

Council of Development Finance Agencies

**TIF Course July 17-18, 2008:
Case Studies: A Look at TIF & Special Districts**

presented by

HAWESHILLCALDERON
LLP



Case Study #1: Houston Pavilions

The Project

- \$150 + M to be invested downtown
- 2,000 + full-time jobs once fully developed
- 400,000 sf new retail, restaurant, and entertainment venues
- Improved parking facilities
- Light rail access
- Underground tunnel access



Case Study #1: Houston Pavilions

The Players

- Downtown TIRZ Board
- TIRZ Financial Advisor
- Downtown Management District
- Hotel Motel Association
- City Mayor
- City Staff
- City District Council Member
- City Convention & Visitors Bureau
- City Convention & Entertainment Department
- County
- County Commissioners
- County Economic Development Department



Case Study #2: Port Isabel, Texas

The Project

- 172 Residential Condominiums \$330,000-\$450,000
- 30 Single Family Residential Homes \$450,000-\$500,000
- \$76 million project
- TIRZ to finance \$2.7 million
- 380 Grant \$6 million



Q&A, Discussion

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