

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

FEBRUARY 23, 2023

REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
TIRZ NO. 5
MEETING OF FEBRUARY 23, 2023**

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MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
Director Attendance Record

MEETING DATE	A. LENTS	A. COLOM	B. BROWN	J. HALE-HARRIS	C. MANRIQUEZ	R. STEIN	M. PIERRE	M. ZEVE
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	Y	X	Y	Y	Y	Y	Y	
12/09/21	Y	Y	Y	Y	Y	Y	X	
04/28/22	Y	Y	Y	Y	X	Y	X	
07/14/22	Y	Y		Y	Y	Y	X	Y
09/22/22	Y	Y		X	Y	Y	X	X
10/27/22	Y	X		Y	Y	Y	X	Y
12/08/22	Y	Y		X	Y	Y	X	Y

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 IN-PERSON AND
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, FEBRUARY 23, 2022, at 10:00 A.M., at 1980 POST OAK BOULEVARD, SUITE 1380, HOUSTON, TEXAS 77056**, outside the boundaries of the Zone. 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 Audrey Lyons at alyons@sklaw.us.

TO ATTEND VIA VIDEO:

Link: <https://us02web.zoom.us/j/87069126121?pwd=cXk3TmQrY0NOUFR1eFIZYTM2Y0xXQT09>

Meeting ID: 870 6912 6121

Passcode: 489823

TO ATTEND VIA AUDIO ONLY:

Dial: 1-346-248-7799

Meeting ID: 870 6912 6121

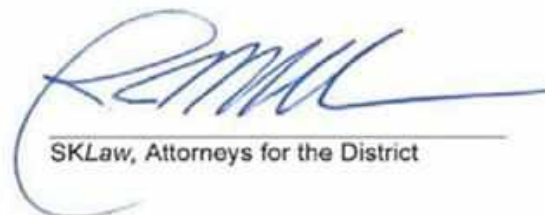
Passcode: 489823

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

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 December 8, 2022; **4**
 - ii) Approve Zone minutes of December 8, 2022; **8**
 - b. **Financial matters (Authority only):**
 - i) Receive Financial Report Summary, including account and fund activity statements; **12**
 - ii) Receive investment report; **28**
3. **CHAIR REPORT (Authority only):**
4. **PRESIDENT REPORT (Authority only):**
 - a. Hanover update and construction audit;
 - i) Approve engagement letter for reimbursement audit [MGSB]; **29**
 - b. Authorize METRO Letter of Support for Transportation Corridor Designation for Shepherd, Durham, Washington, Westcott and Studemont;
5. **FINANCIAL MATTERS (Authority only):**
 - a. Authorize payment of invoices;
 - b. Authorize preparation of budget for fiscal year ending June 30, 2024;
 - c. Authorize other appropriate action;
6. **PROJECTS AND ENGINEERING (Authority only): 33**
 - A. **PROJECTS IN CONSTRUCTION:**
 - a. **Heights Boulevard Bicycle and Pedestrian Safety Improvements, West Dallas Restriping, Trail Segment between White Oak Bayou and Memorial Park [CIP Project T-0531] [Teamwork Construction Services]:**
 - i) Update on project construction;
 - b. **Shepherd/Durham and Selected Cross Streets - Phase 1 [CIP Project T-0523A] [SER Construction Partners, LLC]:**
 - i) Update on project construction;
 - ii) Discuss and approve changes to project management contract; **34**

- B. PROJECTS IN DESIGN:**
 - a. **North Canal Project** [CIP Project T-0525]:
 - i) Update on project development; **35**
 - b. **Yale and Center Street Intersection** [CIP Project T-0529]:
 - i) Update on project development; **37**
 - c. **19th and Beall Area Pedestrian Safety Improvements** [CIP Project T-0534]:
 - i) Update on project development; **38**
 - d. **Shepherd/Durham and Selected Cross Streets - Phase 2** [CIP Project T-0523A]:
 - i) Update on project development;
 - ii) Right of Way acquisition services:
 - 1. Approve TGC Work Authorization No. 11; **39**
 - e. **Little Thicket** [CIP Project T-0521]:
 - i) Update on project development; **48**
- C. GRANT APPLICATIONS: 49**
 - a. White Oak at Greenleaf; **50**
 - b. Waugh Drive and South Heights Boulevard Safety Improvements [CIP Project T-535]:
 - i) Traffic Study and Warrant Analysis: **51**
 - 1. Approve TGC Work Authorization No. 10; **52**
 - c. West 11th Street Trail Extension Nashua to Ella; **55**
 - d. TIRZ 5 and Surrounding Area Planning Study; **56**
 - e. Authorize other appropriate action;
- D. OTHER ITEMS:**
 - a. Approve project pay estimates or change orders, or other design, construction, or management contract administration items, and authorize other appropriate action; **57**
- 7. **COMMUNICATIONS** (*Authority only*):
 - a. Receive update from Communications Committee;
 - b. Discuss website accessibility improvements;
 - c. Authorize appropriate action;
- 8. **ATTORNEY MATTERS** (*Authority only*):
 - a. Litigation update:
 - i) Authorize appropriate action;
- 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 District

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

DECEMBER 8, 2022

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 8th day of December, 2022, 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
Christopher David Manriquez	Director
Dr. Robert Stein	Director
Marvin Pierre	Director
Matt Zeve	Director

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

Also present at the meeting were Sherry Weesner, President of the Authority; Matt Kainer and Kristen Hennings of Quiddity-1, Inc. (“Quiddity”); Jim Webb of The Goodman Corporation (“TGC”); Melissa Morton of The Morton Accounting Services (“TMAS”); Emmanuel Nunez; Aaron Moore; George Frey; Mark Williamson; Kevin Strickland; Chris Huddleston; Allison Newport; Marie Carlisle; and John Kuhl and Audrey Lyons 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.

Chair Lents advised that due to time constraints for the meeting today, certain items on the agenda that require specific action will be taken up first, and the written order of the agenda will not be followed. She noted, however, that all agenda items will be covered.

Receive comments or questions from the public

The Board first received comments and questions from the public.

Mr. Nunez thanked the Authority for its work in the community. He then addressed the Board in support of a possible Patterson Street Bridge. He suggested that recent discussions with TXDOT indicate receptivity for the Authority to conduct related feasibility studies, and to conduct other possible corridor related project studies impacting trail connectivity, safety, and mobility. He then reviewed a list of supporters for the possible projects.

Chair Lents thanked Mr. Nunez for his presentation, noting the projects mentioned are under consideration. She advised that Ms. Weesner will continue to provide related updates.

Mr. Frey advised that he is a member of Super Neighborhood 14 – Lazybrook/Timbergrove. He then addressed the Board regarding ongoing support for improvements to Little Thicket Park. He also expressed support for 18th, 19th, and 20th Street redevelopment work related to Bayou area enhancements, and 11th Street improvements west of Shepherd/Durham.

Chair Lents also thanked Mr. Frey for his comments. She and Director Stein advised that the support efforts should also, and predominately, be directed to the City of Houston (the "City"). Chair Lents again expressed appreciation for the input, advising that this dialogue with the community helps refine area improvement needs.

CONSENT AGENDA

- a. Approve Authority minutes of October 27, 2022;
- b. Receive Developer Reports;
- c. Receive Financial Report Summary and Quarterly Investment Report;

Upon motion by Director Zeve, seconded by Director Stein, and after full discussion, the Board voted unanimously to approve the Consent Agenda items.

CHAIR AND PRESIDENT REPORT

Update on COH action pertaining to Project Plan and Reinvestment Zone Financing Plan [8th Amendment]

Chair Lents discussed the City's general actions for 2022 on TIRZ expansions and projects. She advised that after meeting with representatives of the City, the possible annexation of additional areas along the Washington corridor will not occur this year. Instead, she advised that a number of specific projects remain under discussion.

Ratify approval of Agreement for Continuing Disclosure Services

Ms. Weesner reviewed with the Board an extension of the Agreement for Continuing Disclosure Services by Masterson Advisors LLC.

Upon motion by Director Stein, seconded by Vice Chair Colom, and after full discussion, the Board voted unanimously to ratify approval of the extended Agreement, and authorize execution by the President.

Approve TGC Work Authorization No. 3 Amendment No. 3 [General Planning Support]

Ms. Weesner discussed the need for expanded general planning services from TGC. Mr. Webb reviewed Work Authorization No. 3, Amendment No. 3, for such services.

Upon motion by Director Zeve, seconded by Vice Chair Colom, and after full discussion, the Board voted unanimously to approve TGC Work Authorization No. 3, Amendment No. 3, for general planning support.

Review potential projects

Ms. Weesner then reviewed a list of potential Authority projects, noting the list is for preliminary evaluation and analysis purposes only. She advised that any such project will require future requisite approvals and funding determinations.

FINANCIAL MATTERS

Receive Finance Committee Report

Ms. Weesner next reported to the Board on financial matters.

Authorize Payment of Invoices

The Board next reviewed the invoices submitted for payment. Chair Lents advised that the Projects Committee has reviewed the project-related invoices and recommends approval. Director

Manriquez advised that the Finance Committee has also reviewed the invoices put before it and recommends approval.

Following discussion of the invoices, a motion was made by Director Stein, seconded by Director Zeve, and approved unanimously by the Board to authorize the payment of all invoices.

PROJECTS AND ENGINEERING

Receive Projects Committee Report

Ms. Weesner again advised that the project reports will be presented out of order from the agenda, but that all agenda items will ultimately be covered.

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

Update on projects

Mr. Kainer briefly updated the Board on the included projects. Vice Chair Colom advised Mr. Kainer that as schools are out for the holidays, Quiddity should remind the construction crews to exercise extra caution during the day, as there will be more pedestrian traffic.

Tree Replacement

Ms. Weesner reviewed previous discussions on tree replacement along the trail extension. She then reviewed a proposal from SMC Landscape Services for the planting of 17 trees at White Oak Bayou near Moy Street.

Upon motion by Director Stein, seconded by Vice Chair Colom, and after full discussion, the Board voted unanimously to approve the proposal from the Parks Board, and to authorize execution by the President or other appropriate officers.

19th Street Safety Improvements

Update on project development

Ms. Weesner updated the Board on project progress and related TXDoT requirements for implementation.

Approve Interlocal Agreement with Near Northwest Management District

Mr. Webb then reviewed a related interlocal agreement with the Near Northwest Management District (the "NNMD") as required by TXDoT. He advised the agreement bundles the Authority's project with the projects of 3 other local government entities. He further advised it provides for related administrative services by NNMD, including collecting all project funds and interfacing with TXDoT. He stated that the agreement includes escrow protections for the deposit of project funds. Ms. Weesner stated the agreement draft in the meeting packet is substantially complete, with possibly a few minor modifications needed for finalization.

Upon motion by Director Stein, seconded by Vice Chair Colom, and after full discussion, the Board voted unanimously to approve the Interlocal Agreement subject to any finalization items determined necessary by the President, TGC, or legal counsel. The Board further authorized execution by the President or other appropriate officers.

Shepherd/Durham – Phase 2

Update on project development

Ms. Hennings provided an update on project design.

Approve Quiddity Work Authorization

Ms. Hennings then reviewed with the Board a work authorization pertaining to storm drainage modeling and reporting.

Upon motion by Director Zeve, seconded by Director Stein, and after full discussion, the Board voted unanimously to approve the work authorization, and to authorize execution by the President or other appropriate officers.

Shepherd/Durham and Selected Cross Streets – Phase 1 [SER Construction Partners, LLC (“SER”)] [CIP Project T-0523A]

Update on project

Mr. Kainer provided an update on construction progress, noting that paving action is fully underway. He advised that 5,000 square yards of new pavement were installed in the previous month. He noted that waterline improvements are almost complete.

Mr. Kainer then provided information and an explanation of the Silva Cell System installation, including how the System works and related construction activity.

Ms. Weesner noted ongoing utility challenges, which have resulted in delays. She updated the Board on gas line repairs and pole relocation by CenterPoint.

Mr. Kainer then discussed upcoming construction activity, noting that paving will continue, along with side street work. He advised that initial streetscape work will commence shortly.

Grant Matters

Mr. Webb provided a detailed review of the grant application process and the Authority’s progress and receipts to date.

HSIP Grant and TA Grant Updates

Ms. Weesner reviewed the need for related grant Letters of Support. She also reviewed Statement of Interest requirements for preliminary applications.

Upon motion by Vice Chair Colom, seconded by Director Stein, and after full discussion, the Board voted unanimously to authorize the President to prepare and release any necessary Letters of Support and Statements of Interest.

ATTORNEY MATTERS

Review possible litigation

Mr. Kuhl advised that an inverse condemnation claim pertaining to actions from the Shepherd/Durham – Phase 1 project has been filed against the City and the Authority. He briefly discussed the litigation process, and the need to employ litigation counsel and to file a timely answer. He advised that

after reviewing available qualified lawyers, and after consultation with the Projects Committee, the President directed that Hunton Andrews Kurth, LLP (“HAK”) be engaged by the Authority for representation in the matter.

Authorize appropriate action

Upon motion by Director Stein, seconded by Vice Chair Colom, and after full discussion, the Board voted unanimously to ratify engagement of HAK for the matter presented by Mr. Kuhl, and execution of the engagement letter by the President.

PROJECTS AND ENGINEERING - CONTINUED

North Canal Project

Update on project development

Ms. Hennings updated the Board on project development, noting that the project is currently in the scoping phase.

Little Thicket

Update on project development

Ms. Hennings updated the Board on project progress, noting ongoing coordination and discussions with the Parks Department.

Yale and Center Street Intersection

Update on project development

Ms. Hennings updated the Board on Yale and Center Street Intersection project design progress, noting that responses from the City have been received.

The Board took the foregoing project reports under advisement.

COMMUNICATIONS

Receive update from Communications Committee

Ms. Weesner provided an update on communications matters and actions. She noted that the Authority and the Shepherd/Durham project were recently featured in media coverage. She also noted that the website survey has increased project engagement, with 167 survey responses received to date. She advised that the survey data will be presented at a future meeting.

EXECUTIVE SESSION

Mr. Kuhl stated that an executive session for the Board would not be necessary.

RECEIVE ADDITIONAL COMMENTS OR QUESTIONS FROM THE PUBLIC

Chair Lents again asked for any additional comments and questions from the public.

Mr. Strickland thanked the Authority for speed bump preservation efforts, pedestrian safety islands, and the continued pursuit of federal and state grants benefiting the area. He then discussed suggested additional safety improvements for the MKT Trail.

Mr. Williamson addressed the Board on bike track markers at railroad crossings that have recently been restored, and thanked the Authority for any action in that regard. He then queried on the ongoing removal of bollards. Ms. Weesner advised that the City and others have mixed feelings about the use of bollards on bike ways, noting that the benefits in some cases appear to be offset by possible safety hazards. Director Stein expressed interest in the topic, stating that he understands the possible hazards, and advised that he will further review the issue and contact Mr. Williamson directly.

There being no more business before the Authority, the meeting was adjourned.

Secretary
Memorial-Heights Redevelopment Authority

DRAFT

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

DECEMBER 8, 2022

The Board of Directors (the "Board") of Reinvestment Zone Number Five, City of Houston, Texas (the "Zone"), convened in regular session, open to the public, at 1980 Post Oak Boulevard, Suite 1380, Houston, Texas 77056, on the 8th day of December, 2022, 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
Christopher David Manriquez	Director
Dr. Robert Stein	Director
Marvin Pierre	Director
Matt Zeve	Director

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

Also present at the meeting were Sherry Weesner, President of the Authority; Matt Kainer and Kristen Hennings of Quiddity-1, Inc. ("Quiddity"); Jim Webb of The Goodman Corporation ("TGC"); Melissa Morton of The Morton Accounting Services ("TMAS"); Emmanuel Nunez, Aaron Moore, George Frey, Mark Williamson; Kevin Strickland; Chris Huddleston; Allison Newport; Marie Carlisle; and John Kuhl and Audrey Lyons 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.

Receive comments or questions from the public

The Board first received comments and questions from the public. There were no comments or questions from the public.

CONSENT AGENDA

- a. Approve Zone minutes of October 27, 2022;

Upon motion by Director Zeve, seconded by Director Stein, and after full discussion, the Board voted unanimously to approve the Consent Agenda items.

UPDATE ON COH ACTION PERTAINING TO PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN [8TH AMENDMENT]

Chair Lents discussed the City's general actions for 2022 on TIRZ expansions and projects. She advised that after meeting with representatives of the City of Houston (the "City"), the possible annexation of additional areas along the Washington corridor will not occur this year. Instead, she advised that a number of specific projects remain under discussion.

CONSIDER, CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY

The next item on the agenda was to consider, confirm, or ratify the action of Memorial-Heights Redevelopment 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.

Secretary
Reinvestment Zone Number Five,
City of Houston, Texas

DRAFT



**Memorial Heights Redevelopment Authority
Monthly Financial Report Summary
February Board Meeting
Thursday, February 23, 2023**

At the beginning of November, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Fund Balance was \$56,065,537. TIRZ #5 received a total of \$2,148,660, mainly from Grant Income (\$1,663,987). During the period, TIRZ #5 processed \$3,911,868 in disbursements during the period. 71% of the disbursements related to disbursements to SER Construction for CIP Projects (\$1,715,540) and (\$1,075,476). The ending balance as of month end January 31,2023 was \$54,302,329.

The invoices pending approval total \$2,710,774. See attached “Unpaid Bills Detail” Report for invoices pending approval and invoices paid in between board meetings.

There was \$4,319,299 spent for Capital Projects for the period. The projects that utilized the majority of the funding was T-0523A Shepherd/Durham Reconstruction (\$3,994,426). See attached “Capital Improvement Projects” Report on page 3.

**Memorial Heights Redevelopment Authority
General Operating Fund
As of January 31, 2023**

General Operating Fund

BEGINNING BALANCE \$ 56,065,536.75

REVENUE

Frost Money Market Interest	69.56	Interest	
TexPool	53,135.08	Interest	
Regions Project Fund	92,830.23	Interest	
Regions Debt Service Fund	1,623.39	Interest	
Frost Money Market Interest	79.68	Interest	
TexPool	60,694.83	Interest	
FHWA Treas	1,663,986.81	Grant Income	
Regions Project Fund	97,660.53	Interest	
Regions Debt Service Fund	1,922.55	Interest	
Frost Money Market Interest	84.13	Interest	
TexPool	64,946.32	Interest	
Regions Project Fund	109,471.84	Interest	
Regions Debt Service Fund	2,155.05	Interest	
Total Revenue			2,148,660.00

DISBURSEMENTS

ACH	Goodman Corporation	20,029.09	Engineering Consultant
ACH	Quiddity Engineering LLC	183,043.20	Capital Projects
ACH	Quickbooks Payroll Service	11,167.62	Admin Payroll
ACH	SER Construction	1,715,540.43	Capital Projects
ACH	United States Treasury	4,073.50	Payroll Taxes
ACH	Commerce Bank	4.00	Credit Card
ACH	CDM Smith Inc	116,429.45	Capital Projects
ACH	Schwab Retirement	1,500.00	Retirement
ACH	Sanford Kuhl Hagan Kugle	7,987.35	Legal Invoices
ACH	The Morton Accounting Services	1,951.29	CPA Services
ACH	Medley Inc	2,000.00	Monthly Retainer
ACH	Teamwork Construction Services	105,543.02	Capital Projects
ACH	Goodman Corporation	31,794.11	Engineering Consultant
ACH	Quiddity Engineering LLC	129,669.65	Capital Projects
ACH	Quickbooks Payroll Service	11,167.62	Admin Payroll
ACH	SER Construction	1,075,475.74	Capital Projects
ACH	United States Treasury	4,073.50	Payroll Taxes
ACH	Commerce Bank	744.47	Credit Card
ACH	CDM Smith Inc	108,486.21	Capital Projects
ACH	Schwab Retirement	1,500.00	Retirement
ACH	Sanford Kuhl Hagan Kugle	11,855.77	Legal Invoices
ACH	The Morton Accounting Services	1,951.29	CPA Services
ACH	Medley Inc	2,000.00	Monthly Retainer
ACH	Teamwork Construction Services	133,289.18	Capital Projects
ACH	Goodman Corporation	7,195.50	Engineering Consultant
ACH	Quiddity Engineering LLC	95,575.51	Capital Projects
ACH	Quickbooks Payroll Service	10,229.62	Admin Payroll
ACH	United States Treasury	4,073.50	Payroll Taxes
ACH	Masterson Advisors	3,500.00	Annual Disclosure
ACH	Equitax	2,621.70	Tax Consultant
ACH	Schwab Retirement	1,500.00	Retirement
ACH	Sanford Kuhl Hagan Kugle	9,116.03	Legal Invoices
ACH	The Morton Accounting Services	1,951.29	CPA Services
ACH	Medley Inc	2,200.00	Monthly Retainer
ACH	Teamwork Construction Services	92,628.46	Capital Projects
Total Disbursements			3,911,868.10

ENDING BALANCE **\$ 54,302,328.65**

January 31, 2023

Balance

LOCATION OF ASSETS	
Frost Checking	1,792,160.09
Frost Money Mkt	1,000,644.19
Frost Project Fund	465.00
Regions Debt Service Fund	645,339.18
Regions Project Fund	32,781,869.02
TexPool Investment	18,081,851.17
Total Account Balance	\$ 54,302,328.65

Memorial Heights Redevelopment Authority
Unpaid Bills Detail
As of January 31, 2023

Type	Date	Num	Memo	Due Date	Open Balance
CDM Smith Inc.					
Bill	12/31/2022	90169682	Project: Shepherd & Durham Major Investment Project	01/10/2023	91,268.37
Total CDM Smith Inc.					91,268.37
Equi Tax Inc.					
Bill	01/31/2023	59762	January 1 - June 30 2023 Tax Consulting - Corrected Item Amount and Fee	02/10/2023	896.70
Total Equi Tax Inc.					896.70
Goodman Corporation					
Bill	12/31/2022	12-2022-15	MRA109 General Planning Support	01/10/2023	4,999.77
Bill	12/31/2022	12-2022-37	MRA113 Project - Phase I Construction Phase Grant Mngt	01/10/2023	9,468.96
Bill	01/31/2023	1-2023-31	MRA116 Project - Task I Admin , Coordination & Task 2 NEPA Clearance	02/10/2023	6,168.80
Bill	01/31/2023	1-2023-28	MRA109 General Planning Support	02/10/2023	5,542.70
Bill	01/31/2023	1-2023-29	MRA113 Project - Phase I Construction Phase Grant Mngt	02/10/2023	7,726.15
Bill	01/31/2023	1-2023-30	MRA115 Project - Phase II Design and Bid	02/10/2023	8,002.60
Total Goodman Corporation					41,908.98
Houston Parks Board					
Bill	01/18/2023	TIRZ5-20231823	Reimbursable Expenses	01/28/2023	11,444.00
Total Houston Parks Board					11,444.00
Hunton Andrews Kurth					
Bill	12/31/2022	131798276	Nicholas Litinas Legal Services	01/10/2023	9,991.00
Bill	01/31/2023	131799050	Nicholas Litinas Legal Services	02/10/2023	2,250.50
Total Hunton Andrews Kurth					12,241.50
Medley Inc.					
Bill	01/31/2023	1027	Monthly Digital Retainer	02/10/2023	2,000.00
Total Medley Inc.					2,000.00
Quiddity Engineering, LLC					
Bill	01/31/2023	00354017	Work Order 1 - Through January 20, 2023	02/10/2023	5,495.00
Bill	01/31/2023	00354018	T0523A Shepherd Durham Grant Coordination - Through January 20, 2023	02/10/2023	255.00
Bill	01/31/2023	00354019	T0523A Shepherd Durham Cross Streets Phase 2 Through January 20, 2023	02/10/2023	4,473.50
Bill	01/31/2023	00354020	T0523A Shepherd Durham Cross Streets - Phase 2 Through January 20, 20...	02/10/2023	66,922.82
Bill	01/31/2023	00354021	T0523A Shepherd Durham Cross Streets - Phase 1 CPS Through January ...	02/10/2023	40,250.03
Bill	01/31/2023	00354023	Pedestrian & Bicycle Safety Impr Construction - Through January 20, 2023	02/10/2023	10,451.25
Bill	01/31/2023	00354025	Yale Street at Center Street Intersection - January 20, 2023	02/10/2023	402.15
Bill	01/31/2023	00354026	West 19th Street and Beall Sidewalks - Through January 20, 2023	02/10/2023	35,369.36
Total Quiddity Engineering, LLC					163,619.11
Sanford Kuhl Hagan Kugle Parker Kahn					
Bill	01/31/2023	22-1459	Admin/Meeting through January 2023	02/10/2023	510.00
Bill	01/31/2023	22-1460	Legal services through January 2023	02/10/2023	1,666.25
Bill	01/31/2023	22-1461	Legal services through January 2023	02/10/2023	617.50
Bill	01/31/2023	22-1462	Legal services through January 2023	02/10/2023	37.50
Bill	01/31/2023	22-1463	Legal services through January 2023	02/10/2023	452.50
Bill	01/31/2023	22-1464	Legal services through January 2023	02/10/2023	81.25
Total Sanford Kuhl Hagan Kugle Parker Kahn					3,365.00
SER Construction					
Bill	12/31/2022	Pay Estimate #8	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	01/10/2023	1,543,982.81
Bill	01/31/2023	Pay Estimate #9	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	02/10/2023	799,950.36
Total SER Construction					2,343,933.17
Teamwork Construction Services Inc.					
Bill	01/31/2023	Pay App #11	Bike/Ped Safety Improvements	02/10/2023	37,995.57
Total Teamwork Construction Services Inc.					37,995.57
The Morton Accounting Services					
Bill	01/30/2023	2391	January CPA Services	02/09/2023	2,101.29
Total The Morton Accounting Services					2,101.29
TOTAL					2,710,773.69

**Memorial Heights Redevelopment Authority
Capital Improvement Projects**

November 2022 through January 2023

Type	Date	Num	Name	Memo	Amount
Capital Improvement Plan					
T-0521 Little Thicket Park Impr					
Bill	01/31/2023	22-1461	Sanford Kuhl Hagan Kugle Parker ...	Little Thicket Park	617.50
Total T-0521 Little Thicket Park Impr					617.50
T-0522 18th & 19th Reconstruct					
Bill	01/31/2023	22-1462	Sanford Kuhl Hagan Kugle Parker ...	18th & 19th Recon	37.50
Total T-0522 18th & 19th Reconstruct					37.50
T-0523A Shepherd Durham & Cross					
Bill	11/18/2022	00351177	Quiddity Engineering, LLC	Total Fee - \$310,660	3,261.93
Bill	11/18/2022	00351178	Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets - Phase 2 Through Novemb...	93,615.06
Bill	11/18/2022	00351179	Quiddity Engineering, LLC	Total Fee - \$364,200	19,355.16
Bill	11/30/2022	11-2022-31	Goodman Corporation	-MULTIPLE-	9,468.96
Bill	11/30/2022	11-2022-33	Goodman Corporation	-MULTIPLE-	10,131.10
Bill	11/30/2022	90167327	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Project	108,486.21
Bill	11/30/2022	22-1295	Sanford Kuhl Hagan Kugle Parker ...	Shepher/Durham Recon	4,321.25
Bill	12/31/2022	Pay Estimate...	SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	1,075,475.74
Bill	12/31/2022	00352568	Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Coordination - Through December 9...	510.00
Bill	12/31/2022	00352569	Quiddity Engineering, LLC	Total Fee - \$310,660	3,510.46
Bill	12/31/2022	00352570	Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets - Phase 2 Through Decemb...	53,032.64
Bill	12/31/2022	00352571	Quiddity Engineering, LLC	Total Fee - \$364,200	28,898.32
Bill	12/31/2022	22-1412	Sanford Kuhl Hagan Kugle Parker ...	Shepher/Durham Recon	1,198.75
Bill	12/31/2022	Pay Estimate...	SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	1,543,982.81
Bill	12/31/2022	131798276	Hunton Andrews Kurth	Nicholas Litinas Legal Services	9,991.00
Bill	12/31/2022	12-2022-37	Goodman Corporation	-MULTIPLE-	9,468.96
Bill	01/01/2023	90169682	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Project	91,268.37
Bill	01/31/2023	00354018	Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Coordination - Through January 20, ...	255.00
Bill	01/31/2023	00354019	Quiddity Engineering, LLC	Total Fee - \$310,660	4,473.50
Bill	01/31/2023	00354020	Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets - Phase 2 Through January ...	66,922.82
Bill	01/31/2023	00354021	Quiddity Engineering, LLC	Total Fee - \$364,200	40,250.03
Bill	01/31/2023	22-1463	Sanford Kuhl Hagan Kugle Parker ...	Shepher/Durham Recon	452.50
Bill	01/31/2023	Pay Estimate...	SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	799,950.36
Bill	01/31/2023	131799050	Hunton Andrews Kurth	Nicholas Litinas Legal Services	2,250.50
Bill	01/31/2023	1-2023-31	Goodman Corporation	-MULTIPLE-	6,168.80
Bill	01/31/2023	1-2023-29	Goodman Corporation	-MULTIPLE-	7,726.15
Total T-0523A Shepherd Durham & Cross					3,994,426.38
T-0529 Yale @ Center					
Bill	01/31/2023	00354025	Quiddity Engineering, LLC	Yale Street at Center Street Intersection - January 20, 2023	402.15
Total T-0529 Yale @ Center					402.15
T-0531 Pedestrian Improv. Const					
Bill	11/18/2022	00351180	Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Construction - Through November ...	9,102.50
Bill	11/30/2022	Pay App #9	Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	105,543.02
Bill	12/31/2022	00352572	Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Construction - Through December ...	7,711.25
Bill	12/31/2022	Pay App #10	Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	92,628.46
Bill	01/18/2023	TIRZ5-20231...	Houston Parks Board	17 Trees along Heights Hike & Bike Trail	11,444.00
Bill	01/31/2023	00354023	Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Construction - Through January 20,...	10,451.25
Bill	01/31/2023	Pay App #11	Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	37,995.57
Total T-0531 Pedestrian Improv. Const					274,876.05
Capital Improvement Plan - Other					
Bill	11/30/2022	11-2022-32	Goodman Corporation	Federal and TxDOT	2,000.65
Bill	11/30/2022	22-1296	Sanford Kuhl Hagan Kugle Parker ...	19th St. Safety Improvement	1,478.75
Bill	12/31/2022	00352573	Quiddity Engineering, LLC	Total Fee \$9,400	127.84
Bill	12/31/2022	22-1414	Sanford Kuhl Hagan Kugle Parker ...	19th St. Safety Improvement	1,180.00
Bill	12/31/2022	22-1413	Sanford Kuhl Hagan Kugle Parker ...	Allen Pkwy/Marston	698.75
Bill	01/31/2023	00354026	Quiddity Engineering, LLC	Total Fee \$9,400	35,369.36
Bill	01/31/2023	22-1464	Sanford Kuhl Hagan Kugle Parker ...	Allen Pkwy/Marston	81.25
Bill	01/31/2023	1-2023-30	Goodman Corporation	Federal and TxDOT	8,002.60
Total Capital Improvement Plan - Other					48,939.20
Total Capital Improvement Plan					4,319,298.78
TOTAL					4,319,298.78

Memorial Heights Redevelopment Authority
Profit & Loss Prev Year Comparison
July 2022 through January 2023

	Jul '22 - Jan 23	Jul '21 - Jan 22	\$ Change	% Change
Ordinary Income/Expense				
Income				
Grant Income	2,495,232.45	0.00	2,495,232.45	100.0%
Interest Income	832,635.33	3,904.51	828,730.82	21,225.0%
Interest Income - CIP	0.00	5,964.51	-5,964.51	-100.0%
Tax Increment - City	0.00	0.00	0.00	0.0%
Total Income	3,327,867.78	9,869.02	3,317,998.76	33,620.4%
Cost of Goods Sold				
Capital Improvement Plan				
T-0521 Little Thicket Park Impr	8,804.25	0.00	8,804.25	100.0%
T-0522 18th & 19th Reconstruct	37.50	0.00	37.50	100.0%
T-0523A Shepherd Durham & Cross	11,892,082.76	1,554,582.46	10,337,500.30	665.0%
T-0525 North Canal	0.00	1,223,721.44	-1,223,721.44	-100.0%
T-0527 Heights Blvd Pedestrian	0.00	6,567.85	-6,567.85	-100.0%
T-0528 West Dallas Restriping	0.00	8,292.50	-8,292.50	-100.0%
T-0529 Yale @ Center	4,711.92	53,441.86	-48,729.94	-91.2%
T-0530 White Oak Bayou & Memori	0.00	3,363.75	-3,363.75	-100.0%
T-0531 Pedestrian Improv. Const	615,542.04	5,175.00	610,367.04	11,794.5%
T-0532 Zone Wide Safety & Mob	0.00	56,959.60	-56,959.60	-100.0%
T-0533 Zone Wide Local Stormwat	0.00	55,800.00	-55,800.00	-100.0%
T-0599 Concrete Panel Replace	81.25	0.00	81.25	100.0%
Capital Improvement Plan - Other	73,579.00	0.00	73,579.00	100.0%
Total Capital Improvement Plan	12,594,838.72	2,967,904.46	9,626,934.26	324.4%
Total COGS	12,594,838.72	2,967,904.46	9,626,934.26	324.4%
Gross Profit	-9,266,970.94	-2,958,035.44	-6,308,935.50	-213.3%
Expense				
Developer Reimbursement	420,490.14	310,126.17	110,363.97	35.6%
Interest Expense	652,612.51	492,696.46	159,916.05	32.5%
Payroll Expenses				
Payroll Taxes	5,739.75	9,418.31	-3,678.56	-39.1%
Retirement Expense	10,500.00	12,000.00	-1,500.00	-12.5%
Salary Payroll	105,000.00	105,000.00	0.00	0.0%
Payroll Expenses - Other	13.09	115.01	-101.92	-88.6%
Total Payroll Expenses	121,252.84	126,533.32	-5,280.48	-4.2%
Program and Project Consultants				
Engineering Consultants	17,281.25	31,363.75	-14,082.50	-44.9%
Legal Expense	31,159.47	30,373.43	786.04	2.6%
Planning Consultants	52,447.29	23,091.59	29,355.70	127.1%
Total Program and Project Consultants	100,888.01	84,828.77	16,059.24	18.9%
TIRZ Administration & Overhead				
Accounting	13,809.03	13,625.86	183.17	1.3%
Administration	6,945.00	6,113.53	831.47	13.6%
Auditing	13,250.00	12,250.00	1,000.00	8.2%
Office Expenses				
Bank Service Charges	162.02	579.88	-417.86	-72.1%
Office Expenses - Other	849.51	99.26	750.25	755.8%
Total Office Expenses	1,011.53	679.14	332.39	48.9%
Tax Consultant	9,640.10	4,352.10	5,288.00	121.5%
TIRZ Administration & Overhead - Other	3,017.00	0.00	3,017.00	100.0%
Total TIRZ Administration & Overhead	47,672.66	37,020.63	10,652.03	28.8%
Total Expense	1,342,916.16	1,051,205.35	291,710.81	27.8%
Net Ordinary Income	-10,609,887.10	-4,009,240.79	-6,600,646.31	-164.6%
Net Income	-10,609,887.10	-4,009,240.79	-6,600,646.31	-164.6%

Memorial Heights Redevelopment Authority
Balance Sheet Prev Year Comparison
As of January 31, 2023

	Jan 31, 23	Jan 31, 22	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Frost Bank Checking	1,792,160.09	314,727.94	1,477,432.15	469.4%
Frost Bank Money Mkt	1,000,644.19	334,246.63	666,397.56	199.4%
Frost Bank Project Fund	465.00	1,999,965.00	-1,999,500.00	-100.0%
Regions Debt Service Fund	645,339.18	0.00	645,339.18	100.0%
Regions Project Fund	32,781,869.02	37,553,409.74	-4,771,540.72	-12.7%
TexPool Investment	18,081,851.17	19,274,543.11	-1,192,691.94	-6.2%
Total Checking/Savings	54,302,328.65	59,476,892.42	-5,174,563.77	-8.7%
Total Current Assets	54,302,328.65	59,476,892.42	-5,174,563.77	-8.7%
TOTAL ASSETS	54,302,328.65	59,476,892.42	-5,174,563.77	-8.7%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	2,708,773.69	2,201,794.84	506,978.85	23.0%
Total Accounts Payable	2,708,773.69	2,201,794.84	506,978.85	23.0%
Other Current Liabilities				
Payroll Liabilities	6,127.50	7,904.50	-1,777.00	-22.5%
Retainage Payable	27,292.62	0.00	27,292.62	100.0%
Total Other Current Liabilities	33,420.12	7,904.50	25,515.62	322.8%
Total Current Liabilities	2,742,193.81	2,209,699.34	532,494.47	24.1%
Long Term Liabilities				
Bond Payable	38,190,000.00	39,025,000.00	-835,000.00	-2.1%
Premium on Bonds Payable	2,872,124.50	2,872,124.50	0.00	0.0%
Total Long Term Liabilities	41,062,124.50	41,897,124.50	-835,000.00	-2.0%
Total Liabilities	43,804,318.31	44,106,823.84	-302,505.53	-0.7%
Equity				
Retained Earnings	21,107,897.44	19,379,309.37	1,728,588.07	8.9%
Net Income	-10,609,887.10	-4,009,240.79	-6,600,646.31	-164.6%
Total Equity	10,498,010.34	15,370,068.58	-4,872,058.24	-31.7%
TOTAL LIABILITIES & EQUITY	54,302,328.65	59,476,892.42	-5,174,563.77	-8.7%

Memorial Heights Redevelopment Authority
Unpaid Bills Detail
As of January 31, 2023

Type	Date	Num	Memo	Due Date	Open Balance
CDM Smith Inc.					
Bill	12/31/2022	90169682	Project: Shepherd & Durham Major Investment Project	01/10/2023	91,268.37
Total CDM Smith Inc.					91,268.37
Equi Tax Inc.					
Bill	01/31/2023	59762	January 1 - June 30 2023 Tax Consulting - Corrected Item Amount and...	02/10/2023	896.70
Total Equi Tax Inc.					896.70
Goodman Corporation					
Bill	12/31/2022	12-2022-15	MRA109 General Planning Support	01/10/2023	4,999.77
Bill	12/31/2022	12-2022-37	MRA113 Project - Phase I Construction Phase Grant Mngt	01/10/2023	9,468.96
Bill	01/31/2023	1-2023-31	MRA116 Project - Task I Admin , Coordination & Task 2 NEPA Cleara...	02/10/2023	6,168.80
Bill	01/31/2023	1-2023-28	MRA109 General Planning Support	02/10/2023	5,542.70
Bill	01/31/2023	1-2023-29	MRA113 Project - Phase I Construction Phase Grant Mngt	02/10/2023	7,726.15
Bill	01/31/2023	1-2023-30	MRA115 Project - Phase II Design and Bid	02/10/2023	8,002.60
Total Goodman Corporation					41,908.98
Houston Parks Board					
Bill	01/18/2023	TIRZ5-20231823	Reimbursable Expenses	01/28/2023	11,444.00
Total Houston Parks Board					11,444.00
Hunton Andrews Kurth					
Bill	12/31/2022	131798276	Nicholas Litinas Legal Services	01/10/2023	9,991.00
Bill	01/31/2023	131799050	Nicholas Litinas Legal Services	02/10/2023	2,250.50
Total Hunton Andrews Kurth					12,241.50
Quiddity Engineering, LLC					
Bill	01/31/2023	00354017	Work Order 1 - Through January 20, 2023	02/10/2023	5,495.00
Bill	01/31/2023	00354018	T0523A Shepherd Durham Grant Coordination - Through January 20, 2...	02/10/2023	255.00
Bill	01/31/2023	00354019	T0523A Shepherd Durham Cross Streets Phase 2 Through January 20...	02/10/2023	4,473.50
Bill	01/31/2023	00354020	T0523A Shepherd Durham Cross Streets - Phase 2 Through January 2...	02/10/2023	66,922.82
Bill	01/31/2023	00354021	T0523A Shepherd Durham Cross Streets - Phase 1 CPS Through Janu...	02/10/2023	40,250.03
Bill	01/31/2023	00354023	Pedestrian & Bicycle Safety Impr Construction - Through January 20, 2...	02/10/2023	10,451.25
Bill	01/31/2023	00354025	Yale Street at Center Street Intersection - January 20, 2023	02/10/2023	402.15
Bill	01/31/2023	00354026	West 19th Street and Beall Sidewalks - Through January 20, 2023	02/10/2023	35,369.36
Total Quiddity Engineering, LLC					163,619.11
Sanford Kuhl Hagan Kugle Parker Kahn					
Bill	01/31/2023	22-1459	Admin/Meeting through January 2023	02/10/2023	510.00
Bill	01/31/2023	22-1460	Legal services through January 2023	02/10/2023	1,666.25
Bill	01/31/2023	22-1461	Legal services through January 2023	02/10/2023	617.50
Bill	01/31/2023	22-1462	Legal services through January 2023	02/10/2023	37.50
Bill	01/31/2023	22-1463	Legal services through January 2023	02/10/2023	452.50
Bill	01/31/2023	22-1464	Legal services through January 2023	02/10/2023	81.25
Total Sanford Kuhl Hagan Kugle Parker Kahn					3,365.00
SER Construction					
Bill	12/31/2022	Pay Estimate #8	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	01/10/2023	1,543,982.81
Bill	01/31/2023	Pay Estimate #9	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	02/10/2023	799,950.36
Total SER Construction					2,343,933.17
Teamwork Construction Services Inc.					
Bill	01/31/2023	Pay App #11	Bike/Ped Safety Improvements	02/10/2023	37,995.57
Total Teamwork Construction Services Inc.					37,995.57
The Morton Accounting Services					
Bill	01/30/2023	2391	January CPA Services	02/09/2023	2,101.29
Total The Morton Accounting Services					2,101.29
TOTAL					2,708,773.69

**Memorial Heights Redevelopment Authority
Capital Improvement Projects**

November 2022 through January 2023

Type	Date	Num	Name	Memo	Amount
Capital Improvement Plan					
T-0521 Little Thicket Park Impr					
Bill	01/31/2023	22-1461	Sanford Kuhl Hagan Kugle Parker ...	Little Thicket Park	617.50
Total T-0521 Little Thicket Park Impr					617.50
T-0522 18th & 19th Reconstruct					
Bill	01/31/2023	22-1462	Sanford Kuhl Hagan Kugle Parker ...	18th & 19th Recon	37.50
Total T-0522 18th & 19th Reconstruct					37.50
T-0523A Shepherd Durham & Cross					
Bill	11/18/2022	00351177	Quiddity Engineering, LLC	Total Fee - \$310,660	3,261.93
Bill	11/18/2022	00351178	Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets - Phase 2 Through Novemb...	93,615.06
Bill	11/18/2022	00351179	Quiddity Engineering, LLC	Total Fee - \$364,200	19,355.16
Bill	11/30/2022	11-2022-31	Goodman Corporation	-MULTIPLE-	9,468.96
Bill	11/30/2022	11-2022-33	Goodman Corporation	-MULTIPLE-	10,131.10
Bill	11/30/2022	90167327	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Project	108,486.21
Bill	11/30/2022	22-1295	Sanford Kuhl Hagan Kugle Parker ...	Shepher/Durham Recon	4,321.25
Bill	12/31/2022	Pay Estimate...	SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	1,075,475.74
Bill	12/31/2022	00352568	Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Coordination - Through December 9...	510.00
Bill	12/31/2022	00352569	Quiddity Engineering, LLC	Total Fee - \$310,660	3,510.46
Bill	12/31/2022	00352570	Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets - Phase 2 Through Decemb...	53,032.64
Bill	12/31/2022	00352571	Quiddity Engineering, LLC	Total Fee - \$364,200	28,898.32
Bill	12/31/2022	22-1412	Sanford Kuhl Hagan Kugle Parker ...	Shepher/Durham Recon	1,198.75
Bill	12/31/2022	Pay Estimate...	SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	1,543,982.81
Bill	12/31/2022	131798276	Hunton Andrews Kurth	Nicholas Litinas Legal Services	9,991.00
Bill	12/31/2022	12-2022-37	Goodman Corporation	-MULTIPLE-	9,468.96
Bill	01/01/2023	90169682	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Project	91,268.37
Bill	01/31/2023	00354018	Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Coordination - Through January 20, ...	255.00
Bill	01/31/2023	00354019	Quiddity Engineering, LLC	Total Fee - \$310,660	4,473.50
Bill	01/31/2023	00354020	Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets - Phase 2 Through January ...	66,922.82
Bill	01/31/2023	00354021	Quiddity Engineering, LLC	Total Fee - \$364,200	40,250.03
Bill	01/31/2023	22-1463	Sanford Kuhl Hagan Kugle Parker ...	Shepher/Durham Recon	452.50
Bill	01/31/2023	Pay Estimate...	SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	799,950.36
Bill	01/31/2023	131799050	Hunton Andrews Kurth	Nicholas Litinas Legal Services	2,250.50
Bill	01/31/2023	1-2023-31	Goodman Corporation	-MULTIPLE-	6,168.80
Bill	01/31/2023	1-2023-29	Goodman Corporation	-MULTIPLE-	7,726.15
Total T-0523A Shepherd Durham & Cross					3,994,426.38
T-0529 Yale @ Center					
Bill	01/31/2023	00354025	Quiddity Engineering, LLC	Yale Street at Center Street Intersection - January 20, 2023	402.15
Total T-0529 Yale @ Center					402.15
T-0531 Pedestrian Improv. Const					
Bill	11/18/2022	00351180	Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Construction - Through November ...	9,102.50
Bill	11/30/2022	Pay App #9	Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	105,543.02
Bill	12/31/2022	00352572	Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Construction - Through December ...	7,711.25
Bill	12/31/2022	Pay App #10	Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	92,628.46
Bill	01/18/2023	TIRZ5-20231...	Houston Parks Board	17 Trees along Heights Hike & Bike Trail	11,444.00
Bill	01/31/2023	00354023	Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Construction - Through January 20,...	10,451.25
Bill	01/31/2023	Pay App #11	Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	37,995.57
Total T-0531 Pedestrian Improv. Const					274,876.05
Capital Improvement Plan - Other					
Bill	11/30/2022	11-2022-32	Goodman Corporation	Federal and TxDOT	2,000.65
Bill	11/30/2022	22-1296	Sanford Kuhl Hagan Kugle Parker ...	19th St. Safety Improvement	1,478.75
Bill	12/31/2022	00352573	Quiddity Engineering, LLC	Total Fee \$9,400	127.84
Bill	12/31/2022	22-1414	Sanford Kuhl Hagan Kugle Parker ...	19th St. Safety Improvement	1,180.00
Bill	12/31/2022	22-1413	Sanford Kuhl Hagan Kugle Parker ...	Allen Pkwy/Marston	698.75
Bill	01/31/2023	00354026	Quiddity Engineering, LLC	Total Fee \$9,400	35,369.36
Bill	01/31/2023	22-1464	Sanford Kuhl Hagan Kugle Parker ...	Allen Pkwy/Marston	81.25
Bill	01/31/2023	1-2023-30	Goodman Corporation	Federal and TxDOT	8,002.60
Total Capital Improvement Plan - Other					48,939.20
Total Capital Improvement Plan					4,319,298.78
TOTAL					4,319,298.78

Memorial Heights Redevelopment Authority
Profit & Loss Prev Year Comparison
July 2022 through January 2023

	Jul '22 - Jan 23	Jul '21 - Jan 22	\$ Change	% Change
Ordinary Income/Expense				
Income				
Grant Income	2,495,232.45	0.00	2,495,232.45	100.0%
Interest Income	832,635.33	3,904.51	828,730.82	21,225.0%
Interest Income - CIP	0.00	5,964.51	-5,964.51	-100.0%
Tax Increment - City	0.00	0.00	0.00	0.0%
Total Income	3,327,867.78	9,869.02	3,317,998.76	33,620.4%
Cost of Goods Sold				
Capital Improvement Plan				
T-0521 Little Thicket Park Impr	8,804.25	0.00	8,804.25	100.0%
T-0522 18th & 19th Reconstruct	37.50	0.00	37.50	100.0%
T-0523A Shepherd Durham & Cross	11,892,082.76	1,554,582.46	10,337,500.30	665.0%
T-0525 North Canal	0.00	1,223,721.44	-1,223,721.44	-100.0%
T-0527 Heights Blvd Pedestrian	0.00	6,567.85	-6,567.85	-100.0%
T-0528 West Dallas Restriping	0.00	8,292.50	-8,292.50	-100.0%
T-0529 Yale @ Center	4,711.92	53,441.86	-48,729.94	-91.2%
T-0530 White Oak Bayou & Memori	0.00	3,363.75	-3,363.75	-100.0%
T-0531 Pedestrian Improv. Const	615,542.04	5,175.00	610,367.04	11,794.5%
T-0532 Zone Wide Safety & Mob	0.00	56,959.60	-56,959.60	-100.0%
T-0533 Zone Wide Local Stormwat	0.00	55,800.00	-55,800.00	-100.0%
T-0599 Concrete Panel Replace	81.25	0.00	81.25	100.0%
Capital Improvement Plan - Other	73,579.00	0.00	73,579.00	100.0%
Total Capital Improvement Plan	12,594,838.72	2,967,904.46	9,626,934.26	324.4%
Total COGS	12,594,838.72	2,967,904.46	9,626,934.26	324.4%
Gross Profit	-9,266,970.94	-2,958,035.44	-6,308,935.50	-213.3%
Expense				
Developer Reimbursement	420,490.14	310,126.17	110,363.97	35.6%
Interest Expense	652,612.51	492,696.46	159,916.05	32.5%
Payroll Expenses				
Payroll Taxes	5,739.75	9,418.31	-3,678.56	-39.1%
Retirement Expense	10,500.00	12,000.00	-1,500.00	-12.5%
Salary Payroll	105,000.00	105,000.00	0.00	0.0%
Payroll Expenses - Other	13.09	115.01	-101.92	-88.6%
Total Payroll Expenses	121,252.84	126,533.32	-5,280.48	-4.2%
Program and Project Consultants				
Engineering Consultants	17,281.25	31,363.75	-14,082.50	-44.9%
Legal Expense	31,159.47	30,373.43	786.04	2.6%
Planning Consultants	52,447.29	23,091.59	29,355.70	127.1%
Total Program and Project Consultants	100,888.01	84,828.77	16,059.24	18.9%
TIRZ Administration & Overhead				
Accounting	13,809.03	13,625.86	183.17	1.3%
Administration	6,945.00	6,113.53	831.47	13.6%
Auditing	13,250.00	12,250.00	1,000.00	8.2%
Office Expenses				
Bank Service Charges	162.02	579.88	-417.86	-72.1%
Office Expenses - Other	849.51	99.26	750.25	755.8%
Total Office Expenses	1,011.53	679.14	332.39	48.9%
Tax Consultant	9,640.10	4,352.10	5,288.00	121.5%
TIRZ Administration & Overhead - Other	3,017.00	0.00	3,017.00	100.0%
Total TIRZ Administration & Overhead	47,672.66	37,020.63	10,652.03	28.8%
Total Expense	1,342,916.16	1,051,205.35	291,710.81	27.8%
Net Ordinary Income	-10,609,887.10	-4,009,240.79	-6,600,646.31	-164.6%
Net Income	-10,609,887.10	-4,009,240.79	-6,600,646.31	-164.6%

Memorial Heights Redevelopment Authority
Balance Sheet Prev Year Comparison
As of January 31, 2023

	Jan 31, 23	Jan 31, 22	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Frost Bank Checking	1,792,160.09	314,727.94	1,477,432.15	469.4%
Frost Bank Money Mkt	1,000,644.19	334,246.63	666,397.56	199.4%
Frost Bank Project Fund	465.00	1,999,965.00	-1,999,500.00	-100.0%
Regions Debt Service Fund	645,339.18	0.00	645,339.18	100.0%
Regions Project Fund	32,781,869.02	37,553,409.74	-4,771,540.72	-12.7%
TexPool Investment	18,081,851.17	19,274,543.11	-1,192,691.94	-6.2%
Total Checking/Savings	54,302,328.65	59,476,892.42	-5,174,563.77	-8.7%
Total Current Assets	54,302,328.65	59,476,892.42	-5,174,563.77	-8.7%
TOTAL ASSETS	54,302,328.65	59,476,892.42	-5,174,563.77	-8.7%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	2,708,773.69	2,201,794.84	506,978.85	23.0%
Total Accounts Payable	2,708,773.69	2,201,794.84	506,978.85	23.0%
Other Current Liabilities				
Payroll Liabilities	6,127.50	7,904.50	-1,777.00	-22.5%
Retainage Payable	27,292.62	0.00	27,292.62	100.0%
Total Other Current Liabilities	33,420.12	7,904.50	25,515.62	322.8%
Total Current Liabilities	2,742,193.81	2,209,699.34	532,494.47	24.1%
Long Term Liabilities				
Bond Payable	38,190,000.00	39,025,000.00	-835,000.00	-2.1%
Premium on Bonds Payable	2,872,124.50	2,872,124.50	0.00	0.0%
Total Long Term Liabilities	41,062,124.50	41,897,124.50	-835,000.00	-2.0%
Total Liabilities	43,804,318.31	44,106,823.84	-302,505.53	-0.7%
Equity				
Retained Earnings	21,107,897.44	19,379,309.37	1,728,588.07	8.9%
Net Income	-10,609,887.10	-4,009,240.79	-6,600,646.31	-164.6%
Total Equity	10,498,010.34	15,370,068.58	-4,872,058.24	-31.7%
TOTAL LIABILITIES & EQUITY	54,302,328.65	59,476,892.42	-5,174,563.77	-8.7%

**Memorial Heights Redevelopment Authority
Profit & Loss Detail**

Accrual Basis

July 2022 through January 2023

Type	Date	Num	Adj	Name	Memo	Amount
Ordinary Income/Expense						
Income						
Grant Income						
Deposit	09/27/2022				Deposit	718,873.27
Deposit	09/28/2022				Deposit	112,372.37
Deposit	01/11/2023				Deposit	1,663,986.81
Total Grant Income						2,495,232.45
Interest Income						
Deposit	07/31/2022				Interest	17,764.05
Deposit	07/31/2022				Interest	79.38
Deposit	07/31/2022				Interest	32,148.33
Deposit	08/31/2022				Interest	20.72
Deposit	08/31/2022				Interest	48,984.79
Deposit	08/31/2022				Interest	2,759.94
Deposit	08/31/2022				Interest	18,314.41
Deposit	09/30/2022				Interest	35,343.45
Deposit	09/30/2022				Interest	67,081.94
Deposit	09/30/2022				Interest	3,779.23
Deposit	09/30/2022				Interest	79.90
Deposit	10/31/2022				Interest	1,281.68
Deposit	10/31/2022				Interest	44,495.06
Deposit	10/31/2022				Interest	53.53
Deposit	10/31/2022				Interest	75,775.73
Deposit	11/30/2022				Interest	92,830.23
Deposit	11/30/2022				Interest	1,623.39
Deposit	11/30/2022				Interest	53,135.08
Deposit	11/30/2022				Interest	69.56
Deposit	12/31/2022				Interest	60,694.83
Deposit	12/31/2022				Interest	1,922.55
Deposit	12/31/2022				Interest	97,660.53
Deposit	12/31/2022				Interest	79.68
Deposit	01/31/2023				Interest	2,155.05
Deposit	01/31/2023				Interest	84.13
Deposit	01/31/2023				Interest	109,471.84
Deposit	01/31/2023				Interest	64,946.32
Total Interest Income						832,635.33
Tax Increment - City						
General J...	07/01/2022	CPA 22-2R	*	City of Houston Cust.	FY22 Increment due from City	-9,348,878.41
Deposit	08/05/2022			City of Houston Cust.	Annual increment	9,348,878.41
Total Tax Increment - City						0.00
Total Income						3,327,867.78
Cost of Goods Sold						
Capital Improvement Plan						
T-0521 Little Thicket Park Impr						
Bill	08/01/2022	22-0954		Sanford Kuhl Hagan Kugle Parker ...	Little Thicket Park	325.00
Bill	09/30/2022	22-1064		Sanford Kuhl Hagan Kugle Parker ...	Little Thicket Park	406.25
Bill	10/31/2022	22-1107		Sanford Kuhl Hagan Kugle Parker ...	Little Thicket Park	260.00
Bill	10/31/2022	2022425		Kuo & Associates, Inc.	Topographic Surveying through 10/31	7,195.50
Bill	01/31/2023	22-1461		Sanford Kuhl Hagan Kugle Parker ...	Little Thicket Park	617.50
Total T-0521 Little Thicket Park Impr						8,804.25
T-0522 18th & 19th Reconstruct						
Bill	01/31/2023	22-1462		Sanford Kuhl Hagan Kugle Parker ...	18th & 19th Recon	37.50
Total T-0522 18th & 19th Reconstruct						37.50

**Memorial Heights Redevelopment Authority
Profit & Loss Detail**

Accrual Basis

July 2022 through January 2023

Type	Date	Num	Adj	Name	Memo	Amount
T-0523A Shepherd Durham & Cross						
General J...	07/01/2022	CPA 22-4R	*	SER Construction	Record retainage for project	-77,118.87
Bill	07/31/2022	7-2022-57		Goodman Corporation	Task 1 - \$127,929	3,070.30
Bill	07/31/2022	7-2022-57		Goodman Corporation	Task 2 - \$172,439	4,655.85
Bill	07/31/2022	7-2022-57		Goodman Corporation	Task 3 - \$72,617	1,742.81
Bill	07/31/2022	22-0770		Sanford Kuhl Hagan Kugle Parker ...	Shepher/Durham Recon	1,218.75
Bill	07/31/2022	00344504		Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Co...	900.00
Bill	07/31/2022	00344505		Quiddity Engineering, LLC	T0523A WO3 Shepherd Durham Cro...	2,697.40
Bill	07/31/2022	00344506		Quiddity Engineering, LLC	Total Fee - \$310,660	26,841.02
Bill	07/31/2022	00344507		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Str...	15,450.62
Bill	07/31/2022	00344508		Quiddity Engineering, LLC	Total Fee - \$364,200	4,079.04
Bill	07/31/2022	Pay Estima...		SER Construction	Shepherd Dr, Durham Dr, Selected C...	1,178,718.42
Bill	07/31/2022	90158209		CDM Smith Inc.	Project: Shepherd & Durham Major I...	78,543.08
Bill	08/01/2022	22-0955		Sanford Kuhl Hagan Kugle Parker ...	Shepher/Durham Recon	530.00
Bill	08/31/2022	8-2022-27		Goodman Corporation	Task 1 - \$127,929	3,070.30
Bill	08/31/2022	8-2022-27		Goodman Corporation	Task 2 - \$172,439	4,655.85
Bill	08/31/2022	8-2022-27		Goodman Corporation	Task 3 - \$72,617	1,742.81
Bill	09/01/2022	90160667		CDM Smith Inc.	Project: Shepherd & Durham Major I...	119,910.53
Bill	09/02/2022	Pay Estima...		SER Construction	Shepherd Dr, Durham Dr, Selected C...	2,558,442.43
Bill	09/30/2022	00347871		Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Co...	255.00
Bill	09/30/2022	00347872		Quiddity Engineering, LLC	Total Fee - \$310,660	7,455.84
Bill	09/30/2022	00347873		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Str...	49,899.03
Bill	09/30/2022	00347874		Quiddity Engineering, LLC	Total Fee - \$364,200	15,251.60
Bill	09/30/2022	Pay Estima...		SER Construction	Shepherd Dr, Durham Dr, Selected C...	1,750,694.99
Bill	09/30/2022	90162689		CDM Smith Inc.	Project: Shepherd & Durham Major I...	127,188.31
Bill	09/30/2022	22-1065		Sanford Kuhl Hagan Kugle Parker ...	Shepher/Durham Recon	885.00
Bill	09/30/2022	9-2022-39		Goodman Corporation	Task 1 - \$127,929	3,070.30
Bill	09/30/2022	9-2022-39		Goodman Corporation	Task 2 - \$172,439	4,655.85
Bill	09/30/2022	9-2022-39		Goodman Corporation	Task 3 - \$72,617	1,742.81
Bill	10/01/2022	00346135		Quiddity Engineering, LLC	Total Fee - \$310,660	6,213.20
Bill	10/01/2022	00346136		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Str...	52,097.20
Bill	10/01/2022	00346137		Quiddity Engineering, LLC	Total Fee - \$364,200	9,247.40
Bill	10/31/2022	22-1108		Sanford Kuhl Hagan Kugle Parker ...	Shepher/Durham Recon	112.50
Bill	10/31/2022	00349587		Quiddity Engineering, LLC	Total Fee - \$310,660	4,349.24
Bill	10/31/2022	00349588		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Str...	75,542.19
Bill	10/31/2022	00349589		Quiddity Engineering, LLC	Total Fee - \$364,200	18,406.74
Bill	10/31/2022	10-2022-18		Goodman Corporation	Task 1 - \$127,929	3,070.30
Bill	10/31/2022	10-2022-18		Goodman Corporation	Task 2 - \$172,439	4,655.85
Bill	10/31/2022	10-2022-18		Goodman Corporation	Task 3 - \$72,617	1,742.81
Bill	10/31/2022	90164838		CDM Smith Inc.	Project: Shepherd & Durham Major I...	116,429.45
Bill	10/31/2022	Pay Estima...		SER Construction	Shepherd Dr, Durham Dr, Selected C...	1,715,540.43
Bill	11/18/2022	00351177		Quiddity Engineering, LLC	Total Fee - \$310,660	3,261.93
Bill	11/18/2022	00351178		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Str...	93,615.06
Bill	11/18/2022	00351179		Quiddity Engineering, LLC	Total Fee - \$364,200	19,355.16
Bill	11/30/2022	11-2022-31		Goodman Corporation	Task 1 - \$127,929	3,070.30
Bill	11/30/2022	11-2022-31		Goodman Corporation	Task 2 - \$172,439	4,655.85
Bill	11/30/2022	11-2022-31		Goodman Corporation	Task 3 - \$72,617	1,742.81
Bill	11/30/2022	11-2022-33		Goodman Corporation	Task 1 - \$10,220	2,555.00
Bill	11/30/2022	11-2022-33		Goodman Corporation	Task 2 - \$21,646	7,576.10
Bill	11/30/2022	90167327		CDM Smith Inc.	Project: Shepherd & Durham Major I...	108,486.21
Bill	11/30/2022	22-1295		Sanford Kuhl Hagan Kugle Parker ...	Shepher/Durham Recon	4,321.25
Bill	12/31/2022	Pay Estima...		SER Construction	Shepherd Dr, Durham Dr, Selected C...	1,075,475.74
Bill	12/31/2022	00352568		Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Co...	510.00
Bill	12/31/2022	00352569		Quiddity Engineering, LLC	Total Fee - \$310,660	3,510.46
Bill	12/31/2022	00352570		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Str...	53,032.64
Bill	12/31/2022	00352571		Quiddity Engineering, LLC	Total Fee - \$364,200	28,898.32
Bill	12/31/2022	22-1412		Sanford Kuhl Hagan Kugle Parker ...	Shepher/Durham Recon	1,198.75
Bill	12/31/2022	Pay Estima...		SER Construction	Shepherd Dr, Durham Dr, Selected C...	1,543,982.81
Bill	12/31/2022	131798276		Hunton Andrews Kurth	Nicholas Litinas Legal Services	9,991.00
Bill	12/31/2022	12-2022-37		Goodman Corporation	Task 1 - \$127,929	3,070.30
Bill	12/31/2022	12-2022-37		Goodman Corporation	Task 2 - \$172,439	4,655.85
Bill	12/31/2022	12-2022-37		Goodman Corporation	Task 3 - \$72,617	1,742.81
Bill	01/01/2023	90169682		CDM Smith Inc.	Project: Shepherd & Durham Major I...	91,268.37
Bill	01/31/2023	00354018		Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Co...	255.00
Bill	01/31/2023	00354019		Quiddity Engineering, LLC	Total Fee - \$310,660	4,473.50
Bill	01/31/2023	00354020		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Str...	66,922.82
Bill	01/31/2023	00354021		Quiddity Engineering, LLC	Total Fee - \$364,200	40,250.03
Bill	01/31/2023	22-1463		Sanford Kuhl Hagan Kugle Parker ...	Shepher/Durham Recon	452.50
Bill	01/31/2023	Pay Estima...		SER Construction	Shepherd Dr, Durham Dr, Selected C...	799,950.36

Memorial Heights Redevelopment Authority Profit & Loss Detail

Accrual Basis

July 2022 through January 2023

Type	Date	Num	Adj	Name	Memo	Amount
Bill	01/31/2023	131799050		Hunton Andrews Kurth	Nicholas Litinas Legal Services	2,250.50
Bill	01/31/2023	1-2023-31		Goodman Corporation	Task 1 - \$10,220	1,839.60
Bill	01/31/2023	1-2023-31		Goodman Corporation	Task 2 - \$21,646	4,329.20
Bill	01/31/2023	1-2023-29		Goodman Corporation	Task 1 - \$127,929	3,070.30
Bill	01/31/2023	1-2023-29		Goodman Corporation	Task 2 - \$172,439	4,655.85
Bill	01/31/2023	1-2023-29		Goodman Corporation	Task 3 - \$72,617	
Total T-0523A Shepherd Durham & Cross						11,892,082.76
T-0529 Yale @ Center						
Bill	07/31/2022	00344510		Quiddity Engineering, LLC	Yale Street at Center Street Intersecti...	416.25
Bill	09/30/2022	00347876		Quiddity Engineering, LLC	Yale Street at Center Street Intersecti...	405.04
Bill	10/01/2022	00346139		Quiddity Engineering, LLC	Yale Street at Center Street Intersecti...	1,304.77
Bill	10/31/2022	00349591		Quiddity Engineering, LLC	Yale Street at Center Street Intersecti...	2,183.71
Bill	01/31/2023	00354025		Quiddity Engineering, LLC	Yale Street at Center Street Intersecti...	402.15
Total T-0529 Yale @ Center						4,711.92
T-0531 Pedestrian Improv. Const						
Bill	07/31/2022	Pay App #5		Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	167,759.71
Bill	07/31/2022	22-0771		Sanford Kuhl Hagan Kugle Parker ...	Heights Blvd	130.00
Bill	07/31/2022	00344509		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Co...	10,592.87
Bill	08/31/2022	Pay App #6		Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	1,583.34
Bill	09/30/2022	Pay App #7		Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	10,612.14
Bill	09/30/2022	00347875		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Co...	4,215.00
Bill	10/01/2022	00346138		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Co...	5,058.75
Bill	10/31/2022	00349590		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Co...	7,425.00
Bill	10/31/2022	Pay App #8		Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	133,289.18
Bill	11/18/2022	00351180		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Co...	9,102.50
Bill	11/30/2022	Pay App #9		Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	105,543.02
Bill	12/31/2022	00352572		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Co...	7,711.25
Bill	12/31/2022	Pay App #10		Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	92,628.46
Bill	01/18/2023	TIRZ5-202...		Houston Parks Board	17 Trees along Heights Hike & Bike ...	11,444.00
Bill	01/31/2023	00354023		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Co...	10,451.25
Bill	01/31/2023	Pay App #11		Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	37,995.57
Total T-0531 Pedestrian Improv. Const						615,542.04
T-0599 Concrete Panel Replace						
Bill	08/01/2022	22-0956		Sanford Kuhl Hagan Kugle Parker ...	Safe Sidewalk Program	81.25
Total T-0599 Concrete Panel Replace						81.25
Capital Improvement Plan - Other						
Bill	07/31/2022	7-2022-75		Goodman Corporation	Federal and TxDOT	4,001.30
Bill	08/31/2022	8-2022-14		Goodman Corporation	Federal and TxDOT	8,002.60
Bill	09/30/2022	9-2022-40		Goodman Corporation	Federal and TxDOT	8,002.60
Bill	10/31/2022	22-1109		Sanford Kuhl Hagan Kugle Parker ...	19th St. Safety Improvement	632.00
Bill	10/31/2022	10-2022-42		Goodman Corporation	Federal and TxDOT	4,001.30
Bill	11/30/2022	11-2022-32		Goodman Corporation	Federal and TxDOT	2,000.65
Bill	11/30/2022	22-1296		Sanford Kuhl Hagan Kugle Parker ...	19th St. Safety Improvement	1,478.75
Bill	12/31/2022	00352573		Quiddity Engineering, LLC	Total Fee \$9,400	127.84
Bill	12/31/2022	22-1414		Sanford Kuhl Hagan Kugle Parker ...	19th St. Safety Improvement	1,180.00
Bill	12/31/2022	22-1413		Sanford Kuhl Hagan Kugle Parker ...	Allen Pkwy/Marston	698.75
Bill	01/31/2023	00354026		Quiddity Engineering, LLC	Total Fee \$9,400	35,369.36
Bill	01/31/2023	22-1464		Sanford Kuhl Hagan Kugle Parker ...	Allen Pkwy/Marston	81.25
Bill	01/31/2023	1-2023-30		Goodman Corporation	Federal and TxDOT	8,002.60
Total Capital Improvement Plan - Other						73,579.00
Total Capital Improvement Plan						12,594,838.72
Total COGS						12,594,838.72
Gross Profit						-9,266,970.94
Expense						
Developer Reimbursement						
Bill	07/02/2022	Reimburse...		Sovereign Regent Square LLC	Developer Reimbursement 2022(Con...	420,490.14
Total Developer Reimbursement						420,490.14

Memorial Heights Redevelopment Authority Profit & Loss Detail

Accrual Basis

July 2022 through January 2023

Type	Date	Num	Adj	Name	Memo	Amount
Interest Expense						
Bill	08/31/2022	100102120...		Regions Corporate Trust	Debt Service Payment	652,612.51
Total Interest Expense						652,612.51
Payroll Expenses						
Payroll Taxes						
Paycheck	07/29/2022	DD1015		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	07/29/2022	DD1015		Sherry Weesner	Direct Deposit	239.25
Paycheck	07/29/2022	DD1015		Sherry Weesner	Direct Deposit	0.00
Paycheck	07/29/2022	DD1015		Sherry Weesner	Direct Deposit	0.00
Bill	08/03/2022	EFT		Texas Workforce Commission		15.00
Paycheck	08/31/2022	DD1016		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	08/31/2022	DD1016		Sherry Weesner	Direct Deposit	239.25
Paycheck	08/31/2022	DD1016		Sherry Weesner	Direct Deposit	0.00
Paycheck	08/31/2022	DD1016		Sherry Weesner	Direct Deposit	0.00
Paycheck	09/30/2022	DD1017		Sherry Weesner	Direct Deposit	930.00
Paycheck	09/30/2022	DD1017		Sherry Weesner	Direct Deposit	239.25
Paycheck	09/30/2022	DD1017		Sherry Weesner	Direct Deposit	0.00
Paycheck	09/30/2022	DD1017		Sherry Weesner	Direct Deposit	0.00
Paycheck	10/31/2022	DD1018		Sherry Weesner	Direct Deposit	0.00
Paycheck	10/31/2022	DD1018		Sherry Weesner	Direct Deposit	239.25
Paycheck	10/31/2022	DD1018		Sherry Weesner	Direct Deposit	0.00
Paycheck	10/31/2022	DD1018		Sherry Weesner	Direct Deposit	0.00
Paycheck	11/30/2022	DD1019		Sherry Weesner	Direct Deposit	0.00
Paycheck	11/30/2022	DD1019		Sherry Weesner	Direct Deposit	239.25
Paycheck	11/30/2022	DD1019		Sherry Weesner	Direct Deposit	0.00
Paycheck	11/30/2022	DD1019		Sherry Weesner	Direct Deposit	0.00
Paycheck	12/30/2022	DD1020		Sherry Weesner	Direct Deposit	0.00
Paycheck	12/30/2022	DD1020		Sherry Weesner	Direct Deposit	239.25
Paycheck	12/30/2022	DD1020		Sherry Weesner	Direct Deposit	0.00
Paycheck	12/30/2022	DD1020		Sherry Weesner	Direct Deposit	0.00
Paycheck	01/31/2023	DD1021		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	01/31/2023	DD1021		Sherry Weesner	Direct Deposit	239.25
Paycheck	01/31/2023	DD1021		Sherry Weesner	Direct Deposit	42.00
Paycheck	01/31/2023	DD1021		Sherry Weesner	Direct Deposit	9.00
Total Payroll Taxes						5,739.75
Retirement Expense						
Paycheck	07/29/2022	DD1015		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	08/31/2022	DD1016		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	09/30/2022	DD1017		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	10/31/2022	DD1018		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	11/30/2022	DD1019		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	12/30/2022	DD1020		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	01/31/2023	DD1021		Sherry Weesner	Direct Deposit	1,500.00
Total Retirement Expense						10,500.00
Salary Payroll						
Paycheck	07/29/2022	DD1015		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	08/31/2022	DD1016		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	09/30/2022	DD1017		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	10/31/2022	DD1018		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	11/30/2022	DD1019		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	12/30/2022	DD1020		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	01/31/2023	DD1021		Sherry Weesner	Direct Deposit	15,000.00
Total Salary Payroll						105,000.00

Memorial Heights Redevelopment Authority Profit & Loss Detail

Accrual Basis

July 2022 through January 2023

Type	Date	Num	Adj	Name	Memo	Amount
Payroll Expenses - Other						
Liability C...	07/28/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 e...	1.75
Liability C...	07/28/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability C...	08/30/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 e...	1.75
Liability C...	08/30/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability C...	09/29/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 e...	1.75
Liability C...	09/29/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability C...	10/28/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 e...	1.75
Liability C...	10/28/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability C...	11/29/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 e...	1.75
Liability C...	11/29/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability C...	12/29/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 e...	1.75
Liability C...	12/29/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability C...	01/30/2023			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 e...	1.75
Liability C...	01/30/2023			QuickBooks Payroll Service	Sales Tax for TX	0.12
Total Payroll Expenses - Other						13.09
Total Payroll Expenses						121,252.84
Program and Project Consultants						
Engineering Consultants						
Bill	07/31/2022	00344503		Quiddity Engineering, LLC	Work Order 1 - Through July 22, 2022	3,858.75
Bill	09/30/2022	00347870		Quiddity Engineering, LLC	Work Order 1 - Through Sept 23, 2022	592.50
Bill	10/01/2022	00346134		Quiddity Engineering, LLC	Work Order 1 - Through August 19 2...	450.00
Bill	10/31/2022	00349586		Quiddity Engineering, LLC	Work Order 1 - Through October 21, ...	765.00
Bill	11/18/2022	00351176		Quiddity Engineering, LLC	Work Order 1 - Through November 1...	4,335.00
Bill	12/31/2022	00352567		Quiddity Engineering, LLC	Work Order 1 - Through December 9,...	1,785.00
Bill	01/31/2023	00354017		Quiddity Engineering, LLC	Work Order 1 - Through January 20, ...	5,495.00
Total Engineering Consultants						17,281.25
Legal Expense						
Bill	07/31/2022	22-0768		Sanford Kuhl Hagan Kugle Parker ...	Legal services through July 2022	7,540.55
Bill	07/31/2022	22-0769		Sanford Kuhl Hagan Kugle Parker ...	Regents Square GID	387.50
Bill	08/01/2022	22-0952		Sanford Kuhl Hagan Kugle Parker ...	Legal services through August 2022	1,619.82
Bill	08/01/2022	22-0953		Sanford Kuhl Hagan Kugle Parker ...	Regents Square GID	143.75
Bill	09/30/2022	22-1063		Sanford Kuhl Hagan Kugle Parker ...	Legal services through September 20...	3,199.45
Bill	10/31/2022	22-1106		Sanford Kuhl Hagan Kugle Parker ...	Legal services through October 2022	5,487.85
Bill	11/30/2022	22-1294		Sanford Kuhl Hagan Kugle Parker ...	Legal services through November 2022	5,745.77
Bill	12/31/2022	22-1411		Sanford Kuhl Hagan Kugle Parker ...	Legal services through December 20...	5,368.53
Bill	01/31/2023	22-1460		Sanford Kuhl Hagan Kugle Parker ...	Legal services through January 2023	1,666.25
Total Legal Expense						31,159.47
Planning Consultants						
Bill	07/07/2022	942		Medley Inc.	Monthly Digital Retainer - July	2,000.00
Bill	07/07/2022	942		Medley Inc.	Shepherd Durham PR Launch	5,500.00
Bill	07/31/2022	7-2022-32		Goodman Corporation	Task 1- \$50,000.00	2,341.41
Bill	08/31/2022	949		Medley Inc.	Monthly Digital Retainer	2,000.00
Bill	08/31/2022	8-2022-45		Goodman Corporation	Task 1- \$50,000.00	717.27
Bill	09/01/2022	961		Medley Inc.	September Retainer	2,000.00
Bill	09/01/2022	961		Medley Inc.	Survey Creation	180.00
Bill	09/30/2022	9-2022-38		Goodman Corporation	Task 1- \$50,000.00	2,213.91
Bill	10/01/2022	972		Medley Inc.	Monthly Digital Retainer	2,000.00
Bill	10/31/2022	10-2022-57		Goodman Corporation	Task 1- \$50,000.00	6,558.83
Bill	11/01/2022	990		Medley Inc.	Monthly Digital Retainer	2,000.00
Bill	11/30/2022	11-2022-20		Goodman Corporation	Task 1- \$50,000.00	10,193.40
Bill	12/19/2022	1002		Medley Inc.	Monthly Digital Retainer	2,000.00
Bill	12/31/2022	12-2022-15		Goodman Corporation	Task 1- \$100,000.00	4,999.77
Bill	01/01/2023	1014		Medley Inc.	Monthly Digital Retainer	2,200.00
Bill	01/31/2023	1-2023-28		Goodman Corporation	Task 1- \$100,000.00	5,542.70
Total Planning Consultants						52,447.29
Total Program and Project Consultants						100,888.01

Memorial Heights Redevelopment Authority Profit & Loss Detail

Accrual Basis

July 2022 through January 2023

Type	Date	Num	Adj	Name	Memo	Amount
TIRZ Administration & Overhead						
Accounting						
Bill	08/31/2022	2329		The Morton Accounting Services	July and August CPA Services	3,902.58
Bill	09/30/2022	2341		The Morton Accounting Services	September CPA Services	1,951.29
Bill	10/31/2022	2349		The Morton Accounting Services	October CPA Services	1,951.29
Bill	11/30/2022	2366		The Morton Accounting Services	November CPA Services	1,951.29
Bill	12/31/2022	2384		The Morton Accounting Services	December CPA Services	1,951.29
Bill	01/30/2023	2391		The Morton Accounting Services	January CPA Services	2,101.29
Total Accounting						13,809.03
Administration						
Bill	07/31/2022	22-0767		Sanford Kuhl Hagan Kugle Parker ...	Admin/Meeting through July 2022	1,895.00
Bill	08/01/2022	22-0951		Sanford Kuhl Hagan Kugle Parker ...	Admin/Meeting through August 2022	260.00
Bill	09/30/2022	22-1062		Sanford Kuhl Hagan Kugle Parker ...	Admin/Meeting through September 2...	1,805.00
Bill	10/31/2022	22-1105		Sanford Kuhl Hagan Kugle Parker ...	Admin/Meeting through October 2022	1,495.00
Bill	11/30/2022	22-1293		Sanford Kuhl Hagan Kugle Parker ...	Admin/Meeting through November 20...	310.00
Bill	12/31/2022	22-1410		Sanford Kuhl Hagan Kugle Parker ...	Admin/Meeting through December 20...	670.00
Bill	01/31/2023	22-1459		Sanford Kuhl Hagan Kugle Parker ...	Admin/Meeting through January 2023	510.00
Total Administration						6,945.00
Auditing						
Bill	09/01/2022	2022 Audit ...		McCall Gibson Swedlund Barfoot P...	2022 Audit Interim	8,000.00
Bill	10/12/2022	2022 Audit ...		McCall Gibson Swedlund Barfoot P...	2022 Audit Final	5,250.00
Total Auditing						13,250.00
Office Expenses						
Bank Service Charges						
Check	07/31/2022				Service Charge	134.48
Check	08/31/2022				Service Charge	20.07
Bill	11/30/2022	December ...		Commerce Bank	Finance Charge	7.47
Total Bank Service Charges						162.02
Office Expenses - Other						
Bill	08/03/2022	August 2022		Commerce Bank	August 2022	125.51
Bill	10/31/2022	November ...		Commerce Bank	Teams Services for Microsoft Account	4.00
Bill	11/30/2022	December ...		Commerce Bank	Microsoft Account	720.00
Total Office Expenses - Other						849.51
Total Office Expenses						1,011.53
Tax Consultant						
Bill	07/01/2022	58766		Equi Tax Inc.	July 1 - December 2022 Tax Consulti...	2,621.70
Bill	12/19/2022	22-299D		Masterson Advisors LLC	Continuing Disclosure Annual Fee F...	3,500.00
Bill	01/01/2023	59498		Equi Tax Inc.	January 1 - June 30 2023 Tax Consu...	2,621.70
Bill	01/31/2023	59762		Equi Tax Inc.	\$3,518.40 - \$2621.70	896.70
Total Tax Consultant						9,640.10
TIRZ Administration & Overhead - Other						
Bill	07/31/2022	100406 - #...		Regions Corporate Trust	Annual Fee - Bond	3,000.00
Bill	11/30/2022	December ...		Commerce Bank	Avenida South Garage Parking	17.00
Total TIRZ Administration & Overhead - Other						3,017.00
Total TIRZ Administration & Overhead						47,672.66
Total Expense						1,342,916.16
Net Ordinary Income						-10,609,887.10
Net Income						-10,609,887.10

Memorial Heights Redevelopment Authority – TIRZ 5

Investment Report

February 2023

TEXPOOL

Date	Balance	Interest	Average Daily Yield
November 30, 2022	\$17,956,210.02	\$53,135.08	3.6110%
December 31, 2022	\$18,016,904.85	\$60,694.83	3.9799%
January 31, 2023	\$18,081,851.17	\$64,946.32	4.2443%

Regions Project Fund

Date	Balance	Income	Deposits/Withdrawals	Date Deposit/Withdrawal	Average Yield at Market
November 30, 2022	\$32,574,736.65	\$92,830.23			3.05%
December 31, 2023	\$32,672,397.18	\$97,660.53			3.60%
January 31, 2023	\$32,781,869.02	\$109,471.84			4.02%

*Project Fund Disbursement

Regions Debt Service Fund

Date	Balance	Income	Deposits/Withdrawals	Date Deposit/Withdrawal	Average Yield at Market
November 30, 2023	\$641,262.58	\$1,623.39			3.05%
December 31, 2022	\$643,185.13	\$1,922.55			3.60%
January 31, 2023	\$645,340.18	\$2,155.05			4.02%

** Debt Payment

This report and the Authority’s investment portfolio are in compliance with the investment strategies expressed in the Authority’s Investment Policy and the Public Funds Investment Act.

Sherry F Weesner

Sherry F. Weesner, Investment Officer

McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708

PO Box 29584
Austin, TX 78755-5126
(512) 610-2209
www.mgsbpllc.com
E-Mail: mgsb@mgsbpllc.com

February 23, 2023

Board of Directors
Memorial-Heights
Redevelopment Authority
City of Houston, Texas

We are pleased to confirm our understanding of the terms of our engagement and the nature and limitations of the services we are to provide for Memorial-Heights Redevelopment Authority (the “Authority”).

We will apply the agreed-upon procedures enumerated below that were specified and agreed to by the Board of Directors of the Authority, on the invoices and schedules submitted for payment from the Authority’s available tax increment. These procedures will be performed solely to assist you in evaluating the reasonableness of those costs to be reimbursed and the report is not to be used for any other purpose. Our engagement to apply agreed-upon procedures will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we obtain your written agreement to the procedures to be applied and your acknowledgement that those procedures are appropriate for the intended purpose of the engagement, as described in this letter. The agreement and acknowledgment are contained with this letter. A refusal to provide such agreement and acknowledgment will result in our withdrawal from the engagement. We make no representation that the procedures we will perform are appropriate for the intended purpose of the engagement or for any other purpose. The procedures we will perform are as summarized below:

- A. We will inspect the written request from BB Land Development Holdings LLC (the “Developer”) for reimbursement including certain schedules and supporting invoices submitted by the Developer in substantiation of the costs to be reimbursed. Our inspection will include all documentation supporting items, amounts, and proof of payment for which reimbursement is requested.

- B. We will read the development agreements for particular items that might affect the reimbursement. The relevant agreements will be referenced in our report.
- C. We will inspect the computation of certain costs looking for any amounts required to be paid 100% by the Developer, in accordance with the Agreement. Any costs required to be paid by the Developer will be deducted.
- D. We will foot the extensions of any engineering invoices pertaining to the reimbursement on a test basis and compare the contract amounts used in determining the fee for the design and construction phase portions of the invoice to the related construction contracts and to the engineering contract, when appropriate.
- E. For construction pay estimates, we will foot and test extensions of any individual items on a test basis on payments made on behalf of the District.
- F. For all payments, we will compare the payment dates to copies of cancelled checks. If cancelled checks are not available, alternate procedures will be designed to support dates and amounts of payments.
- G. If possible, we will obtain verbal confirmation from construction contractors concerning whether or not the contract estimates to date have been paid in full and whether or not the contractor has any claims to be made against either the Authority or Developer on the project.
- H. We will prepare a reimbursement report for the benefit of the Authority including the accountant's report and schedule of amounts reimbursable to the Developer and compare the approved amounts in the agreement with the actual reimbursable costs to complete the projects.
- I. At your request, we will attend a meeting of the Authority to present the report and be available to answer questions relating to the report.

The objective of this agreed-upon procedures engagement will be to assist you in evaluating the reasonableness of the aforementioned costs. Because the above agreed-upon procedures do not constitute an examination or review, we will not express an opinion or conclusion on the aforementioned reimbursable costs. In addition, we have no obligation to perform any procedures beyond those listed above.

We will issue a written report upon completion of our engagement that lists the procedures performed and our findings. Our report will be addressed to the Board of Directors of the Authority. If, for any reason, we are unable to complete any of the procedures, we will describe in our report any restrictions on the performance any restrictions on the performance of the procedures, or not issue a report and withdraw from this engagement. You understand that the report is intended for the information and use of the Board of Directors of the Authority and should not be used by anyone other than these specified parties. We are aware that the report is subject to distribution under provisions of the Texas Public Information Act. Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

An agreed-upon procedures engagement is not designed to detect instances of fraud or noncompliance with laws or regulations; however, we will communicate to you any known and suspected fraud and noncompliance with laws or regulations affecting the aforementioned reimbursable costs from the Authority's available tax increment that come to our attention. In addition, if, in connection with this engagement, matters come to our attention that contradict the aforementioned reimbursable costs, we will disclose those matters in our report.

As the engaging party, the Board of Directors agrees to the procedures performed and acknowledges that they are appropriate to meet the intended purposes of this engagement as acknowledged by signature below.

At the conclusion of our engagement, we will require certain written representations in the form of a representation letter from you.

Chris Swedlund is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

A portion of the cost of these procedures will be determined by the condition of the records submitted by the respective developer or developers to be reimbursed. A final billing will be issued when the final report is released. We estimate the cost of performing these procedures on your behalf to be \$15,000 to \$18,000.

Anti-Boycott and Anti-Terrorism Verification. By signing and entering into the Agreement, McCall Gibson Swedlund Barfoot PLLC ("MGSB") verifies, pursuant to Chapter 2271 of the Government Code, it does not boycott Israel and will not boycott Israel during the term of the Agreement. MGSB hereby represents and warrants that at the time of this Agreement neither MGSB nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of MGSB (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Sections 2252.153 of the Texas Government Code. The term "foreign terrorist organization" has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code.

As required by 2274.002, Texas Government Code (as added by Senate Bill 13, 87th Texas Legislature, Regular Session), as amended, MGSB hereby verifies that the MGSB, including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code, as amended.

As required by Section 2274.002, Texas Government Code (as added by Senate Bill 19, 87th Texas Legislature, Regular Session, "SB 19"), as amended, the MGSB hereby verifies that MGSB, including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code (as added by SB 19), as amended.

You agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.

We appreciate the confidence you have placed in this firm by retaining us as your independent accountants in this matter. If you agree with the above understanding of the engagement, please sign the duplicate copy of this letter and return it at your earliest convenience. Thank you.

Sincerely,



McCall Gibson Swedlund Barfoot PLLC

ACKNOWLEDGEMENT:

Signature	Title	Date
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AUP BB Land Development Holdings LLC

Memorial Heights Redevelopment Authority/TIRZ No. 5
Project Update – February 14, 2023



QE WA	Project Name	CIP Project Number	Status	Work Completed Since December 2022 Board Meeting	Work Anticipated in the Next Month
WA#1	General Consultation	-	In Progress	<ul style="list-style-type: none"> Updated and maintained master schedule. Revising MHRA Story Map. Developing Project Tracker. Updated potential projects. 	<ul style="list-style-type: none"> Update COH MWDBE Database for all active CIP projects. Participate in CIP Planning. Complete revision of Story Map. Update and maintain master schedule.
WA#8	North Canal Project	T-0525	Planning	<ul style="list-style-type: none"> None. 	<ul style="list-style-type: none"> Continue coordination with COH, as needed Meet with TxDOT and HCFCD, as needed.
T-0523A-WA#1	Shepherd and Durham Grant Coordination	T-0523A	Planning	<ul style="list-style-type: none"> Supported grant administration. Coordinated with HPW. 	<ul style="list-style-type: none"> Continued support of grant administration. Continue coordination with HPW
T-0523A-WA#4	Shepherd Durham Phase 2 Accelerated Tasks	T-0523A	Active Design	<ul style="list-style-type: none"> Continued coordination with AT&T and CenterPoint for utility relocations and adjustments. Coordinated with HPW and TxDOT. Met with UCC on 12/8/2022 and 1/12/2023. Prepared encroachment letters and met with owners. 	<ul style="list-style-type: none"> Continue coordination with CenterPoint and AT&T regarding their facilities, including attendance of UCC meetings. Continue coordination with HPW to move the project forward. Continue coordination with HPW on adjacent projects. Submit final geotechnical report.
T-0523A-WA#5	Shepherd Durham - Phase 2 Final Design	T-0523A	Active Design	<ul style="list-style-type: none"> Addressed 60% comments from HPW and TxDOT. Began H&H modeling for TxDOT. Met with TxDOT to review existing drainage on 1/23/2023. 	<ul style="list-style-type: none"> Continue to address comments from HPW and TxDOT. Prepare proposed H&H model for TxDOT. Meet with TxDOT to review proposed storm sewers.
T-0523A-WA#6	Shepherd Durham - Phase 1 Construction Phase Services	T-0523A	Construction	<ul style="list-style-type: none"> Attended regular progress meetings with Contractor and Team. Reviewed and responded to contractor RFIs. Prepared design modifications along West 15th and West 20th Streets due to redevelopment. 	<ul style="list-style-type: none"> Continue progress meeting with Contractor and Team. Review and respond to submittals and RFIs. Prepare design modifications as needed to address revised site conditions.
T-0529-WA#1	Yale at Center	T-0529	Active Design	<ul style="list-style-type: none"> Coordinated with HPW on ROW for SE corner. Submitted plans for TxDOT review. Updated cost estimate to TxDOT items. 	<ul style="list-style-type: none"> Receive approval of 100% drawings. Schedule and secure HPW signatures. Complete construction documents and turn over to HPW.
T-0531-WA#1	Construction of Bike/Ped Improvements	T-0531	Construction	<ul style="list-style-type: none"> Observed activities and responded to questions. Reviewed and prepared change orders. Met with HPW on 2/14/2023 to review Houston Avenue. 	<ul style="list-style-type: none"> Continue construction observation Review progress and prepare punch list items.
T-0534-WA#1	Safety Improvements 19th and Beall	T-0534	Active Design	<ul style="list-style-type: none"> Submitted 60% plans and received comments from HPW. Prepared 90% plans and cost estimates. Attended regular progress meeting with HSIP team. 	<ul style="list-style-type: none"> Submit 90% drawings and estimates on 2/17/2023. Finalized construction duration/schedule. Attend regular progress meetings with HSIP team.

December 21, 2022

Ms. Sherry Weesner, PE
Memorial Heights Redevelopment Authority
1980 Post Oak Boulevard
Suite 1380
Houston, Texas 77056

Subject: **Construction Management Projected Expenditures**
Shepherd Drive, Durham Drive, and Selected Cross Streets Reconstruction Phase 1
WTS No. N-T05000-0005-7

Dear Ms. Weesner:

As we have discussed concerns of Construction Management Expenditures over the past several weeks, we have put together projected expenditures for project staff to increase from \$ 3.75 M to \$ 4.49M based on the current level-of-effort. The following is a breakdown of on-going level-of-effort that supports current expenditure trends.

- Adjusted Procore Licensing from \$ 49,000 to \$ 75,000 to support the Financial module required to support monthly Pay Estimates.
- Added CDM Smith Part-Time Sr. Inspector at 22 hours / week through December 2024
- Added 10% overtime for CDM Smith Full Time Sr. Inspector and 10% for CDM Smith Part-Time Sr. Inspector through December 2024.
- Added 10% overtime for Quiddity Sr. Inspector through December 2024
- Added 38% increase for Quiddity Deputy Project Manager based on current level-of-effort

We would like to consider the addition of an Office Engineer to support the daily tasks of processing monthly pay estimates and material-on-hand submittals, reviewing change order proposals, tracking utility strikes, confirming pay quantities, etc. These tasks are currently being handled by the Project Managers. There are also some additional project tasks that we feel would benefit the project, but are not currently receiving enough attention, that the proposed Office Engineer could pick up. This Office Engineer request is not reflected in the above breakdown.

We understand the Board's commitment to trying to remain within funded budgets. Be assured that our project team is committed to the same goal.

Should you have any questions, or require additional information, please do not hesitate to contact me, at (281)-745-5485 or Mr. Matt Kainer at (713) 825-9486.

Sincerely,
Fernando J. de la Garza, PE
Project Manager
CDM Smith

cc: Matt Kainer, PE
Project Files

SDP1-20221221_SWeesner_01

Buffalo Bayou

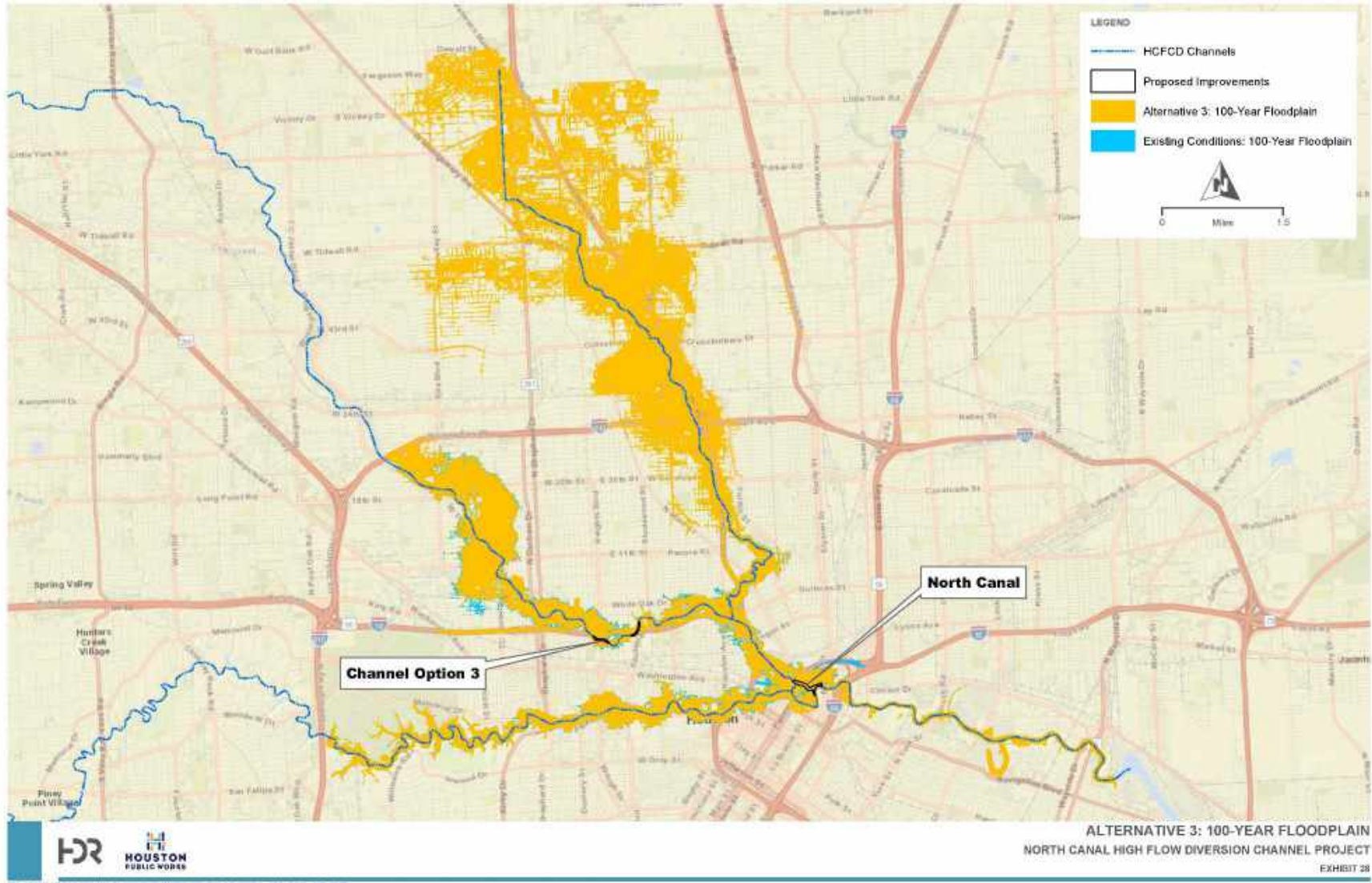
Location	Shepherd	Waugh
Water Surface Elevation Difference (FT)	-0.63	-0.68

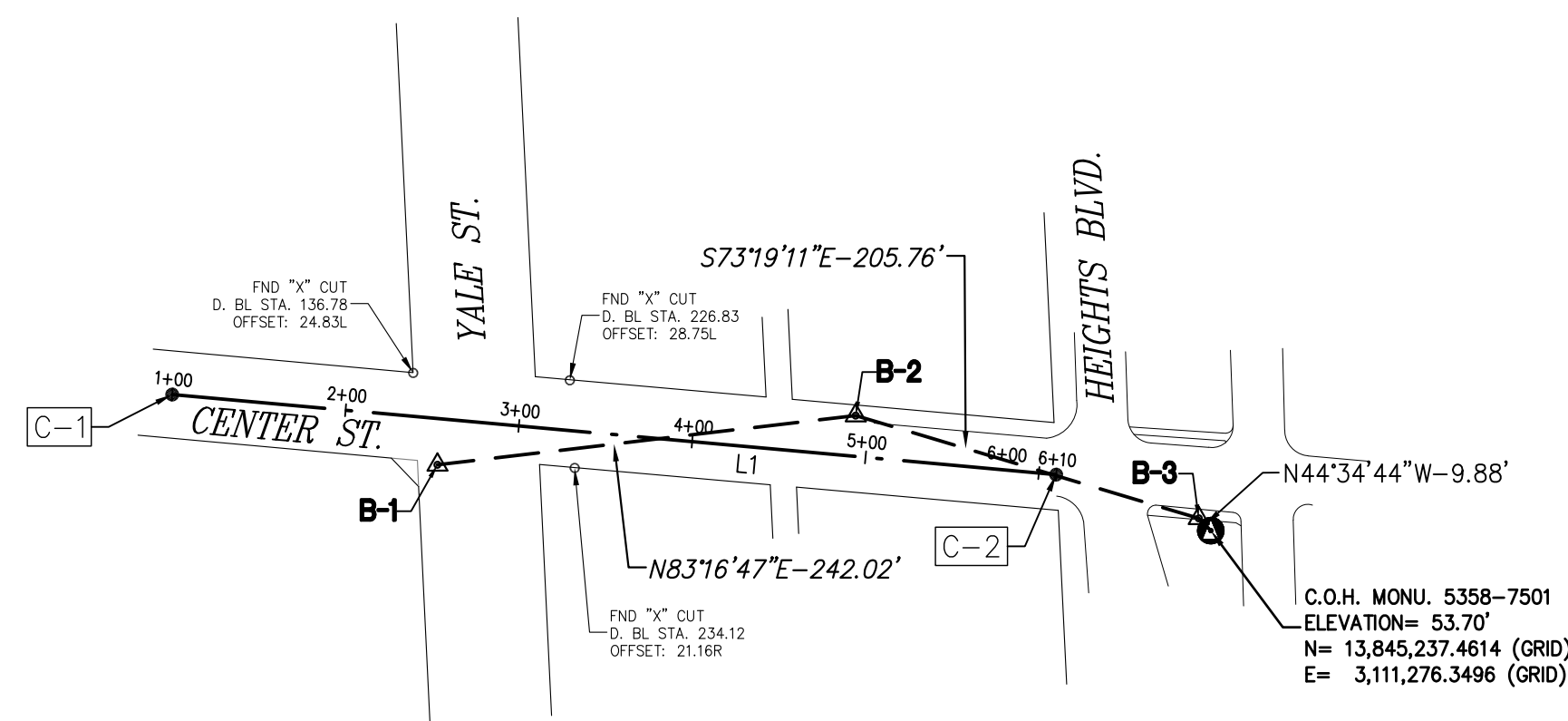
White Oak Bayou

Location	Ella	11 th	IH-10	Yale	Heights	IH-45N	Main (Downtown)
Water Surface Elevation Difference (FT)	-0.31	-0.54	-1.1	-1.44	-1.35	-1.1	-1.73

Little White Oak

Location	Yale	Houston Belt RR	N Main	White Oak Drive
Water Surface Elevation Difference (FT)	0.00	0.02	-0.30	-1.01

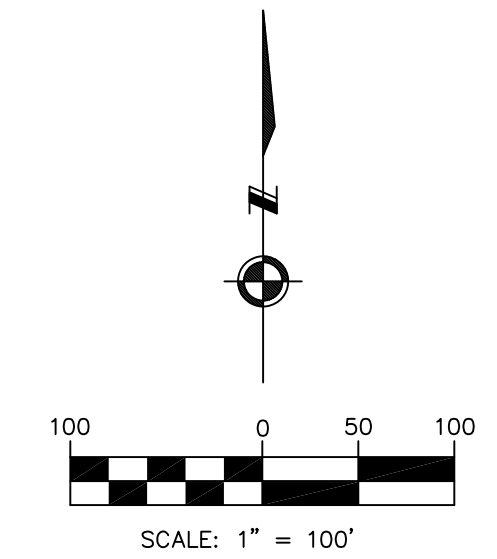




DESIGN BASELINE: LINE TABLE		
LINE #	BEARING	LENGTH
L1	S84° 49' 36.18"E	510.00

DESIGN BASELINE POINTS DATA						
POINT No.	D. BL. STA.	NORTHING (SURFACE)	EASTING (SURFACE)	NORTHING (GRID)	EASTING (GRID)	MATERIAL SET
C-1	1+00.00	13,847,115.36	3,111,084.12	13,845,315.47	3,110,679.73	SET MAG NAIL W/ SHNR.
C-2	6+10.00	13,847,069.38	3,111,592.04	13,845,269.49	3,111,187.59	SET MAG NAIL W/ SHNR.

SURVEY BASELINE POINTS DATA (TEMPORARY BENCHMARK)								
POINT No.	NORTHING (SURFACE)	EASTING (SURFACE)	NORTHING (GRID)	EASTING (GRID)	ELEVATION	D. BL. STA.	OFFSET	DESCRIPTION
B-1	13,847,074.98	3,111,236.51	13,845,275.09	3,110,832.10	52.17'	2+55.41	26.48R	SET "X" CUT
B-2	13,847,103.30	3,111,476.86	13,845,303.41	3,111,072.42	52.76'	4+92.23	23.40L	SET 1/2" I.R. W/ CAP
B-3	13,847,044.24	3,111,673.96	13,845,244.36	3,111,269.50	54.38'	—	—	SET "X" CUT



BENCHMARK:

CITY OF HOUSTON MONUMENT 5358-7501, A BRASS DISK IN CONCRETE, LOCATED AT SOUTH MEDIAN OF THE INTERSECTION OF CENTER STREET AND HEIGHTS BOULEVARD.

ELEV. 53.70 FEET NAVD 1988 (GEOID '18)*

* OBSERVED BY GPS SURVEYING AND PROCESSED IN REFERENCE TO THE CORS DATED OCTOBER 28, 2021.

NOTE:

ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83. ALL DISTANCES ARE IN SURFACE.

THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR 0.999870017.

VERTICAL DATUM ADJUSTMENT:

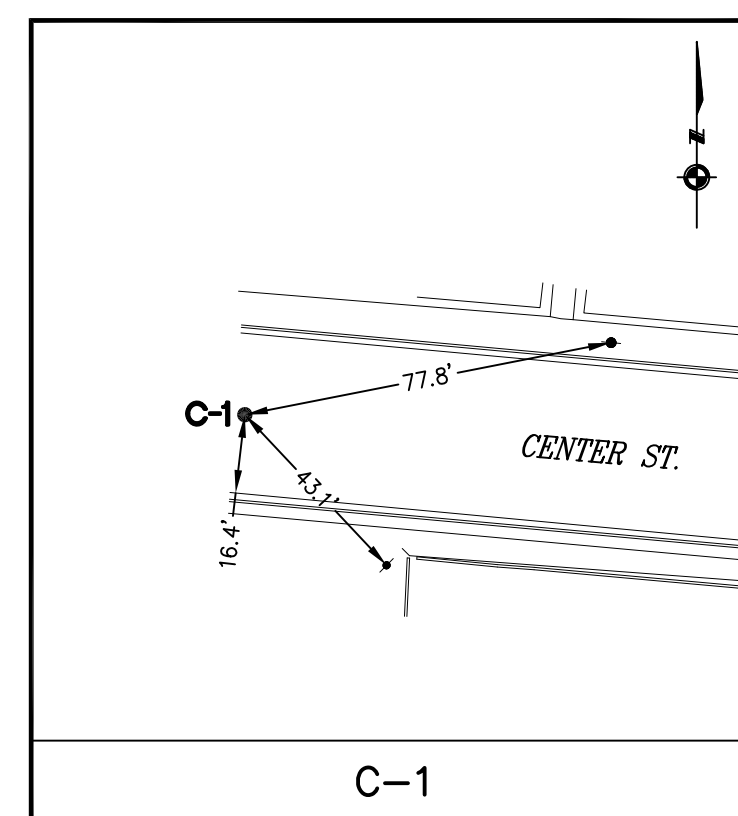
THE ELEVATION DIFFERENCE IN BETWEEN THE FLOODPLAIN REFERENCE MARK'S (RM 050025) PUBLISHED DATUM NAVD 1988, 2001 ADJUSTMENT AND DATUM NAVD 1988 (GEOID '18) IS 0.12'.

NAVD 1988, 2001 ADJ. ELEVATION
= NAVD 1988 (GEOID '18) ELEVATION - 0.12 FEET.

LEGEND:

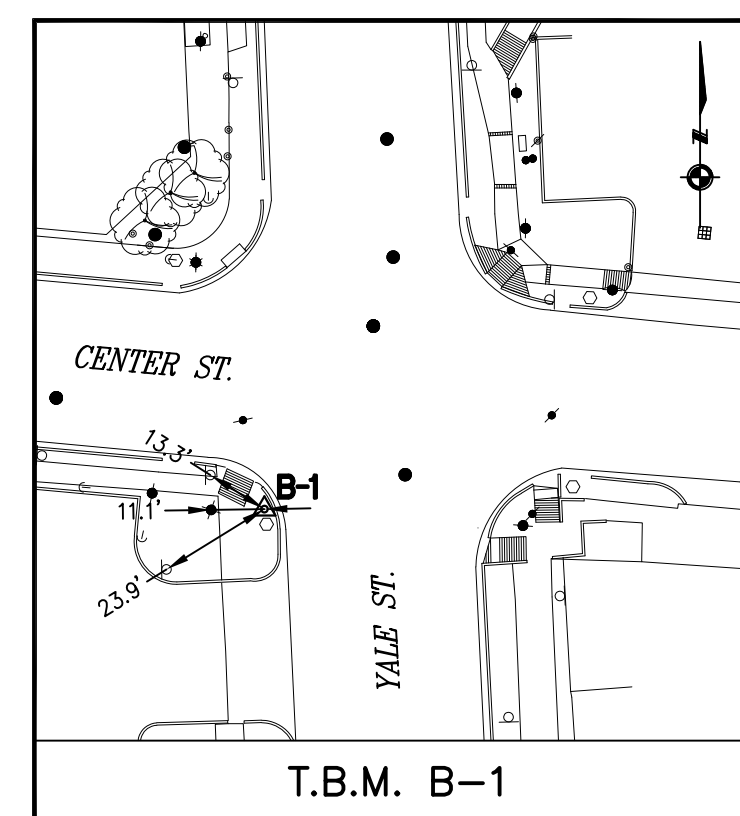
- B-X** SURVEY CONTROL POINT NUMBER
- C-X** DESIGN BASELINE POINT NUMBER
- ▲** SURVEY CONTROL POINT
- DESIGN BASELINE POINT
- ⊙** CITY OF HOUSTON MONUMENT
- D. BL: DESIGN BASELINE ———
- S. BL: SURVEY BASELINE - - - - -

- EXIST. TOPOGRAPHIC LEGEND**
- MANHOLE
 - GRATE INLET
 - ◆ B/BB INLET
 - FIRE HYDRANT
 - SIGNAL POLE
 - /- FENCE
 - BUSH
 - ⊕ WATER VALVE
 - HIGH BANK
 - ☆ LIGHT
 - SIGN
 - POWER POLE
 - ◆ POWER POLE W/LIGHT
 - ⊖ DOWN GUY
 - TREE
 - PLANTER
 - ▨ BUILDING
 - WATER METER
 - ▨ HEDGE ROW



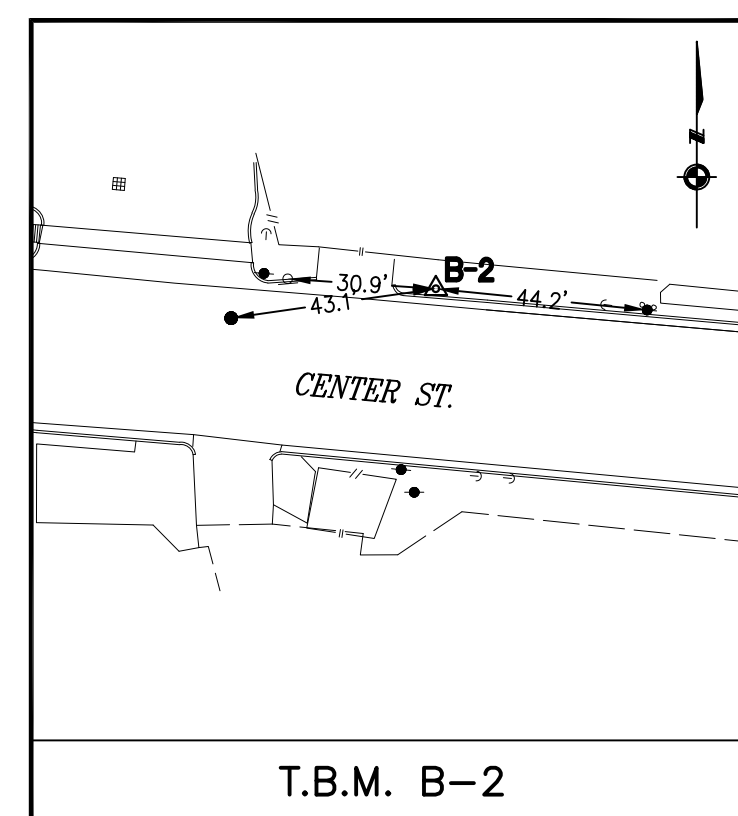
C-1

N.T.S.



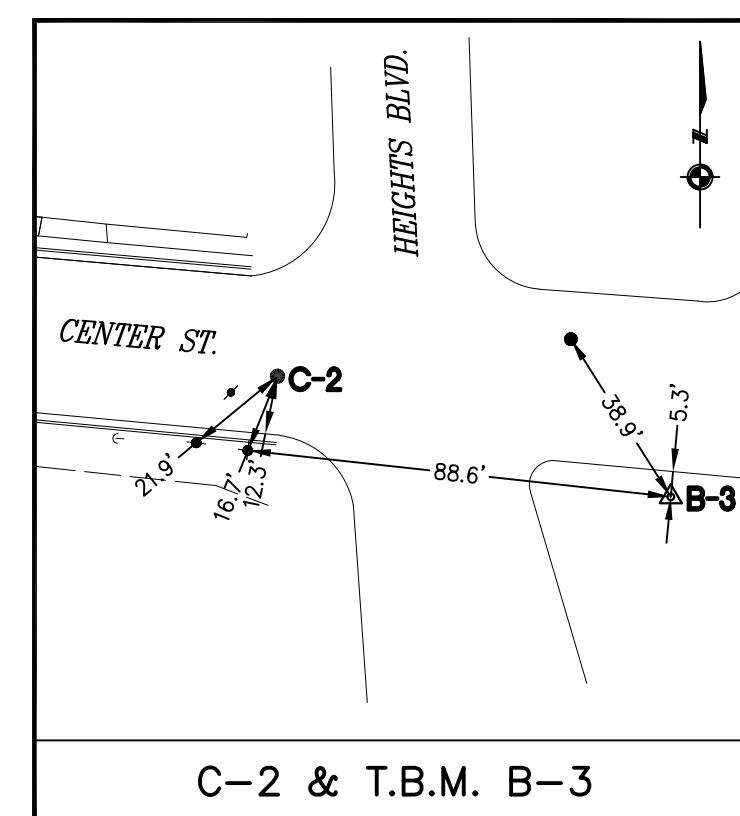
T.B.M. B-1

N.T.S.



T.B.M. B-2

N.T.S.



C-2 & T.B.M. B-3

N.T.S.

CITY OF HOUSTON

CITY SURVEY 5358
SITE CONTROL MONUMENT 7501

Project WBS# N-T05000-0010-7

Texas Coordinate System of 1983,
South Central Zone, U. S. Survey Feet

X= 3,111,276.3496
Y= 13,845,237.4614

Lat.= 29° 46' 13.15715" N
Lon.= 95° 23' 50.17365" W

Reference Frame Used: NAD '83 (2011) (EPOCH: 2010)
Vertical Adjustment used: NAVD '88
General Location: LOCATED AT SOUTH MEDIAN OF THE INTERSECTION OF CENTER STREET AND HEIGHTS BOULEVARD

Date Set: 10-15-2019 Type of Mark: 4A

Keymap Page: 493 F

Orthometric Elevation = 53.70
Ellipsoid Height = -36.0439
Geoid: GEOID '18
Datum Source & Adjustment:
GPS STATIC
(OBSERVED ON 10-28-2021)

3 Nearest project control points (bearings and distances stated below):

- 1 N 44°34'44" W 9.88'
- 2 N 72°03'02" W 214.47'
- 3 N 85°08'29" W 445.99'

NOTE:

1. Bearings are grid bearings.
2. Scale Factor = (S.F. 0.999870017).
3. Surface = Grid

Surveyed By: Kuo & Associates, Inc.
10300 Westoffice Drive, Suite 800
Houston, TX 77042

Date Revised: 10-28-2021
City of Houston, Harris County, Texas

NO.	DATE	REVISIONS	APP.

JCB JONES CARTER

Texas Board of Professional Engineers Registration No. F-23290
4330 West Loop South, Suite 150 • Houston, TX 77041 • 713.777.5337

KUO & associates, Inc.

Consulting Engineers & Surveyors

10300 Westoffice Dr., Suite 800, Houston, Texas 77042
Tel: 713-975-8769, Fax: 713-975-0920, www.kuoassociates.com
TPELS Firm Registration No. F-4578
TPELS Firm Registration No. 1007560

KUTUBUL A. M. MANJOODI
6404
PROFESSIONAL
LAND SURVEYOR
05/06/2022

SURVEYED BY:
KUO & ASSOCIATES, INC.
FB NO. P-6242

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

YALE AND CENTER STREET INTERSECTION PROJECT

SURVEY CONTROL MAP

WBS NUMBER	FOR CITY OF HOUSTON USE ONLY
N-T05000-0010-7	
DRAWING SCALE	
AS SHOWN	
CITY OF HOUSTON PM	
JIADA HUANG	
SHEET NO. 3 OF 24	

LEGEND

- Proposed Sidewalk
- Proposed Ramp
- Proposed Crosswalk

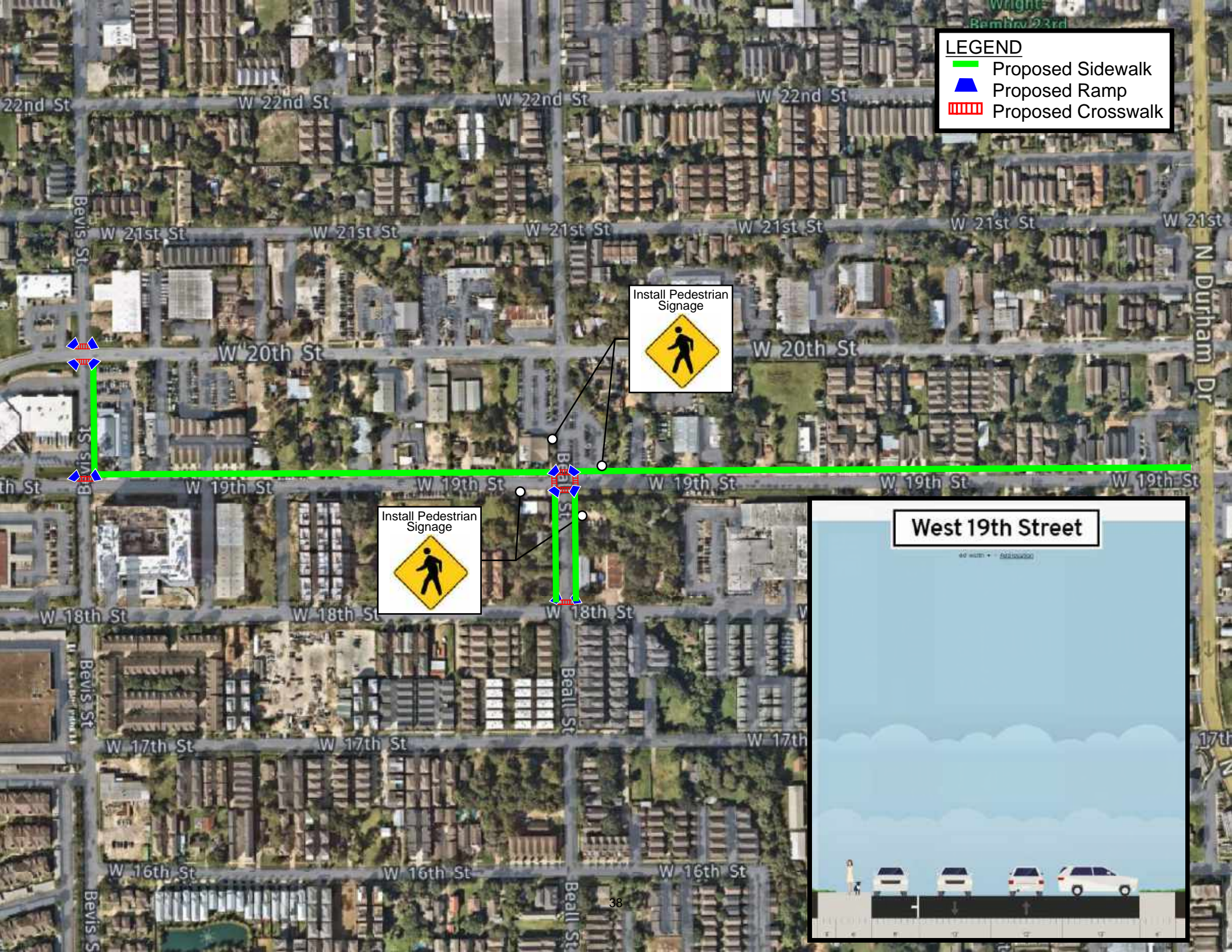


EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

Project No. T-0523A

The Goodman Corporation Work Authorization No. 11 – North Durham Drive at 11th Street Right of Way Acquisition Services

This WORK AUTHORIZATION authorizes consultant services to be performed by THE GOODMAN CORPORATION (the "CONSULTANT") pursuant to the Master 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 right-of-way acquisition services associated with the Shepherd and Durham Phase 2 Project.
- 2.0 SCOPE OF SERVICES: The CONSULTANT shall provide the services as outlined in the scope of services below.
- 3.0 FEE AND PAYMENT: The CONSULTANT shall complete the tasks in this WORK AUTHORIZATION on a lump sum percentage of completion basis not to exceed \$57,960. If tasks or subtasks are determined not to be necessary, TGC will not perform or invoice those services. The estimated level of effort associated with the donation of an easement is \$30,345 while the estimated cost for the acquisition of property in fee is \$57,960.
- 4.0 PROJECT SCHEDULE: The schedule for this work could span from approximately February 1, 2023 through August 31, 2024 but is anticipated to be completed by December 31, 2023.

IN WITNESS WHEREOF, the parties have executed this TASK ORDER as of _____, 20__.

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:

THE GOODMAN CORPORATION

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Right of Way Acquisition Services

The Goodman Corporation (TGC) will manage right-of-way acquisition services as provided by Lockwood, Andrews, and Newnam (LAN). The management and completion of the work is accommodated in this scope of work.

One parcel is needed along proposed North Durham Drive at West 11th Street. The parcel will be pursued as an easement donation and acquired by mandatory acquisition if necessary. Work will be completed within a 19-month duration, subject to all City approvals and City legal action if warranted. The fees for such services shall be at a not-to-exceed basis without prior written authorization according to the levels of effort described below:

1. Project Administration

- 1.1 Maintain communication with Authority staff and Authority engineering and legal consultants to coordinate Consultant's services throughout the term of the contract.
- 1.2 Provide summaries of project expenses, including amounts authorized, paid, and budget forecasting, summaries of current parcel status and project activities, and maintain a current schedule. Provide these to the Authority upon request.
- 1.3 Prepare and deliver monthly invoices to Authority staff with supporting documentation as determined by Authority staff.
- 1.4 Provide monthly written reports to Authority on status of service tasks completed and service tasks remaining to complete the project.
- 1.5 Consult with Authority staff to formulate strategy for approaching landowner(s), seeking donation, and to developing an agreed project approach to achieve the Authority's project objectives.
- 1.6 Consult with Authority staff to develop strategy for transition to mandatory acquisition if warranted.
- 1.7 Research previous communications with landowner by the Authority or their agents or consultants.
- 1.8 Work with Authority staff and Authority's legal counsel, as applicable, to develop required templates and forms.
- 1.9 Consult with City of Houston (City) regarding updates of forms and to establish coordination relationship with the City & Authority as needed.
- 1.10 Maintain written documents in a separate electronic file and include the following information in the file:
 - Name, street address, and contact information for the landowner(s)
 - General title information for the parcel (i.e., Harris County Appraisal Authority ID number, recording information of documents establishing and affecting title)
 - Legal description and parcel sketch of the parcel
 - Site map identifying location of the parcel
 - Notes on each contact with the landowner(s)
 - Title report
 - Appraisals (if any)
 - Correspondence with landowner(s) including requests for donations and contact logs

- Originals conveyance document(s) and any release instruments, unless originals are requested by the Authority
- 1.11 At file closeout or upon Authority request, compile and furnish electronic files to the Authority.
 - 1.12 Working files will be kept in LAN's Houston Office and will be made accessible to the Authority at their request.
 - 1.13 Provide Quality Assurance/ Quality Control on all documents
 - 1.14 Coordinate with surveyor as needed
 - 1.15 Coordinate with Authority staff to develop project strategy if landowner is not agreeable to donate or has not fully executed donation instrument(s) within 60 days.
 - 1.16 Coordinate with City on all forms approvals, including donation acceptance and conveyance document and survey review and approval
 - 1.17 Attend Board meetings virtually when requested and update Board on status of parcel acquisition

2. Negotiation Services – Donation Request

- 2.1 Provide title reports/ abstractor certificates on the parcel. Analyze title reports to determine potential title problems, propose and inform Authority of methods to cure title deficiencies. This includes analysis of access easements.
- 2.2 With Authority approval, draft and mail Notice to Owner to begin donation negotiations. Notice will adhere to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act) regulations.

Included with the Notice:

- 2.2.1 Survey & Metes and Bounds description
- 2.2.2 Landowner's Bill of Rights
- 2.2.3 Relocation notices of eligibility 49 C.F.R. Section 24.203(a) and 49 C.F.R. Section 24.203(b).
- 2.2.4 Any and all appraisals completed on each parcel by the Authority, if applicable, within the previous 10 years
- 2.2.5 Appraisal waiver as required by 49 C.F.R. Section 24.108
- 2.3 Work with Authority's staff, engineers, board, legal consultants or other Authority consultants to review special terms offered or requested by landowner(s) and to secure input and approval by the Authority prior to execution of conveyance document(s).
- 2.4 Prepare agreement forms and instrument(s) of conveyance approved by the Authority & City memorializing conveyance.
- 2.5 Coordinate with City for acceptance of donation and provide all necessary forms
- 2.6 Make every effort to resolve negotiations timely and, if possible, under amicable terms with the landowner as those terms may be approved by the Authority. Landowner(s) will be given 60 days to consider participation in the voluntary program and execute donation instrument(s) including lienholder consent if applicable. After 60 days, provide summary report to the Authority for further consideration.
- 2.7 Respond to property owner inquiries verbally and document with Negotiator Reports within one (1) business day of contact and in writing within two (2) days of contact if the landowner inquiry is in writing.
- 2.8 Prepare a separate contact report per contact.

- 2.9 Ensure that the City acquires acceptable title. (The Authority is responsible for title costs, including title reports, title commitments, title policies, lender fees, copies, and recording fees as direct pass through costs).
- 2.10 Contact lien holders and other entities to secure consent agreements. This effort shall include the necessary research and contact with third parties including Secretary of State, etc.
- 2.11 Record conveyance document(s) and lienholder consents.

3. Advanced Negotiation – Donation Request

- 3.1 Upon request by the Authority, negotiate beyond the initial 60-day negotiation period for an additional 60 days.
- 3.2 Respond to property owner inquiries verbally and in writing within two business days.
- 3.3 Prepare a contact log for each parcel, detailing each contact, on applicable Authority forms.
- 3.4 Obtain Authority concurrence for each 60 day advanced negotiation period. This is an additional service and is performed on a per parcel basis.

4. Appraisal Service – Service Requirements

- 4.1 Acquisition Provider shall select and use only Appraiser from the list of City Certified Appraisers.
- 4.2 All appraisal services must comply with the Uniform Standards of Professional Appraisal Practice (“USPAP”) and Texas Law.
 - 4.2.1 Real Estate Appraisal Services
 - 4.2.1.1 Appraiser must provide advance notice of the date and time of their appraisal inspections of the subject property to the Acquisition Provider Project Manager to coordinate the Appraiser’s inspection
 - 4.2.1.2 With the information from the Acquisition Provider, the Appraiser must secure permission from the owner to enter the property from which real estate is to be acquired. If after diligent effort the Appraiser is unable to secure the necessary permission from the property owner, a written waiver must be obtained from the Authority. The permission or written waiver must be incorporated into the appraisal report.
 - 4.2.1.3 The assignment for an initial and update appraisal are two separate and distinct appraisal assignments. The fee for each assignment must be reflective of the complexity of the specific individual assignment.
 - 4.2.1.4 For an initial appraisal assignment, the Appraiser must prepare an appraisal report for each parcel to be acquired utilizing applicable City forms. These reports must conform to City policies and procedures along with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation.
 - 4.2.1.5 For an updated appraisal, the Appraiser must prepare an updated appraisal report for each parcel to be acquired utilizing applicable City forms. These reports must conform to City policies and procedures along with the Uniform Standards of Professional Appraisal Practice.
 - 4.2.1.6 All completed appraisals must be administratively reviewed and recommended for approval by Authority.

4.2.1.7 NOTE: Processing monthly invoices for appraisal services will not be delayed for the purpose of the completion of the administrative review.

4.2.1.8 Record of the on-time delivery of appraisal reports must be kept by the Acquisition Provider and reported to Authority as requested. Late delivery of appraisal reports or unacceptable or untimely responses to requests from Authority may result in reducing the number of appraisal assignments until the Appraiser's performance improves.

4.2.2 Real Estate Appraisal Preparation and Testimony Services

4.2.2.1 Beyond delivery of the appraisal assignments, the Appraiser may be called to provide preparation and testimony for a Special Commissioners Hearing ("Hearing"). For this appraisal assignment, the fee for the preparation time and testimony are separate from the initial and update assignment.

5. Negotiation Services – Mandatory Acquisition

- 5.1 Obtain preliminary Title Commitment from title company.
- 5.2 Analyze preliminary Title Commitment report to determine potential title problems, propose and inform Authority of methods to cure title deficiencies. This includes analysis of access easements.
- 5.3 Secure Title Commitment updates in accordance with insurance rules and requirements for parcel payment submissions. There should not be any changes at this point, but if there are changes (such as abstractor's fees) these costs must be reimbursed to the Acquisition Provider as pass-through costs.
- 5.4 Analyze appraisal report and confirm the Authority's approved value prior to transmitting to City to make an offer.
- 5.5 Prepare all documents required or requested by the City on applicable City forms. (i.e.; the initial offer letter, memorandum of agreement, instruments of conveyance)
- 5.6 Transmit all pertinent file documentation to the City to begin mandatory acquisition process.
- 5.7 Review the written offer, appraisal report and required brochures sent to property owner or the property owner's designated representative through CMRRR; maintain coordination of all closing activities, including but not limited to following-up on contacts and securing the necessary instruments upon acceptance of the City's offer; and retain copies of the unsigned CMRRR receipt and the appraisal as support for billing purposes.
- 5.8 Follow up on initial contact with a phone call to try to schedule a face-to-face meeting with the landowner.
- 5.9 Meet in person when practical and negotiate in "Good Faith" with the landowner to work out and obtain an agreement and compensation that is beneficial to the owner and the Authority/ City.
- 5.10 The offer period will expire 30 days after the offer is received. Owner will agree to the offer amount or provide a written counteroffer within 30 days, or a final offer letter will be mailed by the City.
- 5.11 At the City's direction, respond to property owner inquiries verbally and in writing within two business days.
- 5.12 Prepare a separate negotiator contact report for each parcel, per contact.
- 5.13 The curative services necessary to provide a clear title to the City are the responsibility of the Acquisition Provider and thus are part of the Acquisition Provider's fee for

Negotiation Services and Condemnation Support Services. Curative services do not include costs and expenses that qualify as payment of incidental expenses to transfer real property to the City. Incidental expenses not paid to the title company are reimbursed as a pass-through cost. City will forward any invoices from title company to the Authority.

- 5.14 Acquisition Provider shall have direct contact with the title company to obtain an updated Title Commitment along with other forms and certified copies of the instrument of conveyance necessary when requesting the parcel payment through the Authority. All original documents generated or received by the Acquisition Provider must be delivered to City/Authority. Copies or working file documents must be kept by the Acquisition Provider. Acquisition Provider shall maintain parcel files of original documentation related to the purchase of the real property or property interests
- 5.15 Provide closing services in conjunction with the title company and attend closing if practical. In the event of a closing by mail, title work must be reviewed prior to the closing by mail and again prior to recording of the instrument.
- 5.16 Record all original instruments immediately after closing at the respective county clerk's office. These costs are reimbursed as pass-through costs.
- 5.17 Secure title insurance for parcel acquired, insuring acceptable title to the City. Written approval by the City is required for any exception. There should be no charges at this point, but if there are charges (such as abstractor's fees) these costs are reimbursed as a pass-through cost.
- 5.18 Obtain Tax Certificates from designated personnel, when applicable.
- 5.19 Deduct prorated taxes in the final compensation amount, when applicable.
- 5.20 Advise property owner of the administrative settlement process, assist them with the preparation of a counteroffer package, and shall transmit to City and inform Authority of any written counteroffer from property owner, supporting documentation, and written comments with regard to Administrative Settlements.
- 5.21 After the 30 day offer period, when "Good Faith" negotiations fail after at least two face-to-face meetings or documented attempts and reasonable effort and correspondence with the landowner, the consultant will provide evidence of negotiations and correspondence and meet with the Authority/ City to discuss further action.

6. Preliminary Condemnation Support Services

- 6.1 City will prepare the final offer letter and mail the documents of conveyance by CMRRR. Final offer will give landowner an additional 14 days to negotiate or provide counter offer.
- 6.2 Upon receipt of a copy of the final offer, request an updated Title Commitment for Eminent Domain from the title company.
- 6.3 Prepare, if applicable, Bisection, Drainage Easement, Access Easement, and Temporary Construction Easement clauses for the original set of Legal Descriptions.
- 6.4 Use the information from the Title Commitment and other sources to join all interested parties on the request for eminent domain proceedings on applicable City forms. Spouses of owners must be joined.
- 6.5 Prepare a packet containing all documents listed in the eminent domain package submission checklist. Submit packet to the City for submission to the City attorney.

7. **Condemnation Support Services** (All cited services can be provided available to the extent not handled by City staff or Authority outside legal counsel)
 - 7.1 Meet with the property owner during condemnation upon request by the City.
 - 7.2 Coordinate with City staff to maintain project schedule.
 - 7.3 The City Attorney files the petition and related documents. Prior to filing the petition, the City Attorney coordinates with the Acquisition Provider. The City is then responsible to file the lis pendens within the legal timeline.
 - 7.4 City shall record the lis pendens upon receipt of the cause number with the county clerk's office.
 - 7.5 City shall send a copy of the filed lis pendens and the petition via CMRRR to all named parties within three days of the filing of the lis pendens.
 - 7.6 City shall send a copy of the condemnation petition to the title company and request an updated Title Commitment. The title company must confirm the appropriate parties were named in the petition and that no changes in title have occurred.
 - 7.7 Following appointment of Special Commissioners ("Commissioners") by the judge, the City shall send via CMRRR the document appointing the Commissioners to the named defendants or their attorneys if represented. The City shall secure the following documents:
 - 7.7.1 Oath of Commissioners signed by the Commissioners;
 - 7.7.2 Order Setting the Hearing; and
 - 7.7.3 Two copies of the Notice of Hearing signed by the Commissioners.
 - 7.7.4 NOTE: Notification to the City Attorney may be sent via CMRRR or email.
 - 7.8 City shall file all originals or e-file with the court and send copies marked "copy" to City Attorney within three days after filing.
 - 7.9 The City shall coordinate the date and time for the Hearing. If there is an increase in value to the appraisal, the City shall send a copy of the updated appraisal along with the post-petition letter to the appropriate parties by CMRRR.
 - 7.10 City shall coordinate with City Attorney to reserve a location for Hearings.
 - 7.11 City shall coordinate the Hearing date with the City Attorney, Appraiser, Engineer, appropriate City witnesses, three Commissioners, and a court reporter. Reasonable effort must be made to accommodate the property owner and their representatives.
 - 7.12 City shall coordinate a pre-hearing conference prior to the Hearing (the day before or earlier) to discuss facts of the case with the City Attorney, Appraiser, City Engineer, and appropriate City witnesses.
 - 7.13 After the Hearing is set, the City shall serve Notices of Hearing to the indicated parties in accordance with the methods and time frames set out in Chapter 21 of the Texas Property Code but in no instance less than twenty days prior to the Hearing. If it is necessary to join a federal agency, be advised that they have an additional sixty days after service of the Hearing to prepare. The scheduling of the Hearing must allow for any additional time or any other additional time frame required by law.
 - 7.14 Once the notices have been served, file the original notices or e-file with the court and send copies marked "copy" to City Attorney.
 - 7.15 The City Attorney shall send served notices to the City for filing.
 - 7.16 City shall send a reminder, via CMRRR or email, 2-3 weeks in advance to the City Attorney, Appraiser, three Commissioners, and court reporter concerning Hearing dates.
 - 7.17 City shall prepare Hearing data sheet and Commissioners' time sheets and submit to the City Attorney within two business days of the award being signed.

- 7.18 If required, City shall file timesheets with the award. The Judge determines the amount paid to the Commissioners.
- 7.19 City shall complete an Application for Texas Identification Number for all Commissioners and Court Reporters.
- 7.20 City shall obtain the signatures of Commissioners on the Award of Commissioners and file or e-file one with the court for the judge's signature within 48 hours of the Hearing.
- 7.21 City shall obtain and distribute the Award to the title company with a request for a commitment.
- 7.22 City prepares the payment submission for each Commissioner's fee.
- 7.23 Acquisition Provider and any sub-providers must appear as Expert Witness when requested.
- 7.24 City shall deposit City warrant in the registry of the court. File a Notice of Deposit with the court and send certified copies to each defendant notifying them of the date of the deposit. NOTE: The Date of Deposit is the Date of Possession.
- 7.25 City shall send written notices of the date of deposit to all interested parties including Acquisition Provider.
- 7.26 City shall take photographs of the interest to be acquired on the day of deposit for relocation verification and date of take appraisal purposes. If a date of take Appraiser has been selected by the City, the City shall notify the Appraiser of the date the deposit is going to be made so that the Appraiser may take date of take photographs as well.
- 7.27 Maintain an electronic copy of the condemned parcel information. In an event of a judgment/award, consultant shall coordinate with City's right of way coordinator to obtain copies of all executed post hearing documents for the condemned parcel. (i.e., award, JAO, deposit letter)
- 7.28 If a settlement is agreed upon by both parties prior to condemnation, consultant shall coordinate with the City's Attorney to complete all necessary procedures to close the file.
- 7.29 After judgment is filed, send copy to title company and request title policy fees.
- 7.30 Submit title company invoice to Authority for title policy.
- 7.31 Submit parcel file to the City/Authority with recorded copy of judgment, title policy, and all file documentation. Original title policy goes to the City with a copy to the Authority.

8. Additional Services

- 8.1 Any changes to any parcel, including but not limited to, plan changes, splits of the parcel, re-appraisal, plat changes, survey changes, or other changes may require milestones to be repeated and will be billed accordingly.

Service Requirements of the City and/or Authority: Services include, but are not limited to the following activities:

The City and/or Authority shall:

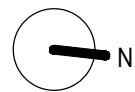
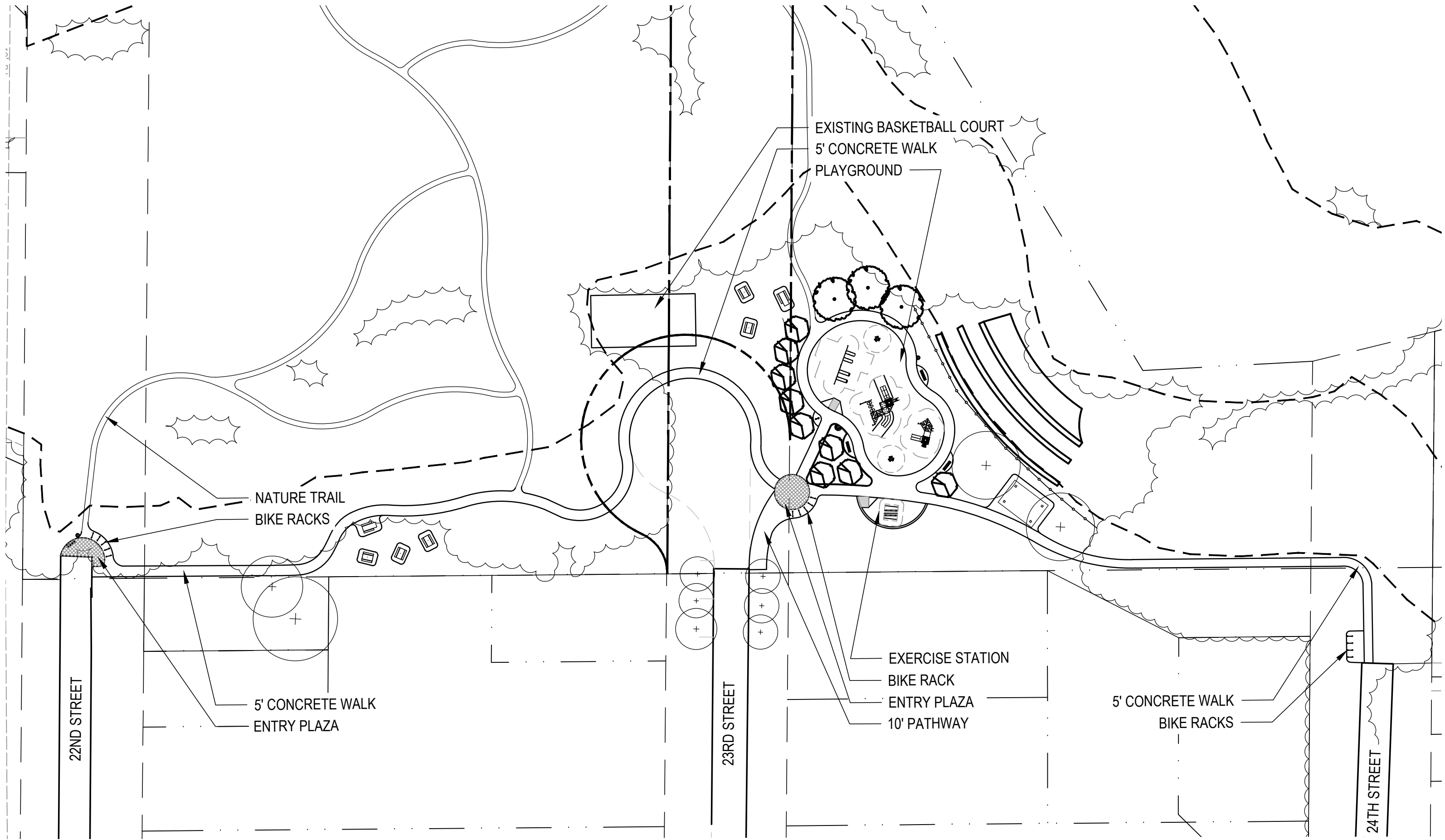
- Ensure the right of way project has limited authority or full authority to proceed.
- Provide timely reviews and approval of submissions.
- Provide landowner information to Consultant.
- Review and approve/reject changes to easement language.

- Pay incidental expenses required for transfer of title to the City, for example, mandatory lienholder consent processing fees, fees related to obtaining certified court documents, filing the petition in eminent domain cases and any other recording fees for all original instruments. Consultant will include these costs as direct pass-through cost with monthly invoices.
- Pay the cost of title reports and abstracting necessary to identify and clear title for acquisition. Consultant will include these costs as direct pass-through cost with monthly invoices.
- Process and issue all payments of appraisal fees, approved purchase price for acquired parcel, and incidental expenses involved in the transfer of property to the City in accordance with state law.
- Initiate, coordinate, and administer environmental investigation surveys.
- Be responsible for accommodation, coordination, verification, and adjustment of utilities and supplying the Acquisition Provider with the related information to provide open and fully transparent communications.
- Contract separately with surveyors, environmental engineers, real estate and condemnation attorneys and other professional services as needed.

Project Budget Summary

Progress payments will be made based on the percentage of completion of each below. Monthly invoices, including progress reports, will be provided commensurate with the percentage of the project completed each month. The costs within this scope are inclusive of all direct and indirect costs (travel, overhead, printing, etc.) with the exception of incidental expenses identified above. The estimated level of effort associated with the donation of an easement is \$30,345 while the estimated cost for the acquisition of property in fee is \$57,960, as shown below. The budget shown below is inclusive of appraisal, review appraisal, property survey, and metes and bounds description.

BUDGET SUMMARY		
TASK	DESCRIPTION	COST
1	Right of Way Acquisition Services	\$57,960
	Total	\$57,960



THIS DRAWING IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE. NO WARRANTIES OR REPRESENTATIONS, EXPRESSED OR IMPLIED CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THIS PLAN ARE INTENDED. THIS PLAN IS NOT FOR PERMIT OR CONSTRUCTION PURPOSES.

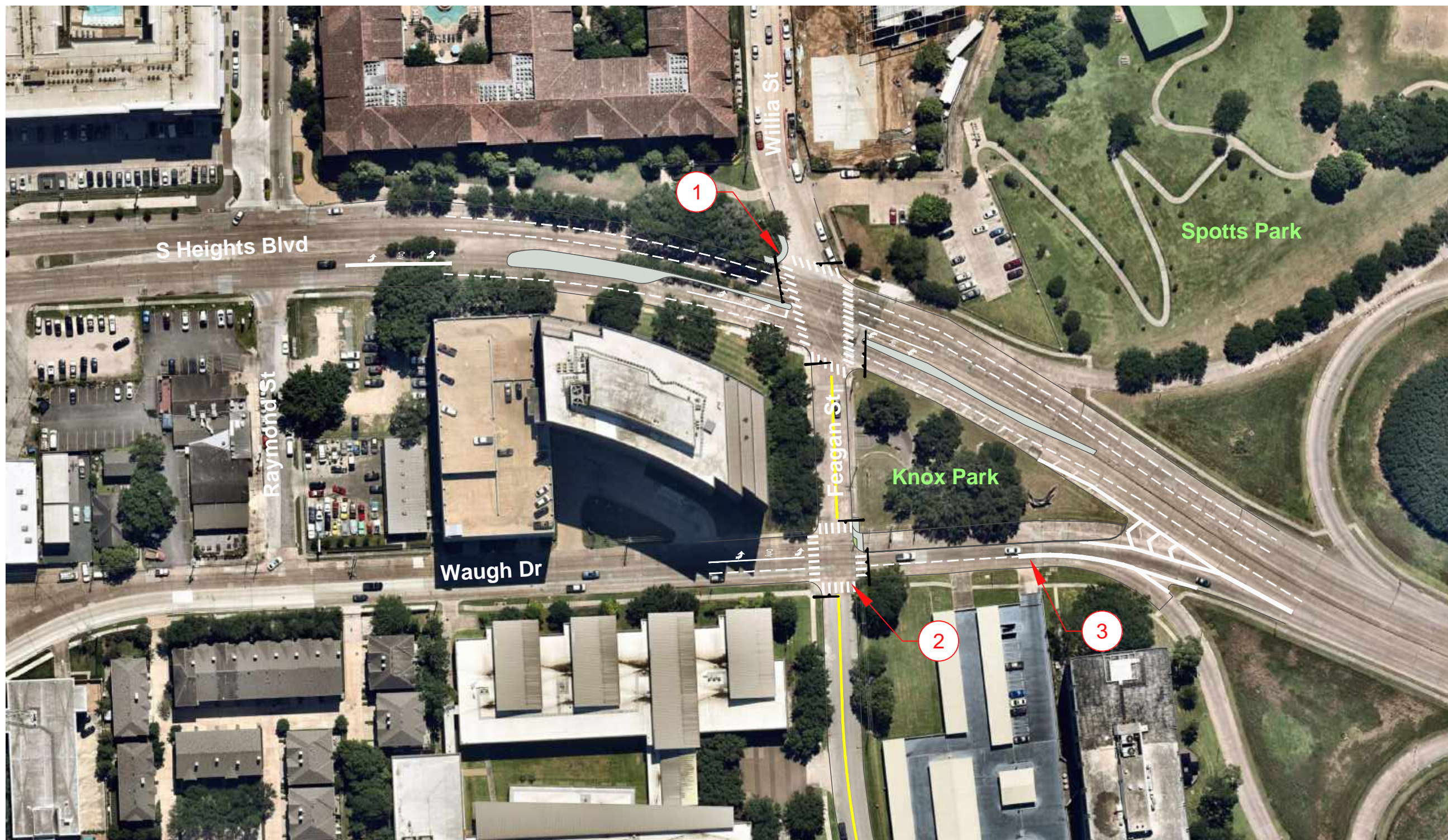
Project	Capital (Total)	Capital (Federal)	Capital (Local)	Design (Local)	Admin / ENV (Local)	Subtotal Local	Contingency (30%) (on entire project)	Total Local Liability	COH FY	
Waugh / Willia HSIP	\$ 866,231	\$ 779,608	\$ 86,623	\$ 86,623	\$ 43,312	\$ 216,558	\$ 64,967.33	\$ 281,525.08	25	
White Oak HSIP	\$ 211,082	\$ 189,974	\$ 21,108	\$ 21,108	\$ 10,554	\$ 52,771	\$ 15,831.15	\$ 68,601.65	24	
11th Street TA	\$ 1,464,937	\$ 1,171,950	\$ 292,987	\$ 146,494	\$ 73,247	\$ 512,728	\$ 153,818.39	\$ 666,546.34	25	
Hike / Bike TA Study	\$ 500,000	\$ 400,000	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000.00	25	
							Total	\$ 1,116,673.06		



6-foot sidewalk

Rectangular Rapid Flashing Beacons

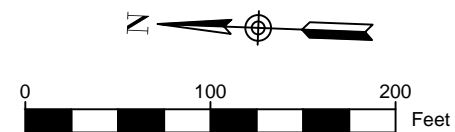
White Oak Drive at Greenleaf Street



WAUGH DRIVE AND S HEIGHTS BOULEVARD SAFETY IMPROVEMENTS

Key Notes:

- 1) Add traffic signals and pavement markings to close one southbound through lane and include northbound/southbound left turn lanes (adjust medians as shown); shift lane configuration south of intersection as shown and improve ramp structure at northeast corner.
- 2) Add traffic signals and pavement markings to change left-most southbound lane on Waugh to left turn only at Feagan (add sidewalk and ramp to shorten crossing on south side of intersection).
- 3) Add curb extension barrier around closed southbound lane and improve channelizing lines at on/off ramps to Heights & Memorial.



THE GOODMAN CORPORATION
TIPRELS Firm Registration No. 197990
 3200 TRAVIS, SUITE 200
 HOUSTON, TEXAS 77006
 Phone: 713.951.7951



**MEMORIAL HEIGHTS
 REDEVELOPMENT AUTHORITY
 INTERSECTION LAYOUTS**

NOTE: R.O.W. INFORMATION IS BASED ON HCAD GIS DATA AND REQUIRES VERIFICATION.

SHEET NO. 1 OF 1

DWG No. _____

SCALE: AS SHOWN

BY: EFC REV: KM

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

Project No. T-535

The Goodman Corporation Work Authorization No. 10 – Waugh, Feagan, Heights, Willia Intersection Traffic Study and Warrants Analysis

This WORK AUTHORIZATION authorizes consultant services to be performed by THE GOODMAN CORPORATION (the "CONSULTANT") pursuant to the Master 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 the completion traffic and warrant analysis documents in support of a Highway Safety Improvement Program (HSIP) submittal through TxDOT and the City of Houston.
- 2.0 SCOPE OF SERVICES: The CONSULTANT shall provide the services as outlined in the scope of services below.
- 3.0 FEE AND PAYMENT: The CONSULTANT shall complete the tasks in this WORK AUTHORIZATION on a lump sum percentage of completion basis not to exceed \$34,609. If tasks or subtasks are determined not to be necessary, TGC will not perform or invoice those services.
- 4.0 PROJECT SCHEDULE: The schedule for this work is anticipated to span from approximately February 1, 2023 through May 31, 2023 (4 months).

IN WITNESS WHEREOF, the parties have executed this TASK ORDER as of _____, 20__.

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:

THE GOODMAN CORPORATION

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Waugh, Feagan, Heights, Willia Intersection Traffic Study and Warrants Analysis

The Goodman Corporation (TGC) has provided this proposed task order to assist the MHRA with the completion of required traffic analysis documents in support of an application through the Highway Safety Improvement Program (HSIP). This scope includes Traffic Impact Analysis (TIA) and warrant analysis for the Waugh Dr. and Feagan St. intersection, and the Heights Blvd. and Willia St. intersection. Both intersections are stop-controlled, and currently experiencing high numbers of injuries. From 2016 to 2020, 90 injuries occurred at the intersection of Waugh Dr. and Feagan St., and 70 injuries at Willia St. and Heights Blvd. In order to improve safety for all roadway users, signaling both intersections is proposed. To meet HSIP application criteria, traffic warrant analysis will be required. To achieve the warrant, TIA analysis on future development will be required to estimate future demand.

Task 1 – Traffic Impact Analysis

TGC understands this work may have been completed by the adjacent private development in a manner which will accommodate the requirements associated with the TxDOT-required analysis. TGC will coordinate with public and private partners to ascertain this information, and if available, apply it to the work. If unavailable or otherwise incompatible with the analysis required, TGC will be required to complete this work. If not required or partially required, TGC will not bill or partially bill towards this task.

- Obtain 16-hr traffic counts for each intersection.
- Review existing traffic patterns of AM and PM
- Determine generated trips in AM and PM as the result of land use changes (pass-by and added/removed trips)
- Distribution and assignment of new trips and update of pass-by trips
- Determine future traffic patterns of AM and PM

Deliverables: Traffic impact analysis report.

Task 2 – Traffic Signal Warrant Analysis

- Crash data from the most recent five (5) years in the vicinity of the study intersections will be obtained from the TxDOT Crash Records Information System (C.R.I.S.)
- Complete and document traffic signal warrant analysis.
- Submit information to TxDOT and complete related coordination.
- Provide City, TxDOT, and others with project documentation files.

Deliverables: Traffic impact analysis report.

Project Budget

Progress payments will be made based on the percentage of completion of each below. Monthly invoices, including progress reports, will be provided commensurate with the percentage of the project completed each month. The costs within this scope are inclusive of all direct and indirect costs (travel, overhead, printing, etc.)

BUDGET SUMMARY		
TASK	DESCRIPTION	COST
1	Traffic Impact Analysis	\$17,441
2	Warrant Analysis	\$17,168
	Total	\$34,609

Level of Effort Supplemental

Waugh Dr						
Category	Category Rate	Task 1	Task 2	General	Totals	
		TIA	Warrants	ODC		
Admin I	\$92.55					
Associate I	\$94.10					
Associate II	\$112.61					
Associate III	\$123.40					
Senior Associate I	\$138.83					
Senior Associate II	\$161.97		4			\$648
Senior Associate III	\$177.39					
Principal I	\$195.90					
Principal II	\$220.58	70	70			\$30,881
Principal III	\$269.95		4			\$1,080
Principal Engineer	\$229.07					
Staff Hours By Task		70	78	148	\$32,609	
Other Direct Expenses						
Traffic Counts		\$2,000			\$2,000	
Subtotals						
Subtotal: Staff Expense		\$15,441	\$17,168		\$32,609	
Subtotal: Other Direct Expenses		\$2,000			\$2,000	
Subtotal: Sub-Contractor						
Totals		\$17,441	\$17,168		\$34,609	

LEGEND:

- PROPOSED 12-FOOT SHARED USE PATH
- PROPOSED ADA RAMP
- PROPOSED HIGH VISIBILITY CROSSWALK

INSTALL PEDESTRIAN SIGNAGE



INSTALL PEDESTRIAN SIGNAGE



Traffic signal modifications

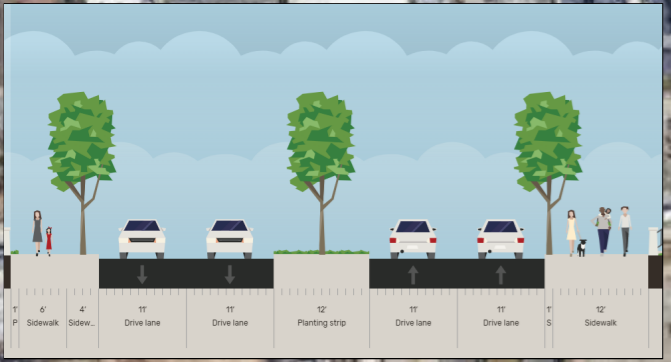
Traffic signal modifications

10-foot shared use path

12-foot shared use path

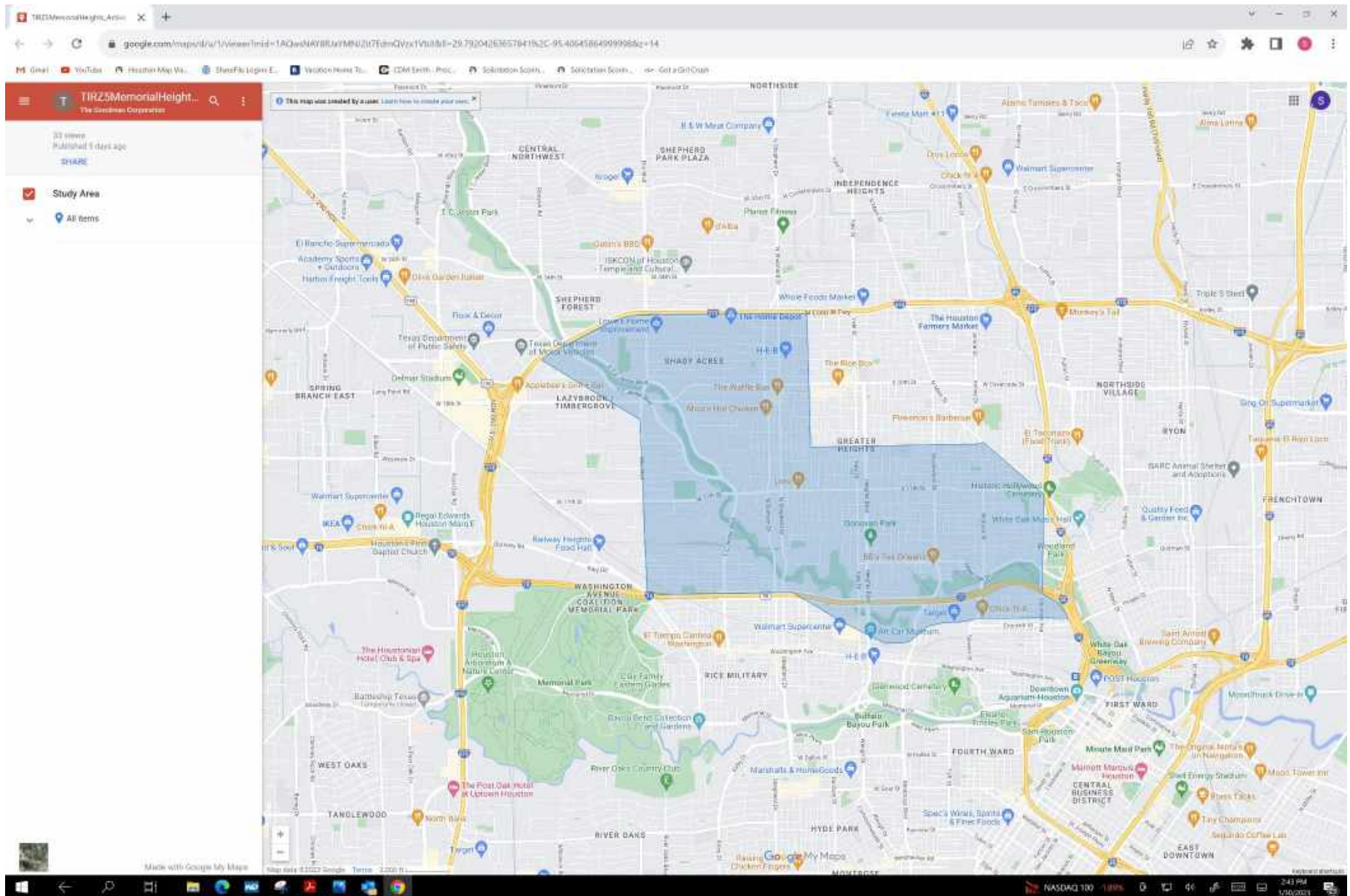
Tie to existing HPW project

INSTALL PEDESTRIAN SIGNAGE

West 11th Street Trail Extension:
Nashua Street to Ella Blvd





Project Cost and Change Order Summary Report
 Pedestrian Bicycle Safety Project T-0531

Budget	Initial Contract Amount	Contract Date	Initial Expected Completion Date	Change Order	Change Order Date	Change Order Description	Change Order Amount	Completion Date Change	% Change over Original Completion	New Contract Amount	Current Contract Amount/Original Contract Amount
	\$1,153,161.25	3/28/2022	12/23/2022	1	6/16/2022	White Oak Bayou Trail Extension Fence	\$40,813.85	N/A	0	\$1,193,975.10	103.54%
				2	6/2/2022	Mow Strip & Hydromulch @ White Oak Bayou Trail & Additional Sod	\$6,818.06	N/A	0	\$1,200,793.16	104.13%
				3	7/14/2022	Ground Boxes @ Heights & Center St.	\$8,004.00	N/A	0	\$1,208,797.16	104.82%
				4	11/1/2022	Heights @ Center St. Scope Additions	\$54,388.25	N/A	0	\$1,263,185.41	109.54%
				5	2/2/2023	Houston @ Spring St. Median Extension	\$29,775.34	N/A	0	\$1,292,960.75	112.12%
				6	TBD	MKT Trail @ White Oak Dr. Revised Design	\$51,000.00	N/A	0	\$1,343,960.75	116.55%
				7	TBD	Heights @ 7th St. Revised Design	\$40,000.00	N/A	0	\$1,383,960.75	120.01%

Project Cost and Change Order Summary Report
Shepherd Durham T-523A

Budget	Initial Contract Amount	Contract Date	Initial Expected Completion Date	Change Order	Change Order Date	Change Order Description	Begin Contingency Balance	Change Order Amount	End Contingency Balance	Completion Date Change	% Change over Original Completion	New Contract Amount	Current Contract Amount/Original Contract Amount
\$47,000,000.00	\$50,431,020.89	4/18/2022	1/20/2025	1	7/7/2022	Change construction method to accommodate Centerpoint Electric Delay	\$0.00	-\$133,834.84	\$133,834.84	TBD	TBD	\$50,431,020.89	100.00%
				2	11/1/2022	Flashing School Zone Traffic Signals	\$133,834.84	\$25,113.53	\$108,721.31	N/A	0	\$50,431,020.89	100.00%
				3	11/1/2022	12-Inch Gate Valve Replacement	\$108,721.31	\$5,934.12	\$102,787.19	N/A	0	\$50,431,020.89	100.00%
				4	1/4/2023	Light Pole Relocation	\$10,597.43	\$8,996.72	\$1,600.71	N/A	0	\$50,431,020.89	100.00%
				5	1/10/2023	#6 Wire	\$68,278.43	\$57,681.00	\$10,597.43	N/A	0	\$50,431,020.89	100.00%
				6	1/18/2023	4" Waterline in Steel Casing	\$102,787.19	\$34,508.76	\$68,278.43	N/A	0	\$50,431,020.89	100.00%
				7	1/24/2023	24" Waterline Replacement	\$1,600.71	\$285,781.15	\$0.00	N/A	0	\$50,715,201.33	100.56%
				8	2/2/2023	Field CO Tracking Log - 2/2/2023 Update	\$0.00	\$147,269.66	\$0.00	N/A	0	\$50,862,470.99	100.86%

SDP1 - Field CO Tracking Log - 2/2/2023 Update - Summary

Log Entry #	Date	Description	Associated Document	Total Cost Adjustment
1	7/27/2022	Storm Sewer Adjustment - 20th St., west of Durham	RFI #24	\$6,013.00
2	10/17/2022	Off-Site Lime Mixing - 15th St. STA 7+70 - 12+05	RFI #30	\$12,673.50
3	10/17/2022	Off-Site Lime Mixing - 20th St. STA 2+88 - 13+80	RFI #30	\$37,800.00
4	10/17/2022	Additional Junction Box - SW Corner of Durham @ 16th	RFI #31	\$5,654.20
5	10/18/2022	Inlet Adjustments -Prince St. South of 15th St.	RFI #33	\$2,698.76
6	11/14/2022	ROW Drain - SE Corner of 16th & Laird	RFI #40	\$504.80
7	11/14/2022	Gas Line Conflict - 16th & Laird, 24" RCP between MH 16-A & MH 6MC	Phone Call w/ Oscar Gonzalez	\$1,376.40
8	11/15/2022	Parking Lot Drains - 17th & 18th @ Durham, 802 W 17th, 802 W 18th	RFI #38	\$9,161.40
9	12/20/2022	48" CMP Replacement - Shepherd Dr. STA 56+42	Email from Fernando de la Garza	\$36,214.90
10	1/6/2023	Storm Sewer Adjustment - Shepherd Dr. @ 16th St.	Transmittal #7	\$15,208.00
11	1/10/2023	Revised Curb & Sidewalk - 15th St. from Shepherd - Dorothy	Transmittal #8	-\$724.40
12	1/24/2023	Future Development Storm Sewer Connection - Shepherd & 18th	Transmittal #9	\$14,066.60
13	1/30/2023	20th St. Church Handicapped Parking	Transmittal #10	\$6,622.50
Total:				\$147,269.66

SDP1 - Field Change Order Tracking Log - CO #8 - Breakdown

Log Entry #	Date	Plan Sheet(s)	Description	Associated Document	CO #	CO Date	Total Cost Adjustment	
1	7/27/2022	277	Storm Sewer Adjustment - 20th St., west of Durham	RFI #24	8		\$6,013.00	
	Bid Item #	ProCore Item #	Item Description	Unit	Unit Price	Quantity	Total	Justification
	94	94	Furnish and Install 54-inch Diameter Storm Sewer by Open Cut With or Without PPCA	LF	\$429.50	14	\$6,013.00	Additional pipe needed due to shifting the alignment of the trunk line to the south to avoid conflict with the existing gas line on 20th

Log Entry #	Date	Plan Sheet(s)	Description	Associated Document	CO #	CO Date	Total Cost Adjustment	
2	10/17/2022	265, 267	Off-Site Lime Mixing - 15th St. STA 7+70 - 12+05	RFI #30	8		\$12,673.50	
	Bid Item #	ProCore Item #	Item Description	Unit	Unit Price	Quantity	Total	Justification
	133	137	Furnish and Install Lime Stabilized Subgrade, 8-inch, Complete in Place	SY	\$6.25	-1207	-\$7,543.75	Multiple shallow service leads (water & gas) prevent use of on-site lime mixing using rotomixer
	N/A	269.19	Furnish and Install Lime Stabilized Subgrade, 8-inch, Complete in Place (3-Step Construction)	SY	\$16.75	1207	\$20,217.25	

Log Entry #	Date	Plan Sheet(s)	Description	Associated Document	CO #	CO Date	Total Cost Adjustment	
3	10/17/2022	277, 278, 279, 280	Off-Site Lime Mixing - 20th St. STA 2+88 - 13+80	RFI #30	8		\$37,800.00	
	Bid Item #	ProCore Item #	Item Description	Unit	Unit Price	Quantity	Total	Justification
	133	137	Furnish and Install Lime Stabilized Subgrade, 8-inch, Complete in Place	SY	\$6.25	-3600	-\$22,500.00	Multiple shallow service leads (water & gas) prevent use of on-site lime mixing using rotomixer
	N/A	269.19	Furnish and Install Lime Stabilized Subgrade, 8-inch, Complete in Place (3-Step Construction)	SY	\$16.75	3600	\$60,300.00	

Log Entry #	Date	Plan Sheet(s)	Description	Associated Document	CO #	CO Date	Total Cost Adjustment	
4	10/17/2022	249	Additional Junction Box - SW Corner of Durham @ 16th	RFI #31	8		\$5,654.20	
	Bid Item #	ProCore Item #	Item Description	Unit	Unit Price	Quantity	Total	Justification
	104	104	Furnish and Install 3'X3' Junction Box with Lid for Private Off-Site Storm Sewer Connection, Complete in Place With or Without PPCA	EA	\$3,761.20	1	\$3,761.20	Additional junction box & RCP needed to connect existing parking lot drain lines into storm sewer system
	89	89	Furnish and Install 24-inch Diameter Storm Sewer by Open Cut With or Without PPCA	LF	\$126.20	15	\$1,893.00	

Log Entry #	Date	Plan Sheet(s)	Description	Associated Document	CO #	CO Date	Total Cost Adjustment	
5	10/18/2022	263	Inlet Adjustments -Prince St. South of 15th St.	RFI #33	8		\$2,698.76	
	Bid Item #	ProCore Item #	Item Description	Unit	Unit Price	Quantity	Total	Justification
	89	89	Furnish and Install 24-inch Diameter Storm Sewer by Open Cut With or Without PPCA	LF	\$126.20	10	\$1,262.00	Additional pipe needed due to shifting of inlets south in order to avoid conflict with gas line and sanitary sewer. Inlet type swapped for Inlet 15-1C to avoid gas line.
	99	99	Furnish and Install Type BB Inlet, Complete in Place With or Without PPCA	EA	\$3,422.00	-1	-\$3,422.00	
	100	100	Furnish and Install Type C Inlet, Complete in Place With or Without PPCA	EA	\$3,005.10	1	\$3,005.10	
	131	135	Furnish and Install 10-inch Reinforced Concrete Pavement, Including Concrete Headers	SY	\$75.00	21	\$1,575.00	Additional subgrade, pavement, and curb required due to shifting of the inlets to the south to avoid the conflict with the gas line and sanitary sewer.
	133	137	Furnish and Install Lime Stabilized Subgrade, 8-inch, Complete in Place	SY	\$6.25	22.5	\$140.63	
	134	138	Furnish and Install Lime for Lime Stabilized Subgrade (8%) (Dry Weight) (100 LB/CF)	TON	\$194.70	0.37	\$72.04	
	140	144	Furnish and Install 6-Inch Dowelled on Concrete Curb (Cross Streets)	LF	\$3.30	20	\$66.00	

Log Entry #	Date	Plan Sheet(s)	Description	Associated Document	CO #	CO Date	Total Cost Adjustment	
6	11/14/2022	271, 365	ROW Drain - SE Corner of 16th & Laird	RFI #40	8		\$504.80	
	Bid Item #	ProCore Item #	Item Description	Unit	Unit Price	Quantity	Total	Justification
	89	89	Furnish and Install 24-inch Diameter Storm Sewer by Open Cut With or Without PPCA	LF	\$126.20	4	\$504.80	Connect multiple ROW AD inlets along Laird south of 16th into storm sewer system

Log Entry #	Date	Plan Sheet(s)	Description	Associated Document	CO #	CO Date	Total Cost Adjustment	
7	11/14/2022	271	Gas Line Conflict - 16th & Laird, 24" RCP between MH 16-A & MH 6MC	Phone Call w/ Oscar Gonzalez	8		\$1,376.40	
	Bid Item #	ProCore Item #	Item Description	Unit	Unit Price	Quantity	Total	Justification
	89	89	Furnish and Install 24-inch Diameter Storm Sewer by Open Cut With or Without PPCA	LF	\$126.20	-37	-\$4,669.40	24" pipe changed to 19x30 elliptical pipe to clear gas line conflict
	98	98	Furnish and Install 19-inch by 30-inch Elliptical Storm Sewer by Open Cut With or Without PPCA	LF	\$163.40	37	\$6,045.80	

Log Entry #	Date	Plan Sheet(s)	Description	Associated Document	CO #	CO Date	Total Cost Adjustment	
8	11/15/2022	251	Parking Lot Drains - 17th & 18th @ Durham, 802 W 17th, 802 W 18th	RFI #38	8		\$9,161.40	
	Bid Item #	ProCore Item #	Description	Unit	Unit Price	Quantity	Total	Justification
	9	9	Adjust Existing Manhole Frame and Cover to New Grade	EA	\$341.00	2	\$682.00	Additional pipe, junction box, and associated removal and adjustment bid items necessary to tie existing parking lot drains currently flowing into old storm sewer system into new storm sewer system.
	89	89	Furnish and Install 24-inch Diameter Storm Sewer by Open Cut With or Without PPCA	LF	\$126.20	28	\$3,533.60	
	104	104	Furnish and Install 3'X3' Junction Box with Lid for Private Off-Site Storm Sewer Connection, Complete in Place With or Without PPCA	EA	\$3,761.20	1	\$3,761.20	
	105	105	Remove and Dispose of Existing Manholes (with or without PPCA)	EA	\$452.80	2	\$905.60	
	114	114	Remove and Dispose of Storm Pipe and Culverts (24-inch RCP)	LF	\$3.00	93	\$279.00	

Log Entry #	Date	Plan Sheet(s)	Description	Associated Document	CO #	CO Date	Total Cost Adjustment	
9	12/20/2022	233	48" CMP Replacement - Shepherd Dr. STA 56+42	Email from Fernando de la Garza	8		\$36,214.90	
	Bid Item #	ProCore Item #	Description	Unit	Unit Price	Quantity	Total	Justification
	84	84	Furnish and Install Type C Manhole on 48"-72" RCP With or Without PPCA	EA	\$10,431.60	2	\$20,863.20	Replacing existing CMP running under Shepherd Dr. at the alley between 16th & 17th St. with RCP. One new manhole at east ROW line to transition from CMP to RCP and a second new manhole to connect to new storm sewer system.
	93	93	Furnish and Install 48-inch Diameter Storm Sewer by Open Cut With or Without PPCA	LF	\$308.30	49	\$15,106.70	
	119	119	Remove and Dispose of Storm Pipe and Culverts (48-inch MRC)	LF	\$5.00	49	\$245.00	

Log Entry #	Date	Plan Sheet(s)	Description	Associated Document	CO #	CO Date	Total Cost Adjustment	
10	1/6/2023	233, 271, 272, 314	Storm Sewer Adjustment - Shepherd Dr. @ 16th St.	Transmittal #7	8		\$15,208.00	
	Bid Item #	ProCore Item #	Description	Unit	Unit Price	Quantity	Total	Justification
	81	81	Furnish and Install Type C Manhole for 42-inch Diameter and Smaller Sewers (normal depth up to 8') With or Without PPCA	EA	\$3,995.40	-1	-\$3,995.40	24" connection between MHs 7MC and 7MC-A was eliminated due to gas line conflict. Manhole 7MC was revised to outfall into the existing 90" RCP below. This requires the manhole to be installed to a deeper depth.
	82	82	Furnish and Install Type C Manhole on Concrete Box Sewers (extra depth beyond 8') With or Without PPCA	EA	\$22,146.80	1	\$22,146.80	
	89	89	Furnish and Install 24-inch Diameter Storm Sewer by Open Cut With or Without PPCA	LF	\$126.20	-29	-\$3,659.80	24" connection between MH 7MC & 7MC-A eliminated due to gas line conflict, MH 7MC location adjusted to sit on top of 90" RCP, pipe lengths adjusted accordingly.
	91	91	Furnish and Install 36-inch Diameter Storm Sewer by Open Cut With or Without PPCA	LF	\$223.10	12	\$2,677.20	
	98	98	Furnish and Install 19-inch by 30-inch Elliptical Storm Sewer by Open Cut With or Without PPCA	LF	\$163.40	-12	-\$1,960.80	

Log Entry #	Date	Plan Sheet(s)	Description	Associated Document	CO #	CO Date	Total Cost Adjustment	
11	1/10/2023	231, 267	Revised Curb & Sidewalk - 15th St. from Shepherd - Dorothy	Transmittal #8	8		-\$724.40	
	Bid Item #	ProCore Item #	Description	Unit	Unit Price	Quantity	Total	Justification
	107	107	Remove and Dispose of Existing Monolithic Curb and Gutter	LF	\$1.60	180	\$288.00	Removal of existing 6" curb that has already been placed.
	142	146	Furnish and Install 9-Inch Dowelled on Concrete Curb	LF	\$5.70	163	\$929.10	Installation of 9" curb as well as 6" - 9" transition curb at either end of the run of 9" curb.
	147	151	Furnish and Install Dowelled on Concrete Curb Transition (6-inch to 9-inch)	LF	\$16.90	17	\$287.30	
	151	155	Furnish and Install Wheel Chair Ramp including Subslab Curbs, All Widths	SF	\$15.20	178	\$2,705.60	Adjusting quantities of sidewalks, ramps, and associated bid items due to new sidewalk not needed between Shepherd and Dorothy on the south side of 15th St. This sidewalk was constructed when the apartment complex was constructed.
	152	156	Furnish and Install Truncated Dome Pavers	SF	\$12.10	-4	-\$48.40	
	153	128	Furnish and Install Cobble on Subslab	SF	\$24.00	61	\$1,464.00	
	155	132	Furnish and Install Retaining Wall/Curbing on Sidewalk at ROW (All Heights), Complete in place	LF	\$55.00	29	\$1,595.00	
	156	134	Furnish and Install 4-1/2-inch Concrete Sidewalk Including Concrete Headers	SF	\$7.00	-1135	-\$7,945.00	

Log Entry #	Date	Plan Sheet(s)	Description	Associated Document	CO #	CO Date	Total Cost Adjustment	
12	1/24/2023	235	Future Development Storm Sewer Connection - Shepherd & 18th	Transmittal #9	8		\$14,066.60	
	Bid Item #	ProCore Item #	Description	Unit	Unit Price	Quantity	Total	Justification
	81	81	Furnish and Install Type C Manhole for 42-inch Diameter and Smaller Sewers (normal depth up to 8') With or Without PPCA	EA	\$3,995.40	1	\$3,995.40	Installing manhole, lateral, and junction box for future development to tie into the storm sewer system instead of digging through sidewalk, bike lane, planters, and roadway in the future.
	89	89	Furnish and Install 24-inch Diameter Storm Sewer by Open Cut With or Without PPCA	LF	\$126.20	50	\$6,310.00	
	104	104	Furnish and Install 3'X3' Junction Box with Lid for Private Off-Site Storm Sewer Connection, Complete in Place With or Without PPCA	EA	\$3,761.20	1	\$3,761.20	

Log Entry #	Date	Plan Sheet(s)	Description	Associated Document	CO #	CO Date	Total Cost Adjustment	
13	1/30/2023	279, 280	20th St. Church Handicapped Parking	Transmittal #10	8		\$6,622.50	
	Bid Item #	ProCore Item #	Description	Unit	Unit Price	Quantity	Total	Justification
	108	108	Remove and Dispose of Concrete Sidewalks, Ramps, and Driveways, with or without Pavers/Brick/Stone/Truncated Domes	SY	\$3.80	270	\$1,026.00	Pour additional driveway pavement to serve as handicapped parking spaces for church. Replace signs and install pavement markings.
	138	142	Furnish and Install 7-Inch Concrete Driveway/7-Inch Concrete Subslab beneath Paver Band, Including Concrete Headers	SF	\$8.80	565	\$4,972.00	
	157	157	Installation or Replacement of Permanent Sign Assemblies (Sign(s), Plaque(s), Pole(s), Anchors, Foundation, and Hardware)	EA	\$119.00	2	\$238.00	
	162	162	Furnish and Install Thermoplastic Pavement Marking for Words and Symbols	EA	\$110.00	2	\$220.00	
	168	168	Furnish and Install Thermoplastic Pavement Marking (6-inch Wide) Solid White	LF	\$0.90	185	\$166.50	