

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

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JOINT MEETING OF THE BOARDS OF DIRECTORS

OCTOBER 28, 2021

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REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY  
TIRZ NO. 5  
MEETING OF OCTOBER 28, 2021**

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MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY  
Director Attendance Record

<b>MEETING DATE</b>	<b>A. LENTS</b>	<b>A. COLOM</b>	<b>B. BROWN</b>	<b>J. HALE-HARRIS</b>	<b>C. MANRIQUEZ</b>	<b>R. STEIN</b>	<b>M. PIERRE</b>
02/27/20	X	Y	Y	Y	Y	Y	X
04/23/20	Y	Y	Y	Y	Y	Y	Y
06/25/20	Y	X	Y	Y	Y	Y	Y
09/24/20	Y	Y	Y	Y	Y	Y	X
10/22/20	Y	Y	Y	Y	Y	Y	X
01/28/21	Y	Y	Y	X	Y	Y	Y
03/04/21	Y	Y	Y	Y	Y	Y	X
04/22/21	Y	Y	Y	Y	Y	Y	X
06/24/21	Y	X	Y	Y	Y	Y	X
08/23/21	Y	Y	Y	X	Y	Y	Y
09/23/21	Y	X	Y	Y	Y	Y	X
10/28/21							
12/09/21							

Y = Attended

X = Did not attend

**NOTICE OF JOINT MEETING  
MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY  
AND  
REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS**

**THIS MEETING WILL BE CONDUCTED BY  
TELEPHONE/VIDEOCONFERENCE**

**TO: THE BOARDS OF DIRECTORS OF THE MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY AND REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that the Board of Directors of the Memorial-Heights Redevelopment Authority (the "Authority") will hold a joint meeting with the Board of Directors of the Reinvestment Zone Number Five, City of Houston, Texas, (the "Zone"), open to the public, on **THURSDAY, OCTOBER 28, 2021, at 10:00 A.M., at 1980 POST OAK BOULEVARD, SUITE 1380, HOUSTON, TEXAS 77056**, outside the boundaries of the Authority. This meeting will also be conducted electronically, as provided below. Electronic copies of the meeting materials are available at <https://memorialheightstirz5.com/meetings/> at such time as the meeting occurs or by contacting Susan Demiany at [Demiany@SKLaw.us](mailto:Demiany@SKLaw.us). At the meeting the following items will be considered and acted on:

**TO ATTEND VIA VIDEO:**

**LINK: <https://us02web.zoom.us/j/82508948143?pwd=TDJleGNYeU41L29jbnZjb1ZTK2crZz09>**

**Meeting ID: 825 0894 8143**

**Passcode: 935582**

**TO ATTEND VIA AUDIO ONLY:**

**Dial: 1-346-248-7799**

**Meeting ID: 825 0894 8143**

**Passcode: 935582**

1. **CALL TO ORDER:**
  - a. **Receive comments and questions from the public;**
2. **CONSENT AGENDA:**
  - a. **Minutes of previous meetings:**
    - i) Approve Authority minutes of September 23, 2021; **4**
    - ii) Approve Zone minutes of September 23, 2021; **8**
  - b. **Financial matters (Authority only):**
    - i) Receive Financial Report Summary, including account and fund activity statements; **9**
    - ii) Receive Investment Report;
3. **CHAIR REPORT (Authority only);**
4. **PRESIDENT REPORT (Authority only):**
  - a. Update on COH action pertaining to Zone boundary enlargement and Project Plan and Reinvestment Zone Financing Plan amendments, and authorize appropriate action; **18**
5. **PROJECTS AND ENGINEERING (Authority only):**
  - a. **Receive Projects Committee Report: 31**
    - i) Approve TGC Work Authorization No. 3 Amendment; **32**
  - b. **Shepherd/Durham and Selected Cross Streets Reconstruction [CIP Project T-0523A]:**
    - i) Update on project development;
    - ii) Approve construction management and materials testing recommendation and alternate;
    - iii) Approve construction bid recommendation and alternate; **34**
  - c. **North Canal Project [CIP Project T-0525]:**
    - i) Update on project development;
  - d. **Yale and Center Street Intersection [CIP Project T-0529]:**
    - i) Update on project development;
  - e. **Heights Boulevard Bicycle and Pedestrian Safety Improvements, West Dallas Restriping Project, Trail Segment between White Oak Bayou and Memorial Park [construction portion] [CIP Project T-0531]:**
    - i) Update on project;

- f. **Zone Wide Safety and Mobility Projects** (CIP Project T-5032):
  - i) Update on project development;
- g. **Zone Wide Localized Stormwater Management Projects** (CIP Project 5033):
  - i) Update on project development;
- h. Approve related pay estimates or change orders, or other design, construction, or management contract administration items, and authorize other appropriate action;
- 6. **COMMUNICATIONS** (*Authority only*):
  - a. Receive update from Communications Committee;
- 7. **FINANCIAL MATTERS** (*Authority only*):
  - a. Receive Finance Committee Report;
  - b. Authorize payment of invoices;
  - c. Authorize Bookkeeper to close Prosperity Bank account;
  - d. Authorize other appropriate action;
- 8. **ATTORNEY REPORT**;
- 9. **EXECUTIVE SESSION** (*Authority only, the Zone will recess for duration of closed session*):
  - a. **Convene executive session** for attorney consultation on authorized matters pursuant to Open Meetings Act, § 551.071, Government Code; deliberations regarding purchase, exchange, lease, or value of real property pursuant to Open Meetings Act, §551.072, Government Code; and/or deliberations regarding economic development negotiations pursuant to Open Meetings Act, § 551.087, Government Code;
  - b. **Reconvene public session** and authorize appropriate action regarding executive session discussion;
- 10. **CONSIDER, CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY, AS NECESSARY** (*Zone only*);
- 11. **ADJOURN.**

The ongoing COVID-19 pandemic may cause an inability for members of the Authority's Board of Directors to convene in one location. This could result in a public necessity for immediate action by the Board in providing the Authority's services and functions. If necessary, this Notice also constitutes notice for a teleconference meeting pursuant to Section 551.125, Government Code.



SKLaw, Attorneys for the Authority and the Zone

**MINUTES OF REGULAR MEETING  
OF  
MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**

**SEPTEMBER 23, 2021**

The Board of Directors (the "Board") of Memorial-Heights Redevelopment Authority (the "Authority"), convened in regular session, open to the public, at 1980 Post Oak Boulevard, Suite 1380, Texas 77056, on the 23<sup>rd</sup> day of September, 2021, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Ann Lents	Chair
Alejandro Colom	Vice Chair
Janice Hale-Harris	Secretary
Bryan Brown	Director
Christopher David Manriquez	Director
Dr. Robert Stein	Director
Marvin Pierre	Director

and all of said persons were present, except Directors Colom and Pierre, thus constituting a quorum.

Also present at the meeting were Sherry Weesner, President of the Authority; Jennifer Curley of the City of Houston (the "City"); Erin Williford, Kristen Hennings, Yid Moreda, and Emily Moran of Jones|Carter ("J|C"); Jim Webb of The Goodman Corporation ("TGC"); Melissa Morton of The Morton Accounting Services ("TMAS"); Julia McCain of McCall Gibson Swedlund Barfoot, PLLC ("MGSB"); Linda Trevino of Ride Metro; Matt Kainer; G. Jefferson; Ilia Lachinov; Rebbecca Reyna of Greater Northside Management District; J. Pate; Cogan DP; and Laura C. Davis and Susan Demiany of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

**DETERMINE QUORUM; CALL TO ORDER**

Chair Lents noted that a quorum was present and called the meeting to order. She advised that the meeting was being recorded.

**RECEIVE COMMENTS OR QUESTIONS FROM THE PUBLIC**

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

**CONSENT AGENDA**

- a. Approval of the Authority minutes of August 23, 2021;

Upon motion by Secretary Hale-Harris, seconded by Director Stein, the Board voted unanimously to approve the Consent Agenda.

**CHAIR REPORT**

Chair Lents advised that due to timing constraints, the Board will be taking some items out of order. She stated that the Board will first take up agenda item number 7, approval of the audit.

**APPROVE AUDIT FOR FISCAL YEAR ENDING JUNE 30, 2020**

The Board then considered acceptance of the audit for the fiscal year ended June 30, 2021. Ms. McCain reviewed a draft audit report with the Board and answered questions. Upon motion by Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to accept the audit for the fiscal year ended June 30, 2021, and to authorize filing of the final audit with the City.

## **FINANCIAL MATTERS**

### Authorize payment of invoices

The Board next took up agenda item number 8, and reviewed the invoices submitted for payment. Director Brown advised that the Projects Committee had reviewed project-related invoices, and recommended approval. Secretary Hale-Harris advised that the Finance Committee had reviewed the invoices put before it and recommended approval. Following discussion of the invoices, a motion was made by Director Stein, seconded by Director Manriquez, and approved unanimously by the Board to authorize the payment of all invoices.

### Approve Order Evidencing Review of Investment Policy

Ms. Davis reviewed with the Board an Order Evidencing Review of Amended and Restated Order Designating Investment Officer and Establishing Rules, Policies, and Code of Ethics for the Investment of Authority Funds (the "Order"). She advised that the Authority is required by the Public Funds Investment Act to review the investment policy annually, and no changes are recommended at this time. Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion the Board voted unanimously to adopt the Order.

### Approve Order Adopting List of Qualified Brokers

The Board then considered approval of a proposed Order Adopting List of Qualified Brokers. Ms. Davis submitted to and reviewed with the Board the proposed Order, advising that such Order lists all qualified brokers with which the Authority could engage in investment transactions, in compliance with Section 2256.025 of the Texas Government Code.

Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve the Order Adopting List of Qualified Brokers.

## **PROJECTS AND ENGINEERING**

### Shepherd and Durham Reconstruction

#### Review bids and award construction contract

Ms. Hennings updated the Board on bidding and construction timing on the Shepherd/Durham and Selected Cross Streets Reconstruction project [CIP Project T-0523A], advising that responses for qualifications for Project Management and bid proposals for construction are expected to be received prior to the next Board meeting. She suggested that, in order to keep the project moving forward, the Board authorize the Projects Committee and the President to review the proposals and award contracts before the next meeting, if necessary.

Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to authorize the Projects Committee and the President to review qualifications and proposals for Project Management and construction.

## **COMMUNICATIONS**

### Receive update on public relations firm contract

Ms. Weesner advised that the Communications Committee has evaluated several communications consultants, and after review and consideration, recommends that the Board approve a contract with Medley, Inc. She further advised that the cost of the initial marketing plan will be \$5,400.00, noting that, after that phase is completed, the Committee will reassess if additional support services will be needed in the future.

Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve the proposal from Medley, Inc.

## **PRESIDENT REPORT**

### Receive MWBE Report

Ms. Weesner updated the Board on the Authority's compliance with MWBE policies, and discussed the Authority's efforts to ensure the use of MWBE vendors. She reported on communications with Authority contractors regarding the level of MWBE compliance.

## **PROJECTS AND ENGINEERING**

### Receive Projects Committee Report

Ms. Weesner updated the Board on Authority projects.

### Shepherd and Durham Reconstruction

#### Update on project development

Ms. Hennings and Ms. Moran updated the Board on the Shepherd/Durham and Selected Cross Streets Reconstruction [CIP Project T-0523A], and reviewed plans for Phase I.

Ms. Hennings updated the Board on Phase II improvements, and coordination with the City on its components to be included in the project.

### North Canal Project

#### Update on project development

Ms. Weesner updated the Board on the North Canal Project [CIP Project T-0525].

### Yale and Center Street Intersection

#### Update on project development

Ms. Hennings updated the Board on the Yale and Center Street Intersection project [CIP Project T-0529].

### Heights Boulevard Bicycle and Pedestrian Safety Improvements, West Dallas Restriping Project, Trail Segment between White Oak Bayou and Memorial Park

#### Update on project development

Ms. Hennings updated the Board on the Heights Boulevard Bicycle and Pedestrian Safety Improvements, West Dallas Restriping Project, Trail Segment between White Oak Bayou and Memorial Park [CIP T-0531].

### Zone Wide Safety and Mobility Projects

#### Update on project

Ms. Moran updated the Board on the Zone Wide Safety and Mobility Projects [CIP Project T-0532], and reviewed the data evaluation for sidewalks, ramps, bike plans, and Metro routes.



Zone Wide Localized Stormwater Management Projects

Update on project

Mr. Moreda updated the Board on the Zone Wide Localized Stormwater Management Projects [CIP Project T-0533], and the storm water analysis.

Director Stein exited the meeting.

Approve related contract administration items

The Board noted there are no contract administration items for consideration.

**ATTORNEY'S REPORT**

Ms. Davis advised she had nothing additional to report.

**EXECUTIVE SESSION**

Chair Lents announced that an executive session for the Board would not be necessary.

**CONSIDER, CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY**

The next item on the agenda was to consider, confirm, or ratify actions of the Authority. Ms. Davis advised that no action by the Board is necessary.

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

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Secretary  
Memorial-Heights Redevelopment Authority

**MINUTES OF REGULAR MEETING  
OF  
REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS**

SEPTEMBER 23, 2021

The Board of Directors (the "Board") of Reinvestment Zone Number Five, City of Houston, Texas, convened in regular session, open to the public, at 1980 Post Oak Boulevard, Suite 1380, Houston, Texas 77056, on the 23<sup>rd</sup> day of September, 2021, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Ann Lents	Chair
Alejandro Colom	Vice Chair
Janice Hale-Harris	Secretary
Bryan Brown	Director
Christopher David Manriquez	Director
Dr. Robert Stein	Director
Marvin Pierre	Director

and all of said persons were present, except Directors Colom and Pierre, thus constituting a quorum.

Also present at the meeting were Sherry Weesner, President of the Authority; Jennifer Curley of the City of Houston (the "City"); Erin Williford, Kristen Hennings, Yid Moreda, and Emily Moran of Jones|Carter ("J|C"); Jim Webb of The Goodman Corporation ("TGC"); Melissa Morton of The Morton Accounting Services ("TMAS"); Julia McCain of McCall Gibson Swedlund Barfoot, PLLC ("MGSB"); Linda Trevino of Ride Metro; Matt Kainer; G. Jefferson; Iliia Lachinov; Rebbecca Reyna of Greater Northside Management District; J. Pate; Cogan DP; and Laura C. Davis and Susan Demiany of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

**DETERMINE QUORUM; CALL TO ORDER**

Chair Lents noted that a quorum was present and called the meeting to order. She noted the meeting was being recorded.

**CONSENT AGENDA**

- a. Approval of the Zone minutes of August 23, 2021;

Upon motion by Secretary Hale-Harris, seconded by Director Stein, the Board voted unanimously to approve the Consent Agenda.

**CONSIDER, CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY**

The next item on the agenda was to consider, confirm, or ratify the action of the Authority, as may be necessary. The Board noted that no confirmation or ratification action was necessary.

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

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Secretary  
Reinvestment Zone Number Five,  
City of Houston, Texas



**Memorial Heights Redevelopment Authority  
Monthly Financial Report Summary  
October Board Meeting  
Thursday, October 28, 2021**

At the beginning of September, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Fund Balance was \$60,644,561. TIRZ #5 received a total of \$1,327, mainly from Money Market interest. During the period, TIRZ #5 processed \$595,859 in disbursements during the period. 95% of the disbursements related to disbursements to Jones & Carter for CIP Projects (\$380,812) and to Sovereign Regent Square for Developer payments (\$310,126). The ending balance as of month end September 30, 2021 was \$60,050,029.

The invoices pending approval total \$217,521. See attached "Unpaid Bills Detail" Report on page 3.

There was \$174,017 spent for Capital Projects for the period. The project that utilized the majority of the funding was T-0523A Shepherd/Durham Reconstruction (\$167,088). See attached "Capital Improvement Projects" Report on page 4.

**Memorial Heights Redevelopment Authority  
General Operating Fund  
As of September 30, 2021**

**General Operating Fund**

<b>BEGINNING BALANCE</b>		\$ 60,644,561.13
<b>REVENUE</b>		
Prosperity Money Market Interest	20.00	Monthly Interest
Regions Project Fund	865.62	Monthly Interest
TexPool	441.47	Monthly Interest
<b>Total Revenue</b>		1,327.09
<b>DISBURSEMENTS</b>		
ACH Goodman Corporation	2,278.45	Engineering Consultant
ACH Sovereign Regent Square	310,126.17	Developer Payment
ACH Jones & Carter	255,274.03	Capital Projects
ACH McCall Gibson Swedlund Barfoot	6,500.00	Audit 2021
ACH Quickbooks Payroll Service	12,139.67	Admin Payroll
ACH SK Law	5,364.55	Legal Expense
ACH The Morton Accounting Services	4,135.67	CPA Services
ACH Frost Project Fund	40.30	Service Charge
<b>Total Disbursements</b>		595,858.84
<b>ENDING BALANCE</b>		<b>\$ 60,050,029.38</b>

**September 30, 2021**

		<b>Balance</b>
<b>LOCATION OF ASSETS</b>		
Prosperity Operating		\$ -
Prosperity Money Market		(20.00)
Frost Checking		77,859.15
Frost Money Mkt		1,150,000.00
Frost Project Fund		1,999,924.70
Regions Project Fund		37,550,133.40
TexPool Investment		19,272,132.13
<b>Total Account Balance</b>		<b>\$ 60,050,029.38</b>

**Memorial Heights Redevelopment Authority**  
**Unpaid Bills Detail**  
**As of October 19, 2021**

Type	Date	Num	Memo	Due Date	Open Balance
<b>Goodman Corporation</b>					
Bill	09/30/2021	9-2021-20	MRA109 General Planning Support	10/10/2021	728.85
Bill	09/30/2021	9-2021-11	MRA111 Project - Phase II Project Initiation	10/10/2021	900.00
Bill	09/30/2021	9-2021-12	MRA112 Project - Phase I Bid Phase Grant Mngt	10/10/2021	3,825.00
Bill	09/30/2021	9-2021-13	MRA113 Project - Phase I Construction Phase Grant Mngt	10/10/2021	2,583.70
Bill	09/30/2021	9-2021-14	MRA113 Project - Phase I Construction Phase Grant Mngt	10/10/2021	2,558.58
Total Goodman Corporation					10,596.13
<b>Jones &amp; Carter Inc.</b>					
Bill	09/30/2021	00328592	Work Order 1 - Through Sept 24, 2021	10/10/2021	4,416.25
Bill	09/30/2021	00328593	T0523A Shepherd Durham Grant Coordination - Through...	10/10/2021	225.00
Bill	09/30/2021	00328596	T0523A Shepherd Durham Cross Streets - PER Through...	10/10/2021	850.50
Bill	09/30/2021	00328597	T0523A Shepherd Durham Cross Streets - Final Design ...	10/10/2021	4,806.00
Bill	09/30/2021	00328598	T0523A Shepherd Durham Cross Streets - Phase 2 Thro...	10/10/2021	47,759.07
Bill	09/30/2021	00328599	T0523A Shepherd Durham Cross Streets - Phase 2 Thro...	10/10/2021	103,354.98
Bill	09/30/2021	00328600	Work Order 1 - Through Sept 24, 2021	10/10/2021	2,467.50
Bill	09/30/2021	00328601	Work Order 1 - Through Sept 24, 2021	10/10/2021	4,367.50
Bill	09/30/2021	00328603	Zone Wide Localized Stormwater Mngt Study - Sept 24, ...	10/10/2021	22,642.16
Bill	09/30/2021	00328595	Zone Wide Safety and Mobility Study - Sept 24, 2021	10/10/2021	9,988.01
Total Jones & Carter Inc.					200,876.97
<b>Sanford Kuhl Hagan Kugle Parker Kahn</b>					
Bill	09/30/2021	21-0971	Admin/Meeting through September 2021	10/10/2021	1,010.00
Bill	09/30/2021	21-0972	Legal services through Sept 2021	10/10/2021	4,638.34
Bill	09/30/2021	21-0973	General Legal services through September 2021	10/10/2021	81.25
Bill	09/30/2021	21-0974	Legal services through Sept 2021	10/10/2021	225.00
Bill	09/30/2021	21-0975	Legal services through Sept 2021	10/10/2021	93.75
Total Sanford Kuhl Hagan Kugle Parker Kahn					6,048.34
<b>TOTAL</b>					<b>217,521.44</b>

## Memorial Heights Redevelopment Authority Capital Improvement Projects

10/19/21

September 2021

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Capital Improvement Plan</b>					
<b>T-0523A Shepherd Durham &amp; Cross</b>					
Bill	09/30/2021	9-2021-11	Goodman Corporation	Task 1 - \$45,000	900.00
Bill	09/30/2021	9-2021-12	Goodman Corporation	-MULTIPLE-	3,825.00
Bill	09/30/2021	9-2021-13	Goodman Corporation	Task 1 - \$129,185	2,583.70
Bill	09/30/2021	9-2021-14	Goodman Corporation	Task 1 - \$129,185	2,558.58
Bill	09/30/2021	00328593	Jones & Carter Inc.	T0523A Shepherd Durham Grant ...	225.00
Bill	09/30/2021	00328596	Jones & Carter Inc.	T0523A Shepherd Durham Cross ...	850.50
Bill	09/30/2021	00328597	Jones & Carter Inc.	T0523A Shepherd Durham Cross ...	4,806.00
Bill	09/30/2021	00328598	Jones & Carter Inc.	T0523A Shepherd Durham Cross ...	47,759.07
Bill	09/30/2021	00328599	Jones & Carter Inc.	T0523A Shepherd Durham Cross ...	103,354.98
Bill	09/30/2021	21-0974	Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Sept 2021	225.00
Total T-0523A Shepherd Durham & Cross					167,087.83
<b>T-0525 Reconst Bridges White Oa</b>					
Bill	09/30/2021	00328600	Jones & Carter Inc.	White Oak (North Canal Project)	2,467.50
Bill	09/30/2021	21-0975	Sanford Kuhl Hagan Kugle Parker Kahn	Canal Project	93.75
Total T-0525 Reconst Bridges White Oa					2,561.25
<b>T-0528 Streets Btw Shep &amp; Durha</b>					
Bill	09/30/2021	00328601	Jones & Carter Inc.	West Dallas Restriping	4,367.50
Total T-0528 Streets Btw Shep & Durha					4,367.50
Total Capital Improvement Plan					174,016.58
<b>TOTAL</b>					<b>174,016.58</b>

**Memorial Heights Redevelopment Authority**  
**Profit & Loss Prev Year Comparison**  
**July through September 2021**

	Jul - Sep 21	Jul - Sep 20	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Interest Income	3,718.51	6,607.02	-2,888.51	-43.7%
Tax Increment - City	0.00	0.00	0.00	0.0%
<b>Total Income</b>	<b>3,718.51</b>	<b>6,607.02</b>	<b>-2,888.51</b>	<b>-43.7%</b>
<b>Cost of Goods Sold</b>				
<b>Capital Improvement Plan</b>				
T-0520 Houston Ave & White Oak	0.00	-28,163.67	28,163.67	100.0%
T-0521 Little Thicket Park Impr	0.00	1,363.75	-1,363.75	-100.0%
T-0523A Shepherd Durham & Cross	484,320.29	599,980.85	-115,660.56	-19.3%
T-0525 Reconst Bridges White Oa	2,967.50	4,865.00	-1,897.50	-39.0%
T-0527 Heights Blvd Pedestrian	0.00	7,546.89	-7,546.89	-100.0%
T-0528 Streets Btw Shep & Durha	5,815.00	7,895.00	-2,080.00	-26.4%
T-0529 Yale @ Center	256.25	0.00	256.25	100.0%
T-0530 White Oak Bayou & Memori	2,407.50	36,442.50	-34,035.00	-93.4%
<b>Total Capital Improvement Plan</b>	<b>495,766.54</b>	<b>629,930.32</b>	<b>-134,163.78</b>	<b>-21.3%</b>
<b>Total COGS</b>	<b>495,766.54</b>	<b>629,930.32</b>	<b>-134,163.78</b>	<b>-21.3%</b>
<b>Gross Profit</b>	<b>-492,048.03</b>	<b>-623,323.30</b>	<b>131,275.27</b>	<b>21.1%</b>
<b>Expense</b>				
Developer Reimbursement	310,126.17	264,284.44	45,841.73	17.4%
Interest Expense	492,696.46	0.00	492,696.46	100.0%
<b>Payroll Expenses</b>				
Payroll Taxes	3,727.50	0.00	3,727.50	100.0%
Salary Payroll	45,000.00	0.00	45,000.00	100.0%
Payroll Expenses - Other	71.91	0.00	71.91	100.0%
<b>Total Payroll Expenses</b>	<b>48,799.41</b>	<b>0.00</b>	<b>48,799.41</b>	<b>100.0%</b>
<b>Program and Project Consultants</b>				
Engineering Consultants	85,515.38	10,067.50	75,447.88	749.4%
Legal Expense	12,089.95	13,881.65	-1,791.70	-12.9%
Planning Consultants	1,307.30	7,399.00	-6,091.70	-82.3%
<b>Total Program and Project Consultants</b>	<b>98,912.63</b>	<b>31,348.15</b>	<b>67,564.48</b>	<b>215.5%</b>
<b>TIRZ Administration &amp; Overhead</b>				
Accounting	4,135.67	3,700.00	435.67	11.8%
Administration	2,350.00	22,417.50	-20,067.50	-89.5%
Auditing	6,500.00	8,500.00	-2,000.00	-23.5%
<b>Office Expenses</b>				
Bank Service Charges	190.16	0.00	190.16	100.0%
Office Expenses - Other	0.00	4,776.00	-4,776.00	-100.0%
<b>Total Office Expenses</b>	<b>190.16</b>	<b>4,776.00</b>	<b>-4,585.84</b>	<b>-96.0%</b>
<b>Tax Consultant</b>	<b>1,730.40</b>	<b>2,400.00</b>	<b>-669.60</b>	<b>-27.9%</b>
<b>Total TIRZ Administration &amp; Overhead</b>	<b>14,906.23</b>	<b>41,793.50</b>	<b>-26,887.27</b>	<b>-64.3%</b>
<b>Total Expense</b>	<b>965,440.90</b>	<b>337,426.09</b>	<b>628,014.81</b>	<b>186.1%</b>
<b>Net Ordinary Income</b>	<b>-1,457,488.93</b>	<b>-960,749.39</b>	<b>-496,739.54</b>	<b>-51.7%</b>
<b>Net Income</b>	<b>-1,457,488.93</b>	<b>-960,749.39</b>	<b>-496,739.54</b>	<b>-51.7%</b>

**Memorial Heights Redevelopment Authority**  
**Balance Sheet Prev Year Comparison**  
**As of September 30, 2021**

	Sep 30, 21	Sep 30, 20	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Frost Bank Checking	77,859.15	0.00	77,859.15	100.0%
Frost Bank Money Mkt	1,150,000.00	0.00	1,150,000.00	100.0%
Frost Bank Project Fund	1,999,924.70	0.00	1,999,924.70	100.0%
Prosperity - Money Market	-20.00	4,101,990.88	-4,102,010.88	-100.0%
Prosperity Bank - Operating	0.00	32,876.85	-32,876.85	-100.0%
Regions Project Fund	37,550,133.40	0.00	37,550,133.40	100.0%
TexPool Investment	19,272,132.13	11,581,849.55	7,690,282.58	66.4%
<b>Total Checking/Savings</b>	60,050,029.38	15,716,717.28	44,333,312.10	282.1%
<b>Total Current Assets</b>	60,050,029.38	15,716,717.28	44,333,312.10	282.1%
<b>TOTAL ASSETS</b>	<b>60,050,029.38</b>	<b>15,716,717.28</b>	<b>44,333,312.10</b>	<b>282.1%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
Accounts Payable	217,521.44	555,955.14	-338,433.70	-60.9%
<b>Total Accounts Payable</b>	217,521.44	555,955.14	-338,433.70	-60.9%
<b>Other Current Liabilities</b>				
Payroll Liabilities	13,563.00	0.00	13,563.00	100.0%
<b>Total Other Current Liabilities</b>	13,563.00	0.00	13,563.00	100.0%
<b>Total Current Liabilities</b>	231,084.44	555,955.14	-324,870.70	-58.4%
<b>Long Term Liabilities</b>				
Bond Payable	39,025,000.00	0.00	39,025,000.00	100.0%
Premium on Bonds Payable	2,872,124.50	0.00	2,872,124.50	100.0%
<b>Total Long Term Liabilities</b>	41,897,124.50	0.00	41,897,124.50	100.0%
<b>Total Liabilities</b>	42,128,208.94	555,955.14	41,572,253.80	7,477.6%
<b>Equity</b>				
Retained Earnings	19,379,309.37	16,121,511.53	3,257,797.84	20.2%
Net Income	-1,457,488.93	-960,749.39	-496,739.54	-51.7%
<b>Total Equity</b>	17,921,820.44	15,160,762.14	2,761,058.30	18.2%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>60,050,029.38</b>	<b>15,716,717.28</b>	<b>44,333,312.10</b>	<b>282.1%</b>



**Memorial Heights Redevelopment Authority**  
**Profit & Loss Detail**  
**July through September 2021**

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>Interest Income</b>						
Deposit	07/31/2021				Interest	31.60
Deposit	07/31/2021				Interest	194.10
Deposit	07/31/2021				Interest	896.33
Deposit	08/31/2021				Interest	363.17
Deposit	08/31/2021				Interest	926.22
Deposit	09/30/2021				Interest	865.62
Deposit	09/30/2021				Interest	441.47
Total Interest Income						3,718.51
<b>Tax Increment - City</b>						
General...	07/01/2021	CPA 21-...	*	City of Houston Cust.	Increment due from City	-7,688,852.35
Deposit	07/15/2021	ACH		City of Houston	Deposit	7,688,852.35
Total Tax Increment - City						0.00
Total Income						3,718.51
<b>Cost of Goods Sold</b>						
<b>Capital Improvement Plan</b>						
<b>T-0523A Shepherd Durham &amp; Cross</b>						
Bill	07/31/2021	7-2021-52		Goodman Corporation	Task 1 - \$85,000	1,700.00
Bill	07/31/2021	7-2021-53		Goodman Corporation	Task 1 - \$45,000	1,350.00
Bill	07/31/2021	7-2021-54		Goodman Corporation	Task 1 - \$22,500	225.00
Bill	07/31/2021	7-2021-54		Goodman Corporation	Task 2 - \$22,500	2,925.00
Bill	07/31/2021	00325315		Jones & Carter Inc.	T0523A Shepherd Durham Grant Coordinati...	675.00
Bill	07/31/2021	00325316		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	35,351.09
Bill	07/31/2021	00325318		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	3,106.60
Bill	07/31/2021	00325319		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	54,075.20
Bill	07/31/2021	21-0741		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through July 2021	37.50
Bill	08/31/2021	8-2021-51		Goodman Corporation	Task 1 - \$85,000	1,700.00
Bill	08/31/2021	00327096		Jones & Carter Inc.	T0523A Shepherd Durham Grant Coordinati...	562.50
Bill	08/31/2021	00327097		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	850.50
Bill	08/31/2021	00327099		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	117,448.18
Bill	08/31/2021	00327100		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	6,227.37
Bill	08/31/2021	00327106		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	90,598.52
Bill	08/31/2021	21-0916		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Aug 2021	400.00
Bill	09/30/2021	9-2021-11		Goodman Corporation	Task 1 - \$45,000	900.00
Bill	09/30/2021	9-2021-12		Goodman Corporation	Task 1 - \$22,500	1,575.00
Bill	09/30/2021	9-2021-12		Goodman Corporation	Task 2 - \$22,500	2,250.00
Bill	09/30/2021	9-2021-13		Goodman Corporation	Task 1 - \$129,185	2,583.70
Bill	09/30/2021	9-2021-14		Goodman Corporation	Task 1 - \$129,185	2,558.58
Bill	09/30/2021	00328593		Jones & Carter Inc.	T0523A Shepherd Durham Grant Coordinati...	225.00
Bill	09/30/2021	00328596		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	850.50
Bill	09/30/2021	00328597		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	4,806.00
Bill	09/30/2021	00328598		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	47,759.07
Bill	09/30/2021	00328599		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	103,354.98
Bill	09/30/2021	21-0974		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Sept 2021	225.00
Total T-0523A Shepherd Durham & Cross						484,320.29
<b>T-0525 Reconst Bridges White Oa</b>						
Bill	07/31/2021	21-0742		Sanford Kuhl Hagan Kugle Parker Kahn	Canal Project	118.75
Bill	08/31/2021	21-0917		Sanford Kuhl Hagan Kugle Parker Kahn	Canal Project	287.50
Bill	09/30/2021	00328600		Jones & Carter Inc.	White Oak (North Canal Project)	2,467.50
Bill	09/30/2021	21-0975		Sanford Kuhl Hagan Kugle Parker Kahn	Canal Project	93.75
Total T-0525 Reconst Bridges White Oa						2,967.50
<b>T-0528 Streets Btw Shep &amp; Durha</b>						
Bill	07/31/2021	00325320		Jones & Carter Inc.	West Dallas Restriping	772.50
Bill	08/31/2021	00327108		Jones & Carter Inc.	West Dallas Restriping	675.00
Bill	09/30/2021	00328601		Jones & Carter Inc.	West Dallas Restriping	4,367.50
Total T-0528 Streets Btw Shep & Durha						5,815.00
<b>T-0529 Yale @ Center</b>						
Bill	08/31/2021	21-0918		Sanford Kuhl Hagan Kugle Parker Kahn	Canal Project	256.25
Total T-0529 Yale @ Center						256.25

**Memorial Heights Redevelopment Authority**  
**Profit & Loss Detail**  
**July through September 2021**

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
<b>T-0530 White Oak Bayou &amp; Memori</b>						
Bill	07/31/2021	00325321		Jones & Carter Inc.	White Oak to Memorial	772.50
Bill	08/31/2021	00327109		Jones & Carter Inc.	White Oak to Memorial	1,635.00
Total T-0530 White Oak Bayou & Memori						2,407.50
Total Capital Improvement Plan						495,766.54
Total COGS						495,766.54
Gross Profit						-492,048.03
<b>Expense</b>						
<b>Developer Reimbursement</b>						
Bill	08/31/2021	Reimbur...		Sovereign Regent Square LLC	Developer Reimbursement 2021 (Constructi...	310,126.17
Total Developer Reimbursement						310,126.17
<b>Interest Expense</b>						
Bill	08/23/2021	1001021...		Regions Corporate Trust	Debt Service Payment	492,696.46
General...	08/31/2021	CPA 22-1	*	Regions Corporate Trust	Reclass as funds being held in Debt Fund	-492,696.46
General...	09/01/2021	CPA 22-...	*	Regions Corporate Trust	Reverse of GJE CPA 22-1 -- Reclass as fun...	492,696.46
Total Interest Expense						492,696.46
<b>Payroll Expenses</b>						
<b>Payroll Taxes</b>						
Paycheck	07/30/2021	DD1001		Sherry Weesner	Direct Deposit	930.00
Paycheck	07/30/2021	DD1001		Sherry Weesner	Direct Deposit	217.50
Paycheck	07/30/2021	DD1001		Sherry Weesner	Direct Deposit	42.00
Paycheck	07/30/2021	DD1001		Sherry Weesner	Direct Deposit	243.00
Paycheck	08/31/2021	DD1002		Sherry Weesner	Direct Deposit	930.00
Paycheck	08/31/2021	DD1002		Sherry Weesner	Direct Deposit	217.50
Paycheck	08/31/2021	DD1002		Sherry Weesner	Direct Deposit	0.00
Paycheck	08/31/2021	DD1002		Sherry Weesner	Direct Deposit	0.00
Paycheck	09/30/2021	DD1003		Sherry Weesner	Direct Deposit	930.00
Paycheck	09/30/2021	DD1003		Sherry Weesner	Direct Deposit	217.50
Paycheck	09/30/2021	DD1003		Sherry Weesner	Direct Deposit	0.00
Paycheck	09/30/2021	DD1003		Sherry Weesner	Direct Deposit	0.00
Total Payroll Taxes						3,727.50
<b>Salary Payroll</b>						
Paycheck	07/30/2021	DD1001		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	08/31/2021	DD1002		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	09/30/2021	DD1003		Sherry Weesner	Direct Deposit	15,000.00
Total Salary Payroll						45,000.00
<b>Payroll Expenses - Other</b>						
Liability ...	07/29/2021			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	07/29/2021			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability ...	08/30/2021			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	08/30/2021			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability ...	09/29/2021			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	09/29/2021			QuickBooks Payroll Service	Sales Tax for TX	0.12
Paycheck	09/30/2021	DD1003		Sherry Weesner	Direct Deposit	47.15
Paycheck	09/30/2021	DD1003		Sherry Weesner	Direct Deposit	19.15
Total Payroll Expenses - Other						71.91
Total Payroll Expenses						48,799.41
<b>Program and Project Consultants</b>						
<b>Engineering Consultants</b>						
Bill	07/31/2021	00325322		Jones & Carter Inc.	Zone Wide Safety and Mobility Study - July ...	11,192.00
Bill	08/31/2021	00327095		Jones & Carter Inc.	Work Order 1 - Through Aug 27, 2021	6,415.00
Bill	08/31/2021	00327110		Jones & Carter Inc.	Zone Wide Safety and Mobility Study - Aug ...	23,806.12
Bill	08/31/2021	00327111		Jones & Carter Inc.	Zone Wide Localized Stormwater Mngt Stud...	7,055.84
Bill	09/30/2021	00328592		Jones & Carter Inc.	Work Order 1 - Through Sept 24, 2021	4,416.25
Bill	09/30/2021	00328603		Jones & Carter Inc.	Zone Wide Localized Stormwater Mngt Stud...	22,642.16
Bill	09/30/2021	00328595		Jones & Carter Inc.	Zone Wide Safety and Mobility Study - Sept ...	9,988.01
Total Engineering Consultants						85,515.38

**Memorial Heights Redevelopment Authority**  
**Profit & Loss Detail**  
**July through September 2021**

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
<b>Legal Expense</b>						
Bill	07/31/2021	21-0739		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through July 2021	3,652.06
Bill	07/31/2021	21-0740		Sanford Kuhl Hagan Kugle Parker Kahn	Regents Square GID	287.50
Bill	08/31/2021	21-0915		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Aug 2021	3,430.80
Bill	09/30/2021	21-0972		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Sept 2021	4,638.34
Bill	09/30/2021	21-0973		Sanford Kuhl Hagan Kugle Parker Kahn	Regents Square GID	81.25
Total Legal Expense						12,089.95
<b>Planning Consultants</b>						
Bill	08/31/2021	8-2021-52		Goodman Corporation	Task 1 - \$15,000	578.45
Bill	09/30/2021	9-2021-20		Goodman Corporation	Task 1 - \$15,000	728.85
Total Planning Consultants						1,307.30
Total Program and Project Consultants						98,912.63
<b>TIRZ Administration &amp; Overhead</b>						
<b>Accounting</b>						
Bill	08/31/2021	2228		The Morton Accounting Services	July and August CPA Services	4,135.67
Total Accounting						4,135.67
<b>Administration</b>						
Bill	08/31/2021	21-0914		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through August 2021	990.00
Paycheck	09/30/2021	DD1003		Sherry Weesner	Direct Deposit	350.00
Bill	09/30/2021	21-0971		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through September 2021	1,010.00
Total Administration						2,350.00
<b>Auditing</b>						
Bill	08/31/2021	2021 Au...		McCall Gibson Swedlund Barfoot PLLC	2021 Audit Interim	6,500.00
Total Auditing						6,500.00
<b>Office Expenses</b>						
<b>Bank Service Charges</b>						
Check	07/31/2021				Service Charge	73.46
Check	07/31/2021				Service Charge	20.00
Check	08/17/2021				Service Charge	35.00
Check	08/31/2021				Service Charge	20.00
Check	08/31/2021				Service Charge	21.40
Check	09/17/2021				Service Charge	40.30
Deposit	09/17/2021				Service Charge Reversal	-40.00
Check	09/30/2021				Service Charge	20.00
Total Bank Service Charges						190.16
Total Office Expenses						190.16
<b>Tax Consultant</b>						
Bill	07/01/2021	57140		Equi Tax Inc.	July - Dec 2021 Tax Consulting	1,730.40
Total Tax Consultant						1,730.40
Total TIRZ Administration & Overhead						14,906.23
Total Expense						965,440.90
Net Ordinary Income						-1,457,488.93
<b>Net Income</b>						<b>-1,457,488.93</b>

**TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE  
CITY OF HOUSTON, TEXAS**

**MEMORIAL HEIGHTS ZONE**

Eighth Amended  
Project Plan and Reinvestment Zone Financing Plan

December 2021

REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS  
 MEMORIAL HEIGHTS ZONE  
 Part I – Eighth Amended Project Plan and Reinvestment Zone Financing Plan

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**Introduction**

The Project Plan and Reinvestment Zone Financing Plan and amendments (“Plans”) for Reinvestment Zone Number Five, City of Houston, Texas (“Zone”) sets forth goals, expectations, and redevelopment plans and programs to create and support an environment attractive to private investment in the greater Heights and Memorial Heights areas, and in portions of the Buffalo Bayou and the White Oak Bayou inner loop recreational corridor, the Washington Avenue corridor and the Westcott Street corridor. The intent of the Plans is to implement improvements that will result in the long-term stability and viability of the area.

The City of Houston, Texas (the “City”) created the Zone on December 18, 1996, by Ordinance No. 96-1337 to facilitate the master-planned, mixed-use, residential redevelopment of approximately 112 acres bounded generally by Washington Avenue, Washington Cemetery, Memorial Drive, and Heights Boulevard. The City adopted a Project Plan and Reinvestment Zone Financing Plan for the Zone on May 21, 1997 by Ordinance No. 1997-594 (“Part A Plan”). In the Part A Plan, two alternatives were identified that were predicated on the relocation/abandonment of an existing rail spur. Because the rail spur was not abandoned within a time frame that would allow the development contemplated, the City amended the Project Plan and Reinvestment Zone Financing Plan for the Zone on August 11, 1999 by City Council by Ordinance No. 1999-823 (“Part B Plan”). On October 10, 2007, the City approved the annexation of approximately 800 acres into the Zone by Ordinance No. 2007-1142, and approved the Second Amended Project Plan and Reinvestment Zone Financing Plan for the Zone by Ordinance No. 2008-784 (“Part C Plan”). On December 17, 2008, the City approved a second annexation of 38.4 acres into the Zone by Ordinance No. 2008-1204, for a proposed mixed-use development. On March 25, 2009, the City approved a third annexation of .10 acres consisting of sidewalk/public trail access easements into the Zone’s boundaries by Ordinance No. 2009-235. On April 8, 2009, the City approved the Third Amended Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 2009-299 (“Part D Plan”). On December 8, 2010, the City approved the Fourth Amended Project Plan and Reinvestment Zone Financing Plan for the Zone by Ordinance No. 2010-997 (“Part E Plan). On October 26, 2011, the City, by Ordinance 2011-0907, reduced the boundaries of the Zone by 253 acres. On the same day, the City, by Ordinance 2011-0908, approved the Fifth Amended Project Plan for the Zone (“Part F Plan”). On November 4, 2015, the City approved a fourth annexation of 762.92 acres into the Zone and approved the Sixth Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (“Part G Plan”) by Ordinance No. 2015-1047 and Ordinance No. 2015-1048, respectively. On December 19, 2018, the City, by Ordinance No. 2018-1022

extended the duration of Zone to December 31, 2048, and approved the Seventh Amended Project Plan and Reinvestment Financing Plan for the Zone (the “Part H Plan”).

### **Section One:**

**The Part A Plan:** The Part A Plan covered approximately 112 acres bounded generally by Washington Avenue, Washington Cemetery, Memorial Drive, and Heights Boulevard (the “Original Area”). The Part A Plan contemplated the financing and management tools needed to help alleviate blight, deteriorated site conditions, relieve obsolete platting; and encourage sound growth of residential development and supporting uses within the Zone. The aforementioned goals were to be achieved primarily through the financing of:

- Real property assemblage and associated costs
- Environmental remediation
- Public utilities including water, sewer, and drainage facilities
- Utility Impact Fees
- Paving
- Landscaping
- Improvements to Spotts Park
- Intersection improvements
- Pedestrian Bridge and improvements to tie into Houston Bikeways/Memorial Trail system.

Much of what was formerly vacant land previously occupied by industrial uses has been converted into high-density residential and commercial development. This development, which occurred within the Original Area, acted as a catalyst for additional redevelopment throughout the surrounding area.

**The Part B Plan:** The Part B Plan both restated and further defined the fundamental goals and objectives identified in the Part A Plan. However, the primary intent of the Part B Plan was to reflect the inclusion of Houston Independent School District’s (“HISD”) participation in the Zone which ended in 2016.

**The Part C Plan:** The Second Amendment to the Plans included provisions for a Zone area expansion and projects for the enhancement of and improvements to the newly annexed public land. The geographic area covered by the Part C Plan includes the areas covered by the Part A Plan and Part B Plan, as well as the recently annexed 800 acres of land (the “2007 Annexation Area”).

**The Part D Plan:** The Third Amended Project Plan included provisions for a Zone area expansion and projects for the enhancement of and improvements to the newly annexed territory. The geographic area covered by the Part D Plan includes the areas covered by the Part A Plan, Part B Plan, and Part C Plan, as well as the approximately 39 acres of land annexed at Regent Square (the “2008 Annexation Area”) and sidewalk/trail easements at Studemont Street and Memorial Drive (the “2009 Annexation Area”). Public improvements in the Part D Plan related to the original goals of the Zone.

**The Part E Plan:** The Part E Plan included provisions in anticipation of funds associated with extending the duration of the Zone. The additional funds derived from the Part E Plan were to be utilized for public improvement project costs consistent with the Part A Plan, Part B Plan, Part C Plan, and Part D Plan.

**The Part F Plan:** The Part F Plan provided for enhancement of and improvements in the Zone and reduced the boundaries of the Zone by approximately 253 acres of land (the “2011 De-annexation Area”) that was previously included in the Part A Plan, Part B Plan, Part C Plan, Part D Plan, and Part E Plan. Additionally, funding increased from previous Plans by \$60,000,000 for project costs including public utilities, public right-of-way improvements, parks, pedestrian bridges, hike and bike trails and land acquisition. A new project category was included in the Part F Plan provisions for the design and construction of flood remediation infrastructure improvements.

**The Part G Plan:** The Part G Plan provided for a Zone area expansion and projects for the enhancement of and improvements to the newly annexed 762.92 acres of land (the “2015 Annexation Area”). The geographical area covered by the Part G Plan includes the areas covered by the Part A Plan, Part B Plan, Part C Plan, Part D Plan, Part E Plan, and Part F Plan. The Part G Plan emphasized roadway and street reconstruction projects, storm water management, repair and replacement of drainage systems, design and construction of new storm water utility systems, detention basins, and other improvements proven to reduce volumes of runoff from drainage areas. The Part A Plan, Part B Plan, Part C Plan, Part D Plan, Part E Plan, and Part F Plan, combined with Part G Plan, provided the tools needed to help alleviate blight, deteriorated street and site conditions, obsolete public services and facilities conditions that endanger public safety and encouraged the sound growth of residential retail, and commercial development within Zone.

**The Part H Plan:** The Part H Plan provided for the extension of the duration of the Zone in order to finance the design and construction of roadway and mobility improvements along Shepherd Drive and Durham Drive between I-610, enhancement infrastructure projects, multi-modal connectivity, and community enhancement infrastructure improvements. Together, the Part A Plan, Part B Plan, Part C Plan, Part D Plan, Part E Plan, Part F Plan, and Part G Plan, combined with the Part H Plan, provided the necessary tools to alleviate blight, deteriorated street and site conditions, and obsolete public services and facilities, conditions that endanger public safety, while encouraging sound growth of residential, retail, and commercial development within the Zone.

The Zone and the City now desire to amend the Zone’s Project Plan and Reinvestment Zone Financing Plan as described herein (the “Part I Plan”).

## **Section Two:**

**The Part I Plan:** The Part I Plan provides for a Zone area expansion and projects for the enhancement of and improvements to the newly annexed \_\_\_\_\_ acres of land (the “2021 Annexation Area”). The geographical area covered by the Part I Plan includes the areas covered by the Part A Plan, Part B Plan, Part C Plan, Part D Plan, Part E Plan, Part F Plan, Part G Plan, and Part H Plan. Emphasis will be placed on roadway and street construction projects, including construction, reconstruction and other improvements to streets and corridors to improve or provide connectivity to and through the Zone area; storm water management; repair and replacement of



drainage systems; design and construction of new storm water utility systems, detention basins, other improvements proven to reduce volume of runoff from drainage areas; and pedestrian, bicycle, and trail improvement projects, including safety and wayfinding improvements. Together, the Part A Plan, Part B Plan, Part C Plan, Part D Plan, Part E Plan, Part F Plan, Part G Plan, and Part H Plan, combined with Part I Plan, provide the necessary tools to alleviate blight, deteriorated street and site conditions, and obsolete public services and facilities, conditions that endanger public safety, while encouraging sound growth of residential, retail, and commercial development within the Zone.

### **Proposed Goals for Improvements in the Zone:**

Goals: Public improvements proposed in the Part I Plan relate to the original goals of the Zone in the Part A Plan, Part B Plan, Part C Plan, Part D Plan, Part E Plan, Part F Plan, Part G Plan and Part H Plan, and are as follows.

The Part I Plan provides for the enhancements and improvements to the \_\_\_\_\_ acres of land annexed into the Zone by separate ordinance in conjunction with the Part I Plan. The Part I plan consists of (i) the 2021 Annexation, (ii) a summary of redevelopment efforts of the Zone, (iii) a restatement of the redevelopment goals for the Zone, (iv) the redesignation of the Zone's project cost categories and allocations to align with current goals, and (v) the anticipated use of expenditures for the cost of operating the Zone and project facilities.

#### **Goal 1: Infrastructure Improvements:**

Public streets and public utility systems are required to create an environment that will stimulate private investment in retail, residential, and multi-family developments. Reconstruction (major and minor) of key streets and utility systems will be undertaken to enhance the level of service in the area, improve functionality, replace aged facilities, and increase aesthetics. All roadway improvements will be integrated with street reconstruction projects of the City and others, as needed, and where possible, include elements not included in those programs.

#### **Goal 2: Parks and Related Amenities:**

The creation of pedestrian-friendly safe environments, public open green space, and access and egress improvements including land acquisition, dedication of public easements, parking, and the construction of enhancements with an emphasis on the watershed of the Lower White Oak Bayou. All improvements will be integrated with adjacent land uses and provide upgrades focused on connectivity, pedestrian safety, and the visual environment.

#### **Goal 3: Non-Vehicular/Multi-Modal Transportation Systems:**

Development of on-road and off-road hike and bikeways and trails including sidewalks, pedestrian bridges, lighting, street trees, landscaping, wayfinding signage, benches, street furniture, public art and other pedestrian amenities. Improvements include establishment of both on-street and off-street hike and bike lanes where adequate right-of-way/public easements are available, widening of existing sidewalks/roadway bridge decks to accommodate both pedestrians and bicyclists, and modification of lane design within existing pavement.

Goal 4: Cultural and Public Facilities:

Efforts to enhance the quality of life of area residents through the rehabilitation of cultural and public facilities are anticipated.

Goal 5: Drainage and Detention Facilities:

The construction of flood mitigation utility systems, primarily located on the White Oak and Little White Oak Bayous and watersheds continue as a primary goal of the Plan. Also included are the design and construction of new storm water systems, detention basins, channel and environmental/ecological restoration projects and reclamation.

Goal 6: Enhance Local Parking Opportunities and the Associated Pedestrian-Friendly Environment:

The character and development patterns that make Zone and the surrounding area attractive as a distinctive community also limit parking opportunities. Similarly, the pedestrian experience limits the likelihood that those traveling to Zone would take full advantage of retail and dining opportunities. The Zone proposes to coordinate with public partners as well as private investment. The Zone will further support improvements to sidewalks, lighting, signage, street trees, landscaping, benches, and other pedestrian amenities that are designed to enhance the local walking experience and encourage guests to spend an extended period visiting a larger number of venues. The construction of parking and improved pedestrian systems, including ADA-compliant ramps, also will benefit pedestrian safety and mobility, enhance the visual environment and provide connectivity and reinforce the existing community framework of small urban neighborhoods.

**Project Plan and Reinvestment Zone Financing Plan for the Zone**

**A. Project Plan**

Existing Uses of Land (Texas Tax Code §311.011(b)(1)): Map 1 (attached) depicts the existing land and proposed uses in the Zone. The existing and proposed land uses include multi-family residential, commercial, office, public and institutional, transportation and utility, park and open spaces, and undeveloped land uses.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and other Municipal Ordinances (Texas Tax Code §311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

Estimated Non-Project Costs (Texas Tax Code §311.011(b)(3)): Resolution 1997-0001, adopted by City Council on January 8, 1997, created the Memorial Heights Public Improvement District ("PID"). The viability of submitting to City Council a PID Assessment has been discussed among single family and multi-family residents within the original boundaries of the Zone. No assessment rate or collection amount is known at this time.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code §311.011(b)(4)): It is not anticipated that any residents will be displaced by any of the projects to be undertaken in the Zone.

**B. Reinvestment Zone Financing Plan**

Estimated Project Costs (Texas Tax Code §311.011(c)(1)): Exhibit 1 (attached) details the proposed public improvement and administrative project costs. The dollar amounts are approximate and may be amended from time to time by City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit 1. The estimated project descriptions in the Part A Plan, Part B Plan, Part C Plan, Part D Plan, Part E Plan, Part F Plan, Part G Plan and Part H Plan remain valid for those projects at this time.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed in the Zone (Texas Tax Code §311.011(c)(2)): These details are described throughout the Part I Plan.

Economic Feasibility (Texas Tax Code §311.011(c)(3)): An economic feasibility study was completed for the Memorial Heights area in 1996 by CDS Market Research. The study documents the economic potential of the Zone. Exhibits 2A through 2F constitute incremental revenue estimates for the Zone. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the Zone. The Plan estimates total project costs of \$ \_\_\_\_\_. The Zone and the City find and determine that the Part A Plan, Part B Plan, Part C Plan, Part D Plan, Part E Plan, Part F Plan, Part G Plan, Part H Plan and Part I Plan are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code §311.011(c)(4), §311.011(c)(5)): Issuance of notes and bonds by the Zone will occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code §311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. Tax Year 1997 was the base year for the Zone, and Tax Year 2048 is the scheduled termination date. As outlined in Exhibits 2A through 2F, at least \$ \_\_\_\_\_ of increment is estimated to be generated by the Zone for use in funding project costs. This figure is calculated using an estimated collection rate of 98% and a City contribution of \$0.588310/\$100 of assessed valuation in the Original Area, the 2007 Annexation Area, the 2008 Annexation Area, the 2009 Annexation Area, the 2015 Annexation Area, and the 2021 Annexation Area. HISD participation in the Zone terminated in Tax Year 2016. No increment generated by the 2011 De-Annexation Area part of the financing plan.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): As of October 2021, the current projected appraised value of taxable real property in the Zone is \$\_\_\_\_\_.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code §311.011(c)(8)): The estimated captured appraised value for the remaining duration of the Zone is set forth in Exhibit 2.

Zone Duration (Texas Tax Code §311.011(c)(9)): When initially created by City Council on December 10, 1997, the term of the Zone its duration was established at 20 years. Due to the magnitude of development within and adjacent to the Zone and the increased demand on the already-distressed infrastructure, City Council extended the duration of the Zone to December 31, 2029 on December 8, 2010. Due to expansion of the Zone's projects, City Council extended the duration of the Zone to December 31, 2048 on December 19, 2018.

## MAPS AND EXHIBITS

Map 1 – Proposed Annexation Map

Map 2 – Proposed Annexation and Existing Land Use Map

Exhibit 1 – Project Cost Schedule

Exhibit 2 – Net Revenue Schedule

Exhibit 2A – Revenue Schedule – City of Houston Original Area 1996

Exhibit 2B – Revenue Schedule – City of Houston Annexed Area 2007

Exhibit 2C – Revenue Schedule – City of Houston Annexed Area 2008

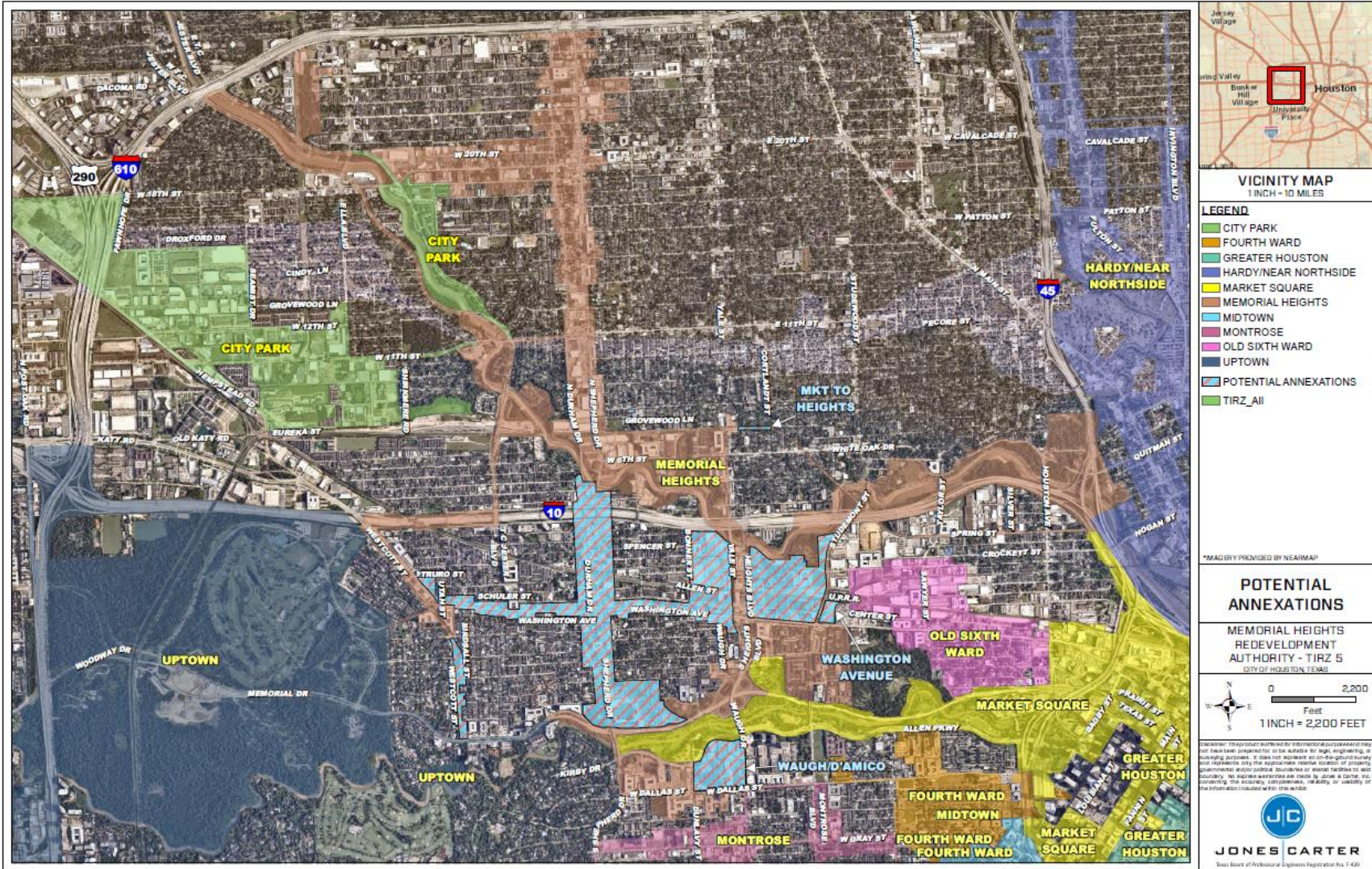
Exhibit 2D – Revenue Schedule – City of Houston Annexed Area 2009

Exhibit 2E – Revenue Schedule – City of Houston Annexed Area 2015

Exhibit 2F- Revenue Schedule – City of Houston Annexed Area 2021



# Proposed Annexation Map



**Date:** October 15, 2021  
**To:** City of Houston Economic Development Department  
**From:** Sherry Weesner, P.E. – President, MHRA  
**Subject:** TIRZ 5 Boundary Expansion

The Memorial Heights Redevelopment Authority (MHRA) and Tax Increment Reinvestment Zone Number 5 (TIRZ 5) are currently in the process of undertaking several significant capital projects. These include:

- The reconstruction of Shepherd, Durham, and select cross-streets from LP 610 to IH 10;
- A series of multimodal safety improvement projects to better connect the Heights – MKT Trail, White Oak Bayou Trail, and Buffalo Bayou Trail systems; and
- Safety improvements at the intersection of Yale Street and Center Street.

To accomplish these projects the MHRA has been successful in the pursuit of over \$65 million in discretionary grant funding through a variety of grant programs. The MHRA has also recently been successful in the development of a \$700,000 City-submitted grant application to fund a planning and preliminary engineering study to examine the entirety of the Washington/Wescott and Center Corridor, from approximately IH 10 to Bagby Street. These projects and studies have led to the consideration of a TIRZ boundary expansion in the following areas, for the following reasons:

**Shepherd / Durham Corridors from IH 10 to Memorial Drive:** The MHRA is currently rehabilitating the corridor north of these limits while the City is currently reconstructing the segment from Dickson to Washington Streets. The inclusion of the TIRZ 5 boundary to encompass the entirety of this area will allow the MHRA to rehabilitate this area comprehensively and ‘fill in the gaps’ between existing projects. This connects areas that are already in the Zone and will enable a continuous and safe multimodal north-south connection.

**Washington & Center Corridors from Westcott to Old Sixth Ward TIRZ Boundary (TIRZ 13):** The grant funded Washington/Wescott Corridor planning and preliminary engineering effort will identify solutions to remedy transportation safety issues which are currently present along the Washington Corridor - nearly the entire corridor is on the City of Houston’s High Injury Network with 36 bicycle/pedestrian crashes and two (2) pedestrian fatalities occurring between 2015 and 2019. Additionally, the corridor requires rehabilitation from the perspective of stormwater infrastructure and general pavement condition. From a functional mobility perspective, Center Street is used frequently as an alternate and parallel route to Washington and should be included so that both roadways can be improved and used collectively as a system. Inclusion of the corridors within the TIRZ 5 boundaries will ensure that the entirety of the corridor will be within TIRZ 3, 5, and 13, allowing for the three TIRZ to work jointly towards the improvement of the corridor as a whole.

**MKT at Heights Trail Segment:** The MKT is an important alternative transportation facility for the Zone. Incorporating this segment of the MKT Trail into the TIRZ 5 boundaries will support the TIRZ’s efforts to complete safety improvements and wayfinding along this segment of the trail network. The MHRA is currently designing improvements along the MKT.

**Waugh Drive from Memorial Drive to Dallas Street:** The City Public Works and Engineering Department has an ongoing project to improve Waugh Drive south of Dallas Street to include a dedicated bicycle facility. Expansion of the TIRZ 5 boundary in this area will allow the MHRA to build from the City's project and extend a connection to Allen Parkway and the Buffalo Bayou Trail system.

**Westcott Street from Rose Street to Memorial Drive:** The City Public Works and Engineering Department is currently working to rehabilitate the existing roundabout at Westcott and Arnot Streets. There is an interest in exploring concepts to modify the lane configuration of the roundabout to improve safety for all users. Solutions may require the completion of traffic studies and improvements which require the extension of work south of the roundabout. The TIRZ 5 boundary will require an expansion to enable participation in elements of these future projects.



## Memorial Heights Redevelopment Authority/TIRZ No. 5 Project Update – October 20, 2021



JC WA	Project Name	CIP Project Number	Status	Work Completed Since September 2021 Board Meeting	Work Anticipated in the Next Month
WA#1	General Consultation	-	In Progress	<ul style="list-style-type: none"> <li>Updated and maintained master schedule.</li> <li>Updated Story Map</li> <li>Prepared maps and documents for potential annexations.</li> <li>Prepared for meetings.</li> </ul>	<ul style="list-style-type: none"> <li>Update COH MWDBE Database for all active CIP projects.</li> <li>Support potential annexation process.</li> <li>Maintain project list and Story Map, as needed.</li> <li>Update and maintain master schedule.</li> </ul>
WA#7	Heights Boulevard Safety Improvements	T-0527	Active Design	<ul style="list-style-type: none"> <li>Received final approved plans.</li> </ul>	<ul style="list-style-type: none"> <li>Advertise and bid</li> </ul>
WA#8	North Canal Project	T-0525	Planning	<ul style="list-style-type: none"> <li>Provided comments on existing drainage model.</li> </ul>	<ul style="list-style-type: none"> <li>Continue coordination with COH, as needed</li> <li>Meet with TxDOT and HCFC, as needed.</li> </ul>
T-0523A-WA#1	Shepherd and Durham Grant Coordination	T-0523A	Planning	<ul style="list-style-type: none"> <li>Received approval to advertise and bid from FHWA.</li> </ul>	<ul style="list-style-type: none"> <li>Continued support of grant administration.</li> </ul>
T-0523A-WA#2	Shepherd and Durham PER	T-0523A	Active Design	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>Close out.</li> </ul>
T-0523A-WA#3	Shepherd and Durham - Phase 1 Final Design	T-0523A	Active Design	<ul style="list-style-type: none"> <li>Advertised for bidding.</li> <li>Conducted Pre-Bid Conference on 10/07/2021.</li> <li>Issued Addendums and received bids on 10/20/2021.</li> </ul>	<ul style="list-style-type: none"> <li>Tabulate bids.</li> <li>Submit recommendation of award.</li> <li>Continue coordination with CenterPoint and AT&amp;T regarding their facilities.</li> </ul>
T-0523A-WA#4	Shepherd Durham Phase 2 Accelerated Tasks	T-0523A	Active Design	<ul style="list-style-type: none"> <li>Continued coordination with AT&amp;T and CenterPoint for utility relocations and adjustments.</li> <li>Continued geotechnical investigation</li> </ul>	<ul style="list-style-type: none"> <li>Continue coordination with CenterPoint and AT&amp;T regarding their facilities.</li> <li>Continue geotechnical investigation and receive draft report.</li> </ul>
T-0523A-WA#5	Shepherd Durham - Phase 2 Final Design	T-0523A	Active Design	<ul style="list-style-type: none"> <li>Continued roadway and drainage design.</li> <li>Continued survey updates.</li> <li>Received final water and wastewater recommendations from HPW.</li> </ul>	<ul style="list-style-type: none"> <li>Continue roadway and drainage design.</li> <li>Complete survey updates.</li> <li>Begin water and wastewater design.</li> </ul>
T-0523A-WA#6	Shepherd Durham - Phase 1 Construction	T-0523A	Construction	<ul style="list-style-type: none"> <li>Awaiting bids.</li> </ul>	<ul style="list-style-type: none"> <li>Anticipate Board approval of bidder in November.</li> </ul>
T-0528-WA#1	West Dallas Restriping	T-0528	Active Design	<ul style="list-style-type: none"> <li>Coordinate with HPW for signatures.</li> </ul>	<ul style="list-style-type: none"> <li>Receive approved plans.</li> <li>Advertise and prepare to bid project.</li> </ul>
T-0530-WA#1	White Oak Bayou Trail Connection	T-0530	Active Design	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>Advertise and prepare to bid project.</li> </ul>
T-0532-WA#1	Zone Wide Safety and Mobility Study	T-0532	Planning	<ul style="list-style-type: none"> <li>Continued analysis of data.</li> <li>Updated project maps.</li> <li>Began report text.</li> </ul>	<ul style="list-style-type: none"> <li>Complete maps.</li> <li>Complete prioritization.</li> <li>Complete report.</li> </ul>
T-0533-WA#1	Zone Wide Drainage Study	T-0533	Planning	<ul style="list-style-type: none"> <li>Completed data collection.</li> <li>Updated project maps.</li> <li>Updated preliminary models.</li> </ul>	<ul style="list-style-type: none"> <li>Complete models.</li> <li>Prepare mapping.</li> <li>Prepare report.</li> </ul>

**Memorial Heights Redevelopment Authority (TIRZ No. 5)**

**The Goodman Corporation Work Authorization No. 3 – General Planning Support**

This WORK AUTHORIZATION authorizes consultant services to be performed by THE GOODMAN CORPORATION (the “CONSULTANT”) pursuant to the Agreement for Services (“AGREEMENT”) between the CONSULTANT and MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY/ TIRZ NO. 5 (“MHRA”). Unless otherwise defined herein, all capitalized terms used in this WORK AUTHORIZATION are defined in the Agreement.

This WORK AUTHORIZATION consists of the following:

- 1.0 PROJECT DESCRIPTION: The CONSULTANT shall support MHRA with general planning assistance to include infrastructure/financial planning and identifying funding opportunities.
- 2.0 SCOPE OF SERVICES: The CONSULTANT shall provide assistance in infrastructure, capital improvement and financial planning, including the identification of discretionary funding opportunities for various TIRZ initiatives. To support the activities listed above, the CONSULTANT will draft memoranda and presentations as needed, attend meetings, monitor applicable funding opportunities, and prepare grant applications as possible within the budget allocated within this WORK AUTHORIZATION.
- 3.0 FEE AND PAYMENT: The CONSULTANT shall complete the tasks in this WORK AUTHORIZATION on an hourly basis not to exceed \$15,000, for a total of \$30,000 [\$15,000 previously allocated within the WORK AUTHORIZATION]. Rates are provided in Attachment B.
- 4.0 PROJECT SCHEDULE: The schedule for this work is to be determined.

**IN WITNESS WHEREOF**, the parties have executed this TASK ORDER as of \_\_\_\_\_, 20\_\_.

**MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**THE GOODMAN CORPORATION**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Exhibit B: The Goodman Corporation's Hourly Rates**

These rates are effective as of January 2021. Subject to annual revision in January 2022.

CATEGORY	RATE
Admin I	\$92.55
Associate II	\$112.61
Associate III	\$115.69
Senior Associate I	\$123.40
Senior Associate II	\$138.83
Senior Associate III	\$158.88
Principal I	\$177.39
Principal II	\$208.24
Principal III	\$231.38
Engineer II	\$154.25
Senior Engineer	\$192.82
Principal Engineer	\$215.96

## APPARENT LOW BIDDERS

### MHRA Shepherd, Durham, and Selected Cross Street Reconstruction Project - Phase 1

ID: T-0523A

Bid Summary	
Engineers Estimate	\$46,250,000
Total Bids	4
AMLT \$	\$392,222.21
AMLT %	0.78%
Average Bid	\$51,771,583.09

	Bidder	BASE BID
1	SER Construction Partners, LLC <i>Submitted: 10/20/2021 1:56:49 PM</i>	\$50,431,020.89
2	Main Lane Industries, Ltd. <i>Submitted: 10/20/2021 1:30:52 PM</i>	\$50,823,243.10
3	Harper Brothers Construction <i>Submitted: 10/20/2021 1:59:34 PM</i>	\$50,990,677.72
4	Total Contracting Limited <i>Submitted: 10/20/2021 1:57:26 PM</i>	\$54,841,390.66

Bids opened at: 10/20/2021 2:02:47 PM