,614		12.95%
2024	0.0051919	0.0000000	0.0000000	945,520,299	4,638,943,773	3,693,423,474		$ 17,957,145		4.00%
2025	0.0051919	0.0000000	0.0000000	945,520,299	4,816,422,288	3,870,901,989		$ 17,855,095		4.00%
2026	0.0051919	0.0000000	0.0000000	945,520,299	5,000,838,360	4,055,318,061		$ 19,716,320		4.00%
2027	0.0051919	0.0000000	0.0000000	945,520,299	5,192,466,258	4,246,945,959		$ 20,647,859		4.00%
2028	0.0051919	0.0000000	0.0000000	945,520,299	5,391,591,159	4,446,070,860		$ 21,615,863		4.00%
2029	0.0051919	0.0000000	0.0000000	945,520,299	5,598,509,581	4,652,989,282		$ 22,621,777		4.00%
2030	0.0051919	0.0000000	0.0000000	945,520,299	5,813,529,835	4,868,009,536		$ 23,667,101		4.00%
2031	0.0051919	0.0000000	0.0000000	945,520,299	6,036,972,497	5,091,452,198		$ 24,753,393		4.00%
2032	0.0051919	0.0000000	0.0000000	945,520,299	6,269,170,895	5,323,650,596		$ 25,882,276		4.00%
2033	0.0051919	0.0000000	0.0000000	945,520,299	6,510,471,619	5,564,951,320		$ 27,055,437		4.00%
2034	0.0051919	0.0000000	0.0000000	945,520,299	6,761,235,050	5,815,714,751		$ 28,274,628		4.00%
2035	0.0051919	0.0000000	0.0000000	945,520,299	7,021,835,909	6,076,315,610		$ 29,541,674		4.00%
2036	0.0051919	0.0000000	0.0000000	945,520,299	7,292,663,831	6,347,143,532		$ 30,858,470		4.00%
2037	0.0051919	0.0000000	0.0000000	945,520,299	7,574,123,961	6,628,603,662		$ 32,226,987		4.00%
2038	0.0051919	0.0000000	0.0000000	945,520,299	7,866,637,566	6,921,117,267		$ 33,649,276		4.00%
2039	0.0051919	0.0000000	0.0000000	945,520,299	8,170,642,689	7,225,122,390		$ 35,127,467		4.00%
2040	0.0051919	0.0000000	0.0000000	945,520,299	8,486,594,810	7,541,074,511		$ 36,663,778		4.00%

0.10% $ 200,000.00

DRAFT

TY 2018 ACTUAL

DRAFT

$ 200.00

Resolution Amending Authorized Representatives

Please complete this form to amend or designate Authorized Representatives. *This document supersedes all prior Authorized Representative forms.*

*** Required Fields**

1. Resolution

WHEREAS,

Regions Bank as agent for Upper Kirby Development Authority — Participant Name*

7 9 3 3 9 — Location Number*

("**Participant**") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("**TexPool / Texpool Prime**"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

A. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

B. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and

C. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representative(s) of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. Michelle Baldwin — Name; Vice Presdient — Title
   4 6 9 6 0 8 2 6 6 6 — Phone; 7 1 3 9 6 0 4 0 5 8 — Fax; michelle.baldwin@regions.com — Email
   Michelle Baldwin — Signature
2. Shawn Bednasek — Name; Vice President — Title
   2 1 4 2 2 0 6 1 5 8 — Phone; 7 1 3 9 6 0 4 0 5 8 — Fax; shawn.bednasek@regions.com — Email
   Signature
3. Name; Title
   Phone; Fax; Email
   Signature

Form Continues on Next Page

1. Resolution (continued)

4.

Name | Title

Phone | Fax | Email

Signature

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Michelle Baldwin

Name

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. *This limited representative cannot perform transactions.* If the Participant desires to designate a representative with inquiry rights only, complete the following information.

Meklissa Shows | Trust Relationship Specialist

Name | Title

6017908154 | 7139604058 | melissa.shows@regions.com

Phone | Fax | Email

D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the ___ day of _____, 20__.

Note: Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.

Regions Bank as agent for Upper Kirby Development Authority

Name of Participant*

SIGNED

Signature*

Printed Name*

Title*

ATTEST

Signature*

Printed Name*

Title*

2. Delivery Instructions

Please return this document to **TexPool Participant Services**:

Email: texpool@dstsystems.com

Fax: 866-839-3291

****PLEASE ADD as Inquiry Only**:

Name = Melissa C Morton

Title = CPA

Phone = (281) 416-8571

FAX = (855) 331-3080

Email = melissacpa@themortonassociates.com

1-866-TEXPOOL (839-7665) • TexPool.com
© 2022 Federated Hermes, Inc.
G45340-17 (3/22)

Managed and Serviced by Federated Hermes

NOTICE OF MEETING
REINVESTMENT ZONE NUMBER NINETEEN
CITY OF HOUSTON, TEXAS

TO: THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER NINETEEN, CITY OF HOUSTON, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Reinvestment Zone Number Nineteen, City of Houston, Texas, will meet in regular session, open to the public, at **8:00 A.M. on JANUARY 21, 2026, at 3120 SOUTHWEST FREEWAY, HOUSTON, TEXAS 77098,** within the boundaries of the Zone**.**

At the meeting the following items will be considered and acted on:

1. **Approve minutes of September 17, 2025, meeting;**
2. **Receive comments or questions from the public;**
3. **Approve revised FY 2026 budget;**
4. **Consider confirm, or ratify actions of the Upper Kirby Redevelopment Authority, as may be necessary;**
5. **Consider adjournment.**



Zone Administrator

***The Board will conduct an in-person meeting at its physical meeting location with a quorum of the Board present; provided that some Board members may participate by videoconference as provided in Section 551.127, Government Code.**

ATTEND VIA VIDEO: https://us02web.zoom.us/j/84413490526?pwd=jvCYja4TooEQDFxhecjSe9ot1Zsdmr.1
ATTEND VIA AUDIO: 1-346-248-7799
MEETING ID: 844 1349 0526 | **PASSCODE:** 094408

PROPOSED BUDGET AVAILABLE

Electronic copies of the proposed budget are accessible at https://www.upperkirby.org. Physical copies are available upon request during regular business hours at the Upper Kirby District offices, 3120 Southwest Freeway, Houston TX.

MINUTES OF REGULAR MEETING
OF
REINVESTMENT ZONE NUMBER NINETEEN
City of Houston, Texas

SEPTEMBER 17, 2025

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Reinvestment Zone Number Nineteen, City of Houston, Texas (the "Zone"), met in regular session, open to the public, on the 17th day of September, 2025, at the regular meeting place, inside the boundaries of the Zone, and the roll was called of the duly constituted members of the Board, to-wit:

Sydney (Buddy) Bailey	Chairman
Emil T. Pena	Vice Chairman
Robert R. Casey	Secretary
Russell H. Jackson	Assistant Secretary
Stanley C. Jones, Jr.	Director
Suzan Deison	Director
Tammi Wallace	Director

and all of the said persons were present, except Director Wallace, thus constituting a quorum.

Also attending all or portions of the meeting were Travis Younkin, Sharon Haynie, and Lee Cisneros of the Authority; Melissa Morton of the Morton Accounting Services; Andrew Busker of the City of Houston ("City"); Linda Trevino of METRO; and P. John Kuhl, Jr., and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

Chair Bailey noted that a quorum was present and called the meeting to order.

APPROVE MINUTES

The Board then considered approving the minutes of the meeting of the Board held April 16, 2024. Upon motion by Director Jones, seconded by Director Jackson, and after full discussion, the Board voted unanimously to approve the minutes, and to authorize execution by the Secretary, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

RECEIVE COMMENTS AND QUESTIONS FROM THE PUBLIC

The next item on the agenda was to receive comments or questions from the public. There were no comments or questions from the public.

CONSIDER AND CONFIRM ACTIONS OF THE UPPER KIRBY REDEVELOPMENT AUTHORITY

The next item on the agenda was to consider and confirm actions of the Authority. The Board noted that no action was necessary.

CONSIDER ADJOURNMENT

The next item on the agenda was to consider adjournment. There being no further business to come before the Zone, the meeting was adjourned.

_____
Secretary, Board of Directors

DRAFT