

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

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JOINT MEETING OF THE BOARDS OF DIRECTORS

MAY 30, 2023

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REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS

# MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

## TIRZ NO. 5

### MEETING OF MAY 30, 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
02/23/23	Y	Y		X	Y	X	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**

**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 **TUESDAY, MAY 30, 2023, at 4:30 P.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](mailto:alyons@sklaw.us).

**TO ATTEND VIA VIDEO:**

Link: <https://us02web.zoom.us/j/88549747730?pwd=byt0enFvQnowTmFPMMy9CdEJzaTFBUT09>  
Meeting ID: 885 4974 7730  
Passcode: 628887

**TO ATTEND VIA AUDIO ONLY:**

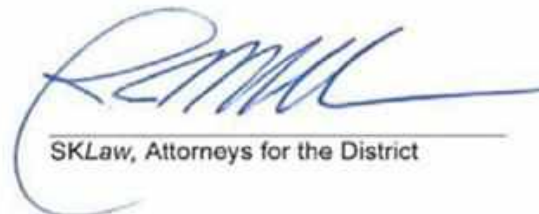
Dial: 1-346-248-7799  
Meeting ID: 885 4974 7730  
Passcode: 628887

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

1. **CALL TO ORDER:**
  - a. Confirm COH appointment of new Director [Donna McIntosh];
  - b. Receive comments and questions from the public;
2. **CONSENT AGENDA:**
  - a. **Minutes of previous meetings:**
    - i) Approve Authority minutes of February 23, 2023;
    - ii) Approve Zone minutes of February 23, 2023;
  - b. **Developer Reports (Authority only):**
    - i) Quarterly GID update;
    - ii) Quarterly Hanover update;
  - c. **Financial matters (Authority only):**
    - i) Receive Financial Report Summary, including account and fund activity statements;
    - ii) Receive investment report;
3. **CHAIR REPORT (Authority only):**
4. **PRESIDENT REPORT (Authority only):**
  - a. Approve Resolution Supporting Application to TXDoT's 2023 Transportation Alternatives Set-Aside Program Call for Projects;
5. **FINANCIAL MATTERS (Authority only):**
  - a. Authorize payment of invoices;
  - b. Review budget for fiscal year ending June 30, 2024, and authorize submittal to COH;
  - c. Confirm engagement of Auditor for fiscal year ending June 30, 2023;
  - d. Approve Resolution adopting new bank signatory authorities;
  - e. Authorize other appropriate action;
6. **PROJECTS AND ENGINEERING (Authority only):**
  - A. **PROJECTS IN CONSTRUCTION:**
    - a. **Shepherd/Durham and Selected Cross Streets - Phase 1** [CIP Project T-0523A] [SER Construction Partners, LLC]:
      - i) Update on project construction;

- b. **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. PROJECTS IN DESIGN:**
  - a. **North Canal Project** [CIP Project T-0525]:
    - i) Update on project development;
  - b. **Yale and Center Street Intersection** [CIP Project T-0529]:
    - i) Update on project development;
  - c. **19<sup>th</sup> and Beall Area Pedestrian Safety Improvements** [CIP Project T-0534]:
    - i) Update on project development;
  - d. **Shepherd/Durham and Selected Cross Streets - Phase 2** [CIP Project T-0523A]:
    - i) Update on project development;
  - e. **Little Thicket** [CIP Project T-0521]:
    - i) Update on project development;
- C. GRANT APPLICATIONS:**
  - a. White Oak at Greenleaf;
  - b. Waugh Drive and South Heights Boulevard Safety Improvements [CIP Project T-535];
  - c. TIRZ 5 and Surrounding Area Planning Study;
  - d. Congressional District 7 Appropriations Request;
  - e. Congressional District 18 Appropriations Request;
  - f. Authorize 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;
- 7. **COMMUNICATIONS** (*Authority only*):
  - a. Receive update from Communications Committee;
  - b. Authorize appropriate action;
- 8. **ATTORNEY MATTERS** (*Authority only*):
  - a. Litigation update:
    - i) Authorize appropriate action;
  - b. Annual Review of Conflicts Disclosures/Ethics Requirements;
  - c. Authorize other 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 Board will conduct an in-person meeting at its physical meeting location with a quorum of the Board present; provided that some Board members may participate by videoconference as provided in Section 551.127, Government Code.**



SKLaw, Attorneys for the District

# Donna McIntosh

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## EXPERIENCE

### Associate

**Greenberg Traurig, LLP, Houston Texas**

February 2023 - Present

**Orrick, Herrington & Sutcliffe, LLP, Houston Texas and Hunton Andrews Kurth, Houston, Texas**      October 2017 – January 2023

My law practice focuses on public finance and public law matters, which includes representing local governments, state agencies, school districts, charter schools and financial institutions in connection with project and infrastructure finance and local and state governmental matters.

In public finance matters, I serve as bond counsel, bank counsel, disclosure counsel, underwriters counsel and borrower's counsel for revenue and/or general obligation bonds and loans for cities, counties, school districts, state agencies, transit authorities, special districts, and nonprofit organizations.

In public law matters, I represent political subdivisions as general counsel, advising with respect to numerous issues, including development, procurement, elections, compliance, the Texas Open Meetings Act and the Texas Public Information Act.

**Superannuation Funds Management Corporation of South Australia (“Funds SA”),  
Adelaide, South Australia**

(3 years, 7 months)

### Fund Accountant

At Funds SA, I assisted in the investment management of the superannuation funds (retirement funds) for South Australian public sector employees. During my time at Funds SA, approximately 25 employees managed the firm’s investment assets, which were valued at approximately \$17 billion. My role included drafting information and approval papers for the board of directors regarding management expenses and internal budget projections and variances. I transacted all incoming and outgoing private equity cashflows for national and international partners and prepared monthly valuation reports of investment income and expenses and unit price reports for clients. Additionally, I performed verification of all private equity fund management agreements with regards to corporate approvals and policies and collected and compiled information for internal and external auditors on all matters related to the audit of Funds SA and its financial statements.

## BAR ADMISSION

Texas State Bar November 2017

## EDUCATION

**University of Houston Law Center, Houston, Texas**

*Juris Doctor, cum laude*

- Senior HLRe editor, Houston Law Review
- Member, Order of the Barons
- Recipient of the Susman Godfrey Best General Litigation Paper for Houston Law Review

**University of Houston—Downtown, Houston, Texas**

*Bachelor of Business Administration in Accounting, summa cum laude*

- Beta Gamma Sigma (International honor society for business)

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

**FEBRUARY 23, 2023**

The Board of Directors (the “Board”) of Memorial-Heights Redevelopment Authority (the “Authority”), convened in regular session, open to the public, at 1980 Post Oak Boulevard, Suite 1380, Texas 77056, on the 23<sup>rd</sup> day of February, 2023, 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, Stein, and Pierre thus constituting a quorum.

Also present at the meeting were Sherry Weesner, President of the Authority; Jennifer Curley of the City of Houston (the “City”); 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”); Mark Williamson; Emily Guyre, Idalia Guerra, Brian Richard, and Anya Marmuscak of Houston Heights Association (“HHA”); Justin Jenkins; Bob Lee; Chris Huddleston; 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.

Mr. Williamson addressed the Board to announce that he will be stepping down from his role at HHA. He then introduced the new staff, Emily Guyre, Idalia Guerra, Brian Richard, and Anya Marmuscak, who will be attending the meetings in his place. Chair Lents thanked Mr. Williamson for his commitment and long service to the community, noting his strong guidance and assistance to the Authority over the years. She welcomed the new HHA team.

**CONSENT AGENDA**

- a. Approve Authority minutes of December 8, 2022;
- b. Receive Financial Report Summary and Quarterly Investment Report;

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

**CHAIR REPORT**

Chair Lents announced that Vice Chair Colom has taken a position at Quiddity and will be resigning from the Board. She expressed congratulations and appreciation for his extraordinary work and strategic leadership over many years of service on the Board. After full discussion, the Board concurred to reluctantly accept the resignation of Vice Chair Colom.

## **PRESIDENT REPORT**

### **Hanover update and construction audit**

#### **Approve engagement letter for reimbursement audit [MGSB]**

Ms. Weesner advised that Hanover has commenced a reimbursement request for the project at Allen Parkway and Shepherd Drive. She reviewed with the Board the process and an engagement letter from MGSB for a related reimbursement audit. She also reviewed the timeframe and availability of increment funds.

Upon motion by Director Zeve, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve engagement of MGSB for the audit, and to authorize execution by the President.

#### **Authorize METRO Letter of Support**

Ms. Weesner discussed a request from METRO regarding the transportation corridor design for Shepherd, Durham, Washington, Westcott, and Studemont. She then requested Board authorization for preparation of a letter of support.

Upon motion by Director Manriquez, seconded by Vice Chair Colom, and after full discussion, the Board voted unanimously to authorize preparation and release of a letter of support.

## **FINANCIAL MATTERS**

### **Receive Finance Committee Report**

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

#### **Authorize Payment of Invoices**

Ms. Weesner advised that the appropriate Committees and she are administering the review and payment of invoices this month, and that no Board action is needed at this time.

#### **Authorize preparation of budget**

The next item on the agenda was to authorize preparation of the budget for fiscal year ending June 30, 2024. Ms. Weesner reviewed with the Board a timeline for budget submission. Upon motion by Director Zeve, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to authorize preparation of the budget for the fiscal year ending June 30, 2024.

## **PROJECTS AND ENGINEERING**

The Board next received an update on Authority projects.

### **PROJECTS IN CONSTRUCTION**

#### **Shepherd/Durham and Selected Cross Streets – Phase 1**

##### **Update on project**

Mr. Kainer provided an update on construction progress, noting that paving activities and Silva Cell installation continue. He advised that water line construction is nearing completion. He advised that approximately 100 feet of sanitary sewer line, 125 feet of water main, 1,300 feet of storm sewer line, 27 inlets and manholes, and 5,000 square yards of new pavement were installed since the last regular meeting.

Mr. Kainer noted ongoing utility challenges, which have resulted in delays. He advised that CenterPoint has started relocation of overhead power poles and has started on replacement of the 6" gas line under Shepherd Drive. He advised that other utilities have also commenced relocation efforts. He also discussed the challenges of discovering unknown issues during excavation.



Mr. Kainer then discussed upcoming construction activity, noting that paving, side street work, inlet installation, and streetscape work will continue. He also reviewed the remaining work on the Silva Cell installations. Director Zeve queried on the materials storage lot that had been utilized by the contractor. Mr. Kainer advised that the materials storage lot has been cleared because of construction on the site. The Board then discussed other challenges of conflicting construction within the corridor.

Chair Lents queried on the timeline for tree planting once the project is complete. Mr. Kainer advised that the trees will be planted in phases to avoid summer heat issues. Ms. Weesner advised that Phase I of the project will likely be complete by September, so the first round of trees can be planted in October.

Ms. Weesner discussed other project management and budget issues, and advised that after consultation with the Projects Committee, she has authorized CDM Smith to add a dedicated office engineer. She advised that an amended budget will be presented at a future meeting.

#### 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. He advised that the projects are nearing completion.

#### **PROJECTS IN DESIGN**

##### North Canal Project

##### Update on project development

Ms. Weesner updated the Board on project progress. She discussed with the Board the 100-year floodplain and rain expectation information.

##### Yale and Center Street Intersection

##### Update on project development

Ms. Hennings updated the Board on project progress and related TXDoT requirements for implementation. She advised that Quiddity is currently working with the City on right-of-way matters.

##### 19<sup>th</sup> and Beall Area Pedestrian Street Safety Improvements

##### Update on project development

Ms. Hennings updated the Board on progress, noting that 90% drawings are being submitted to TGC today. She then advised that submittal to TXDoT will follow. Ms. Weesner reminded that TXDoT will ultimately undertake construction.

##### Shepherd/Durham and Selected Cross Streets – Phase 2

##### Update on project development

Ms. Hennings provided an update on project design. She noted that communications with the City and CenterPoint on utility relocations continue. She advised that an AT&T duct bank in the right-of-way has been identified.

Ms. Hennings advised that she is coordinating with an impacted elementary school regarding potential carpool issues during construction. She also discussed tree replacement issues. Director Zeve requested that Quiddity provide appropriate notice to the community about the work, including the tree replacement component.

Ms. Hennings advised that communication efforts continue regarding encroachments that must be removed prior to construction.

Ms. Hennings then reviewed the H&H modeling required by TXDoT. She advised that within the next 2 weeks, Quiddity will be ready to present the proposed model for approval.

Approve TGC Work Authorization No. 11

Mr. Webb reviewed with the Board a TGC work authorization pertaining to North Durham Drive at 11th Street for right of way acquisition services. He noted that LAN will assist in the related work. Upon motion by Director Zeve, seconded by Vice Chair Colom, and after full discussion, the Board voted unanimously to approve the work authorization, and to authorize execution by the President or other appropriate officers.

Little Thicket

Update on project development

Ms. Weesner provided an update on project design. She advised that construction will likely begin by year end.

**GRANT APPLICATIONS**

Mr. Webb presented an outline of active grant pursuits, including projected costs and local participation requirements.

White Oak at Greenleaf

Ms. Weesner briefly discussed the White Oak HISP.

Waugh Drive and South Heights Boulevard Safety Improvements

Traffic Study and Warrant Analysis

Ms. Weesner discussed the proposed project and the need for a traffic study.

Approve TGC Work Authorization No. 10

Ms. Weesner then reviewed with the Board a TGC work authorization pertaining to Waugh, Feagan, Heights, Willia and an intersection traffic study and warrants analysis. Upon motion by Director Manriquez, seconded by Director Zeve, and after full discussion, the Board voted unanimously to approve the work authorization, and to authorize execution by the President or other appropriate officers.

West 11<sup>th</sup> Street Trail Extension Nashua to Ella

Ms. Weesner advised that at this time, no grant monies will be available.

TIRZ 5 and Surrounding Area Planning Study

Ms. Weesner discussed the proposed planning study and status.

Approve project pay estimates or change orders, or other design, construction, or management contract administration items

Ratify and Approve Change Orders

Ms. Weesner reviewed two change orders previously reviewed by the Projects Committee and implemented.

Upon motion by Director Zeve, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve and ratify the Change Orders presented.

**COMMUNICATIONS**

Receive update from Communications Committee

Ms. Weesner provided an update on communications matters.

Discuss website accessibility improvements

Ms. Hennings reviewed the current website, and discussed changes that will be made to improve project information accessibility.

**ATTORNEY MATTERS**

Litigation update

Mr. Kuhl briefly discussed the status of the inverse condemnation claim pertaining to the Shepherd/Durham – Phase 1 project.

**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.

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

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Secretary

Memorial-Heights Redevelopment Authority

**MINUTES OF REGULAR MEETING  
OF  
REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS  
FEBRUARY 23, 2023**

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 23<sup>rd</sup> day of February, 2023, 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, Stein, and Pierre thus constituting a quorum.

Also present at the meeting were Sherry Weesner, President of the Authority; Jennifer Curley of the City of Houston (the "City"); 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"); Mark Williamson; Emily Guyre, Idalia Guerra, Brian Richard, and Anya Marmuscak of Houston Heights Association ("HHA"); Justin Jenkins; Bob Lee; Chris Huddleston; 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**

Chair Lents asked for comments and questions from the public. There were no comments or questions from the public.

**CONSENT AGENDA**

- a. Approve Zone minutes of December 8, 2022;

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

**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.

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Secretary  
Reinvestment Zone Number Five,  
City of Houston, Texas

# Regent Square TIRZ #5 Update



April 1, 2023



# 3515 West Dallas St. Regent Square Update

## **Construction Activities: April 2023**

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- Block B: Retail Space Fit-outs ongoing (will likely occur through 2023)
- W Dallas –street restriping and West Dallas bike lane connection between Tirrell & Dunlavy.
- Overhead Power & Telecom pole & wire removals – ongoing. Pending CenterPoint Energy.

## **Traffic Routing & Road Closures**

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- Future work anticipated within Regent Square in 2023 will be announced accordingly.

## **What to expect this month:**

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- Retail Space Fit-outs
- Street restriping

## **Contact Information**

**For more information or questions,  
please contact Walter Morris.**

**Phone:** 713.463.8200

**Email:** [wmorris@knudsonlp.com](mailto:wmorris@knudsonlp.com)

# Regent Square 330 Public Parking Spaces in Block B



## 1. SITE INFRASTRUCTURE DEVELOPMENT

### PROJECT STATUS

#### **CONSTRUCTION STATUS**

- Hanover Completion Dates for Initial Construction Phases
  - All TIRZ Initial Improvements have been completed with the exception of the paver work in Allen Parkway / Buffalo Park Drive. This work has continued to be delays as a result of unforeseen conditions with the existing City of Houston sanitary sewer line. This work is anticipated to be complete by June 2023.
  - Hanover has submitted the Initial Improvements reimbursement package to the TIRZ. The TIRZ has provided initial accounting and legal comments. Hanover has responded and is awaiting follow up responses from the TIRZ and their consultants.

### PERMITTING STATUS

- Design & Permitting
  - Private Grading Plans APPROVED
  - CenterPoint Ductbank APPROVED
  - CoH Street Lights APPROVED
  - CenterPoint Gas APPROVED
  - Telecom Ductbank APPROVED
  - W Dallas Hydrant APPROVED
  - Public Infrastructure APPROVED
  - Off-site Signalization APPROVED
  - Trail Connection APPROVED
  - Site G Pod Buildings APPROVED
  - Sanitary Sewer Upgrades APPROVED

### GMP DEVELOPMENT

#### **GMP 1 – DEMOLITION**

- Demolition work has been completed.

#### **GMP 2 – WET UTILITIES**

- Wet Utilities work has been completed.

#### **GMP 3 – INFRASTRUCTURE BUILD-OUT**

- Infrastructure work has been completed.

#### **GMP 4 – CULLEN BUILDING DEMOLITION & ABATEMENT**

- All Demolition has been completed

#### **GMP 5 – SITE G CENTRAL PARK**

- Site G Center Park is complete



**HANOVER AUTRY PARK**  
QUARTERLY REPORT #14  
4/19/22

**GMP 6 – MISCELLANEOUS ASSEMBLAGE SCOPES OF WORK**

- Allen Parkway Trail Connection work has completed.
- 18” Sanitary upgrade in Allen Parkway is underway with an anticipated completion date of March 2023

**2. VERTICAL DEVELOPMENTS**

**SITE A**

Mixed Use / Multi-family: (324 Units with approx. 22,900 sqft of retail/restaurant)

- Construction Status
  - Construction is fully complete and 85% lease.
- Leasing Efforts
  - See specific status on leasing efforts below.

**SITE E**

Mixed Use / Multi-family: (423 Units with approx. 20,000 sqft of retail/restaurant)

- Construction Status
  - Construction is fully complete and 75% lease.
- Leasing Efforts
  - See specific status on leasing efforts below.

**SITE D**

On Hold

Program for Site D Office Building is on hold.

**SITE F**

On Hold

Program for Site F Hotel/Residential development is on hold.

The temporary park at this site is complete.

**SITE B1**

60,000 Sqft Office Development

- Design Status
  - Sitework, Foundation and Superstructure permits have been submitted to the City of Houston for approval. Comments are being received and are being addressed.

**SITE B2:**

40-Story High Rise – Mixed Use / Multi-family: (317 Units with approx. 4,800 sqft of retail/restaurant)

- Design / Construction Status
  - Hanover has commenced construction and is currently working on foundation elements.

**SITE C**

High Rise TBD

- Design Status
  - No status currently

**3. LEASING EFFORTS**

**HANOVER AUTRY PARK**  
**QUARTERLY REPORT #14**  
4/19/22

**Below is the status of Leasing Efforts for each development currently in design or under construction.**

	Q4 2021 Report	Q1 2022 Report	Q2 2022 Report	Q3 2022 Report	Q4 2022 Report	Q1 2023 Report
<b>SITE A (Autry Park)</b>						
Proposed Retail Spaces	6	6	6	6	6	6
Signed Leases	0	2	2	2	5	6
In Lease Negotiations	2	2	2	2	0	0
In LOI Negotiations	3	1	2	2	1	0
Continuing Marketing Efforts	1	1	0	0	0	0
<b>SITE E (Parkview)</b>						
Proposed Retail Spaces	10	10	10	10	10	10
Signed Leases	0	2	4	4	6	7
In Lease Negotiations	4	3	2	2	2	0
In LOI Negotiations	5	5	3	3	1	2
Continuing Marketing Efforts	1	0	1	1	1	1
<b>SITE B (Ground Lease Tenant)</b>						
Proposed Retail Spaces	1	1	Na	Na	Na	TBD
Signed Leases	0	0	Na	Na	Na	TBD
In Lease Negotiations	1	1	Na	Na	Na	TBD
In LOI Negotiations	0	0	Na	Na	Na	TBD
Continuing Marketing Efforts	0	0	Na	Na	Na	TBD
<b>SITE G (Park &amp; Kiosk Buildings)</b>						
Proposed Retail Spaces	2	2	2	2	2	2
Signed Leases	0	0	0	0	1	1
In Lease Negotiations	0	0	1	1	1	1
In LOI Negotiations	1	2	1	1	0	0
Continuing Marketing Efforts	1	0	0	0	0	0

## HANOVER / TIRZ 5 AUTRY PARK DEVELOPMENT SCHEDULE UPDATE

	COMPLETE
	STARTED

CATEGORIES / SCOPE OF WORK	PERMITTING	START OF CONSTRUCTION	CONSTRUCTION COMPLETION
<b>CATEGORY 1: Streetscape Work External to Hanover Development (from Property Line to Back of Curb)</b>			
Shepherd Drive and Northern Boundary of Autry Park Improvements	7/22/2020	6/7/2021	10/15/2022
Tirrell Street Improvements	7/22/2020	7/5/2021	12/17/2021
West Dallas Improvements Including High Comfort Bike Lane per Houston Bike Plan	7/22/2020	10/26/2020	1/28/2022
<b>CATEGORY 2: Dry Utilities</b>			
	4/24/2020	6/1/2020	3/24/2021
<b>CATEGORY 3: Road Work External to Hanover Development</b>			
Signalized Intersection at Allen Parkway and Main Street	7/22/2020	1/11/2021	7/5/2022
Pedestrian Signalization at Shepherd Drive and Allen Parkway / Memorial Drive	7/22/2020	12/14/2021	6/30/2022
Signalized Intersection at West Dallas and Main Street	7/22/2020	11/16/2020	6/31/22
New Right Turn Lane at West Dallas and Shepherd Drive (Right Turn Lane Removed per City of Houston)	7/22/2020	2/8/2021	12/29/2021
<b>CATEGORY 4: Streetscape Work Internal to Hanover Development (from Property Line to Back of Curb)</b>			
Autry Park Streetscape	6/26/2019	5/31/2021	11/4/2022
Surrounding Site A	6/30/2020	5/24/2021	12/17/2021
Surrounding Site B	6/26/2019	TBD	TBD
Surrounding Site C	6/26/2019	TBD	TBD
Surrounding Site D	6/26/2019	TBD	TBD
Surrounding Site E	5/7/2020	8/18/2021	2/11/2022
Surrounding Site F	6/26/2019	7/15/2021	4/14/2022
<b>CATEGORY 5: Road Work Within Hanover Development</b>			
New Street - Main Street			
North Section	6/26/2019	9/21/2020	10/23/2020
Middle Section	6/26/2019	11/23/2020	12/9/2020
South Section	6/26/2019	1/11/2021	1/29/2021
New Road - Marston Drive Extension	6/26/2019	8/3/2020	9/9/2020
New Road - North Autry Drive	6/26/2019	8/10/2020	9/18/2020
New Road - Cogdell Street	6/26/2019	9/14/2020	10/23/2020
Reconstruction of Existing Marston Drive	6/26/2019	1/27/2021	3/10/2021
<b>CATEGORY 7 - Wet Utilities</b>			
	6/26/2019	7/15/2019	3/16/2021



**Memorial Heights Redevelopment Authority  
Monthly Financial Report Summary  
April Board Meeting  
Friday, April 28, 2023**

At the beginning of February, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Fund Balance was \$54,302,329. TIRZ #5 received a total of \$1,735,485, mainly from Grant Income (\$1,369,070). During the period, TIRZ #5 processed \$5,717,798 in disbursements during the period. 70% of the disbursements related to disbursements to SER Construction for CIP Projects (\$2,343,933) and (\$1,677,550). The ending balance as of month end March 31, 2023 was \$50,320,015.

The invoices pending approval total \$1,501,215. See attached “Unpaid Bills Detail” Report for invoices pending approval and invoices paid in between board meetings.

There was \$3,783,498 spent for Capital Projects for the period. The projects that utilized the majority of the funding was T-0523A Shepherd/Durham Reconstruction (\$3,590,951). See attached “Capital Improvement Projects” Report on page 3.

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

**General Operating Fund**

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

**REVENUE**

Frost Money Market Interest	66.87	Interest	
TexPool	62,406.84	Interest	
Regions Project Fund	116,674.17	Interest	
Regions Debt Service Fund	2,296.83	Interest	
Frost Money Market Interest	0.07	Interest	
TexPool	70,764.63	Interest	
FHWA Treas	1,369,070.23	Grant Income	
Regions Project Fund	112,000.14	Interest	
Regions Debt Service Fund	2,204.82	Interest	
<b>Total Revenue</b>			<b>1,735,484.60</b>

**DISBURSEMENTS**

ACH	Goodman Corporation	41,908.98	Engineering Consultant
ACH	Quiddity Engineering LLC	163,619.11	Capital Projects
ACH	Quickbooks Payroll Service	10,229.62	Admin Payroll
ACH	SER Construction	2,343,933.17	Capital Projects
ACH	United States Treasury	6,034.50	Payroll Taxes
ACH	Commerce Bank	60.00	Credit Card
ACH	CDM Smith Inc	91,268.37	Capital Projects
ACH	Schwab Retirement	1,500.00	Retirement
ACH	Sanford Kuhl Hagan Kugle	3,365.00	Legal Invoices
ACH	The Morton Accounting Services	2,101.29	CPA Services
ACH	Medley Inc	2,000.00	Monthly Retainer
ACH	Teamwork Construction Services	37,995.57	Capital Projects
ACH	Goodman Corporation	53,826.89	Engineering Consultant
ACH	Quiddity Engineering LLC	209,100.37	Capital Projects
ACH	Quickbooks Payroll Service	10,280.62	Admin Payroll
ACH	SER Construction	1,677,550.09	Capital Projects
ACH	United States Treasury	6,034.50	Payroll Taxes
ACH	Commerce Bank	650.00	Credit Card
ACH	CDM Smith Inc	239,994.45	Capital Projects
ACH	Schwab Retirement	1,500.00	Retirement
ACH	Sanford Kuhl Hagan Kugle	8,558.50	Legal Invoices
ACH	The Morton Accounting Services	2,020.16	CPA Services
ACH	Medley Inc	2,000.00	Monthly Retainer
ACH	Teamwork Construction Services	114,733.87	Capital Projects
ACH	Hunton Andrews Kurth	12,241.50	Legal Invoices
ACH	Houston Parks Board	11,444.00	Capital Projects
ACH	Texas Workforce Commission	60.00	Payroll Taxes
ACH	United States Treasury	6,034.50	Payroll Taxes
ACH	Hunton Andrews Kurth	23,216.00	Legal Invoices
ACH	Equitax	896.70	Tax Consultant
ACH	Hunton Andrews Kurth	1,903.00	Legal Invoices
ACH	Regions Corporate Trust	631,737.51	Debt Service Payment
<b>Total Disbursements</b>			<b>5,717,798.27</b>

**ENDING BALANCE** **\$ 50,320,014.98**

**March 31, 2023**

**Balance**

LOCATION OF ASSETS	
Frost Checking	175,169.56
Frost Money Mkt	711.13
Frost Project Fund	465.00
Regions Debt Service Fund	18,103.32
Regions Project Fund	33,010,543.33
TexPool Investment	17,115,022.64
<b>Total Account Balance</b>	<b>\$ 50,320,014.98</b>

**Memorial Heights Redevelopment Authority**  
**Unpaid Bills Detail**  
**As of April 20, 2023**

Type	Date	Num	Memo	Due Date	Open Balance
<b>CDM Smith Inc.</b>					
Bill	03/31/2023	90176084	Project: Shepherd & Durham Major Investment Project	04/10/2023	177,259.35
Total CDM Smith Inc.					177,259.35
<b>Goodman Corporation</b>					
Bill	03/31/2023	3-2023-29	MRA109 General Planning Support	04/10/2023	5,545.47
Bill	03/31/2023	3-2023-4	MRA113 Project - Phase I Construction Phase Grant Mngt	04/10/2023	9,553.28
Bill	03/31/2023	3-2023-30	MRA115 Project - Phase II Design and Bid	04/10/2023	4,001.30
Bill	03/31/2023	3-2023-31	MRA116 Project - Task I Admin , Coordination & Task 2 ...	04/10/2023	511.00
Bill	03/31/2023	3-2023-38	MRA117 Project - Task I Traffic Impact Analysis & Task ...	04/10/2023	7,296.40
Bill	03/31/2023	3-2023-32	MRA118 Project - Task 1 - Right of Way	04/10/2023	1,159.20
Total Goodman Corporation					28,066.65
<b>Hunton Andrews Kurth</b>					
Bill	03/31/2023	131801857	Nicholas Litinas Legal Services Through 03.31.23	04/10/2023	7,300.20
Total Hunton Andrews Kurth					7,300.20
<b>Medley Inc.</b>					
Bill	04/20/2023	1049	Monthly Digital Retainer - April	04/30/2023	2,000.00
Total Medley Inc.					2,000.00
<b>Quiddity Engineering, LLC</b>					
Bill	03/31/2023	00357025	T0523A Shepherd Durham Cross Streets Phase 2 Throu...	04/10/2023	13,824.37
Bill	03/31/2023	00357027	T0523A Shepherd Durham Cross Streets - Phase 2 Thro...	04/10/2023	299,621.30
Bill	03/31/2023	00357028	T0523A Shepherd Durham Cross Streets - Phase 1 CPS...	04/10/2023	17,784.78
Bill	03/31/2023	00357029	Pedestrian & Bicycle Safety Impr Construction - Throug...	04/10/2023	28,491.59
Bill	03/31/2023	00357030	West 19th Street and Beall Sidewalks - Through March ...	04/10/2023	1,148.60
Total Quiddity Engineering, LLC					360,870.64
<b>Sanford Kuhl Hagan Kugle Parker Kahn</b>					
Bill	03/31/2023	23-0186	Admin/Meeting through March 2023	04/10/2023	422.50
Bill	03/31/2023	23-0187	Legal services through March 2023	04/10/2023	1,540.00
Bill	03/31/2023	23-0188	Legal services through March 2023	04/10/2023	1,247.50
Bill	03/31/2023	23-0189	Legal services through March 2023	04/10/2023	1,478.75
Total Sanford Kuhl Hagan Kugle Parker Kahn					4,688.75
<b>SER Construction</b>					
Bill	03/25/2023	Pay Estimate #11	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	04/04/2023	917,500.96
Total SER Construction					917,500.96
<b>The Morton Accounting Services</b>					
Bill	03/31/2023	2426	March CPA Services	04/10/2023	1,951.29
Total The Morton Accounting Services					1,951.29
<b>TML Intergovernmental Risk Pool</b>					
Bill	03/31/2023	6727-20230401	4/1/23 - 3/31/24 Coverage	04/10/2023	1,576.82
Total TML Intergovernmental Risk Pool					1,576.82
<b>TOTAL</b>					<b>1,501,214.66</b>

**Memorial Heights Redevelopment Authority**  
**Capital Improvement Projects**  
February through March 2023

04/21/23

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Capital Improvement Plan</b>					
<b>T-0523A Shepherd Durham &amp; Cross</b>					
Bill	02/01/2023	90171680	CDM Smith Inc.	Project: Shepherd & Durham Maj...	130,693.51
Bill	02/01/2023	131797330	Hunton Andrews Kurth	Nicholas Litinas Legal Services T...	1,903.00
Bill	02/25/2023	Pay Estim...	SER Construction	Shepherd Dr, Durham Dr, Selecte...	1,677,550.09
Bill	02/28/2023	00355624	Quiddity Engineering, LLC	T0523A Shepherd Durham Grant ...	255.00
Bill	02/28/2023	00355626	Quiddity Engineering, LLC	Total Fee - \$310,660	12,208.94
Bill	02/28/2023	00355627	Quiddity Engineering, LLC	T0523A Shepherd Durham Cross ...	123,655.89
Bill	02/28/2023	00355628	Quiddity Engineering, LLC	Total Fee - \$364,200	33,406.41
Bill	02/28/2023	2-2023-21	Goodman Corporation	-MULTIPLE-	9,553.28
Bill	02/28/2023	2-2023-23	Goodman Corporation	-MULTIPLE-	204.40
Bill	02/28/2023	2-2023-58	Goodman Corporation	-MULTIPLE-	15,806.77
Bill	02/28/2023	23-0069	Sanford Kuhl Hagan Kugle Parker Kahn	Shepher/Durham Recon	1,297.50
Bill	02/28/2023	131800359	Hunton Andrews Kurth	Nicholas Litinas Legal Services T...	21,313.00
Bill	02/28/2023	90174368	CDM Smith Inc.	Project: Shepherd & Durham Maj...	109,300.94
Bill	03/25/2023	Pay Estim...	SER Construction	Shepherd Dr, Durham Dr, Selecte...	917,500.96
Bill	03/31/2023	00357025	Quiddity Engineering, LLC	Total Fee - \$310,660	13,824.37
Bill	03/31/2023	00357027	Quiddity Engineering, LLC	T0523A Shepherd Durham Cross ...	299,621.30
Bill	03/31/2023	00357028	Quiddity Engineering, LLC	Total Fee - \$364,200	17,784.78
Bill	03/31/2023	23-0188	Sanford Kuhl Hagan Kugle Parker Kahn	Shepher/Durham Recon	1,247.50
Bill	03/31/2023	90176084	CDM Smith Inc.	Project: Shepherd & Durham Maj...	177,259.35
Bill	03/31/2023	131801857	Hunton Andrews Kurth	Nicholas Litinas Legal Services T...	9,203.20
Bill	03/31/2023	3-2023-4	Goodman Corporation	-MULTIPLE-	9,553.28
Bill	03/31/2023	3-2023-31	Goodman Corporation	-MULTIPLE-	511.00
Bill	03/31/2023	3-2023-38	Goodman Corporation	-MULTIPLE-	7,296.40
Total T-0523A Shepherd Durham & Cross					3,590,950.87
<b>T-0529 Yale @ Center</b>					
Bill	02/28/2023	00355629	Quiddity Engineering, LLC	Yale Street at Center Street Inters...	1,079.73
Total T-0529 Yale @ Center					1,079.73
<b>T-0531 Pedestrian Improv. Const</b>					
Bill	02/28/2023	Pay App #...	Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	114,733.87
Bill	03/31/2023	00357029	Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr ...	28,491.59
Total T-0531 Pedestrian Improv. Const					143,225.46
<b>Capital Improvement Plan - Other</b>					
Bill	02/28/2023	00355630	Quiddity Engineering, LLC	Total Fee \$9,400	30,776.90
Bill	02/28/2023	2-2023-22	Goodman Corporation	Federal and TxDOT	8,002.60
Bill	02/28/2023	23-0070	Sanford Kuhl Hagan Kugle Parker Kahn	Allen Pkwy/Marston	1,673.75
Bill	03/31/2023	00357030	Quiddity Engineering, LLC	Total Fee \$9,400	1,148.60
Bill	03/31/2023	23-0189	Sanford Kuhl Hagan Kugle Parker Kahn	Allen Pkwy/Marston	1,478.75
Bill	03/31/2023	3-2023-30	Goodman Corporation	Federal and TxDOT	4,001.30
Bill	03/31/2023	3-2023-32	Goodman Corporation	Right of Way Acquisition	1,159.20
Total Capital Improvement Plan - Other					48,241.10
Total Capital Improvement Plan					3,783,497.16
<b>TOTAL</b>					<b>3,783,497.16</b>

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

	Jul '22 - Mar ...	Jul '21 - Ma...	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Grant Income	3,864,302.68	0.00	3,864,302.68	100.0%
Interest Income	1,199,049.70	7,226.11	1,191,823.59	16,493.3%
Interest Income - CIP	0.00	7,548.72	-7,548.72	-100.0%
Tax Increment - City	0.00	0.00	0.00	0.0%
<b>Total Income</b>	5,063,352.38	14,774.83	5,048,577.55	34,170.1%
<b>Cost of Goods Sold</b>				
<b>Capital Improvement Plan</b>				
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	15,496,351.33	1,760,410.35	13,735,940.98	780.3%
T-0525 North Canal	0.00	1,230,238.94	-1,230,238.94	-100.0%
T-0527 Heights Blvd Pedestrian	0.00	9,655.35	-9,655.35	-100.0%
T-0528 West Dallas Restriping	0.00	8,292.50	-8,292.50	-100.0%
T-0529 Yale @ Center	5,791.65	63,488.20	-57,696.55	-90.9%
T-0530 White Oak Bayou & Memori	0.00	3,363.75	-3,363.75	-100.0%
T-0531 Pedestrian Improv. Const	758,767.50	60,813.73	697,953.77	1,147.7%
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	127,822.05	0.00	127,822.05	100.0%
<b>Total Capital Improvement Plan</b>	16,397,655.53	3,249,022.42	13,148,633.11	404.7%
<b>Total COGS</b>	16,397,655.53	3,249,022.42	13,148,633.11	404.7%
<b>Gross Profit</b>	-11,334,303.15	-3,234,247.59	-8,100,055.56	-250.5%
<b>Expense</b>				
Developer Reimbursement	420,490.14	310,126.17	110,363.97	35.6%
Interest Expense	1,284,350.02	1,145,308.97	139,041.05	12.1%
<b>Payroll Expenses</b>				
Payroll Taxes	8,324.25	10,520.34	-2,196.09	-20.9%
Retirement Expense	13,500.00	13,500.00	0.00	0.0%
Salary Payroll	135,000.00	120,000.00	15,000.00	12.5%
Payroll Expenses - Other	16.83	118.75	-101.92	-85.8%
<b>Total Payroll Expenses</b>	156,841.08	144,139.09	12,701.99	8.8%
<b>Program and Project Consultants</b>				
Engineering Consultants	24,998.75	40,127.50	-15,128.75	-37.7%
Legal Expense	36,986.72	35,265.49	1,721.23	4.9%
Planning Consultants	62,932.95	30,464.12	32,468.83	106.6%
<b>Total Program and Project Consultants</b>	124,918.42	105,857.11	19,061.31	18.0%
<b>TIRZ Administration &amp; Overhead</b>				
Accounting	17,780.48	17,132.25	648.23	3.8%
Administration	8,718.50	6,888.53	1,829.97	26.6%
Auditing	13,250.00	12,250.00	1,000.00	8.2%
Insurance	1,576.82	1,471.96	104.86	7.1%
<b>Office Expenses</b>				
Bank Service Charges	162.02	817.58	-655.56	-80.2%
Office Expenses - Other	1,589.51	103.26	1,486.25	1,439.3%
<b>Total Office Expenses</b>	1,751.53	920.84	830.69	90.2%
Tax Consultant	9,640.10	4,352.10	5,288.00	121.5%
TIRZ Administration & Overhead - Other	2,987.00	0.00	2,987.00	100.0%
<b>Total TIRZ Administration &amp; Overhead</b>	55,704.43	43,015.68	12,688.75	29.5%
<b>Total Expense</b>	2,042,304.09	1,748,447.02	293,857.07	16.8%
<b>Net Ordinary Income</b>	-13,376,607.24	-4,982,694.61	-8,393,912.63	-168.5%



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

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	<u>Jul '22 - Mar ...</u>	<u>Jul '21 - Ma...</u>	<u>\$ Change</u>	<u>% Change</u>
Net Income	<u>-13,376,607.24</u>	<u>-4,982,694.61</u>	<u>-8,393,912.63</u>	<u>-168.5%</u>

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

	Mar 31, 23	Mar 31, 22	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Frost Bank Checking	175,169.56	572,950.65	-397,781.09	-69.4%
Frost Bank Money Mkt	711.13	184,250.66	-183,539.53	-99.6%
Frost Bank Project Fund	465.00	965.00	-500.00	-51.8%
Regions Debt Service Fund	18,103.32	0.47	18,102.85	3,851,670.2%
Regions Project Fund	33,010,543.33	37,554,993.95	-4,544,450.62	-12.1%
TexPool Investment	17,115,022.64	18,277,860.21	-1,162,837.57	-6.4%
<b>Total Checking/Savings</b>	<b>50,320,014.98</b>	<b>56,591,020.94</b>	<b>-6,271,005.96</b>	<b>-11.1%</b>
<b>Total Current Assets</b>	<b>50,320,014.98</b>	<b>56,591,020.94</b>	<b>-6,271,005.96</b>	<b>-11.1%</b>
<b>TOTAL ASSETS</b>	<b>50,320,014.98</b>	<b>56,591,020.94</b>	<b>-6,271,005.96</b>	<b>-11.1%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
Accounts Payable	1,499,214.66	307,299.65	1,191,915.01	387.9%
<b>Total Accounts Payable</b>	<b>1,499,214.66</b>	<b>307,299.65</b>	<b>1,191,915.01</b>	<b>387.9%</b>
<b>Other Current Liabilities</b>				
Direct Deposit Liabilities	0.00	-10,142.75	10,142.75	100.0%
Payroll Liabilities	93.00	124.78	-31.78	-25.5%
Retainage Payable	27,292.62	0.00	27,292.62	100.0%
<b>Total Other Current Liabilities</b>	<b>27,385.62</b>	<b>-10,017.97</b>	<b>37,403.59</b>	<b>373.4%</b>
<b>Total Current Liabilities</b>	<b>1,526,600.28</b>	<b>297,281.68</b>	<b>1,229,318.60</b>	<b>413.5%</b>
<b>Long Term Liabilities</b>				
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%
<b>Total Long Term Liabilities</b>	<b>41,062,124.50</b>	<b>41,897,124.50</b>	<b>-835,000.00</b>	<b>-2.0%</b>
<b>Total Liabilities</b>	<b>42,588,724.78</b>	<b>42,194,406.18</b>	<b>394,318.60</b>	<b>0.9%</b>
<b>Equity</b>				
Retained Earnings	21,107,897.44	19,379,309.37	1,728,588.07	8.9%
Net Income	-13,376,607.24	-4,982,694.61	-8,393,912.63	-168.5%
<b>Total Equity</b>	<b>7,731,290.20</b>	<b>14,396,614.76</b>	<b>-6,665,324.56</b>	<b>-46.3%</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>50,320,014.98</b>	<b>56,591,020.94</b>	<b>-6,271,005.96</b>	<b>-11.1%</b>

# Memorial Heights Redevelopment Authority Profit & Loss Detail

July 2022 through March 2023

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>Grant Income</b>						
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
Deposit	02/15/2023				Deposit	322,262.68
Deposit	03/15/2023				Deposit	1,046,807.55
Total Grant Income						3,864,302.68
<b>Interest Income</b>						
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
Deposit	02/28/2023				Interest	62,406.84
Deposit	02/28/2023				Interest	66.87
Deposit	02/28/2023				Interest	2,296.83
Deposit	02/28/2023				Interest	116,674.17
Deposit	03/31/2023				Interest	2,204.82
Deposit	03/31/2023				Interest	112,000.14
Deposit	03/31/2023				Interest	70,764.63
Deposit	03/31/2023				Interest	0.07
Total Interest Income						1,199,049.70
<b>Tax Increment - City</b>						
General Jo...	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						5,063,352.38
<b>Cost of Goods Sold</b>						
<b>Capital Improvement Plan</b>						
<b>T-0521 Little Thicket Park Impr</b>						
Bill	08/01/2022	22-0954		Sanford Kuhl Hagan Kugle Parker Kahn	Little Thicket Park	325.00
Bill	09/30/2022	22-1064		Sanford Kuhl Hagan Kugle Parker Kahn	Little Thicket Park	406.25
Bill	10/31/2022	22-1107		Sanford Kuhl Hagan Kugle Parker Kahn	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 Kahn	Little Thicket Park	617.50
Total T-0521 Little Thicket Park Impr						8,804.25
<b>T-0522 18th &amp; 19th Reconstruct</b>						
Bill	01/31/2023	22-1462		Sanford Kuhl Hagan Kugle Parker Kahn	18th & 19th Recon	37.50
Total T-0522 18th & 19th Reconstruct						37.50

# Memorial Heights Redevelopment Authority Profit & Loss Detail

July 2022 through March 2023

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
<b>T-0523A Shepherd Durham &amp; Cross</b>						
General Jo...	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 Kahn	Shepher/Durham Recon	1,218.75
Bill	07/31/2022	00344504		Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Coord...	900.00
Bill	07/31/2022	00344505		Quiddity Engineering, LLC	T0523A WO3 Shepherd Durham Cross ...	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 Stree...	15,450.62
Bill	07/31/2022	00344508		Quiddity Engineering, LLC	Total Fee - \$364,200	4,079.04
Bill	07/31/2022	Pay Estimate #3		SER Construction	Shepherd Dr, Durham Dr, Selected Cro...	1,178,718.42
Bill	07/31/2022	90158209		CDM Smith Inc.	Project: Shepherd & Durham Major Inve...	78,543.08
Bill	08/01/2022	22-0955		Sanford Kuhl Hagan Kugle Parker Kahn	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 Inve...	119,910.53
Bill	09/02/2022	Pay Estimate #4		SER Construction	Shepherd Dr, Durham Dr, Selected Cro...	2,558,442.43
Bill	09/30/2022	00347871		Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Coord...	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 Stree...	49,899.03
Bill	09/30/2022	00347874		Quiddity Engineering, LLC	Total Fee - \$364,200	15,251.60
Bill	09/30/2022	Pay Estimate #5		SER Construction	Shepherd Dr, Durham Dr, Selected Cro...	1,750,694.99
Bill	09/30/2022	90162689		CDM Smith Inc.	Project: Shepherd & Durham Major Inve...	127,188.31
Bill	09/30/2022	22-1065		Sanford Kuhl Hagan Kugle Parker Kahn	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 Stree...	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 Kahn	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 Stree...	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 Inve...	116,429.45
Bill	10/31/2022	Pay Estimate #6		SER Construction	Shepherd Dr, Durham Dr, Selected Cro...	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 Stree...	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 Inve...	108,486.21
Bill	11/30/2022	22-1295		Sanford Kuhl Hagan Kugle Parker Kahn	Shepher/Durham Recon	4,321.25
Bill	12/31/2022	Pay Estimate #7		SER Construction	Shepherd Dr, Durham Dr, Selected Cro...	1,075,475.74
Bill	12/31/2022	00352568		Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Coord...	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 Stree...	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 Kahn	Shepher/Durham Recon	1,198.75
Bill	12/31/2022	Pay Estimate #8		SER Construction	Shepherd Dr, Durham Dr, Selected Cro...	1,543,982.81
Bill	12/31/2022	131798276		Hunton Andrews Kurth	Nicholas Litinas Legal Services	9,991.00
Bill	12/31/2022	90169682		CDM Smith Inc.	Project: Shepherd & Durham Major Inve...	91,268.37
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	12/31/2022	12-2022-38		Goodman Corporation	Task 1 - \$10,220	3,577.00
Bill	12/31/2022	12-2022-38		Goodman Corporation	Task 2 - \$21,646	9,740.70
Bill	01/31/2023	00354018		Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Coord...	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 Stree...	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 Kahn	Shepher/Durham Recon	452.50
Bill	01/31/2023	Pay Estimate #9		SER Construction	Shepherd Dr, Durham Dr, Selected Cro...	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	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	1,742.81
Bill	02/01/2023	90171680		CDM Smith Inc.	Project: Shepherd & Durham Major Inve...	130,693.51

# Memorial Heights Redevelopment Authority Profit & Loss Detail

July 2022 through March 2023

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
Bill	02/01/2023	131797330		Hunton Andrews Kurth	Nicholas Litinas Legal Services Throug...	1,903.00
Bill	02/25/2023	Pay Estimate ...		SER Construction	Shepherd Dr, Durham Dr, Selected Cro...	1,677,550.09
Bill	02/28/2023	00355624		Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Coord...	255.00
Bill	02/28/2023	00355626		Quiddity Engineering, LLC	Total Fee - \$310,660	12,208.94
Bill	02/28/2023	00355627		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Stree...	123,655.89
Bill	02/28/2023	00355628		Quiddity Engineering, LLC	Total Fee - \$364,200	33,406.41
Bill	02/28/2023	2-2023-21		Goodman Corporation	Task 1 - \$127,929	3,454.08
Bill	02/28/2023	2-2023-21		Goodman Corporation	Task 2 - \$172,439	4,138.54
Bill	02/28/2023	2-2023-21		Goodman Corporation	Task 3 - \$72,617	1,960.66
Bill	02/28/2023	2-2023-23		Goodman Corporation	Task 1 - \$10,220	204.40
Bill	02/28/2023	2-2023-23		Goodman Corporation	Task 2 - \$21,646	0.00
Bill	02/28/2023	2-2023-58		Goodman Corporation	Task 1 - \$17,441	5,935.17
Bill	02/28/2023	2-2023-58		Goodman Corporation	Task 2 - \$17,168	9,871.60
Bill	02/28/2023	23-0069		Sanford Kuhl Hagan Kugle Parker Kahn	Shepher/Durham Recon	1,297.50
Bill	02/28/2023	131800359		Hunton Andrews Kurth	Nicholas Litinas Legal Services Throug...	21,313.00
Bill	02/28/2023	90174368		CDM Smith Inc.	Project: Shepherd & Durham Major Inve...	109,300.94
Bill	03/25/2023	Pay Estimate ...		SER Construction	Shepherd Dr, Durham Dr, Selected Cro...	917,500.96
Bill	03/31/2023	00357025		Quiddity Engineering, LLC	Total Fee - \$310,660	13,824.37
Bill	03/31/2023	00357027		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Stree...	299,621.30
Bill	03/31/2023	00357028		Quiddity Engineering, LLC	Total Fee - \$364,200	17,784.78
Bill	03/31/2023	23-0188		Sanford Kuhl Hagan Kugle Parker Kahn	Shepher/Durham Recon	1,247.50
Bill	03/31/2023	90176084		CDM Smith Inc.	Project: Shepherd & Durham Major Inve...	177,259.35
Bill	03/31/2023	131801857		Hunton Andrews Kurth	Nicholas Litinas Legal Services Throug...	9,203.20
Bill	03/31/2023	3-2023-4		Goodman Corporation	Task 1 - \$127,929	3,454.08
Bill	03/31/2023	3-2023-4		Goodman Corporation	Task 2 - \$172,439	4,138.54
Bill	03/31/2023	3-2023-4		Goodman Corporation	Task 3 - \$72,617	1,960.66
Bill	03/31/2023	3-2023-31		Goodman Corporation	Task 1 - \$10,220	511.00
Bill	03/31/2023	3-2023-31		Goodman Corporation	Task 2 - \$21,646	0.00
Bill	03/31/2023	3-2023-38		Goodman Corporation	Task 1 - \$17,441	0.00
Bill	03/31/2023	3-2023-38		Goodman Corporation	Task 2 - \$17,168	7,296.40
Total T-0523A Shepherd Durham & Cross						15,496,351.33
<b>T-0529 Yale @ Center</b>						
Bill	07/31/2022	00344510		Quiddity Engineering, LLC	Yale Street at Center Street Intersection...	416.25
Bill	09/30/2022	00347876		Quiddity Engineering, LLC	Yale Street at Center Street Intersection...	405.04
Bill	10/01/2022	00346139		Quiddity Engineering, LLC	Yale Street at Center Street Intersection...	1,304.77
Bill	10/31/2022	00349591		Quiddity Engineering, LLC	Yale Street at Center Street Intersection...	2,183.71
Bill	01/31/2023	00354025		Quiddity Engineering, LLC	Yale Street at Center Street Intersection...	402.15
Bill	02/28/2023	00355629		Quiddity Engineering, LLC	Yale Street at Center Street Intersection...	1,079.73
Total T-0529 Yale @ Center						5,791.65
<b>T-0531 Pedestrian Improv. Const</b>						
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 Kahn	Heights Blvd	130.00
Bill	07/31/2022	00344509		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Constr...	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 Constr...	4,215.00
Bill	10/01/2022	00346138		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Constr...	5,058.75
Bill	10/31/2022	00349590		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Constr...	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 Constr...	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 Constr...	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	TIRZ5-202318...		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 Constr...	10,451.25
Bill	01/31/2023	Pay App #11		Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	37,995.57
Bill	02/28/2023	Pay App #12		Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	114,733.87
Bill	03/31/2023	00357029		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Constr...	28,491.59
Total T-0531 Pedestrian Improv. Const						758,767.50
<b>T-0599 Concrete Panel Replace</b>						
Bill	08/01/2022	22-0956		Sanford Kuhl Hagan Kugle Parker Kahn	Safe Sidewalk Program	81.25
Total T-0599 Concrete Panel Replace						81.25

# Memorial Heights Redevelopment Authority Profit & Loss Detail

July 2022 through March 2023

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
<b>Capital Improvement Plan - Other</b>						
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 Kahn	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 Kahn	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 Kahn	19th St. Safety Improvement	1,180.00
Bill	12/31/2022	22-1413		Sanford Kuhl Hagan Kugle Parker Kahn	Allen Pkwy/Marston	698.75
Bill	12/31/2022	12-2022-16		Goodman Corporation	Federal and TxDOT	6,001.95
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 Kahn	Allen Pkwy/Marston	81.25
Bill	01/31/2023	1-2023-30		Goodman Corporation	Federal and TxDOT	8,002.60
Bill	02/28/2023	00355630		Quiddity Engineering, LLC	Total Fee \$9,400	30,776.90
Bill	02/28/2023	2-2023-22		Goodman Corporation	Federal and TxDOT	8,002.60
Bill	02/28/2023	23-0070		Sanford Kuhl Hagan Kugle Parker Kahn	Allen Pkwy/Marston	1,673.75
Bill	03/31/2023	00357030		Quiddity Engineering, LLC	Total Fee \$9,400	1,148.60
Bill	03/31/2023	23-0189		Sanford Kuhl Hagan Kugle Parker Kahn	Allen Pkwy/Marston	1,478.75
Bill	03/31/2023	3-2023-30		Goodman Corporation	Federal and TxDOT	4,001.30
Bill	03/31/2023	3-2023-32		Goodman Corporation	Right of Way Acquisition	1,159.20
Total Capital Improvement Plan - Other						127,822.05
Total Capital Improvement Plan						16,397,655.53
Total COGS						16,397,655.53
Gross Profit						-11,334,303.15
<b>Expense</b>						
<b>Developer Reimbursement</b>						
Bill	07/02/2022	Reimbursement		Sovereign Regent Square LLC	Developer Reimbursement 2022(Constr...	420,490.14
Total Developer Reimbursement						420,490.14
<b>Interest Expense</b>						
Bill	08/31/2022	1001021207 #...		Regions Corporate Trust	Debt Service Payment	652,612.51
Bill	03/31/2023	G067Z08 #11...		Regions Corporate Trust	Debt Service Payment	631,737.51
Total Interest Expense						1,284,350.02
<b>Payroll Expenses</b>						
<b>Payroll Taxes</b>						
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
Paycheck	02/28/2023	DD1022		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	02/28/2023	DD1022		Sherry Weesner	Direct Deposit	239.25
Paycheck	02/28/2023	DD1022		Sherry Weesner	Direct Deposit	0.00
Paycheck	02/28/2023	DD1022		Sherry Weesner	Direct Deposit	0.00
Bill	03/21/2023	EFT		Texas Workforce Commission		60.00

# Memorial Heights Redevelopment Authority Profit & Loss Detail

July 2022 through March 2023

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
Paycheck	03/31/2023	DD1023		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	03/31/2023	DD1023		Sherry Weesner	Direct Deposit	239.25
Paycheck	03/31/2023	DD1023		Sherry Weesner	Direct Deposit	0.00
Paycheck	03/31/2023	DD1023		Sherry Weesner	Direct Deposit	0.00
Total Payroll Taxes						8,324.25
<b>Retirement Expense</b>						
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
Paycheck	02/28/2023	DD1022		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	03/31/2023	DD1023		Sherry Weesner	Direct Deposit	1,500.00
Total Retirement Expense						13,500.00
<b>Salary Payroll</b>						
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
Paycheck	02/28/2023	DD1022		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	03/31/2023	DD1023		Sherry Weesner	Direct Deposit	15,000.00
Total Salary Payroll						135,000.00
<b>Payroll Expenses - Other</b>						
Liability Ch...	07/28/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability Ch...	07/28/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability Ch...	08/30/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability Ch...	08/30/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability Ch...	09/29/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability Ch...	09/29/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability Ch...	10/28/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability Ch...	10/28/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability Ch...	11/29/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability Ch...	11/29/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability Ch...	12/29/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability Ch...	12/29/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability Ch...	01/30/2023			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability Ch...	01/30/2023			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability Ch...	02/27/2023			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability Ch...	02/27/2023			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability Ch...	03/30/2023			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability Ch...	03/30/2023			QuickBooks Payroll Service	Sales Tax for TX	0.12
Total Payroll Expenses - Other						16.83
Total Payroll Expenses						156,841.08
<b>Program and Project Consultants</b>						
<b>Engineering Consultants</b>						
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 2022	450.00
Bill	10/31/2022	00349586		Quiddity Engineering, LLC	Work Order 1 - Through October 21, 20...	765.00
Bill	11/18/2022	00351176		Quiddity Engineering, LLC	Work Order 1 - Through November 18, ...	4,335.00
Bill	12/31/2022	00352567		Quiddity Engineering, LLC	Work Order 1 - Through December 9, 2...	1,785.00
Bill	01/31/2023	00354017		Quiddity Engineering, LLC	Work Order 1 - Through January 20, 20...	5,495.00
Bill	02/28/2023	00355623		Quiddity Engineering, LLC	Work Order 1 - Through February 24, 2...	7,717.50
Total Engineering Consultants						24,998.75

# Memorial Heights Redevelopment Authority Profit & Loss Detail

July 2022 through March 2023

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
<b>Legal Expense</b>						
Bill	07/31/2022	22-0768		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through July 2022	7,540.55
Bill	07/31/2022	22-0769		Sanford Kuhl Hagan Kugle Parker Kahn	Regents Square GID	387.50
Bill	08/01/2022	22-0952		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through August 2022	1,619.82
Bill	08/01/2022	22-0953		Sanford Kuhl Hagan Kugle Parker Kahn	Regents Square GID	143.75
Bill	09/30/2022	22-1063		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through September 2022	3,199.45
Bill	10/31/2022	22-1106		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through October 2022	5,487.85
Bill	11/30/2022	22-1294		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through November 2022	5,745.77
Bill	12/31/2022	22-1411		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through December 2022	5,368.53
Bill	01/31/2023	22-1460		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through January 2023	1,666.25
Bill	02/28/2023	23-0067		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through February 2023	4,287.25
Bill	03/31/2023	23-0187		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through March 2023	1,540.00
Total Legal Expense						36,986.72
<b>Planning Consultants</b>						
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	1027		Medley Inc.	Monthly Digital Retainer	2,000.00
Bill	01/31/2023	1-2023-28		Goodman Corporation	Task 1- \$100,000.00	5,542.70
Bill	02/28/2023	2-2023-20		Goodman Corporation	Task 1- \$100,000.00	940.19
Bill	03/07/2023	1039		Medley Inc.	Monthly Digital Retainer - March	2,000.00
Bill	03/31/2023	3-2023-29		Goodman Corporation	Task 1- \$100,000.00	5,545.47
Total Planning Consultants						62,932.95
Total Program and Project Consultants						124,918.42
<b>TIRZ Administration &amp; Overhead</b>						
<b>Accounting</b>						
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
Bill	02/28/2023	2414		The Morton Accounting Services	February CPA Services	2,020.16
Bill	03/31/2023	2426		The Morton Accounting Services	March CPA Services	1,951.29
Total Accounting						17,780.48
<b>Administration</b>						
Bill	07/31/2022	22-0767		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through July 2022	1,895.00
Bill	08/01/2022	22-0951		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through August 2022	260.00
Bill	09/30/2022	22-1062		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through September 2022	1,805.00
Bill	10/31/2022	22-1105		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through October 2022	1,495.00
Bill	11/30/2022	22-1293		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through November 2022	310.00
Bill	12/31/2022	22-1410		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through December 2022	670.00
Bill	01/31/2023	22-1459		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through January 2023	510.00
Bill	02/28/2023	23-0066		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through February 2023	1,300.00
Paycheck	03/31/2023	DD1023		Sherry Weesner	Direct Deposit	51.00
Bill	03/31/2023	23-0186		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through March 2023	422.50
Total Administration						8,718.50
<b>Auditing</b>						
Bill	09/01/2022	2022 Audit Int...		McCall Gibson Swedlund Barfoot PLLC	2022 Audit Interim	8,000.00
Bill	10/12/2022	2022 Audit Final		McCall Gibson Swedlund Barfoot PLLC	2022 Audit Final	5,250.00
Total Auditing						13,250.00
<b>Insurance</b>						
Bill	03/31/2023	6727-20230401		TML Intergovernmental Risk Pool	4/1/23 - 3/31/24 Coverage	1,576.82
Total Insurance						1,576.82



# Memorial Heights Redevelopment Authority Profit & Loss Detail

July 2022 through March 2023

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
<b>Office Expenses</b>						
<b>Bank Service Charges</b>						
Check	07/31/2022				Service Charge	134.48
Check	08/31/2022				Service Charge	20.07
Bill	11/30/2022	December 2022		Commerce Bank	Finance Charge	7.47
Total Bank Service Charges						162.02
<b>Office Expenses - Other</b>						
Bill	08/03/2022	August 2022		Commerce Bank	August 2022	125.51
Bill	10/31/2022	November 2022		Commerce Bank	Teams Services for Microsoft Account	4.00
Bill	11/30/2022	December 2022		Commerce Bank	Microsoft Account	720.00
Bill	03/16/2023	CBK March 2...		Commerce Bank	Teams Services for Microsoft Account	30.00
Bill	03/17/2023	CBK.2 March ...		Commerce Bank	Teams Services for Microsoft Account	30.00
Bill	03/29/2023	March 2023		Commerce Bank	Urban Land Institute	680.00
Total Office Expenses - Other						1,589.51
Total Office Expenses						1,751.53
<b>Tax Consultant</b>						
Bill	07/01/2022	58766		Equi Tax Inc.	July 1 - December 2022 Tax Consulting	2,621.70
Bill	12/19/2022	22-299D		Masterson Advisors LLC	Continuing Disclosure Annual Fee FY ...	3,500.00
Bill	01/01/2023	59498		Equi Tax Inc.	January 1 - June 30 2023 Tax Consulting	2,621.70
Bill	01/31/2023	59762		Equi Tax Inc.	\$3,518.40 - \$2621.70	896.70
Total Tax Consultant						9,640.10
<b>TIRZ Administration &amp; Overhead - Other</b>						
Bill	07/31/2022	100406 - #118...		Regions Corporate Trust	Annual Fee - Bond	3,000.00
Bill	11/30/2022	December 2022		Commerce Bank	Avenida South Garage Parking	17.00
Bill	03/29/2023	March 2023		Commerce Bank	Payment	-30.00
Total TIRZ Administration & Overhead - Other						2,987.00
Total TIRZ Administration & Overhead						55,704.43
Total Expense						2,042,304.09
Net Ordinary Income						-13,376,607.24
<b>Net Income</b>						<b>-13,376,607.24</b>

**Memorial Heights Redevelopment Authority**  
**Unpaid Bills Detail**  
As of May 25, 2023

Type	Date	Num	Memo	Due Date	Open Balan...
<b>CDM Smith Inc.</b>					
Bill	04/30/2023	90178647	Project: Shepherd & Durham Major Investment Project	05/10/2023	128,849.83
Total CDM Smith Inc.					128,849.83
<b>Goodman Corporation</b>					
Bill	04/30/2023	4-2023-42	MRA109 General Planning Support	05/10/2023	5,538.31
Bill	04/30/2023	4-2023-18	MRA113 Project - Phase I Construction Phase Grant Mngt	05/10/2023	9,553.28
Bill	04/30/2023	4-2023-43	MRA115 Project - Phase II Design and Bid	05/10/2023	4,001.30
Bill	04/30/2023	4-2023-19	MRA116 Project - Task I Admin , Coordination & Task 2 NEPA...	05/10/2023	817.60
Bill	04/30/2023	4-2023-44	MRA118 Project - Task 1 - Right of Way	05/10/2023	3,025.51
Total Goodman Corporation					22,936.00
<b>Medley Inc.</b>					
Bill	05/02/2023	1061	Monthly Digital Retainer - May	05/12/2023	2,000.00
Total Medley Inc.					2,000.00
<b>Quiddity Engineering, LLC</b>					
Bill	04/30/2023	00359723	T0523A Shepherd Durham Cross Streets Phase 2 Through Apr...	05/10/2023	5,436.55
Bill	04/30/2023	00359724	T0523A Shepherd Durham Cross Streets - Phase 2 Through A...	05/10/2023	122,262.23
Bill	04/30/2023	00359720	T0523A Shepherd Durham Cross Streets - Phase 1 CPS Throu...	05/10/2023	22,115.96
Bill	04/30/2023	00359721	Pedestrian & Bicycle Safety Impr Construction - Through April ...	05/10/2023	14,983.04
Bill	04/30/2023	00359722	West 19th Street and Beall Sidewalks - Through April 21, 2023	05/10/2023	360.60
Total Quiddity Engineering, LLC					165,158.38
<b>Sanford Kuhl Hagan Kugle Parker Kahn</b>					
Bill	04/30/2023	23-0217	Admin/Meeting through April 2023	05/10/2023	605.00
Bill	04/30/2023	23-0218	Legal services through April 2023	05/10/2023	3,222.25
Bill	04/30/2023	23-0219	Legal services through April 2023	05/10/2023	845.00
Bill	04/30/2023	23-0220	Legal services through April 2023	05/10/2023	845.00
Total Sanford Kuhl Hagan Kugle Parker Kahn					5,517.25
<b>SER Construction</b>					
Bill	04/30/2023	Pay Estim...	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	05/10/2023	1,275,552.98
Total SER Construction					1,275,552.98
<b>The Morton Accounting Services</b>					
Bill	04/30/2023	2429	April CPA Services	05/10/2023	1,961.29
Total The Morton Accounting Services					1,961.29
<b>TOTAL</b>					<b>1,601,975.73</b>

**Memorial Heights Redevelopment Authority – TIRZ 5- updated**

**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, 2022	\$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, 2022	\$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

**Memorial Heights Redevelopment Authority – TIRZ 5**

**Investment Report**

**May 2023**

TEXPOOL

Date	Balance	Interest	Deposits/Withdrawals	Date Deposit/Withdrawal	Average Daily Yield
January 31, 2023	\$18,081,851.17	\$64,946.32			4.2443%
February 28, 2023	\$18,144,258.01	\$62,406.84	***-\$1,100,000	3/30/2023	4.4991%
March 31, 2023	\$17,115,022.64	\$70,764.63			4.6108%
April 30, 2023	\$16,682,259.24	\$67,236.00	***-\$500,000	4/27/2023	4.7984%

\*\*\* Funds moved to checking account for invoice payments.

Regions Project Fund

Date	Balance	Income	Deposits/Withdrawals	Date Deposit/Withdrawal	Average Yield at Market
January 31, 2023	\$32,781,869.02	\$109,471.84			4.02%
February 28, 2023	\$32,898,543.19	\$116,674.17			4.27%
March 31, 2023	\$33,010,543.33	\$112,000.14			4.09%
April 30, 2023	\$33,138,118.74	\$127,574.41			\$4.64%

\*Project Fund Disbursement

Regions Debt Service Fund

Date	Balance	Income	Deposits/Withdrawals	Date Deposit/Withdrawal	Average Yield at Market
January 31, 2023	\$645,340.18	\$2,155.05			4.02%
February 28, 2023	\$647,636.01	\$2,296.83			4.27%
March 31, 2023	\$18,104.32	\$2,204.82	**-\$631,339.18	3/1/2023	4.09%
April 30, 2023	\$18,174.02	\$69.70			4.64%

\*\* 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

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

I, the undersigned officer of the Board of Directors of the Memorial-Heights Redevelopment Authority do hereby certify as follows:

1. The Board of Directors of the Memorial-Heights Redevelopment Authority convened in Regular Session on the 30<sup>th</sup> day of May, 2023, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Ann Lents	Chair
Vacant	Vice Chair
Janice Hale-Harris	Secretary
Matt Zeve	Director
Christopher David Manriquez	Director
Robert Stein	Director
Marvin Pierre	Director

and all of said persons were present, except Director(s) \_\_\_\_\_, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

**RESOLUTION SUPPORTING APPLICATION TO  
TXDOT’S 2023 TRANSPORTATION ALTERNATIVES SET-ASIDE PROGRAM  
CALL FOR PROJECTS**

was introduced for the consideration of the Board. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, the motion, carrying with it the adoption of the Resolution, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

PASSED AND APPROVED the 30<sup>th</sup> day of May, 2023.

\_\_\_\_\_  
Secretary

RESOLUTION SUPPORTING APPLICATION TO  
TXDOT'S 2023 TRANSPORTATION ALTERNATIVES SET-ASIDE PROGRAM  
CALL FOR PROJECTS

WHEREAS, the Texas Department of Transportation (“TxDOT”) issued a call for projects in December 2022 for communities to apply for funding assistance through the 2023 Transportation Alternatives Set-Aside Program (“TA”);

WHEREAS, the Memorial Heights Redevelopment Authority (the “Authority”) will or has submitted an application for participation in the TA;

WHEREAS, the TA funds may be used for development of planning documents to assist communities of any size in developing non-motorized transportation networks. The TA funds require a local match, comprised of cash or Transportation Development Credits (TDCs), if eligible. The TA funds require a local match, comprised of cash or Transportation Development Credits (TDCs), if eligible. The Authority would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY THAT:

The Authority supports funding this project as described in the 2023 TA Detailed Application (including the planning activities, the department’s direct state cost for oversight, and the required local match, if any) and is willing to commit to the project’s development, financing, management, adoption and implementation of completed planning documents. The Authority is willing and able to enter into an agreement with the department by resolution or ordinance, should the project be selected for funding.

*[Signature page follows]*

PASSED AND APPROVED the 30<sup>th</sup> day of May, 2023.

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Ann Lents  
Chair, Board of Directors

ATTEST:

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Secretary, Board of Directors

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CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2024 BUDGET PROFILE

Fund Summary  
 Fund Name: **Memorial Heights Redevelopment Authority**  
 TIRZ: **05**  
 Fund Number: **7553/50**

<b>P R O F I L E</b>	<b>Base Year:</b>		1996
	<b>Base Year Taxable Value:</b>	\$	67,807,537
	<b>Projected Taxable Value (TY2023):</b>	\$	3,298,606,502
	<b>Current Taxable Value (TY2022):</b>	\$	3,171,740,057
	<b>Acres:</b>		1,455.73
	<b>Administrator (Contact):</b>		City of Houston
	<b>Contact Number:</b>		832-393-0985

<b>N A R R A T I V E</b>	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Zone Number Five, City of Houston, Texas was created to provide plans and programs necessary to create and support an environment attractive to private investments in the greater Memorial Heights and lower White Oak Bayou recreational corridor. The intent of the plans and programs is to support the long-term stability and viability of the area.

<b>P R O J E C T  P L A N</b>		<b>Total Plan</b>	<b>Cumulative Expenses (to 6/30/22)</b>	<b>Variance</b>
	<b>Capital Projects:</b>			
Public Utility Improvements	\$	138,144,635	\$ 2,893,549	\$ 135,251,086
Roadway and Sidewalk Improvements		131,738,100	19,371,684	112,366,416
Parks and Park Improvements		88,499,375	10,727,733	77,771,642
Property Assemblage/Mitigation		52,100,000	882,382	51,217,618
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>Total Capital Projects</b>	\$	410,482,110	\$ 33,875,348	\$ 376,606,762
<b>Affordable Housing</b>		33,332,210	7,262,210	26,070,000
<b>School &amp; Education/Cultural Facilities</b>		23,123,754	12,705,295	10,418,459
<b>Financing Costs</b>		29,879,513	6,635,904	23,243,609
<b>Administration Costs/ Professional Services</b>		11,513,853	7,809,060	3,704,793
<b>Creation Costs</b>		175,300	175,300	-
<b>Total Project Plan</b>	\$	508,506,740	\$ 68,463,117	\$ 440,043,623

<b>D E B T</b>	<b>Additional Financial Data</b>	<b>FY2023 Budget</b>	<b>FY2023 Estimate</b>	<b>FY2024 Budget</b>
		<b>Debt Service</b>	\$ -	\$ 2,119,350
	Principal	\$ -	\$ 835,000	\$ 880,000
	Interest	\$ -	\$ 1,284,350	\$ 1,241,475
		<b>Balance as of 6/30/22</b>	<b>Projected Balance as of 6/30/23</b>	<b>Projected Balance as of 6/30/24</b>
	<b>Year End Outstanding (Principal)</b>			
	Bond Debt	\$ 39,025,000	\$ 38,190,000	\$ 37,310,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -



TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 60,190,956	\$ 57,992,224	\$ 47,562,274
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 2,100,000	\$ 2,100,000	\$ 2,100,000
<b>Beginning Balance</b>	<b>\$ 62,290,956</b>	<b>\$ 60,092,224</b>	<b>\$ 49,662,274</b>
City tax revenue	\$ 10,642,697	\$ 12,527,985	\$ 13,029,104
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 10,642,697</b>	<b>\$ 12,527,985</b>	<b>\$ 13,029,104</b>
Adjustment - Prior Years Increment	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ 4,210	\$ -	\$ 4,210
Interest Income	\$ 25,000	\$ 22,398	\$ 25,000
<b>Other Interest Income</b>	<b>\$ 29,210</b>	<b>\$ 22,398</b>	<b>\$ 29,210</b>
City of Houston	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ 13,542,192
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 72,962,863</b>	<b>\$ 72,642,607</b>	<b>\$ 76,262,780</b>
<b>EXPENDITURES</b>			
Accounting	\$ 30,000	\$ 23,696	\$ 30,000
Administration Salaries & Benefits	\$ 300,000	\$ 215,346	\$ 300,000
Auditor	\$ 20,000	\$ 12,500	\$ 20,000
Bond Services/Trustee/Financial Advisor	\$ 25,000	\$ 4,352	\$ 25,000
Insurance	\$ 5,000	\$ 1,471	\$ 5,000
Office Administration	\$ 20,000	\$ 10,388	\$ 20,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 400,000</b>	<b>\$ 267,753</b>	<b>\$ 400,000</b>
Engineering Consultants	\$ 75,000	\$ 279,450	\$ 75,000
Legal	\$ 100,000	\$ 44,265	\$ 100,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 75,000	\$ 39,464	\$ 75,000
<b>Program and Project Consultants</b>	<b>\$ 250,000</b>	<b>\$ 363,179</b>	<b>\$ 250,000</b>
<b>Management consulting services</b>	<b>\$ 650,000</b>	<b>\$ 630,932</b>	<b>\$ 650,000</b>
Capital Expenditures (See CIP Schedule)	\$ 29,930,000	\$ 18,643,000	\$ 29,344,000
<b>TIRZ Capital Expenditures</b>	<b>\$ 29,930,000</b>	<b>\$ 18,643,000</b>	<b>\$ 29,344,000</b>
Houston Bike Share	\$ -	\$ -	\$ -
Regents Square GID	\$ 860,000	\$ 400,000	\$ 1,385,000
Hanover	\$ 750,000	\$ 400,000	\$ 750,000
<b>Developer / Project Reimbursements</b>	<b>\$ 1,610,000</b>	<b>\$ 800,000</b>	<b>\$ 2,135,000</b>
Bond Debt Service (Series 2021)	\$ -	\$ -	\$ -
Principal	\$ 835,000	\$ 835,000	\$ 880,000
Interest	\$ 1,284,350	\$ 1,284,350	\$ 1,241,475
<b>System debt service</b>	<b>\$ 2,119,350</b>	<b>\$ 2,119,350</b>	<b>\$ 2,121,475</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 34,309,350</b>	<b>\$ 22,193,282</b>	<b>\$ 34,260,475</b>
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:	\$ -	\$ -	\$ -
City	\$ 532,135	\$ 626,399	\$ 651,455
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:	\$ -	\$ -	\$ -
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 160,652	\$ 160,652	\$ 160,652
<b>Total Transfers</b>	<b>\$ 692,787</b>	<b>\$ 787,051</b>	<b>\$ 812,107</b>
<b>Total Budget</b>	<b>\$ 35,002,137</b>	<b>\$ 22,980,333</b>	<b>\$ 35,062,582</b>
RESTRICTED Funds - Capital Projects	\$ 35,860,726	\$ 47,562,274	\$ 39,100,198
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 2,100,000	\$ 2,100,000	\$ 2,100,000
<b>Ending Fund Balance</b>	<b>\$ 37,960,726</b>	<b>\$ 49,662,274</b>	<b>\$ 41,200,198</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 72,962,863</b>	<b>\$ 72,642,607</b>	<b>\$ 76,262,780</b>

Notes:

2024 - 2028 CAPITAL IMPROVEMENT PLAN  
TIRZ No. 5 - Memorial Heights Redevelopment Authority  
CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY24 - FY29 Total	Cumulative Total (To Date)
			Through 2022	Projected 2023	2024	2025	2026	2027	2028			
C	T-0521	Little Thicket Park Improvements	\$ -	50,000	1,000,000	-	-	-	-	1,000,000	1,050,000	
C	T-0522A	18th Street and surrounding area Pedestrian Improvements between Durham and 20th Street, 19th Street Reconstruction between Durham and 20th Street, 20th Street Construction between Durham and TC Jester (with potential extension east of Shepherd)	\$ -	-	225,000	-	-	-	-	225,000	225,000	
C	T-0523A	Shepherd Durham and Selected Cross Street Reconstruction Project	\$ -	15,500,000	23,809,000	41,846,000	4,700,000	-	-	70,355,000	85,855,000	
C	T-0524	Street Trees	\$ -	-	-	-	-	-	-	-	-	
C, H	T-0525	North Canal Project	\$ -	1,250,000	-	-	12,000,000	12,000,000	-	24,000,000	25,250,000	
C, H	T-0526	Stude Park Improvement	\$ -	-	-	1,000,000	-	-	-	1,000,000	1,000,000	
C	T-0529	Yale and Center Intersection	\$ -	100,000	1,300,000	-	-	-	-	1,300,000	1,400,000	
C, H	T-0531	Construction Phase - MKT-Heights, Memorial Park to White Oak Trail Segment, W. Dallas restriping	\$ -	1,400,000	350,000	-	-	-	-	350,000	1,750,000	
C, H	T-0532	Zone Wide Safety and Mobility Projects	\$ -	120,000	150,000	950,000	-	-	-	1,100,000	1,220,000	
C, H	T-0533	Zone Wide Localized Stormwater Management Projects	\$ -	150,000	150,000	950,000	-	-	-	1,100,000	1,250,000	
C	T-0534	Safety Improvements 19th and Beall Area	\$ -	65,000	1,560,000	-	-	-	-	1,560,000	1,625,000	
C, H	T-0535	Safety and Mobility Improvements Waugh, South Heights, Yale and Waughford between the bridge over Memorial and Washington	\$ -	-	-	1,460,000	-	-	-	1,460,000	1,460,000	
C	T-0536	Waugh - Dallas to Allen Parkway Mill and Overlay and Bike Facilities (Partnership Project)	\$ -	-	-	-	-	-	-	-	-	
C	T-0537	Infrastructure improvements in the Shepherd - White Oak Bayou - 8th Street and Yale Area	\$ -	-	175,000	-	-	-	3,500,000	3,675,000	3,675,000	
C	T-0538	Transportation Alternative Area Wide Study	\$ -	-	500,000	-	-	-	-	500,000	500,000	
c	T-0539	Full Reconstruction of Remaining Cross Streets from Durham to Shepherd be	\$ -	-	125,000	2,000,000	9,000,000	9,000,000	9,000,000	29,125,000	29,125,000	
C	T-0540	11th Street Side Path Durham to Ella	\$ -	-	-	150,000	1,600,000	-	-	1,750,000	1,750,000	
C	T-0541	White Oak @ Greenleaf	\$ -	\$ -	\$ -	\$ 345,000	\$ -	\$ -	\$ -	345,000	\$ 345,000	
C	T-0542	Congressional District 18 Sidewalk Projects	\$ -	\$ -	\$ -	\$ 100,000	\$ 2,000,000	\$ -	\$ -	2,100,000	\$ 2,100,000	
C	T-0543	Congressional District 7 Sidewalk Improvement Project	\$ -	\$ -	\$ -	\$ 100,000	\$ 2,000,000	\$ -	\$ -	2,100,000	\$ 2,100,000	
C	T-0544	Westcott Roundabout Greenspace	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	-	\$ 250,000	
C, H	T-0599	Safe Sidewalk Program	\$ -	-	-	25,000	25,000	25,000	25,000	100,000	100,000	
<b>Totals</b>			<b>\$ -</b>	<b>\$ 18,643,000</b>	<b>\$ 29,344,000</b>	<b>\$ 49,176,000</b>	<b>\$ 31,325,000</b>	<b>\$ 21,025,000</b>	<b>12,525,000</b>	<b>143,395,000</b>	<b>\$ 162,038,000</b>	

\* NOTE:  
\*\* NOTE:  
\*\*\* NOTE:

Source of Funds	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
	Through 2022	Projected 2023	2024	2025	2026	2027	2028	FY24 - FY29 Total	
TIRZ Funds	-	10,643,000	16,496,808	42,014,769	18,125,000	21,025,000	7,925,000	105,586,577	116,229,577
City of Houston	-	-	500,000	500,000	8,000,000	-	-	9,000,000	9,000,000
Grants	-	8,000,000	13,542,192	9,866,231	1,200,000	-	5,900,000	30,508,423	38,508,423
Other	-	-	-	-	-	-	-	-	-
<b>Project Total</b>	<b>-</b>	<b>18,643,000</b>	<b>30,539,000</b>	<b>52,381,000</b>	<b>27,325,000</b>	<b>21,025,000</b>	<b>13,825,000</b>	<b>145,095,000</b>	<b>163,738,000</b>

<b>Project:</b> Little Thicket Park Improvements		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0521</b>											
		<b>Location:</b> C		<b>Geo. Ref.:</b>																	
		<b>Served:</b> C		<b>Neighborhood:</b>																	
<b>Description:</b> Improved park amenities, erosion control/bank stabilization, public parking and access to White Oak Bayou Trail system. Funds remaining after the bank stabilization will be used for park improvements.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>																			
				2024		2025		2026		2027		2028		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
<b>Justification:</b> Collapsed bank/repeated bank failure has encroached into the usable footprint of the park, creating dangerous conditions for park users, especially children. Opportunity to make connection to Bayou Greenways trail system.		Svc. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs												-							
<b>Fiscal Year Planned Expenses</b>																					
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>		<b>2023 Budget</b>		<b>2023 Estimate</b>		<b>2024</b>		<b>2025</b>		<b>2026</b>		<b>2027</b>		<b>2028</b>		<b>FY24 - FY28 Total</b>		<b>Cumulative Total (To Date)</b>	
<b>Phase</b>																					
1 Planning		-								-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		-		-		-		-		\$ -		\$ -	
4 Construction		-		405,000		50,000		1,000,000		-		-		-		-		\$ 1,000,000		\$ 1,050,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Other Sub-Total:</b>		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Total Allocations</b>		\$ -		\$ 405,000		\$ 50,000		\$ 1,000,000		\$ -		\$ -		\$ -		\$ -		\$ 1,000,000		\$ 1,050,000	
<b>Source of Funds</b>																					
TIRZ Funds		-		405,000		50,000		500,000		-		-		-		-		\$ 500,000		\$ 550,000	
City of Houston		-		-		-		500,000		-		-		-		-		\$ 500,000		\$ 500,000	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Total Funds</b>		\$ -		\$ 405,000		\$ 50,000		\$ 1,000,000		\$ -		\$ -		\$ -		\$ -		\$ 1,000,000		\$ 1,050,000	

<b>Project:</b>	18th Street and surrounding area Pedestrian Improvements between Durham and 20th Street, 19th Street 19th Street Reconstruction between Durham and 20th Street, 20th Street Construction between Durham and TC Jester (with potential extension east of Shepherd)	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0522A</b>		
		<b>Location:</b>	C	<b>Geo. Ref.:</b>				
		<b>Served:</b>	C	<b>Neighborhood:</b>				
<b>Description:</b>	For 19th and 20th Roadway reconstruction, installation of storm water drainage system, curb and gutter, sidewalks, street lights and landscaping. For 18th Construct pedestrian improvements to include sidewalks, pedestrian ramps landscaping and mid-block crossings to create an overall safer pedestrian environment	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2021	2022	2023	2024	2025	Total
<b>Justification:</b>	Existing conditions for 19th and 20th include poor roadway, discontinuous sidewalk segments, open ditch, non ADA compliance pedestrian environment. Existing conditions for 18th include discontinuous sidewalks segments, open ditch, non-ADA compliance pedestrian environment.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs	-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/20/2023	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	225,000	-	-	-	-	\$ 225,000	\$ 225,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	225,000	-	-	-	-	\$ 225,000	\$ 225,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000

<b>Project:</b>	<b>Shepherd Durham and Selected Cross Street Reconstruction Project</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0523A</b>		
		<b>Location:</b>	C	<b>Geo. Ref.:</b>				
		<b>Served:</b>	All	<b>Neighborhood:</b>				
<b>Description:</b>	Roadway reconstruction between I-10 and 610 loop North, including hike and bike lanes, storm water drainage systems, curb and gutter section, streetlights, sidewalks and landscaping ( <i>Project will be completed in phases</i> ).	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Major north/south arteries with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

**Fiscal Year Planned Expenses**

<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	125,000	-	-	-	-	\$ 125,000	\$ 125,000
3	Design	-	-	1,500,000	1,000,000	-	-	-	-	\$ 1,000,000	\$ 2,500,000
4	Construction	-	-	14,000,000	22,684,000	41,846,000	4,700,000	-	-	\$ 69,230,000	\$ 83,230,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ 15,500,000	\$ 23,809,000	\$ 41,846,000	\$ 4,700,000	\$ -	\$ -	\$ 70,355,000	\$ 85,855,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	7,500,000	12,809,000	35,846,000	(3,300,000)	-	-	\$ 45,355,000	\$ 52,855,000
City of Houston		-	-	-	-	-	8,000,000	-	-	\$ 8,000,000	\$ 8,000,000
Grants		-	-	8,000,000	11,000,000	6,000,000	-	-	-	\$ 17,000,000	\$ 25,000,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ 15,500,000	\$ 23,809,000	\$ 41,846,000	\$ 4,700,000	\$ -	\$ -	\$ 70,355,000	\$ 85,855,000

<b>Project:</b>	North Canal Project	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	T-0525	
		<b>Location:</b>	C, H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	C, H	<b>Neighborhood:</b>	14			
<b>Description:</b>	Part of North Canal project	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2024	2025	2026	2027	2028	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	This is part of the North Canal project. When the North Canal is completed, water level on the White Oak is expected to be lower during a flood event	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>FTEs</b>						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	1,200,000	1,250,000	-	-	-	-	-	\$ -	\$ 1,250,000
4	Construction	-	-	-	-	-	12,000,000	12,000,000	-	\$ 24,000,000	\$ 24,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 1,200,000	\$ 1,250,000	\$ -	\$ -	\$ 12,000,000	\$ 12,000,000	\$ -	\$ 24,000,000	\$ 25,250,000
<b>Source of Funds</b>											
TIRZ Funds		-	1,200,000	1,250,000	(312,500)	-	12,000,000	12,000,000	(5,900,000)	\$ 17,787,500	\$ 19,037,500
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	312,500	-	-	-	5,900,000	\$ 6,212,500	\$ 6,212,500
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 1,200,000	\$ 1,250,000	\$ -	\$ -	\$ 12,000,000	\$ 12,000,000	\$ -	\$ 24,000,000	\$ 25,250,000

\*NOTE:





<b>Project:</b> Yale and Center Intersection		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0529</b>	
		<b>Location:</b>	C	<b>Geo. Ref.:</b>				
		<b>Served:</b>	C	<b>Neighborhood:</b>				
<b>Description:</b>	Reconstruct intersection, replace signal and improve pedestrian crossing at Yale Street at Center Street.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2024	2025	2026	2027	2028	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	This intersection has experienced 49 reported vehicle crashes between 2015 and 2017. The crash count for Yale at Center demonstrates the need for intersection improvements through enhanced and more visible signalization. The frequency of accidents for vehicle collision at the intersection are evident with over half of the accidents overlooking the existing stop control measures.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	100,000	100,000	-	-	-	-	-	\$ -	\$ 100,000
4	Construction	-	-	-	1,300,000	-	-	-	-	\$ 1,300,000	\$ 1,300,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 100,000	\$ 100,000	\$ 1,300,000	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000	\$ 1,400,000
<b>Source of Funds</b>											
TIRZ Funds		-	1,050,000	100,000	400,000	-	-	-	-	\$ 400,000	\$ 500,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	900,000	-	-	-	-	\$ 900,000	\$ 900,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 1,050,000	\$ 100,000	\$ 1,300,000	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000	\$ 1,400,000

<b>Project:</b>	<b>Construction Phase - MKT-Heights, Memorial Park to White Oak Trail Segment, W. Dallas restriping</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0531</b>		
		<b>Location:</b>	C, H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	C, H	<b>Neighborhood:</b>				
<b>Description:</b>	Construction phase of T-527, T-528, T-530	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Construction phase of these 3 projects has been combined to obtain construction cost efficiencies	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

**Fiscal Year Planned Expenses**

<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	1,800,000	1,400,000	350,000	-	-	-	-	\$ 350,000	\$ 1,750,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 1,800,000	\$ 1,400,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 1,750,000
<b>Source of Funds</b>											
TIRZ Funds		-	1,800,000	1,400,000	350,000	-	-	-	-	\$ 350,000	\$ 1,750,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 1,800,000	\$ 1,400,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 1,750,000

<b>Project:</b>	<b>Zone Wide Safety and Mobility Projects</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0532</b>		
		<b>Location:</b>	C, H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	C, H	<b>Neighborhood:</b>				
<b>Description:</b>	Identify locations where safety issues, poor connections, poor or no infrastructure exist; determine whether remediation or installation would improve safety or mobility for all modes of transportation within the zone and implement the recommended solutions.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
<b>Justification:</b>	There are varying levels of infrastructure within the zone and some locations that experience more safety issues than others. This project would address the City's goal of vision zero and improve access/mobility for all modes of transpiration.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs	-

**Fiscal Year Planned Expenses**

<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	120,000	120,000	-	-	-	-	-	\$ -	\$ 120,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	150,000	-	-	-	-	\$ 150,000	\$ 150,000
4	Construction	-	-	-	-	950,000	-	-	-	\$ 950,000	\$ 950,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 120,000	\$ 120,000	\$ 150,000	\$ 950,000	\$ -	\$ -	\$ -	\$ 1,100,000	\$ 1,220,000
<b>Source of Funds</b>											
TIRZ Funds		-	120,000	120,000	150,000	950,000	-	-	-	\$ 1,100,000	\$ 1,220,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 120,000	\$ 120,000	\$ 150,000	\$ 950,000	\$ -	\$ -	\$ -	\$ 1,100,000	\$ 1,220,000

<b>Project:</b> Zone Wide Localized Stormwater Management Projects		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0533</b>											
		<b>Location:</b> C, H		<b>Geo. Ref.:</b>																	
		<b>Served:</b> C, H		<b>Neighborhood:</b>																	
<b>Description:</b> Identify locations of localized flooding issues and aging, undersized, poor or no infrastructure; determine whether remediation or installation would improve storm water management within the zone and implement the recommended solutions.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>																			
				<b>2024</b>		<b>2025</b>		<b>2026</b>		<b>2027</b>		<b>2028</b>		<b>Total</b>							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
<b>Justification:</b> There are varying levels of infrastructure within the zone and some locations that experience localized flooding. This project would address the City's goal to reduce flooding within the City.		Svc. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs												-							
<b>Fiscal Year Planned Expenses</b>																					
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>		<b>2023 Budget</b>		<b>2023 Estimate</b>		<b>2024</b>		<b>2025</b>		<b>2026</b>		<b>2027</b>		<b>2028</b>		<b>FY24 - FY28 Total</b>		<b>Cumulative Total (To Date)</b>	
<b>Phase</b>																					
1 Planning		-		150,000		150,000				-		-		-		-		\$ -		\$ 150,000	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		150,000		-		-		-		-		\$ 150,000		\$ 150,000	
4 Construction		-		-		-		-		950,000		-		-		-		\$ 950,000		\$ 950,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Other Sub-Total:</b>		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Total Allocations</b>		\$ -		\$ 150,000		\$ 150,000		\$ 150,000		\$ 950,000		\$ -		\$ -		\$ -		\$ 1,100,000		\$ 1,250,000	
<b>Source of Funds</b>																					
TIRZ Funds		-		150,000		150,000		150,000		950,000		-		-		-		\$ 1,100,000		\$ 1,250,000	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Total Funds</b>		\$ -		\$ 150,000		\$ 150,000		\$ 150,000		\$ 950,000		\$ -		\$ -		\$ -		\$ 1,100,000		\$ 1,250,000	

<b>Project:</b>	<b>Safety Improvements 19th and Beall Area</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0534</b>			
		<b>Location:</b>	C	<b>Geo. Ref.:</b>					
		<b>Served:</b>	C	<b>Neighborhood:</b>					
<b>Description:</b>	Installation of ADA ramps and pedestrian crosswalks at four intersections. The improvements will also include installing 6 feet wide sidewalks on the north side of 19th Street, the east side of Bevis Street, and both sides of Beall Street.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
			<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>	
		Personnel	-	-	-	-	-	\$ -	
		Supplies	-	-	-	-	-	\$ -	
<b>Justification:</b>	The crash-prone segments of 19th Street, Beall Street, and Bevis Street are identified as candidates for the 2021 Highway Safety Improvement Program (HSIP). The HSIP aims to significantly reduce fatalities and serious injuries on public roads. The eligibility evaluation of this project for the HSIP funding uses the crash data from the TxDOT Crash Records Information System (CRIS).	Svcs. & Chgs.	-	-	-	-	-	\$ -	
		Capital Outlay	-	-	-	-	-	\$ -	
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		FTEs							-

**Fiscal Year Planned Expenses**

<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	65,000	10,000	-	-	-	-	\$ 10,000	\$ 75,000
4	Construction	-	-	-	1,550,000	-	-	-	-	\$ 1,550,000	\$ 1,550,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ 65,000	\$ 1,560,000	\$ -	\$ -	\$ -	\$ -	\$ 1,560,000	\$ 1,625,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	65,000	820,308	-	-	-	-	\$ 820,308	\$ 885,308
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	739,692	-	-	-	-	\$ 739,692	\$ 739,692
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ 65,000	\$ 1,560,000	\$ -	\$ -	\$ -	\$ -	\$ 1,560,000	\$ 1,625,000

<b>Project:</b>	<b>Safety and Mobility Improvements Waugh, South Heights, Yale and Waughford between the bridge over Memorial and Washington</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0535</b>		
		<b>Location:</b>	C, H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	ALL	<b>Neighborhood:</b>				
<b>Description:</b>	Striping & signage south of Feagan St. to improve safety at merge with S Heights Blvd. The conversion, via restripe and curb extensions as appropriate, of Waugh Dr. into a two-way roadway between Feagan St. and Washington Ave. We are proposing a section that includes: 2 SB lanes, 1 NB lane, and a two-way left turn lane; update of the Waugh/Yale signal at Washington Ave. and add a WB left turn lane. Modifications to the intersection of Waughford St. at Waugh St. to support two-way operations on Waugh. Dedicated left-turn lanes and a new signal at S.Heights Blvd. at Willia/Feagan Streets.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
<b>Justification:</b>	This particular section of road has a high number of vehicle crashes and pedestrian crashes. Traffic feeds in from multiple directions and many pedestrians are crossing the roads because of the proximity to Spotts Park.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

**Fiscal Year Planned Expenses**

<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	160,000	-	-	-	\$ 160,000	\$ 160,000
4	Construction	-	-	-	-	1,300,000	-	-	-	\$ 1,300,000	\$ 1,300,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ 1,460,000	\$ -	\$ -	\$ -	\$ 1,460,000	\$ 1,460,000
<b>Source of Funds</b>											
	TIRZ Funds	-	-	-	-	593,769	-	-	-	\$ 593,769	\$ 593,769
	City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
	Grants	-	-	-	-	866,231	-	-	-	\$ 866,231	\$ 866,231
	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ -	\$ 1,460,000	\$ -	\$ -	\$ -	\$ 1,460,000	\$ 1,460,000

<b>Project:</b> Waugh - Dallas to Allen Parkway Mill and Overlay and Bike Facilities (Partnership Project)		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0536</b>											
		<b>Location:</b> C		<b>Geo. Ref.:</b>																	
		<b>Served:</b> C		<b>Neighborhood:</b>																	
<b>Description:</b> Mill and overlay with the addition of bike lanes and improvement of pedestrian facilities from W. Dallas to Allen Parkway on Waugh Drive. This project will be completed in partnership with Precinct 1 and TIRZ 27		<b>Operating and Maintenance Costs: (\$ Thousands)</b>																			
				2024		2025		2026		2027		2028		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
<b>Justification:</b> There is a gap in facilities between the TIRZ 5 bike lane on W. Dallas at the intersection of W. Dallas and Waugh Dr., the TIRZ 27 bike lane on Waugh Dr. at W Dallas St. and Buffalo Bayou Park. This is an important segment to provide safety for people as they access the park.		Svc. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs												-							
<b>Fiscal Year Planned Expenses</b>																					
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>		<b>2023 Budget</b>		<b>2023 Estimate</b>		<b>2024</b>		<b>2025</b>		<b>2026</b>		<b>2027</b>		<b>2028</b>		<b>FY24 - FY28 Total</b>		<b>Cumulative Total (To Date)</b>	
<b>Phase</b>																					
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		-		-		-		-		\$ -		\$ -	
4 Construction		-		-		-		-		-		-		-		-		\$ -		\$ -	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Other Sub-Total:</b>		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Total Allocations</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
<b>Source of Funds</b>																					
TIRZ Funds		-		-		-		-		-		-		-		-		\$ -		\$ -	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Total Funds</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	

<b>Project:</b>	<b>Infrastructure improvements in the Shepherd - White Oak Bayou - 8th Street and Yale Area</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0537</b>		
		<b>Location:</b>	C	<b>Geo. Ref.:</b>				
		<b>Served:</b>	C	<b>Neighborhood:</b>				
<b>Description:</b>	Mobility /Infrastructure Improvements including roadway reconstruction, installation of storm water drainage system, curb and gutter, sidewalks, street lights and landscaping as appropriate in the area bounded by Shepherd - White Oak Bayou - 8th Street and Yale Area	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Residential and commercial density has increased dramatically in the area. Existing conditions for include poor roadway, discontinuous sidewalk segments, open ditch, non ADA compliant pedestrian environment, insufficient parking for public facilities, parking and travel conflicts	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	175,000				-	\$ 175,000	\$ 175,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	1,000,000	\$ 1,000,000	\$ 1,000,000
4	Construction	-	-	-	-	-	-	-	2,500,000	\$ 2,500,000	\$ 2,500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ 3,500,000	\$ 3,675,000	\$ 3,675,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	175,000	-	-	-	3,500,000	\$ 3,675,000	\$ 3,675,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ 3,500,000	\$ 3,675,000	\$ 3,675,000



<b>Project:</b> Transportation Alternative Area Wide Study		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0538</b>	
		<b>Location:</b>	C	<b>Geo. Ref.:</b>				
		<b>Served:</b>	C	<b>Neighborhood:</b>				
<b>Description:</b>		<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2024	2025	2026	2027	2028	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	500,000	-	-	-	-	\$ 500,000	\$ 500,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	500,000	-	-	-	-	\$ 500,000	\$ 500,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	400,000	-	-	-	-	\$ 400,000	\$ 400,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ 900,000	\$ 900,000

<b>Project:</b>	<b>Full Reconstruction of Remaining Cross Streets from Durham to Shepherd between I-10 and 610(Phase 3) - including street drainage improvements</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0539</b>		
		<b>Location:</b>	<b>Geo. Ref.:</b>					
		<b>Served:</b>	<b>Neighborhood:</b>					
<b>Description:</b>	Full reconstruction of roadway including pavement and utilities including stormwater. Justification: East/West connectors between Shepherd and Durham with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists. Include West 28th Street, West 27th Street, West 26th Street, West 25th Street, West 23rd Street, West 22nd Street, West 21st Street, West 17th Street, West	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
<b>Justification:</b>	This is a rapidly densifying area and there is an increased number of automobiles, bicyclists, and pedestrians. The stormwater facilities do not meet current code. This project will improve resiliency, quality of life and enhance economic development in the area. Shepherd Durham and a number of cross streets are being reconstructed as part of the Shepherd Durham project - reconstruction of these street will all commercial redevelopment in the entire area	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>FTEs</b>						-

**Fiscal Year Planned Expenses**

<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	125,000	-	-	-	-	\$ 125,000	\$ 125,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	2,000,000	-	-	-	\$ 2,000,000	\$ 2,000,000
4	Construction	-	-	-	-	-	9,000,000	9,000,000	9,000,000	\$ 27,000,000	\$ 27,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 125,000	\$ 2,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 29,125,000	\$ 29,125,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	125,000	2,000,000	9,000,000	9,000,000	9,000,000	\$ 29,125,000	\$ 29,125,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 125,000	\$ 2,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 29,125,000	\$ 29,125,000

<b>Project:</b> 11th Street Side Path Durham to Ella				<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0540</b>									
				<b>Location:</b>		<b>Geo. Ref.:</b>															
				<b>Served:</b>		<b>Neighborhood:</b>															
<b>Description:</b> Construct a 10-12 foot sidepath from Durham to Ella to provide pedestrian and bicycle access to White Oak Bayou and Cherry Lorraine				<b>Operating and Maintenance Costs: (\$ Thousands)</b>																	
						<b>2024</b>		<b>2025</b>		<b>2026</b>		<b>2027</b>		<b>2028</b>		<b>Total</b>					
				Personnel		-		-		-		-		-		\$ -					
				Supplies		-		-		-		-		-		\$ -					
<b>Justification:</b> White Oak Bayou is a popular destination and 11th Street is on the Houston Bike Plan. Bike Facilities and improved pedestrian facilities are part of the Shepherd Durham Project. This project will provide residents to access to White Oak Bayou and the commercial areas on Shepherd, Durham and Ella				Svcs. & Chgs.		-		-		-		-		-		\$ -					
				Capital Outlay		-		-		-		-		-		\$ -					
				<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -					
				FTEs																	
<b>Fiscal Year Planned Expenses</b>																					
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/22</b>		<b>2023 Budget</b>		<b>2023 Estimate</b>		<b>2024</b>		<b>2025</b>		<b>2026</b>		<b>2027</b>		<b>2028</b>		<b>FY24 - FY28 Total</b>		<b>Cumulative Total (To Date)</b>	
<b>Phase</b>																					
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		150,000		-		-		-		\$ 150,000		\$ 150,000	
4 Construction		-		-		-		-		-		1,600,000		-		-		\$ 1,600,000		\$ 1,600,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Other Sub-Total:</b>		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Total Allocations</b>		\$ -		\$ -		\$ -		\$ -		\$ 150,000		\$ 1,600,000		\$ -		\$ -		\$ 1,750,000		\$ 1,750,000	
<b>Source of Funds</b>																					
TIRZ Funds		-		-		-		-		150,000		400,000		-		-		\$ 550,000		\$ 550,000	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		1,200,000		-		-		\$ 1,200,000		\$ 1,200,000	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Total Funds</b>		\$ -		\$ -		\$ -		\$ -		\$ 150,000		\$ 1,600,000		\$ -		\$ -		\$ 1,750,000		\$ 1,750,000	

<b>Project:</b> White Oak @ Greenleaf				<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0541</b>									
				<b>Location:</b> D, I		<b>Geo. Ref.:</b>															
				<b>Served:</b> D, I		<b>Neighborhood:</b> 62															
<b>Description:</b> Improved Pedestrian and Bicycle Crossing				<b>Operating and Maintenance Costs: (\$ Thousands)</b>																	
						2024		2025		2026		2027		2028		Total					
				Personnel		-		-		-		-		-		\$ -					
				Supplies		-		-		-		-		-		\$ -					
<b>Justification:</b> There have been several crashes at this location. The improvements planned are designed to increase safety for Pedestrians and Bicycles				Svcs. & Chgs.		-		-		-		-		-		\$ -					
				Capital Outlay		-		-		-		-		-		\$ -					
				<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -					
				FTEs																	
<b>Fiscal Year Planned Expenses</b>																					
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/2022</b>		<b>2023 Budget</b>		<b>2023 Estimate</b>		<b>2024</b>		<b>2025</b>		<b>2026</b>		<b>2027</b>		<b>2028</b>		<b>FY23- FY28 Total</b>		<b>Cumulative Total (To Date)</b>	
<b>Phase</b>																					
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		30,000		-		-		-		-		\$ 30,000		\$ 30,000	
4 Construction		-		-		-		315,000		-		-		-		-		\$ 315,000		\$ 315,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Other Sub-Total:</b>		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Total Allocations</b>		\$ -		\$ -		\$ -		\$ 345,000		\$ -		\$ -		\$ -		\$ -		\$ 345,000		\$ 345,000	
<b>Source of Funds</b>																					
TIRZ Funds		-		-		-		155,000		-		-		-		-		\$ 155,000		\$ 155,000	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		190,000		-		-		-		-		\$ 190,000		\$ 190,000	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Total Funds</b>		\$ -		\$ -		\$ -		\$ 345,000		\$ -		\$ -		\$ -		\$ -		\$ 345,000		\$ 345,000	

<b>Project:</b>	<b>Congressional District 18 Sidewalk Projects</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0542</b>			
		<b>Location:</b>	D, I	<b>Geo. Ref.:</b>					
		<b>Served:</b>	D, I	<b>Neighborhood:</b>			62		
<b>Description:</b>	This project will add and improve sidewalks and shared use paths in Congressional District 18 for increased multimodal connectivity and access to transit stops, schools, commercial centers, and major activity centers in the rapidly growing and densifying Heights neighborhood of Houston.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
			<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>Total</b>	
		Personnel	-	-	-	-	-	\$ -	
		Supplies	-	-	-	-	-	\$ -	
<b>Justification:</b>	Memorial Heights Redevelopment Authority conducted a sidewalk evaluation and found that almost 25% of sidewalks in and adjacent to the district boundaries were in poor or non-existent condition, and over 40% of sidewalks were less than 5 feet in width. The project will help improve sections that are missing, in poor condition, or are undersized, providing safer paths and encouraging multimodal activity.	Svcs. & Chgs.	-	-	-	-	-	\$ -	
		Capital Outlay	-	-	-	-	-	\$ -	
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		FTEs							-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/2022	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY23 - FY28 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
4	Construction	-	-	-	-	2,000,000	-	-	-	\$ 2,000,000	\$ 2,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 100,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,100,000	\$ 2,100,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	100,000	500,000	-	-	-	\$ 600,000	\$ 600,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	1,500,000	-	-	-	\$ 1,500,000	\$ 1,500,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 100,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,100,000	\$ 2,100,000

<b>Project:</b>	<b>Congressional District 7 Sidewalk Improvement Project</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0543</b>		
		<b>Location:</b>	D, I	<b>Geo. Ref.:</b>				
		<b>Served:</b>	D, I	<b>Neighborhood:</b>			62	
<b>Description:</b>	This project will add and improve sidewalks and shared use paths in Congressional District 7 for increased multimodal connectivity and access to transit stops, schools, Commercial centers, and major activity centers in the rapidly growing and densifying Heights neighborhood of Houston	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
<b>Justification:</b>	Memorial Heights Redevelopment Authority conducted a sidewalk evaluation and found that almost 25% of sidewalks in and adjacent to the district boundaries were in poor or non-existent condition, and over 40% of sidewalks were less than 5 feet in width. The project will help improve sections that are missing, in poor condition, or are undersized, providing safer paths and encouraging multimodal activity.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>FTEs</b>						-

**Fiscal Year Planned Expenses**

<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/2022</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY23 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
4	Construction	-	-	-	-	2,000,000	-	-	-	\$ 2,000,000	\$ 2,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 100,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,100,000	\$ 2,100,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	100,000	500,000	-	-	-	\$ 600,000	\$ 600,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	1,500,000	-	-	-	\$ 1,500,000	\$ 1,500,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 100,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,100,000	\$ 2,100,000

<b>Project:</b> Westcott Roundabout Greenspace		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-0544</b>			
		<b>Location:</b>	C	<b>Geo. Ref.:</b>							
		<b>Served:</b>	C	<b>Neighborhood:</b>	22						
<b>Description:</b>	City of Houston is resurfacing the Westcott Roundabout, bringing crosswalks and ramps up to standard and replacing broken curbs. This project finishes this improvement by installing trees and landscaping in the roundabout			<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
				<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>		
				Personnel	-	-	-	-	\$ -		
				Supplies	-	-	-	-	\$ -		
<b>Justification:</b>	The Westcott Roundabout is in poor condition the City project will improve the street condition and tree and landscape installation will complete the project			Svcs. & Chgs.	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	\$ -		
				<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs					-		
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/2022</b>	<b>2023 Budget</b>	<b>2023 Estimate</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>FY24 - FY28 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	30,000	-	-	-	-	\$ 30,000	\$ 30,000
4	Construction	-	-	-	220,000	-	-	-	-	\$ 220,000	\$ 220,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	250,000	-	-	-	-	\$ 250,000	\$ 250,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000

<b>Project:</b> Safe Sidewalk Program		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0599</b>	
		<b>Location:</b>	C, H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	C, H	<b>Neighborhood:</b>				
<b>Description:</b>	Program to improve small sections of sidewalk.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Sidewalk program to improve walkability	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	25,000	-	25,000	25,000	25,000	25,000	25,000	\$ 100,000	\$ 100,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 100,000	\$ 100,000
<b>Source of Funds</b>											
TIRZ Funds		-	25,000	-	25,000	25,000	25,000	25,000	25,000	\$ 100,000	\$ 100,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 100,000	\$ 100,000



TAX YEAR	2022	2023	2024	2025	2026	2027
TIRZ 5	FY2023 Estimate	FY2024 Budget	FY2025	FY2026	FY2027	FY2028
City	\$ 12,527,985	\$ 13,029,104	\$ 13,550,269	\$ 14,092,279	\$ 14,655,970	\$ 15,242,209
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 12,527,985	\$ 13,029,104	\$ 13,550,269	\$ 14,092,279	\$ 14,655,970	\$ 15,242,209
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ 8,000,000	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ 13,542,192	\$ 9,866,231	\$ 1,200,000	\$ -	\$ 5,900,000
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 22,398	\$ 29,210	\$ 162,538	\$ 25,813	\$ 115,119	\$ 52,228
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RESOURCES</b>	<b>\$ 12,550,383</b>	<b>\$ 26,600,506</b>	<b>\$ 23,579,038</b>	<b>\$ 23,318,093</b>	<b>\$ 14,771,090</b>	<b>\$ 21,194,438</b>
Municipal Services	\$ 160,652	\$ 160,652	\$ 160,652	\$ 160,652	\$ 160,652	\$ 160,652
Administrative Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City	\$ 626,399	\$ 651,455	\$ 677,513	\$ 704,614	\$ 732,799	\$ 762,110
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Items (1 time repayment of split parcel overpayments COH)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TRANSFERS</b>	<b>\$ 787,051</b>	<b>\$ 812,107</b>	<b>\$ 838,165</b>	<b>\$ 865,266</b>	<b>\$ 893,451</b>	<b>\$ 922,762</b>
Management Consulting Services	\$ 630,932	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000
Bond Series 21 - Principal	\$ 835,000	\$ 880,000	\$ 925,000	\$ 970,000	\$ 1,020,000	\$ 1,075,000
Interest	\$ 1,284,350	\$ 1,241,475	\$ 1,196,350	\$ 1,148,975	\$ 1,099,225	\$ 1,046,850
Bond Series 26 - Principal (estimate)	\$ -	\$ -	\$ -	\$ -	\$ 1,020,000	\$ 1,075,000
Interest	\$ -	\$ -	\$ -	\$ -	\$ 1,099,225	\$ 1,046,850
Bond Series ## - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Series ## - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Series ## - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Series ## - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>BOND DEBT SERVICE</b>	<b>\$ 2,119,350</b>	<b>\$ 2,121,475</b>	<b>\$ 2,121,350</b>	<b>\$ 2,118,975</b>	<b>\$ 4,238,450</b>	<b>\$ 4,243,700</b>
Loan Debt Service - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEBT SERVICE</b>	<b>\$ 2,119,350</b>	<b>\$ 2,121,475</b>	<b>\$ 2,121,350</b>	<b>\$ 2,118,975</b>	<b>\$ 4,238,450</b>	<b>\$ 4,243,700</b>
<b>TOTAL EXPENSES</b>	<b>\$ 2,750,282</b>	<b>\$ 2,771,475</b>	<b>\$ 2,771,350</b>	<b>\$ 2,768,975</b>	<b>\$ 4,888,450</b>	<b>\$ 4,893,700</b>
<b>CASH FLOW FROM OPERATIONS</b>	<b>\$ 9,013,050</b>	<b>\$ 23,016,924</b>	<b>\$ 19,969,523</b>	<b>\$ 19,683,852</b>	<b>\$ 8,989,189</b>	<b>\$ 15,377,976</b>
<b>BEGINNING FUND BALANCE (7)</b>	<b>\$ 58,791,595</b>	<b>\$ 48,361,645</b>	<b>\$ 39,899,569</b>	<b>\$ 8,103,092</b>	<b>\$ 28,871,944</b>	<b>\$ 14,246,133</b>
<b>DEBT ISSUANCE</b>	\$ -	\$ -	\$ -	\$ 35,000,000	\$ -	\$ -
<b>FUNDS AVAILABLE FOR PROJECTS</b>	<b>\$ 67,804,645</b>	<b>\$ 71,378,569</b>	<b>\$ 59,869,092</b>	<b>\$ 62,786,944</b>	<b>\$ 37,861,133</b>	<b>\$ 29,624,108</b>
<b>Projects</b>						
Regents Square GID	\$ 400,000	\$ 1,385,000	\$ 1,590,000	\$ 1,590,000	\$ 1,590,000	\$ 1,590,000
Hanover	\$ 400,000	\$ 750,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Bike Share	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEVELOPER AGREEMENTS</b>	<b>\$ 800,000</b>	<b>\$ 2,135,000</b>	<b>\$ 2,590,000</b>	<b>\$ 2,590,000</b>	<b>\$ 2,590,000</b>	<b>\$ 2,590,000</b>
T-0521 Little Thicket Park Improvements	\$ 50,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
T-0522A 18th Street and surrounding area Pedestrian Improvements between Durham and 20th Street, 19th Street/19th Street Reconstruction between Durham and 20th Street, 20th Street Construction between Durham and TC Jester (with potential extension east of Shepherd)	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ -
T-0523A Shepherd Durham and Selected Cross Street Reconstruction Project	\$ 15,500,000	\$ 23,809,000	\$ 41,846,000	\$ 4,700,000	\$ -	\$ -
T-0525 North Canal Project	\$ 1,250,000	\$ -	\$ -	\$ 12,000,000	\$ 12,000,000	\$ -
T-0526 Stude Park Improvement	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
T-0545 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0527 Heights Boulevard Pedestrian and Bicycle Safety Improvements and MK	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-0528 West Dallas Restriping Project	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-0529 Yale and Center Intersection	\$ 100,000	\$ 1,300,000	\$ -	\$ -	\$ -	\$ -
T-0531 Construction Phase - MKT-Heights, Memorial Park to White Oak Trail Se	\$ 1,400,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -
T-0532 Zone Wide Safety and Mobility Projects	\$ 120,000	\$ 150,000	\$ 950,000	\$ -	\$ -	\$ -
T-0533 Zone Wide Localized Stormwater Management Projects	\$ 150,000	\$ 150,000	\$ 950,000	\$ -	\$ -	\$ -
T-0534 Safety Improvements 19th and Beall Area	\$ 65,000	\$ 1,560,000	\$ -	\$ -	\$ -	\$ -
T-0535 Safety and Mobility Improvements Waugh, South Heights, Yale and Wau	\$ -	\$ -	\$ 1,460,000	\$ -	\$ -	\$ -
T-0536 Waugh - Dallas to Allen Parkway Mill and Overlay and Bike Facilities (Pa	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0537 Infrastructure improvements in the Shepherd - White Oak Bayou - 8th Str	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ 3,500,000
T-0538 Transportation Alternative Area Wide Study	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -
T-0539 Full Reconstruction of Remaining Cross Streets from Durham to Shepher	\$ -	\$ 125,000	\$ 2,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000
T-0540 11th Street Side Path Durham to Elia	\$ -	\$ -	\$ 150,000	\$ 1,600,000	\$ -	\$ -
T-0541 White Oak @ Greenleaf	\$ -	\$ -	\$ 345,000	\$ -	\$ -	\$ -
T-0542 Congressional District 18 Sidewalk Projects	\$ -	\$ -	\$ 100,000	\$ 2,000,000	\$ -	\$ -
T-0543 Congressional District 7 Sidewalk Improvement Project	\$ -	\$ -	\$ 100,000	\$ 2,000,000	\$ -	\$ -
T-0544 Westcott Roundabout Greenspace	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -
T-0599 Safe Sidewalk Program	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
<b>CAPITAL PROJECTS</b>	<b>\$ 18,643,000</b>	<b>\$ 29,344,000</b>	<b>\$ 49,176,000</b>	<b>\$ 31,325,000</b>	<b>\$ 21,025,000</b>	<b>\$ 12,525,000</b>
<b>TOTAL PROJECTS</b>	<b>\$ 19,443,000</b>	<b>\$ 31,479,000</b>	<b>\$ 51,766,000</b>	<b>\$ 33,915,000</b>	<b>\$ 23,615,000</b>	<b>\$ 15,115,000</b>
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 2,100,000	\$ 2,100,000	\$ 2,100,000	\$ 2,100,000	\$ 2,100,000	\$ 2,100,000
Unrestricted Funds/Net Current Activity	\$ 46,261,645	\$ 37,799,569	\$ 6,003,092	\$ 26,771,944	\$ 12,146,133	\$ 12,409,108
<b>Ending Fund Balance</b>	<b>\$ 48,361,645</b>	<b>\$ 39,899,569</b>	<b>\$ 8,103,092</b>	<b>\$ 28,871,944</b>	<b>\$ 14,246,133</b>	<b>\$ 14,509,108</b>

Notes:  
Ending Audit Fund Balance

# **McCALL GIBSON SWEDLUND BARFOOT PLLC**

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May 10, 2023

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

We are pleased to confirm our understanding of the services we are to provide Memorial-Heights Redevelopment Authority (the "Authority").

## **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, each major fund, and the disclosures, which collectively comprise the basic financial statements of the Authority as of and for the years ended June 30, 2023. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Authority's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Authority's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis, and
- 2) Schedule of Revenues, Expenditures and Changes in Fund Balance –  
Budget and Actual – All Combined Governmental Funds

We have also been engaged to report on supplementary information other than RSI that accompanies the Authority's financial statements. The document we submit to you will include various supplementary schedules, including supplementary information required by the City of Houston, Texas. This supplementary information will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and we will provide an opinion on it in relation to the financial statements as a whole except for that portion marked "unaudited", on which we will express no opinion.

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles (GAAP); and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards (GAAS) will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Authority or to acts by management or employees acting on behalf of the Authority.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

Our audit of the financial statements does not relieve you of your responsibilities.

### **Audit Procedures – Internal Control**

We will obtain an understanding of the Authority and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

We have identified long-term debt as an audit area with significant risks of material misstatement as part of our audit planning. We will address the areas of higher assessed risks of material misstatement by performing detailed testing of the issuance and retirement of long-term debt.

### **Audit Procedures – Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we will perform tests of the Authority's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

### **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the Authority from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole. You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Authority involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Authority received in communications from employees, former employees, consultants, grantors, regulators, or others.

### **Responsibilities of Management for the Financial Statements (Continued)**

In addition, you are responsible for identifying and ensuring that the Authority complies with applicable laws and regulations.

With regard to using the auditor's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

You are responsible for the preparation of the supplementary information in conformity with the City's requirements. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with the City's requirements; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with the City's requirements; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

### **Engagement Administration, Fees and Other**

The Authority will not pay any consultant for services that are determined to be an ineligible Project Cost under the TIRZ Act and the consultant shall repay the Authority for any payment made by the Authority to the consultant that is determined to be an ineligible Project Cost.

We are aware of the City of Houston's requirement to have the audit completed by September 30th, and barring any unforeseen circumstances every effort will be made to comply with this requirement

In accordance with provisions of the Local Records Retention Schedule Section 2-1: Item 1025-01 e) we agree to retain our audit work papers in our office for a period of three years after all questions arising from the audit have been resolved. In order to allow for all questions arising from the audit to be resolved and to comply with Rule 501.76(f) of the Rules of Professional Conduct of the Texas State Board of Public Accountancy the actual date will be the five-year anniversary of the audit report in question.

We expect to present a draft of the audit report within 45 days of the availability of the Authority's accounting records. Chris Swedlund is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign the report. The following is an estimate of our fees for the audit included in this engagement letter:

- Audit of the Authority's financial statements as of and for the year ended June 30, 2023, at a cost not to exceed \$13,500

### **Engagement Administration, Fees and Other**

The above fee is based on anticipated cooperation from your consultants and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Not included in the fees above are out-of-pocket costs such as printing, postage, and other charges incidental to the completion of our audit. If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement. The Authority will be obligated to compensate us for our time expended through the date of withdrawal or termination.

### **Reporting**

We will issue a written report upon completion of our audit of the Authority's financial statements, which will also address the supplementary information required by the City in accordance with *AU-C 725, Supplementary Information in Relation to the Financial Statements as a Whole*. Our report will be addressed to the Board of Directors of the Authority. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

### **GENERAL TERMS AND CONDITIONS**

You may request that we perform additional services not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written documentation from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

The agreement may be terminated by either party, with or without cause, upon 30 days written notice.

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.

**Fossil Fuels Boycott Verification**

As required by 2274.002, Texas Government Code (as added by Senate Bill 13, 87th Texas Legislature, Regular Session), as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, 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.

**Firearms Discrimination Verification**

As required by Section 2274.002, Texas Government Code (as added by Senate Bill 19, 87<sup>th</sup> Texas Legislature, Regular Session, "SB 19"), as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, 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.

**Israel Boycott Verification**

As required by Chapter 2271, Texas Government Code, as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott Israel and will not boycott Israel through the term of this Agreement. As used in the foregoing verification, the term "boycott Israel" has the meaning assigned to such term in Section 808.001, Texas Government Code, as amended.

**Anti-Terrorism Representation**

Pursuant to Chapter 2252, Texas Government Code, McCall Gibson Swedlund Barfoot PLLC represents and certifies that, at the time of execution of this letter neither McCall Gibson Swedlund Barfoot PLLC, nor any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same: (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Section 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.

We appreciate the confidence you have placed in our firm and we look forward to serving the Authority again this coming year.

Sincerely,

*McCall Gibson Swedlund Barfoot PLLC*

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

This letter correctly sets forth the understanding of Memorial-Heights Redevelopment Authority.

\_\_\_\_\_  
Signature Title Date

\_\_\_\_\_  
Mayor's Office of Economic Development Date

Engagement Letter



# McCALL GIBSON SWEDLUND BARFOOT PLLC

*Certified Public Accountants*

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(713) 462-0341  
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May 10, 2023

Dear Board Member:

We will soon begin the audit field work for the audit of **Memorial-Heights Redevelopment Authority** for the fiscal year ending **June 30, 2023**.

Auditing standards state that an auditor conducting an audit in accordance with auditing standards generally accepted in the United States of America (GAAS) is responsible for obtaining reasonable assurance that the financial statements as a whole are free from material misstatement, whether caused by fraud or error. Due to the inherent limitations of an audit, an unavoidable risk exists that some material misstatements of the financial statements may not be detected, even though the audit is properly planned and performed in accordance with GAAS. The primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management. It is important that management, with the oversight of those charged with governance, places a strong emphasis on fraud prevention, which may reduce opportunities for fraud to take place, and fraud deterrence, which could persuade individuals not to commit fraud because of the likelihood of detection and punishment. This involves a commitment to creating a culture of honesty and ethical behavior, which can be reinforced by active oversight by those charged with governance.

In addition, auditing standards state that an auditor conducting an audit in accordance with auditing standards generally accepted in the United States of America (GAAS) is responsible for obtaining an understanding of related party relationships and transactions as well as sufficient appropriate audit evidence about whether the related party relationships and transactions have been appropriately identified, accounted for, and disclosed in the financial statements. Related parties may include members of the governing body; administrative officials; immediate families of administrative officials, board members and members of the governing body; and component units, joint ventures, and affiliated or related organizations that are not included as part of the financial reporting entity.

The distribution of the attached two questionnaires to you will be documented in our planning process of this audit. Please answer the questions with a **yes** or **no** answer. **In relation to the fraud questionnaire, we are not requiring that your responses be returned to us, however, should your answer to any of the questions warrant a call to the auditor, please contact our offices at the number referred to above. As it relates to the related party questionnaire, if any of the answers are yes, please explain in the space provided and return your questionnaire to the person noted below.** Your responses should include matters that existed up to the fiscal year end and through the date of the auditor's report. Your call and the information provided will be kept confidential.

Sincerely,



Chris Swedlund

CS:jg

Member of  
American Institute of Certified Public Accountants  
Texas Society of Certified Public Accountants

## FRAUD QUESTIONNAIRE

Do you understand that there are risks of fraud within the Authority's Records, as there are within the records of any organization?

\_\_\_\_\_

From your position as a Director of the Authority are you aware of any fraud or suspected fraud affecting the Authority? (if yes, call the auditor)

\_\_\_\_\_

From your position as a Director of the Authority are you aware of any allegations of fraud or suspected fraud affecting the Authority from sources outside of the Authority's Management? (if yes, call the auditor)

\_\_\_\_\_

To your knowledge, has the Authority's Management including consultants expressed an understanding of the risk of fraud in the Authority, including any specific fraud risks the entity has identified or account balances or classes of transactions for which a risk of fraud may be likely to exist?

\_\_\_\_\_

To your knowledge, has the Authority's Management including consultants taken steps to mitigate the fraud risk or otherwise helped to prevent, deter, and detect fraud? (if no, call the auditor)

\_\_\_\_\_

To your knowledge, is the Authority in compliance with the laws and regulations to which it is subject? (if no, call the auditor)

\_\_\_\_\_

Do you from time to time communicate to the other Directors of the Authority and respective consultants of the Authority the importance of ethical behavior and the importance of following appropriate business practices? If no, would you agree that it is important for the Authority to follow ethical behavior in its business practices? (if no to the second question, please call the auditor)

\_\_\_\_\_

## RELATED PARTY QUESTIONNAIRE

Please answer all questions. If the answer to any question is “Yes,” please explain.

1. Have you or any related party of yours had any interest, direct or indirect, in any of the following transactions or pending or incomplete transactions during the fiscal year currently being audited to which the Authority was, or is to be, a party?

	YES	NO
Sale, purchase, exchange, or leasing of property?	_____	_____
Receiving or furnishing of goods, services, or facilities?	_____	_____
Transfer or receipt of income or assets?	_____	_____
Maintenance of bank balances as compensating balances for the benefit of another?	_____	_____
Other transactions, including side agreements, implicit or informal understandings, or other arrangements (whether oral or written)?	_____	_____

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2. Have you or any related party of yours been indebted to or had a receivable from the Authority at any time during the fiscal year currently being audited? Please exclude amounts due for ordinary travel and expense advances.

\_\_\_ Yes \_\_\_ No

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3. Are you aware of any other related party transactions, including side agreements, implicit or informal understandings, or other arrangements (whether oral or written), involving the Authority, or its related parties other than yourself?

\_\_\_ Yes \_\_\_ No



CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

I, the undersigned officer of the Board of Directors of the Memorial-Heights Redevelopment Authority do hereby certify as follows:

1. The Board of Directors of the Memorial-Heights Redevelopment Authority convened in Regular Session on the 30<sup>th</sup> day of May, 2023, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Ann Lents	Chair
Vacant	Vice Chair
Janice Hale-Harris	Secretary
Matt Zeve	Director
Christopher David Manriquez	Director
Robert Stein	Director
Marvin Pierre	Director

and all of said persons were present, except Director(s) \_\_\_\_\_, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

**RESOLUTION ADOPTING NEW BANK SIGNATORY AUTHORITIES FOR THE  
MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**

was introduced for the consideration of the Board. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, the motion, carrying with it the adoption of the Resolution, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

PASSED AND APPROVED the 30<sup>th</sup> day of May, 2023.

\_\_\_\_\_  
Secretary

**RESOLUTION ADOPTING NEW BANK SIGNATORY AUTHORITIES FOR THE  
MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**

**WHEREAS**, the Memorial-Heights Redevelopment Authority (the “Authority”) has been legally created and operates pursuant to the general laws of the State of Texas applicable to local government corporations, and has such authority as has been delegated to it by the City of Houston, Texas to act on behalf of Reinvestment Zone Number Five, City of Houston, Texas; and

**WHEREAS**, the Board of Directors of the Authority (the “Board”) has previously adopted an Amended and Restated Order Designating Investment Officer and Establishing Rules, Policies, and Code of Ethics for the Investment of Authority Funds and Review of Investments, dated September 26, 2019 (the “Investment Policy”) establishing the principles and criteria by which the funds of the Authority should be invested and secured and to comply with various provisions of Texas law relating to the investment and security of funds of local government corporations; and

**WHEREAS**, the Board wishes to authorize a new set of authorized representatives, to replace any previously authorized representatives, to sign on behalf of the Authority in relation to the Authority’s investment and banking accounts established in accordance with the Investment Policy (collectively, the “Authority Accounts”); and

**WHEREAS**, the Board wishes to designate persons to serve as representatives on the Authority Accounts, for purposes of requesting information on the Authority Accounts; and

**WHEREAS**, the Board has convened for the above stated purposes at this meeting open to the public.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY THAT:**

**Section 1:** Findings and Recitals. The Board hereby adopts the findings and recitals set forth in the preamble hereof and declares them to be true and correct for all purposes.

**Section 2:** Signatory Authorities. The Board authorizes Sherry Weesner, Janice Hale-Harris, Christopher Manriquez, and Matt Zeve as authorized representatives of the Authority for purposes of the signature card for the Authority Accounts.

**Section 3:** Representative. The Board authorizes Sherry Weesner and Melissa Morton as authorized representatives on the Authority Accounts, for the sole purposes of having access to account information, including for the sole purpose of fulfilling the duties under the Authority’s contract with Frost Bank.

*[Signature page follows]*

PASSED AND APPROVED the 30<sup>th</sup> day of May, 2023.

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Ann Lents  
Chair, Board of Directors

ATTEST:

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Secretary, Board of Directors

DRAFT

Memorial Heights Redevelopment Authority/TIRZ No. 5  
Project Update – April 17, 2023



QE WA	Project Name	CIP Project Number	Status	Work Completed Since February 2023 Board Meeting	Work Anticipated in the Next Month
WA#1	General Consultation	-	In Progress	<ul style="list-style-type: none"> <li>Updated and maintained master schedule.</li> <li>Revising MHRA Story Map.</li> <li>Developing Project Tracker.</li> <li>Updated potential projects.</li> </ul>	<ul style="list-style-type: none"> <li>Update COH MWDBE Database for all active CIP projects.</li> <li>Participate in CIP Planning.</li> <li>Complete revision of Story Map.</li> <li>Update and maintain master schedule.</li> </ul>
WA#8	North Canal Project	T-0525	Planning	<ul style="list-style-type: none"> <li>None.</li> </ul>	<ul style="list-style-type: none"> <li>Continue coordination with COH, as needed</li> <li>Meet with TxDOT and HCFCO, as needed.</li> </ul>
T-0523A-WA#1	Shepherd and Durham Grant Coordination	T-0523A	Planning	<ul style="list-style-type: none"> <li>Supported grant administration.</li> <li>Coordinated with HPW.</li> </ul>	<ul style="list-style-type: none"> <li>Continued support of grant administration.</li> <li>Continue coordination with HPW</li> </ul>
T-0523A-WA#4	Shepherd Durham Phase 2 Accelerated Tasks	T-0523A	Active Design	<ul style="list-style-type: none"> <li>Continued coordination with AT&amp;T and CenterPoint for utility relocations and adjustments.</li> <li>Coordinated with HPW and TxDOT.</li> <li>Met with UCC on 3/9/2023 and 4/6/2023.</li> <li>Prepared encroachment letters and met with owners.</li> </ul>	<ul style="list-style-type: none"> <li>Continue coordination with CenterPoint and AT&amp;T regarding their facilities, including attendance of UCC meetings.</li> <li>Continue coordination with HPW to move the project forward.</li> <li>Continue coordination with HPW on adjacent projects.</li> <li>Submit final geotechnical report.</li> </ul>
T-0523A-WA#5	Shepherd Durham - Phase 2 Final Design	T-0523A	Active Design	<ul style="list-style-type: none"> <li>Addressed 60% comments from HPW and TxDOT.</li> <li>Completed H&amp;H modeling for TxDOT.</li> <li>Met with TxDOT to review proposed drainage on 4/13/2023.</li> </ul>	<ul style="list-style-type: none"> <li>Continue to address comments from HPW and TxDOT and submit for review.</li> <li>Complete H&amp;H report for TxDOT.</li> <li>Prepare updated cost estimates.</li> </ul>
T-0523A-WA#6	Shepherd Durham - Phase 1 Construction Phase Services	T-0523A	Construction	<ul style="list-style-type: none"> <li>Attended regular progress meetings with Contractor and Team.</li> <li>Reviewed and responded to contractor RFIs.</li> <li>Prepared design modifications along West 25th Street due to redevelopment.</li> </ul>	<ul style="list-style-type: none"> <li>Continue progress meeting with Contractor and Team.</li> <li>Review and respond to submittals and RFIs.</li> <li>Prepare design modifications as needed to address revised site conditions.</li> </ul>
T-0529-WA#1	Yale at Center	T-0529	Active Design	<ul style="list-style-type: none"> <li>Completed ROW investigation.</li> </ul>	<ul style="list-style-type: none"> <li>Receive approval of 100% drawings.</li> <li>Schedule and secure HPW signatures.</li> <li>Complete construction documents and turn over to HPW.</li> </ul>
T-0531-WA#1	Construction of Bike/Ped Improvements	T-0531	Construction	<ul style="list-style-type: none"> <li>Observed activities and responded to questions.</li> <li>Reviewed and prepared change orders.</li> <li>Met with contractor on the completion of work.</li> </ul>	<ul style="list-style-type: none"> <li>Continue construction observation</li> <li>Review progress and prepare punch list items.</li> </ul>
T-0534-WA#1	Safety Improvements 19th and Beall	T-0534	Active Design	<ul style="list-style-type: none"> <li>Submitted 100% plans for HPW and TxDOT review.</li> <li>Prepared 100% cost estimates.</li> <li>Attended regular progress meeting with HSIP team.</li> </ul>	<ul style="list-style-type: none"> <li>Receive approval of 100% drawings.</li> <li>Schedule and secure HPW signatures.</li> <li>Complete construction documents and turn over to HPW.</li> </ul>



**EXHIBIT "A"**

**Form of Task Order**

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

**Work Authorization Fiscal Year 2023 General Engineering Services No. 2**

This WORK AUTHORIZATION authorizes professional engineering services to be performed by QUIDDITY ENGINEERING (the "ENGINEER") pursuant to the Agreement for Program Management and Engineering Services ("AGREEMENT") between the ENGINEER 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 ENGINEER shall support MHRA with non-CIP related projects.
- 2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as directed by MHRA related to:
  - 2.1 General On-Call – Board meetings, Committee Meetings, workshops, unplanned project efforts, CIP coordination, etc.
  - 2.2 COH Database – Update and maintain records for all projects in the COH MWDDBE database.
  - 2.3 20<sup>th</sup> Street – Design and reconstruction efforts for this corridor are being led by COH. The team will meet with the COH as necessary and keep track of the status of the ongoing discussion and future plans for this corridor.
- 3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for an hourly not to exceed amount of \$25,000.00 (see **Exhibit "C" of the AGREEMENT** for applicable schedule of hourly rates). As a task based work authorization, the ENGINEER shall inform MHRA when 75% of funds have been used.
- 4.0 PROJECT SCHEDULE: The schedule to complete this work is approximately six (6) months.

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

**MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:**

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

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

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


**QUIDDITY ENGINEERING**

By: 

Name: Kristen Hennings

Title: 4/17/2023

ATTEST: 

		Practice Leader	PEV	PEIV	PEIII	DEI	Construction MV	Admin II		Sub-Total	Sub Cons.	Sub Cons.	Sub Cons. (cost + 10%)	Total Budget
		\$260.00	\$240.00	\$225.00	\$195.00	\$110.00	\$195.00	\$80.00						
<b>BASIC SERVICES</b>														
<b>Task 200 - Design Phase Services</b>														
1	General On-Call													
	a Week Starting January 30		1	2		4				\$1,130			\$0.00	\$1,130.00
	b Week Starting February 6			2	2	2				\$1,060			\$0.00	\$1,060.00
	c Week Starting February 13			2		3				\$780			\$0.00	\$780.00
	d Week Starting February 20			2	2	2		1		\$1,140			\$0.00	\$1,140.00
	e Week Starting February 27	1	1	2	2	4	1			\$1,975			\$0.00	\$1,975.00
	f Week Starting March 6			2		2				\$670			\$0.00	\$670.00
	g Week Starting March 13			2		4		1		\$970			\$0.00	\$970.00
	h Week Starting March 20			2	2	2				\$1,060			\$0.00	\$1,060.00
	i Week Starting March 27			2	2	4				\$1,280			\$0.00	\$1,280.00
	j Week Starting April 3		1	2		2				\$910			\$0.00	\$910.00
	k Week Starting April 10			2	1	4		1		\$1,165			\$0.00	\$1,165.00
	l Week Starting April 17			2		2				\$670			\$0.00	\$670.00
	m Week Starting April 24			2	2	4				\$1,280			\$0.00	\$1,280.00
	n Week Starting May 1		1	2		2				\$910			\$0.00	\$910.00
	o Week Starting May 8			2	1	4		1		\$1,165			\$0.00	\$1,165.00
	p Week Starting May 15			1	1	2				\$640			\$0.00	\$640.00
	q Week Starting May 22			1	1	4				\$860			\$0.00	\$860.00
	r Week Starting May 29			2	1	2				\$865			\$0.00	\$865.00
	s Week Starting June 5		1	1	1	2		1		\$960			\$0.00	\$960.00
	t Week Starting June 12			1	1	4				\$860			\$0.00	\$860.00
	u Week Starting June 19			1	1	2				\$640			\$0.00	\$640.00
	v Week Starting June 26			1	1	4				\$860			\$0.00	\$860.00
	w Week Starting July 3	1	1	1	1	2	1	1		\$1,415			\$0.00	\$1,415.00
	x Week Starting July 10			1	1	4				\$860			\$0.00	\$860.00
2	Update COH MWDBE Database													
	a Week Starting April 17				1			2		\$355			\$0.00	\$355.00
	b Week Starting June 6							2		\$160			\$0.00	\$160.00
	c Week Starting July 10				1			2		\$355			\$0.00	\$355.00
<b>Hours Subtotal</b>		<b>2</b>	<b>6</b>	<b>40</b>	<b>25</b>	<b>71</b>	<b>2</b>	<b>12</b>						
<b>SUBTOTAL BASIC SERVICES</b>		<b>\$ 520</b>	<b>\$ 1,440</b>	<b>\$ 9,000</b>	<b>\$ 4,875</b>	<b>\$ 7,810</b>	<b>\$ 390</b>	<b>\$ 960</b>		<b>\$24,995</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$24,995.00</b>