

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

JUNE 27, 2024

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

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MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

Director Attendance Record

MEETING DATE	A. LENTS	J. HALE-HARRIS	C. MANRIQUEZ	R. STEIN	M. ZEVE	D. MCINTOSH	N. KNIGHT
04/22/21	Y	Y	Y	Y	-	-	-
06/24/21	Y	Y	Y	Y	-	-	-
08/23/21	Y	X	Y	Y	-	-	-
09/23/21	Y	Y	Y	Y	-	-	-
10/28/21	Y	Y	Y	Y	-	-	-
12/09/21	Y	Y	Y	Y	-	-	-
04/28/22	Y	Y	X	Y	-	-	-
07/14/22	Y	Y	Y	Y	Y	-	-
09/22/22	Y	X	Y	Y	X	-	-
10/27/22	Y	Y	Y	Y	Y	-	-
12/08/22	Y	X	Y	Y	Y	-	-
02/23/23	Y	X	Y	X	Y	-	-
05/30/23	Y	Y	Y	Y	Y	Y	-
09/28/23	Y	X	Y	Y	Y	Y	-
10/26/23	Y	Y	Y	Y	Y	Y	Y
12/14/23	Y	Y	X	Y	Y	Y	Y
03/14/24	Y	X	X	Y	Y	Y	Y
04/25/24	Y	Y	Y	Y	Y	Y	X

Y = Attended

X = Did not attend

AMENDED AND RESTATED

**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 Reinvestment Zone Number Five, City of Houston, Texas (the “Zone”), open to the public, on **THURSDAY, JUNE 27, 2024, at 10:00 A.M., at 1980 POST OAK BOULEVARD, SUITE 1380, HOUSTON, TEXAS 77056**, outside the boundaries of the Zone. This meeting will also be conducted electronically*, as provided below. Electronic copies of the meeting materials are available at <https://memorialheightstirz5.com/meetings/> at such time as the meeting occurs, or by contacting Audrey Lyons at alyons@sklaw.us.

TO ATTEND VIA VIDEO:

Link: <https://us02web.zoom.us/j/81447028218?pwd=Poin0PoGgDRKJPab4aBzIYoH3KcyNp.1>

Meeting ID: 814 4702 8218

Passcode: 814076

TO ATTEND VIA AUDIO ONLY:

Dial: 1-346-248-7799

Meeting ID: 814 4702 8218

Passcode: 814076

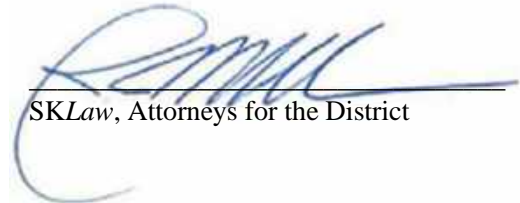
At the meeting the following items will be considered and acted on:

1. **CALL TO ORDER:**
 - a) Receive comments and questions from the public;
2. **CONSENT AGENDA:**
 - a) **Minutes of previous meetings:**
 - i) Approve Authority minutes of April 25, 2024;
 - ii) Approve Zone minutes of April 25, 2024;
 - 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) Receive MWBE report;
 - b) Review governance and organizational matters;
 - c) Authorize appropriate action;
5. **RECORDS MANAGEMENT MATTERS (Authority only):**
 - a) Approve Order Amending Records Management Program;
 - b) Approve Order Adopting Records Management Schedules and Policies;
 - c) Authorize other appropriate action;
6. **REVIEW AND TENTATIVELY APPROVE BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2025, AND AUTHORIZE SUBMITTAL TO COH;**
7. **FINANCIAL MATTERS (Authority only):**
 - a) Authorize payment of invoices;
 - b) Authorize other appropriate action;

8. **PROJECTS AND ENGINEERING** (*Authority only*):
 - a) **PROJECTS IN CONSTRUCTION:**
 - i) **Shepherd/Durham and Selected Cross Streets – Phase 1** [CIP Project T-0523A] [SER Construction Partners, LLC]:
 - A) Update on project construction;
 - B) Update regarding construction claims, damages, and litigation;
 - ii) **Yale and Center Street Intersection** [CIP Project T-0529]:
 - A) Update on project construction;
 - iii) **19th and Beall Area Pedestrian Safety Improvements** [CIP Project T-0534]:
 - A) Update on project construction;
 - b) **PROJECTS IN DESIGN AND ACTIVE STUDIES:**
 - i) **North Canal Project** [CIP Project T-0525]:
 - A) Update on project development;
 - ii) **Shepherd/Durham and Selected Cross Streets – Phase 2** [CIP Project T-0523A]:
 - A) Update on project development;
 - B) Approve Work Authorization [Quiddity No. 11];
 - iii) **Little Thicket** [CIP Project T-0521]:
 - A) Update on project development;
 - iv) **Westcott Roundabout Greenspace** [CIP Project T-0544]:
 - A) Update on project development;
 - v) **Stude Park Improvement** [CIP Project T-0526]:
 - A) Update on project development;
 - vi) **Mobility Study for Shepherd/Durham Cross Streets, 8th Street to White Oak Bayou Area, and 18th, 19th, and 20th Streets west of Durham** [CIP Projects T-0522A, T-0537, and T-0539]:
 - A) Update on project development;
 - vii) **Wagh Drive and South Heights Boulevard Safety Improvements** [CIP Project T-0535]:
 - A) Update on project development;
 - viii) **Transportation Alternative Area Wide Study** [CIP Project T-0538]:
 - A) Update on project development;
 - ix) **Pedestrian Improvements Shepherd at Memorial** [CIP Project T-0510]:
 - A) Update on project development;
 - B) Approve Work Authorization [Quiddity No. 2];
 - x) **Cherry Lorraine Nature Preserve/White Oak Bayou Connectivity Project** [CIP Project T-0540]:
 - A) Update on project development;
 - xi) **White Oak at Green Leaf** [CIP Project T-0541]:
 - A) Update on project development;
 - xii) **Congressional District 7 Sidewalk Improvement Project** [CIP Project T-0543]:
 - A) Update on project development;
 - c) **APPROVED PROJECTS CURRENTLY NOT IN CONSTRUCTION OR DESIGN:**
 - i) Update on CIP Projects T-0532 and T-0533;
 - d) **GRANT APPLICATIONS:**
 - i) FY 2025 Congressional Earmark update;
 - ii) Review other possible grant opportunities;
 - iii) Authorize appropriate action;
 - e) **OTHER ITEMS:**
 - i) Approve project pay estimates, change orders, final estimates, retainage release, or other design, construction, or management contract administration items, and authorize other appropriate action;
9. **COMMUNICATIONS** (*Authority only*):
 - a) Receive update from Communications Committee;
 - b) Authorize appropriate action;
10. **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;

11. **APPROVE RESOLUTION DESIGNATING OFFICES AND MEETING PLACES** (*Authority only*);
12. **CONSIDER CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY, AS NECESSARY** (*Zone only*):
 - a) Confirm designation of offices and meeting places;
13. **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

**THIS NOTICE OF MEETING REPLACES A PREVIOUSLY POSTED
NOTICE FOR THE SAME MEETING**

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

APRIL 25, 2024

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 25th day of April, 2024, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Ann Lents	Chair
Janice Hale-Harris	Secretary
Christopher David Manriquez	Director
Dr. Robert Stein	Director
Matt Zeve	Director
Donna McIntosh	Director
Nikki Knight	Director

and all of said persons were physically present, except Director Knight. Director Stein attended the meeting virtually.

Also present for the meeting were:

Staff & Consultants: Sherry Weesner, President of the Authority; Kristen Hennings, Matt Kainer, Heather Goodpasture, and Erin Williford of Quiddity-1, Inc. (“Quiddity”); Jim Webb of The Goodman Corporation (“TGC”); Melissa Morton of The Morton Accounting Services (“TMAS”); Mariana Raschke and Chelsea Young of TEI; Suzanne Villarreal of McCall Gibson Swedlund Barfoot, PLLC (“MGSB”); John Kuhl and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SKLaw”).

Government Entities: Kate Dentler of the City of Houston (the “City”).

Community Entities and General Public: Anya Marmuscak and Grace Zuniga of Houston Heights Association (“HHA”); Kevin Strickland of Super Neighborhood 15 – Greater Heights; Stacy Fairchild of Super Neighborhood 22 – Washington Avenue Coalition/Memorial Park; Linda Trevino of Houston METRO; Grace Zuniga of Houston Arts Alliance; Jason Fuentes; and Marie Carlisle.

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

CONSENT AGENDA

- a. Approve Authority minutes of March 14, 2024;
- b. Approve Authority Workshop minutes of March 18, 2024;
- c. Approve renewal of insurance policies;
- d. Receive Financial Report Summary and Quarterly Investment Report;
- e. Approve amendment to President’s employment contract;

Chair Lents briefly reviewed the amendments to the President’s contract, noting the changes have been reviewed by the Long-Term Financial Planning Committee, and are appropriate and reasonable for the work provided, and are in line with comparable positions for other special districts and authorities. The Board commended the President on her strong performance to date and her ongoing commitment to the Authority. Upon motion by Director Zeve, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve the Consent Agenda items.

CHAIR REPORT

Chair Lents discussed the City's current review and vetting of infrastructure projects in connection with various policy concerns, including roadway lane reduction, lane width, and expanded pedestrian and bike pathways. She advised that while Phase 1 of Shepherd Durham will continue as is, Phase 2 has been paused.

PRESIDENT REPORT

Ms. Weesner deferred her report in the interest of time, advising she would provide comments for specific items as the agenda progresses.

FINANCIAL MATTERS

Director Manriquez next reported to the Board on financial matters.

Authorize Payment of Invoices

The Board reviewed the invoices submitted for payment. Chair Lents advised that the Projects Committee has reviewed project-related invoices, and recommended approval. Director Manriquez advised that the Finance Committee has also reviewed the invoices put before it and recommended approval.

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

REVIEW BUDGET FOR FY 2025

Chair Lents advised that because of the possible impact of the Shepherd/Durham pause, the Authority will not review a draft CIP today, and that it will be deferred to a future meeting.

Confirm Engagement of Auditor

The Board then considered the confirmation of the Auditor for the fiscal year ending June 30, 2024. Ms. Villareal advised that McCall Gibson Swedlund Barfoot, PLLC ("MGSB"), currently has an evergreen contract with the Authority for preparation of the annual audit. She also advised that a single audit will be necessary in connection with the disbursement of grant funding. The Board then discussed engagement, noting that the cost should not exceed \$23,500.00.

Upon motion by Director Manriquez, seconded by Director Hale-Harris, and after full discussion, the Board voted unanimously to confirm the engagement of MGSB for preparation of the Authority's audit for the fiscal year ending June 30, 2024.

PROJECTS AND ENGINEERING

The Board next received an update on Authority projects.

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

PROJECTS IN DESIGN AND ACTIVE STUDIES

Waugh Drive and South Heights Safety Improvements

Update on project development

Ms. Hennings reviewed project development, noting 60% design plans and an updated traffic report have been submitted to the City for review.

Approve Work Authorization No. 21 – Waugh/Willia Traffic Analysis Services (TGC)

Mr. Webb reviewed Work Authorization No. 21, advising that TGC will provide additional traffic analysis support for the improvements at the Waugh/Willia intersection at a cost not to exceed \$11,247. Upon motion by Director Zeve, seconded by Director Stein, and after full discussion, the Board voted unanimously to approve Work Authorization No. 21 as presented and authorized execution.

White Oak at Greenleaf

Update on project development

Ms. Hennings reviewed project development.

Approve Work Authorization No. 19 – Project Coordination and Grant Management (TGC)

Mr. Webb reviewed Work Authorization No. 19, advising that TGC will provide support services for grant management, plan review and approval, bidding, construction, and NEPA requirements at a cost of \$38,627. Upon motion by Director Zeve, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve Work Authorization No. 19 as presented and authorized execution.

Approve Work Authorization No. 1 – Final Design Safety Improvements (Quiddity)

Ms. Hennings reviewed Work Authorization No. 1, advising that Quiddity will provide specified design and topographic surveying services for the project for an amount not to exceed \$62,000. Upon motion by Director Zeve, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve Work Authorization No. 1 as presented and authorized execution.

Congressional District 7 Sidewalk Improvement

Update on project development

Ms. Weesner reviewed the proposed project, noting leadership from Congresswoman Fletcher and hopeful inclusion in the evolving Transportation Bill.

Approve Work Authorization No. 20 – Grant Management, NEPA, and Compliance Services (TGC)

Mr. Webb reviewed Work Authorization No. 20, advising that TGC will provide grant management, NEPA, and compliance services associated with the project at a cost not to exceed \$50,866. Upon motion by Director Manriquez, seconded by Director Hale-Harris, and after full discussion, the Board voted unanimously to approve Work Authorization No. 20 as presented and authorized execution.

GENERAL & NON-CIP SERVICES - APPROVE WORK AUTHORIZATION NO. 2

Ms. Weesner discussed the ongoing need for general services from Quiddity. Ms. Hennings then reviewed Work Authorization No. 2, advising that Quiddity will continue general services for a not to exceed amount of \$25,000. Upon motion by Director Manriquez, seconded by Director Hale-Harris, and after full discussion, the Board voted unanimously to approve Work Authorization No. 2 as presented and authorized execution.

PROJECTS IN CONSTRUCTION

Ms. Hennings briefly reviewed the Project Overview Map showing the locations and status of active projects.

Shepherd/Durham and Selected Cross Streets – Phase 1

Update on project construction

Mr. Kainer presented a photographic review of construction progress to date, noting that progress is speeding up due to nearly complete utility work. He discussed progress on Shepherd from 15th to 20th street, advising that sidewalk installation is rapidly progressing. He advised that installation continues on water lines, storm sewer, Silva Cells, and pavement. He advised that communication with business owners continues, and concrete pouring is taking place at early morning hours to minimize impact on traffic flow. He commended the construction crews on their skills and work efforts to date.

Engineering Services Contract

Ms. Weesner then reviewed an amendment to the CDM Smith engineering services contract. She advised that at the current rate of work, contract funds will be exhausted prior to completion date. As a result, additional funding is necessary in order to ensure project completion and change order administration. The current contract reflects a maximum amount payable of \$3,748,602. The amendment reflects an increased maximum amount payable of \$5,927,735. She stated that under current projections the maximum will not be reached. Upon motion by Director Manriquez, seconded by Director Hale-Harris, and after full discussion, the Board voted unanimously to approve the contract amendment as presented.

Update on construction claims, damages, and litigation

There was no update on project claims, damages, or litigation matters.

Yale and Center Street Intersection

Update on project construction

Ms. Hennings updated the Board on project progress, noting that surveying continues and that TXDOT managed construction is anticipated to begin in May. She advised that a construction timeline will be presented when available.

19th and Beall Area Pedestrian Street Safety Improvements

Update on project development

Ms. Hennings updated the Board on project progress noting that a contractor has been selected and that construction could start in June. She advised that she will provide a more firm construction start date once received.

PROJECTS IN DESIGN AND ACTIVE STUDIES - CONTINUED

North Canal Project

Update on project development

Ms. Weesner briefly reviewed ongoing stakeholder meeting discussions and actions. She noted likely higher than anticipated costs.

Shepherd/Durham and Selected Cross Streets – Phase 2

Update on project development

Ms. Hennings reviewed coordination undertaken with HPW, TXDOT, and private utilities up to the pause actions imposed by the City.

Little Thicket

Update on project development

Ms. Weesner advised that a plan update requested by HPW is currently underway.

Westcott Roundabout Greenspace

Update on project development

Ms. Hennings provided an update on the project, noting that design work and coordination meetings have commenced.

Stude Park Improvement

Update on project development

Ms. Weesner provided an update on continuing planning and design issues, including actions in development of the RFQ for a project overview and vendors.

Mobility Study for Shepherd/Durham Cross Streets, 8th Street to White Oak Bayou area, and 18th, 19th, and 20th Streets west of Durham

Ms. Hennings reviewed progress to date and the combined project components. Ms. Raschke and Ms. Young provided an update on design matters, noting that a meeting with the Projects Committee is tentatively scheduled within the next month.

Transportation Alternative Area Wide Study

Update on project development

Ms. Weesner updated the Board on project development. Mr. Webb reviewed TXDOT coordination and funding.

Pedestrian Improvements Shepherd at Memorial

Update on project development

Ms. Hennings provided an update on project development. She advised that 60% design efforts continue, and site-specific conditions have been reviewed and will be addressed.

Cherry Lorraine Nature Preserve/White Oak Bayou Connectivity

Update on project development

Ms. Weesner discussed the scope of the project, noting that design work is moving forward. Mr. Webb reviewed ongoing H-GAC and FTA efforts and coordination, including a possible funds transfer.

APPROVED PROJECTS CURRENTLY NOT IN CONSTRUCTION OR DESIGN (CIP PROJECTS T-0532, T-0533, AND T-0541)

Ms. Weesner then discussed projects in the CIP budget which are not in the design or construction phases.

GRANT APPLICATIONS

Mr. Webb and Ms. Weesner reviewed federal and state grant programs awarded to date.

RECEIVE PRESENTATION FROM HOUSTON ARTS ALLIANCE

Ms. Zuniga provided a PowerPoint presentation on HAA goals, vision, and ongoing community engagement efforts. She discussed strategies for selecting and curating public art and responsibilities for ongoing preservation and maintenance. She presented a photographic review of past projects, and that the HAA would love to be considered for any Authority art needs. Chair Lents thanked Ms. Zuniga for the presentation.

COMMUNICATIONS

Receive update from Communications Committee

Director Hale-Harris provided an update on community engagement, noting that mailers, website updates, social media posts, and project updates continue to be effective in informing the public of upcoming events and project progress. Ms. Fairchild commended the Authority on its ongoing communication efforts, noting that it is greatly appreciated within the community.

EXECUTIVE SESSION

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

ADJOURNMENT

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

Secretary
Memorial-Heights Redevelopment Authority

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

APRIL 25, 2024

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 25th day of April, 2024, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Ann Lents	Chair
Janice Hale-Harris	Secretary
Christopher David Manriquez	Director
Dr. Robert Stein	Director
Matt Zeve	Director
Donna McIntosh	Director
Nikki Knight	Director

and all of said persons were physically present, except Director Knight. Director Stein attended the meeting virtually.

Also present for the meeting were:

Staff & Consultants: Sherry Weesner, President of the Authority; Kristen Hennings, Matt Kainer, Heather Goodpasture, and Erin Williford of Quiddity-1, Inc. (“Quiddity”); Jim Webb of The Goodman Corporation (“TGC”); Melissa Morton of The Morton Accounting Services (“TMAS”); Mariana Raschke and Chelsea Young of TEI; Suzanne Villarreal of McCall Gibson Swedlund Barfoot, PLLC (“MGSB”); John Kuhl and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SKLaw”).

Government Entities: Kate Dentler of the City of Houston (the “City”).

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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 March 14, 2024;

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

REVIEW BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2025; AUTHORIZE SUBMITTAL OF DRAFT TO COH FOR ECONOMIC DEVELOPMENT AND HPW REVIEW

Chair Lents advised that with the uncertainty involved with the pause of Shepherd/Durham Phase 2, it is difficult to develop a reliable CIP at this time because of the spillover impact to other projects. She explained that if the Authority loses federal funding, requiring an increased expenditure of local dollars,

other projects will have to be modified or discontinued. She advised that because of the uncertainty, the Zone will not review a draft CIP today, and that it will be deferred to a future meeting.

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 are necessary.

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

Secretary
Reinvestment Zone Number Five,
City of Houston, Texas

DRAFT

Regent Square TIRZ #5 Update



May 1, 2024



3515 West Dallas St. Regent Square Update

Construction Activities: May 2024

- Block B: Retail Space Fit-outs ongoing
- W Dallas –Street restriping has been completed and West Dallas bike lane connection between Tirrell & Dunlavy.
- Overhead Power & Telecom pole & wire removals – ongoing. Pending CenterPoint Energy.

Traffic Routing & Road Closures

- Future work anticipated within Regent Square in 2024 will be announced accordingly.

What to expect this month:

- Retail Space Fit-outs
- Striping on Dunlavy has been completed

Contact Information

For more information or questions,
please contact Walter Morris.

Phone: 713.463.8200

Email: wmorris@knudsonlp.com

"It's not a mess...it's Under Construction."

Regent Square 330 Public Parking Spaces in Block B



HANOVER AUTRY PARK

6/21/24

1. SITE INFRASTRUCTURE DEVELOPMENT

PROJECT STATUS

CONSTRUCTION STATUS

- Hanover Autry Park (Site A), Parkview (Site E), and Retail Pods (Site G) are fully operational with retail tenants opening and operational
- Hanover Buffalo Bayou (Site B2) is under construction with an anticipated phased occupancy opening in June 2025 and fully occupied in November 2025.
- Site B1 (Office) has resubmitted the sitework permit. Projected construction start has not been established.
- Sites C, D, and F have not progressed with any design or permitting. No projection construction start has been established for these developments.

2. Phases of VERTICAL DEVELOPMENTS

SITE A

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

- Construction Status
 - Complete
- 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
 - Complete
- 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 and construction of Site B1 Office is currently on hold.

SITE B2:

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

- Design / Construction Status
 - Structure is currently built to level 24. Exterior glass is installed to level 16. Interior unit framing has progressed to level 14. Podium precast façade is complete.

SITE C

High Rise TBD

HANOVER AUTRY PARK

6/21/24

3. LEASING EFFORTS

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

	Q3 2024 Report
SITE A (Autry Park)	
Proposed Retail Spaces	6
Signed Leases	6
In Lease Negotiations	0
In LOI Negotiations	0
Continuing Marketing Efforts	0
SITE E (Parkview)	
Proposed Retail Spaces	10
Signed Leases	8
In Lease Negotiations	0
In LOI Negotiations	2
Continuing Marketing Efforts	1
SITE G (Park & Kiosk Buildings)	
Proposed Retail Spaces	2
Signed Leases	2
In Lease Negotiations	0
In LOI Negotiations	0
Continuing Marketing Efforts	0



**Memorial Heights Redevelopment Authority
Monthly Financial Report Summary
June Board Meeting
Thursday, June 27, 2024**

At the beginning of April, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Fund Balance was \$52,038,168. TIRZ #5 received a total of \$1,560,070 mainly from Grant Income (\$988,627) and Interest (\$295,321). During the period, TIRZ #5 processed \$3,083,762 in disbursements during the period. 95% of the disbursements related to disbursements to SER Construction (\$2,689,837), CDM Smith (\$157,233), and Quiddity (\$81,932) for CIP Projects. The ending balance as of month end May 31, 2024 was \$50,558,029.

The invoices pending approval total \$2,183,270. See attached "Unpaid Bills Detail" Report for invoices pending approval and invoices paid in between board meetings.

There was \$2,847,319 spent for Capital Projects for the period. The projects that utilized the majority of the funding was T-0523A Shepherd/Durham Reconstruction (\$2,572,569). See attached "Capital Improvement Projects" Report on pages 4 and 5.

**Memorial Heights Redevelopment Authority
General Operating Fund
As of May 31, 2024**

General Operating Fund

BEGINNING BALANCE \$ 52,038,168.25

REVENUE

Frost Money Market Interest	41.36	Interest	
Frost Money Market Interest	42.75	Interest	
TexPool	82,099.88	Interest	
TexPool	85,236.98	Interest	
FHWA Treas	988,627.23	Grant Income	
Regions Project Fund	64,631.58	Interest	
Regions Project Fund	62,810.97	Interest	
Regions Debt Service Fund	231.34	Interest	
Regions Debt Service Fund	225.86	Interest	
Adjustment for check voided	319,674.15	AJE	
Total Revenue			1,603,622.10

DISBURSEMENTS

ACH	SER Construction	1,314,891.28	Capital Projects
ACH	Goodman Corporation	6,222.83	Engineering Consultant
ACH	Hunton Andrews Kurth	7,941.00	Legal Invoices
ACH	Medley	2,000.00	Monthly Retainer
ACH	The Morton Accounting Services	1,961.03	CPA Services
ACH	United States Treasury	5,964.50	Payroll Taxes
ACH	Quickbooks Payroll Service	10,302.01	Admin Payroll
ACH	Texas Workforce	117.00	Unemployment
ACH	Schwab Retirement	1,500.00	Retirement
ACH	Schwab Retirement	1,500.00	Retirement
ACH	United States Treasury	5,964.50	Payroll Taxes
ACH	Goodman Corporation	63,129.77	Engineering Consultant
ACH	Sanford Kuhl Hagen Kugle Parker	22,691.81	Legal Invoices
ACH	The Morton Accounting Services	1,961.03	CPA Services
ACH	CDM Smith	157,232.68	Capital Projects
ACH	TML	2,631.30	Annual Renewal
ACH	SER Construction	1,374,945.43	Capital Projects
ACH	United States Treasury	7,615.78	Payroll Taxes
ACH	Quickbooks Payroll Service	13,258.37	Admin Payroll
ACH	Quiddity Engineering	81,931.42	Capital Projects
Total Disbursements			3,083,761.74

ENDING BALANCE **\$ 50,558,028.61**

**May 31, 2024
Balance**

LOCATION OF ASSETS	
Frost Checking	16,076,623.54
Frost Money Mkt	700,969.45
Frost Project Fund	465.00
Regions Debt Service Fund	53,085.93
Regions Project Fund	14,763,131.15
TexPool Investment	18,963,753.54
Total Account Balance	\$ 50,558,028.61

Memorial Heights Redevelopment Authority

Unpaid Bills Detail

As of June 21, 2024

Type	Date	Num	Memo	Due Date	Open Balance
CDM Smith Inc.					
Bill	05/31/2024	90208490	Project: Shepherd & Durham Major Investment Project May 2024	06/10/2024	144,281.10
Total CDM Smith Inc.					144,281.10
Hunton Andrews Kurth					
Bill	05/31/2024	131815322	Tjhuston Properties Legal Services Through 05.31.24	06/10/2024	475.00
Total Hunton Andrews Kurth					475.00
Quiddity Engineering, LLC					
Bill	05/31/2024	ARIV1019674	T0523A Shepherd Durham Cross Streets -Final Design Phase 2 Through May 24, 2024	06/10/2024	7,815.00
Bill	05/31/2024	ARIV1019676	T0523A Shepherd Durham Cross Streets - Phase 1 CPS Through May 24, 2024	06/10/2024	12,674.16
Bill	05/31/2024	ARIV1019677	Westcott Roundabout Greenspace - Through May 24, 2024	06/10/2024	255.00
Bill	05/31/2024	ARIV1019678	Mobility & Drainage - Through May 24, 2024	06/10/2024	25,546.60
Bill	05/31/2024	ARIV1019679	T-0537 Mobility Drainage Study/ MKT/White Oak- Through May 24, 2024	06/10/2024	31,376.36
Bill	05/31/2024	ARIV1019680	T-0539 Mobility Drainage Study/ Shepherd/Durham Cross Streets- Through May 24, 2024	06/10/2024	39,864.56
Bill	05/31/2024	ARIV1019681	T0510 Shepherd at Memorial - Through May 24, 2024	06/10/2024	16,131.10
Bill	05/31/2024	ARIV1019682	T0535 Waugh Safety - Through May 24, 2024	06/10/2024	58,139.75
Total Quiddity Engineering, LLC					191,802.53
Sanford Kuhl Hagan Kugle Parker Kahn					
Bill	05/31/2024	24-0797	Admin/Meeting through May 2024	06/10/2024	575.00
Bill	05/31/2024	24-0798	Legal services through May 2024	06/10/2024	4,725.86
Bill	05/31/2024	24-0799	Legal services through May 2024	06/10/2024	938.75
Bill	05/31/2024	24-0800	Legal services through May 2024	06/10/2024	1,261.25
Bill	05/31/2024	24-0801	Legal services through May 2024	06/10/2024	520.00
Bill	05/31/2024	24-0802	Legal services through May 2024	06/10/2024	195.00
Total Sanford Kuhl Hagan Kugle Parker Kahn					8,215.86
SER Construction					
Bill	05/31/2024	Pay Estimate...	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1 May 2024	06/10/2024	1,838,495.60
Total SER Construction					1,838,495.60
TOTAL					2,183,270.09

Memorial Heights Redevelopment Authority
Capital Improvement Projects
April through May 2024

06/20/24

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Capital Improvement Plan					
T-0510 Buffalo to White Oak Tra					
Bill	04/30/2024	ARIV1017...	Quiddity Engineering, ...	T0510 Shepherd at Memorial - Through April 26, 2024	19,966.90
Bill	05/31/2024	ARIV1019...	Quiddity Engineering, ...	T0510 Shepherd at Memorial - Through May 24, 2024	16,131.10
Total T-0510 Buffalo to White Oak Tra					36,098.00
T-0522A 18th St & Surrounding					
Bill	04/30/2024	ARIV1017...	Quiddity Engineering, ...	Mobility & Drainage	2,052.00
Bill	05/31/2024	ARIV1019...	Quiddity Engineering, ...	Mobility & Drainage	25,546.60
Total T-0522A 18th St & Surrounding					27,598.60
T-0523A Shepherd Durham & Cross					
Bill	04/30/2024	4-2024-56	Goodman Corporation	-MULTIPLE-	9,468.96
Bill	04/30/2024	4-2024-57	Goodman Corporation	MRA115 Federal and TxDOT	2,000.65
Bill	04/30/2024	4-2024-58	Goodman Corporation	MRA118 Right of Way Acquisition	1,905.75
Bill	04/30/2024	4-2024-59	Goodman Corporation	MRA 119 Task 1 New Recipient Doc and Facilitation	2,200.00
Bill	04/30/2024	4-2024-60	Goodman Corporation	-MULTIPLE-	7,299.16
Bill	04/30/2024	4-2024-61	Goodman Corporation	MRA121 Project - Limited Bid & Construction Phase Ap...	134.62
Bill	04/30/2024	4-2024-62	Goodman Corporation	-MULTIPLE-	801.50
Bill	04/30/2024	4-2024-63	Goodman Corporation	-MULTIPLE-	285.80
Bill	04/30/2024	4-2024-64	Goodman Corporation	MRA124 Project - Tax Increment Revenue Analysis Ap...	9,584.00
Bill	04/30/2024	4-2024-65	Goodman Corporation	-MULTIPLE-	1,506.00
Bill	04/30/2024	4-2024-66	Goodman Corporation	-MULTIPLE-	740.50
Bill	04/30/2024	4-2024-67	Goodman Corporation	-MULTIPLE-	896.50
Bill	04/30/2024	4-2024-68	Goodman Corporation	Task 1 - \$11,247	10,684.65
Bill	04/30/2024	24-0665	Sanford Kuhl Hagan K...	Shepher/Durham Recon April 2024	452.50
Bill	04/30/2024	ARIV1017...	Quiddity Engineering, ...	T0523A Shepherd Durham Grant Coordination - Throu...	211.25
Bill	04/30/2024	ARIV1017...	Quiddity Engineering, ...	Total Fee - \$310,660	1,338.30
Bill	04/30/2024	ARIV1018...	Quiddity Engineering, ...	T0523A Shepherd Durham Cross Streets -Final Design...	91,388.27
Bill	04/30/2024	ARIV1017...	Quiddity Engineering, ...	Total Fee - \$364,200	33,090.02
Bill	04/30/2024	Pay Estim...	SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phas...	2,159,207.83
Bill	04/30/2024	90206713	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Project ...	181,973.31
Bill	05/31/2024	5-2024-71	Goodman Corporation	-MULTIPLE-	9,468.96
Bill	05/31/2024	5-2024-3	Goodman Corporation	MRA115 Federal and TxDOT	2,000.65
Bill	05/31/2024	5-2024-72	Goodman Corporation	MRA 119 Task 1 New Recipient Doc and Facilitation	1,650.00
Bill	05/31/2024	5-2024-73	Goodman Corporation	-MULTIPLE-	16,954.97
Bill	05/31/2024	5-2024-27	Goodman Corporation	-MULTIPLE-	943.40
Bill	05/31/2024	5-2024-28	Goodman Corporation	MRA124 Project - Tax Increment Revenue Analysis Ma...	3,594.00
Bill	05/31/2024	5-2024-29	Goodman Corporation	-MULTIPLE-	75.30
Bill	05/31/2024	5-2024-30	Goodman Corporation	-MULTIPLE-	721.40
Bill	05/31/2024	5-2024-74	Goodman Corporation	Task 1 - \$11,247	562.35
Bill	05/31/2024	24-0799	Sanford Kuhl Hagan K...	Shepher/Durham Recon May 2024	938.75
Bill	05/31/2024	ARIV1019...	Quiddity Engineering, ...	T0523A Shepherd Durham Cross Streets -Final Design...	7,815.00
Bill	05/31/2024	ARIV1019...	Quiddity Engineering, ...	Total Fee - \$364,200	12,674.16
Total T-0523A Shepherd Durham & Cross					2,572,568.51
T-0535 Safety & Mobility Imp					
Bill	04/30/2024	24-0666	Sanford Kuhl Hagan K...	T-535 Waugh Safety April 2024	281.25
Bill	04/30/2024	ARIV1017...	Quiddity Engineering, ...	T0535 Waugh Safety - Through April 26, 2024	49,814.75
Bill	05/31/2024	24-0800	Sanford Kuhl Hagan K...	T-535 Waugh Safety May 2024	1,261.25
Bill	05/31/2024	ARIV1019...	Quiddity Engineering, ...	T0535 Waugh Safety - Through May 24, 2024	58,139.75
Total T-0535 Safety & Mobility Imp					109,497.00
T-0537 Inf Imps Shep awhite Oak					
Bill	04/30/2024	ARIV1017...	Quiddity Engineering, ...	Total Fee \$220,110.00	7,367.60
Bill	05/31/2024	ARIV1019...	Quiddity Engineering, ...	Total Fee \$220,110.00	31,376.36
Total T-0537 Inf Imps Shep awhite Oak					38,743.96
T-0538 Transportation Area Stud					
Bill	04/30/2024	24-0668	Sanford Kuhl Hagan K...	T-538 Transportation Area Study Apr 2024	1,513.75
Bill	05/31/2024	24-0802	Sanford Kuhl Hagan K...	T-538 Transportation Area Study May 2024	195.00
Total T-0538 Transportation Area Stud					1,708.75

Memorial Heights Redevelopment Authority
Capital Improvement Projects
 April through May 2024

Type	Date	Num	Name	Memo	Amount
T-0539 Full Reconstruct Cross					
Bill	04/30/2024	24-0667	Sanford Kuhl Hagan K...	T-0539 Mobility Study Apr 2024	6,760.00
Bill	04/30/2024	ARIV1017...	Quiddity Engineering, ...	Total Fee \$137,452.00	13,704.74
Bill	05/31/2024	24-0801	Sanford Kuhl Hagan K...	T-0539 Mobility Study May 2024	520.00
Bill	05/31/2024	ARIV1019...	Quiddity Engineering, ...	Total Fee \$137,452.00	39,864.56
Total T-0539 Full Reconstruct Cross					60,849.30
T-0544 Westcott Roundabout					
Bill	05/31/2024	ARIV1019...	Quiddity Engineering, ...	Westcott Roundabout	255.00
Total T-0544 Westcott Roundabout					255.00
Total Capital Improvement Plan					2,847,319.12
TOTAL					<u>2,847,319.12</u>

Memorial Heights Redevelopment Authority
Profit & Loss Prev Year Comparison
July 2023 through May 2024

	Jul '23 - May 24	Jul '22 - May 23	\$ Change	% Change
Ordinary Income/Expense				
Income				
Grant Income	8,039,364.72	6,102,128.30	1,937,236.42	31.8%
Interest Income	2,282,747.59	584,649.84	1,698,097.75	290.5%
Interest Income - CIP	0.00	1,009,558.15	-1,009,558.15	-100.0%
Tax Increment - City	134,694.54	0.00	134,694.54	100.0%
Total Income	10,456,806.85	7,696,336.29	2,760,470.56	35.9%
Cost of Goods Sold				
Capital Improvement Plan				
T-0510 Buffalo to White Oak Tra	36,098.00	0.00	36,098.00	100.0%
T-0521 Little Thicket Park Impr	2,677.50	8,804.25	-6,126.75	-69.6%
T-0522A 18th St & Surrounding	174,026.75	0.00	174,026.75	100.0%
T-0523A Shepherd Durham & Cross	14,468,894.11	19,318,786.68	-4,849,892.57	-25.1%
T-0529 Yale @ Center	21,252.74	5,791.65	15,461.09	267.0%
T-0531 Pedestrian Improv. Const	323,245.73	776,280.02	-453,034.29	-58.4%
T-0534 West 19th Beall Sidewalk	607,642.06	103,897.05	503,745.01	484.9%
T-0535 Safety & Mobility Imp	116,972.00	0.00	116,972.00	100.0%
T-0537 Inf Imps Shep awhite Oak	199,877.28	0.00	199,877.28	100.0%
T-0538 Transportation Area Stud	1,708.75	0.00	1,708.75	100.0%
T-0539 Full Reconstruct Cross	128,991.77	0.00	128,991.77	100.0%
T-0544 Westcott Roundabout	14,415.57	0.00	14,415.57	100.0%
Total Capital Improvement Plan	16,095,802.26	20,213,559.65	-4,117,757.39	-20.4%
Total COGS	16,095,802.26	20,213,559.65	-4,117,757.39	-20.4%
Gross Profit	-5,638,995.41	-12,517,223.36	6,878,227.95	55.0%
Expense				
Debt Service				
Bond Principal	880,000.00	835,000.00	45,000.00	5.4%
Interest Expense	1,241,475.02	1,284,350.02	-42,875.00	-3.3%
Debt Service - Other	3,000.00	6,000.00	-3,000.00	-50.0%
Total Debt Service	2,124,475.02	2,125,350.02	-875.00	0.0%
Developer Reimbursement	929,662.79	420,685.14	508,977.65	121.0%
Payroll Expenses				
Payroll Taxes	12,015.79	9,553.50	2,462.29	25.8%
Retirement Expense	16,925.00	15,000.00	1,925.00	12.8%
Salary Payroll	169,250.00	150,000.00	19,250.00	12.8%
Payroll Expenses - Other	32.52	20.57	11.95	58.1%
Total Payroll Expenses	198,223.31	174,574.07	23,649.24	13.6%
Program and Project Consultants				
Engineering Consultants	29,156.15	24,998.75	4,157.40	16.6%
Legal Expense	91,645.01	52,005.91	39,639.10	76.2%
Planning Consultants	103,422.93	99,385.06	4,037.87	4.1%
Total Program and Project Consultants	224,224.09	176,389.72	47,834.37	27.1%
TIRZ Administration & Overhead	73,831.75	63,948.94	9,882.81	15.5%
Total Expense	3,550,416.96	2,960,947.89	589,469.07	19.9%
Net Ordinary Income	-9,189,412.37	-15,478,171.25	6,288,758.88	40.6%
Net Income	-9,189,412.37	-15,478,171.25	6,288,758.88	40.6%

Memorial Heights Redevelopment Authority
Balance Sheet Prev Year Comparison
As of May 31, 2024

	May 31, 24	May 31, 23	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Frost Bank Checking	16,076,623.54	1,678,698.85	14,397,924.69	857.7%
Frost Bank Money Mkt	700,969.45	711.26	700,258.19	98,453.2%
Frost Bank Project Fund	465.00	465.00	0.00	0.0%
Regions Debt Service Fund	53,085.93	18,243.96	34,841.97	191.0%
Regions Project Fund	14,763,131.15	33,267,473.78	-18,504,342.63	-55.6%
TexPool Investment	18,963,753.54	16,453,109.71	2,510,643.83	15.3%
Total Checking/Savings	50,558,028.61	51,418,702.56	-860,673.95	-1.7%
Other Current Assets				
Due from Other Funds	19,400,679.51	0.00	19,400,679.51	100.0%
Total Other Current Assets	19,400,679.51	0.00	19,400,679.51	100.0%
Total Current Assets	69,958,708.12	51,418,702.56	18,540,005.56	36.1%
TOTAL ASSETS	69,958,708.12	51,418,702.56	18,540,005.56	36.1%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	3,402,938.99	3,876,746.00	-473,807.01	-12.2%
Total Accounts Payable	3,402,938.99	3,876,746.00	-473,807.01	-12.2%
Other Current Liabilities				
Direct Deposit Liabilities	0.00	-12,237.75	12,237.75	100.0%
Due to Other Funds	19,400,679.51	0.00	19,400,679.51	100.0%
Payroll Liabilities	1,934.00	51.00	1,883.00	3,692.2%
Retainage Payable	62,247.67	27,292.62	34,955.05	128.1%
Total Other Current Liabilities	19,464,861.18	15,105.87	19,449,755.31	128,756.3%
Total Current Liabilities	22,867,800.17	3,891,851.87	18,975,948.30	487.6%
Total Liabilities	22,867,800.17	3,891,851.87	18,975,948.30	487.6%
Equity				
Fund Balance Equity CIP	41,511,140.00	41,511,140.00	0.00	0.0%
Retained Earnings	14,769,180.32	21,493,881.94	-6,724,701.62	-31.3%
Net Income	-9,189,412.37	-15,478,171.25	6,288,758.88	40.6%
Total Equity	47,090,907.95	47,526,850.69	-435,942.74	-0.9%
TOTAL LIABILITIES & EQUITY	69,958,708.12	51,418,702.56	18,540,005.56	36.1%

Memorial Heights Redevelopment Authority
Profit & Loss Detail
 July 2023 through May 2024

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
Ordinary Income/Expense						
Income						
Grant Income						
General ...	07/01/2023	CPA 23-7R	*	FHWA Treasury	Grant application submitted before 6/30 for reimbursement	-463,020.93
Deposit	07/17/2023				Deposit	463,020.93
Deposit	08/09/2023	ACH			FHWA Treas 310 Misc Pay	1,728,577.37
Deposit	09/05/2023				FHWA Treas 310	1,243,675.92
Deposit	10/11/2023	ACH			FHWA Treas 310 Misc Pay	646,889.06
Deposit	12/08/2023	ACH			FHWA Treas 310 Misc Pay	695,529.48
Deposit	12/13/2023	ACH			FHWA Treas 310 Misc Pay	790,895.32
Deposit	01/04/2024	ACH			FHWA Treas 310 Misc Pay	704,219.61
Deposit	02/02/2024	ACH			FHWA Treas 310 Misc Pay	720,770.89
Deposit	03/18/2024	ACH			FHWA Treas 310 Misc Pay	520,179.84
Deposit	04/12/2024	ACH			FHWA Treas 310 Misc Pay	385,635.32
Deposit	05/01/2024	ACH			FHWA Treas 310 Misc Pay	602,991.91
Total Grant Income						8,039,364.72
Interest Income						
Deposit	07/31/2023				Interest	0.04
Deposit	07/31/2023				Interest	59,300.04
Deposit	07/31/2023				Interest	137,438.06
Deposit	07/31/2023				Interest	75.37
Deposit	08/31/2023				Interest	97,587.16
Deposit	08/31/2023				Interest	0.04
Deposit	08/31/2023				Interest	7,719.64
Deposit	08/31/2023				Interest	143,798.16
Deposit	09/30/2023				Interest	0.04
Deposit	09/30/2023				Interest	94,817.19
Deposit	09/30/2023				Interest	9,508.04
Deposit	09/30/2023				Interest	149,147.18
Deposit	10/31/2023				Interest	0.04
Deposit	10/31/2023				Interest	99,091.65
Deposit	10/31/2023				Interest	145,188.73
Deposit	10/31/2023				Interest	2,765.26
Deposit	11/30/2023				Interest	91,833.62
Deposit	11/30/2023				Interest	2,884.96
Deposit	11/30/2023				Interest	5.57
Deposit	11/30/2023				Interest	151,266.19
Deposit	12/31/2023				Interest	147,323.39
Deposit	12/31/2023				Interest	2,809.76
Deposit	12/31/2023				Interest	86,050.79
Deposit	12/31/2023				Interest	42.85
Deposit	01/31/2024				Interest	42.73
Deposit	01/31/2024				Interest	84,211.56
Deposit	01/31/2024				Interest	152,491.39
Deposit	01/31/2024				Interest	2,908.32
Deposit	02/29/2024				Interest	39.98
Deposit	02/29/2024				Interest	2,907.54
Deposit	02/29/2024				Interest	89,782.17
Deposit	02/29/2024				Interest	78,834.44
Deposit	03/31/2024				Interest	42.74
Deposit	03/31/2024				Interest	84,484.38
Deposit	03/31/2024				Interest	60,298.75
Deposit	03/31/2024				Interest	2,729.10
Deposit	04/30/2024				Interest	41.36
Deposit	04/30/2024				Interest	64,631.58
Deposit	04/30/2024				Interest	231.34
Deposit	04/30/2024				Interest	82,099.88
Deposit	05/31/2024				Interest	85,236.98
Deposit	05/31/2024				Interest	42.75
Deposit	05/31/2024				Interest	225.86
Deposit	05/31/2024				Interest	62,810.97
Total Interest Income						2,282,747.59
Tax Increment - City						
General ...	07/01/2023	CPA 23-2R	*	City of Houston Cust.	Reverse of GJE CPA 23-7 -- Annual City Increment balanc...	-11,901,586.25
Deposit	07/05/2023	ACH		City of Houston Cust.	Annual City Increment	11,901,586.25
Deposit	09/06/2023			City of Houston	Tax Increment - City	134,694.54
Total Tax Increment - City						134,694.54
Total Income						10,456,806.85

Memorial Heights Redevelopment Authority
Profit & Loss Detail
July 2023 through May 2024

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
Cost of Goods Sold						
Capital Improvement Plan						
T-0510 Buffalo to White Oak Tra						
Bill	04/30/2024	ARIV10177...		Quiddity Engineering, LLC	T0510 Shepherd at Memorial - Through April 26, 2024	19,966.90
Bill	05/31/2024	ARIV10196...		Quiddity Engineering, LLC	T0510 Shepherd at Memorial - Through May 24, 2024	16,131.10
Total T-0510 Buffalo to White Oak Tra						36,098.00
T-0521 Little Thicket Park Impr						
Bill	08/31/2023	23-0677		Sanford Kuhl Hagan Kugle ...	Little Thicket Park	260.00
Bill	08/31/2023	2023323		Kuo & Associates, Inc.	Surveying Services - Little Thicket Park	2,417.50
Total T-0521 Little Thicket Park Impr						2,677.50
T-0522A 18th St & Surrounding						
Bill	11/30/2023	ARIV10104...		Quiddity Engineering, LLC	Mobility & Drainage	13,970.02
Bill	12/31/2023	ARIV10119...		Quiddity Engineering, LLC	Mobility & Drainage	1,764.72
Bill	01/31/2024	ARIV10131...		Quiddity Engineering, LLC	Mobility & Drainage	1,333.80
Bill	02/29/2024	ARIV10149...		Quiddity Engineering, LLC	Mobility & Drainage	49,340.38
Bill	03/31/2024	ARIV10164...		Quiddity Engineering, LLC	Mobility & Drainage	80,019.23
Bill	04/30/2024	ARIV10177...		Quiddity Engineering, LLC	Mobility & Drainage	2,052.00
Bill	05/31/2024	ARIV10196...		Quiddity Engineering, LLC	Mobility & Drainage	25,546.60
Total T-0522A 18th St & Surrounding						174,026.75
T-0523A Shepherd Durham & Cross						
General ...	07/01/2023	CPA 23-3R	*	SER Construction	Accrual for retainage payable for Shepherd Drive Project	-1,060,166.79
Bill	07/01/2023	ARIV10026...		Quiddity Engineering, LLC	Total Fee - \$310,660	1,303.50
Bill	07/01/2023	ARIV10026...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	58,715.42
Bill	07/01/2023	ARIV10026...		Quiddity Engineering, LLC	Total Fee - \$364,200	30,587.71
General ...	07/01/2023	CPA 23-1R	*	Quiddity Engineering, LLC	Expense Estimate 06.01.23 - 06.30.23 WO Auth. No. 4	-5,000.00
General ...	07/01/2023	CPA 23-1R	*	Quiddity Engineering, LLC	Expense Estimate 06.01.23 - 06.30.23 WO Auth. No. 5	-120,000.00
General ...	07/01/2023	CPA 23-1R	*	Quiddity Engineering, LLC	Expense Estimate 06.01.23 - 06.30.23 WO Auth. No. 6	-7,000.00
Bill	07/31/2023	Pay Estimat...		SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	1,096,422.13
Bill	07/31/2023	23-0618		Sanford Kuhl Hagan Kugle ...	Shepher/Durham Recon	2,252.50
Bill	07/31/2023	7-2023-36		Goodman Corporation	MRA113 Task 1 - \$127,929	3,454.08
Bill	07/31/2023	7-2023-36		Goodman Corporation	MRA113 Task 2 - \$172,439	4,138.54
Bill	07/31/2023	7-2023-36		Goodman Corporation	MRA113 Task 3 - \$72,617	1,960.66
Bill	07/31/2023	7-2023-24		Goodman Corporation	MRA115 Federal and TxDOT	1,600.52
Bill	07/31/2023	7-2023-12		Goodman Corporation	MRA118 Right of Way Acquisition	2,968.88
Bill	07/31/2023	90185791		CDM Smith Inc.	Project: Shepherd & Durham Major Investment Project Jul...	127,263.78
Bill	07/31/2023	ARIV10042...		Quiddity Engineering, LLC	Total Fee - \$310,660	38,444.62
Bill	07/31/2023	ARIV10042...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	17,899.16
Bill	07/31/2023	ARIV10042...		Quiddity Engineering, LLC	Total Fee - \$364,200	32,095.54
Bill	08/31/2023	8-2023-71		Goodman Corporation	MRA113 Task 1 - \$127,929	3,454.08
Bill	08/31/2023	8-2023-71		Goodman Corporation	MRA113 Task 2 - \$172,439	4,138.54
Bill	08/31/2023	8-2023-71		Goodman Corporation	MRA113 Task 3 - \$72,617	1,960.66
Bill	08/31/2023	8-2023-13		Goodman Corporation	MRA115 Federal and TxDOT	2,000.65
Bill	08/31/2023	8-2023-14		Goodman Corporation	MRA118 Right of Way Acquisition	567.00
Bill	08/31/2023	23-0678		Sanford Kuhl Hagan Kugle ...	Shepher/Durham Recon	2,206.25
Bill	08/31/2023	131806578		Hunton Andrews Kurth	Nicholas Litinas Legal Services Through 05.31.23	5,135.00
Bill	08/31/2023	Pay Estimat...		SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	1,258,465.86
Bill	08/31/2023	90187789		CDM Smith Inc.	Project: Shepherd & Durham Major Investment Project Au...	145,034.59
Bill	08/31/2023	ARIV10058...		Quiddity Engineering, LLC	Total Fee - \$310,660	2,809.40
Bill	08/31/2023	ARIV10058...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	55,675.58
Bill	08/31/2023	ARIV10058...		Quiddity Engineering, LLC	Total Fee - \$364,200	72,904.25
Bill	09/25/2023	Pay Estimat...		SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	1,377,230.68
Bill	09/30/2023	9-2023-70		Goodman Corporation	MRA113 Task 1 - \$127,929	1,023.43
Bill	09/30/2023	9-2023-70		Goodman Corporation	MRA113 Task 2 - \$172,439	6,897.56
Bill	09/30/2023	9-2023-70		Goodman Corporation	MRA113 Task 3 - \$72,617	1,960.66
Bill	09/30/2023	9-2023-21		Goodman Corporation	MRA115 Federal and TxDOT	1,600.52
Bill	09/30/2023	9-2023-22		Goodman Corporation	MRA118 Right of Way Acquisition	3,346.88
Bill	09/30/2023	23-0888		Sanford Kuhl Hagan Kugle ...	Shepher/Durham Recon	7,652.50
Bill	09/30/2023	131807595		Hunton Andrews Kurth	Nicholas Litinas Legal Services Through 09.30.23	2,919.00
Bill	09/30/2023	ARIV10026...		Quiddity Engineering, LLC	Total Fee - \$310,660	4,280.47
Bill	09/30/2023	ARIV10069...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	70,364.49
Bill	09/30/2023	ARIV10069...		Quiddity Engineering, LLC	Total Fee - \$364,200	19,948.87
Bill	09/30/2023	90190392		CDM Smith Inc.	Project: Shepherd & Durham Major Investment Project Se...	123,839.36
Bill	10/31/2023	10-2023-76		Goodman Corporation	MRA113 Task 1 - \$127,929	2,430.65
Bill	10/31/2023	10-2023-76		Goodman Corporation	MRA113 Task 2 - \$172,439	5,690.49
Bill	10/31/2023	10-2023-76		Goodman Corporation	MRA113 Task 3 - \$72,617	1,742.81
Bill	10/31/2023	10-2023-22		Goodman Corporation	MRA115 Federal and TxDOT	4,001.30
Bill	10/31/2023	10-2023-23		Goodman Corporation	MRA118 Right of Way Acquisition	3,202.50
Bill	10/31/2023	23-0992		Sanford Kuhl Hagan Kugle ...	Shepher/Durham Recon	5,800.00
Bill	10/31/2023	90192237		CDM Smith Inc.	Project: Shepherd & Durham Major Investment Project Oct...	133,165.96
Bill	10/31/2023	ARIV10088...		Quiddity Engineering, LLC	Total Fee - \$310,660	2,265.80
Bill	10/31/2023	ARIV10088...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	637.50
Bill	10/31/2023	ARIV10088...		Quiddity Engineering, LLC	Total Fee - \$364,200	806.25
Bill	10/31/2023	131808586		Hunton Andrews Kurth	Nicholas Litinas Legal Services Through 10.31.23	2,568.00

No assurance is provided on these financial statements

Memorial Heights Redevelopment Authority
Profit & Loss Detail
July 2023 through May 2024

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
Bill	10/31/2023	131808587		Hunton Andrews Kurth	Tjhurston Properties Legal Services Through 10.31.23	3,992.00
Bill	11/29/2023	Pay Estimat...		SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	1,378,689.33
Bill	11/30/2023	ARIV10103...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	3,182.20
Bill	11/30/2023	ARIV10104...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	63,686.36
Bill	11/30/2023	ARIV10104...		Quiddity Engineering, LLC	Total Fee - \$364,200	10,837.19
Bill	11/30/2023	90195051		CDM Smith Inc.	Project: Shepherd & Durham Major Investment Project No...	121,895.97
Bill	11/30/2023	11-2023-88		Goodman Corporation	MRA118 Right of Way Acquisition	12,657.75
Bill	12/01/2023	11-2023-65		Goodman Corporation	MRA113 Task 1 - \$127,929	3,070.30
Bill	12/01/2023	11-2023-65		Goodman Corporation	MRA113 Task 2 - \$172,439	5,000.73
Bill	12/01/2023	11-2023-65		Goodman Corporation	MRA113 Task 3 - \$72,617	1,742.81
Bill	12/01/2023	11-2023-66		Goodman Corporation	MRA115 Federal and TxDOT	2,000.65
Bill	12/01/2023	23-1131		Sanford Kuhl Hagan Kugle ...	Shepher/Durham Recon	780.00
Bill	12/31/2023	131810384		Hunton Andrews Kurth	Nicholas Litinas Legal Services Through 12.31.23	1,144.25
Bill	12/31/2023	131810385		Hunton Andrews Kurth	Tjhurston Properties Legal Services Through 12.31.23	5,635.70
Bill	12/31/2023	Pay Estimat...		SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	1,541,531.02
Bill	12/31/2023	23-1257		Sanford Kuhl Hagan Kugle ...	Shepher/Durham Recon	1,586.25
Bill	12/31/2023	12-2023-54		Goodman Corporation	MRA113 Task 1 - \$127,929	3,070.30
Bill	12/31/2023	12-2023-54		Goodman Corporation	MRA113 Task 2 - \$172,439	4,138.54
Bill	12/31/2023	12-2023-54		Goodman Corporation	MRA113 Task 3 - \$72,617	1,742.81
Bill	12/31/2023	12-2023-55		Goodman Corporation	MRA115 Federal and TxDOT	2,000.65
Bill	12/31/2023	12-2023-56		Goodman Corporation	MRA 119 Task 1 New Recipient Doc and Facilitation	27,500.00
Bill	12/31/2023	Pay Estimat...		SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1	1,020,368.93
Bill	12/31/2023	90197243		CDM Smith Inc.	Project: Shepherd & Durham Major Investment Project De...	106,454.19
Bill	12/31/2023	ARIV10119...		Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Coordination - Through ...	255.00
Bill	12/31/2023	ARIV10119...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	1,694.40
Bill	12/31/2023	ARIV10119...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	8,515.38
Bill	12/31/2023	ARIV10119...		Quiddity Engineering, LLC	Total Fee - \$364,200	19,453.89
Bill	01/31/2024	24-0145		Sanford Kuhl Hagan Kugle ...	Shepher/Durham Recon January 2024	2,433.75
Bill	01/31/2024	131811642		Hunton Andrews Kurth	Nicholas Litinas Legal Services Through 01.31.24	1,239.25
Bill	01/31/2024	131811643		Hunton Andrews Kurth	Tjhurston Properties Legal Services Through 01.31.24	2,515.00
Bill	01/31/2024	ARIV10131...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	1,048.90
Bill	01/31/2024	ARIV10131...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	41,753.90
Bill	01/31/2024	ARIV10131...		Quiddity Engineering, LLC	Total Fee - \$364,200	22,085.86
Bill	01/31/2024	90199486		CDM Smith Inc.	Project: Shepherd & Durham Major Investment Project Jan...	120,141.19
Bill	01/31/2024	Pay Estimat...		SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1...	647,650.07
Bill	02/01/2024	1-2024-57		Goodman Corporation	MRA113 Task 1 - \$127,929	3,070.30
Bill	02/01/2024	1-2024-57		Goodman Corporation	MRA113 Task 2 - \$172,439	4,655.85
Bill	02/01/2024	1-2024-57		Goodman Corporation	MRA113 Task 3 - \$72,617	1,742.81
Bill	02/01/2024	1-2024-58		Goodman Corporation	MRA115 Federal and TxDOT	2,000.65
Bill	02/01/2024	1-2024-59		Goodman Corporation	MRA118 Right of Way Acquisition	1,323.00
Bill	02/01/2024	1-2024-60		Goodman Corporation	MRA 119 Task 1 New Recipient Doc and Facilitation	22,000.00
Bill	02/29/2024	131812470		Hunton Andrews Kurth	Tjhurston Properties Legal Services Through 02.29.24	7,941.00
Bill	02/29/2024	Pay Estimat...		SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1...	1,314,891.28
Bill	02/29/2024	ARIV10149...		Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Coordination - Through ...	1,020.00
Bill	02/29/2024	ARIV10149...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	271.80
Bill	02/29/2024	ARIV10149...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	7,713.18
Bill	02/29/2024	ARIV10149...		Quiddity Engineering, LLC	Total Fee - \$364,200	13,045.41
Bill	02/29/2024	90201738		CDM Smith Inc.	Project: Shepherd & Durham Major Investment Project Feb...	157,232.68
Bill	02/29/2024	24-0302		Sanford Kuhl Hagan Kugle ...	Shepher/Durham Recon February 2024	876.25
Bill	02/29/2024	2-2024-43		Goodman Corporation	MRA113 Task 1 - \$127,929	3,070.30
Bill	02/29/2024	2-2024-43		Goodman Corporation	MRA113 Task 2 - \$172,439	4,655.85
Bill	02/29/2024	2-2024-43		Goodman Corporation	MRA113 Task 3 - \$72,617	1,742.81
Bill	02/29/2024	2-2024-44		Goodman Corporation	MRA115 Federal and TxDOT	2,000.65
Bill	02/29/2024	2-2024-45		Goodman Corporation	MRA118 Right of Way Acquisition	567.00
Bill	02/29/2024	2-2024-46		Goodman Corporation	MRA 119 Task 1 New Recipient Doc and Facilitation	550.00
Bill	03/31/2024	3-2024-76		Goodman Corporation	MRA113 Task 1 - \$127,929	3,070.30
Bill	03/31/2024	3-2024-76		Goodman Corporation	MRA113 Task 2 - \$172,439	4,655.85
Bill	03/31/2024	3-2024-76		Goodman Corporation	MRA113 Task 3 - \$72,617	1,742.81
Bill	03/31/2024	3-2024-77		Goodman Corporation	MRA120 Task 1 - \$10,901	5,450.50
Bill	03/31/2024	3-2024-77		Goodman Corporation	MRA120 Task 2 - \$23,922	5,980.50
Bill	03/31/2024	3-2024-77		Goodman Corporation	MRA120 Task 3 - \$28,432	0.00
Bill	03/31/2024	3-2024-77		Goodman Corporation	MRA120 Task 4 - \$31,329	0.00
Bill	03/31/2024	3-2024-77		Goodman Corporation	MRA120 Task 5 - \$8,161	6,120.75
Bill	03/31/2024	3-2024-77		Goodman Corporation	MRA120 Task 6 - \$5,270	5,270.00
Bill	03/31/2024	3-2024-77		Goodman Corporation	MRA120 Task 7 - \$8,160	6,120.00
Bill	03/31/2024	3-2024-78		Goodman Corporation	MRA121 Project - Limited Bid & Construction Phase Marc...	1,346.20
Bill	03/31/2024	3-2024-79		Goodman Corporation	MRA122 Task 1 - \$32,060	1,603.00
Bill	03/31/2024	3-2024-79		Goodman Corporation	MRA122 Task 2 - \$19,458	0.00
Bill	03/31/2024	3-2024-79		Goodman Corporation	MRA122 Task 3 - \$14,582	0.00
Bill	03/31/2024	3-2024-79		Goodman Corporation	MRA122 Task 4 - \$34,308	0.00
Bill	03/31/2024	3-2024-79		Goodman Corporation	MRA122 Task 5 - \$15,003	0.00
Bill	03/31/2024	3-2024-2		Goodman Corporation	MRA123 Task 1 - \$11,055	0.00
Bill	03/31/2024	3-2024-2		Goodman Corporation	MRA123 Task 2 - \$5,716	4,858.60
Bill	03/31/2024	3-2024-2		Goodman Corporation	MRA123 Task 3 - \$9,434	0.00
Bill	03/31/2024	3-2024-2		Goodman Corporation	MRA123 Task 4 - \$25,930	0.00
Bill	03/31/2024	3-2024-16		Goodman Corporation	MRA124 Project - Tax Increment Revenue Analysis March ...	3,594.00
Bill	03/31/2024	3-2024-17		Goodman Corporation	MRA125 Task 1 - \$3,012	376.50
Bill	03/31/2024	3-2024-17		Goodman Corporation	MRA125 Task 2 - \$6,892	0.00

No assurance is provided on these financial statements

Memorial Heights Redevelopment Authority
Profit & Loss Detail
July 2023 through May 2024

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
Bill	03/31/2024	3-2024-17		Goodman Corporation	MRA125 Task 3 - \$5,067	0.00
Bill	03/31/2024	24-0517		Sanford Kuhl Hagan Kugle ...	Shepher/Durham Recon March 2024	1,427.50
Bill	03/31/2024	ARIV10164...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	1,048.90
Bill	03/31/2024	ARIV10164...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	5,421.88
Bill	03/31/2024	ARIV10164...		Quiddity Engineering, LLC	Total Fee - \$364,200	6,919.80
Bill	03/31/2024	Pay Estimat...		SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1...	1,374,945.43
Bill	03/31/2024	131813466		Hunton Andrews Kurth	Tjhurston Properties Legal Services Through 03.31.24	380.00
Bill	03/31/2024	90204438		CDM Smith Inc.	Project: Shepherd & Durham Major Investment Project Mar...	149,459.95
Bill	04/30/2024	4-2024-56		Goodman Corporation	MRA113 Task 1 - \$127,929	3,070.30
Bill	04/30/2024	4-2024-56		Goodman Corporation	MRA113 Task 2 - \$172,439	4,655.85
Bill	04/30/2024	4-2024-56		Goodman Corporation	MRA113 Task 3 - \$72,617	1,742.81
Bill	04/30/2024	4-2024-57		Goodman Corporation	MRA115 Federal and TxDOT	2,000.65
Bill	04/30/2024	4-2024-58		Goodman Corporation	MRA118 Right of Way Acquisition	1,905.75
Bill	04/30/2024	4-2024-59		Goodman Corporation	MRA 119 Task 1 New Recipient Doc and Facilitation	2,200.00
Bill	04/30/2024	4-2024-60		Goodman Corporation	MRA120 Task 1 - \$10,901	545.05
Bill	04/30/2024	4-2024-60		Goodman Corporation	MRA120 Task 2 - \$23,922	4,305.96
Bill	04/30/2024	4-2024-60		Goodman Corporation	MRA120 Task 3 - \$28,432	0.00
Bill	04/30/2024	4-2024-60		Goodman Corporation	MRA120 Task 4 - \$31,329	0.00
Bill	04/30/2024	4-2024-60		Goodman Corporation	MRA120 Task 5 - \$8,161	1,224.15
Bill	04/30/2024	4-2024-60		Goodman Corporation	MRA120 Task 6 - \$5,270	0.00
Bill	04/30/2024	4-2024-60		Goodman Corporation	MRA120 Task 7 - \$8,160	1,224.00
Bill	04/30/2024	4-2024-61		Goodman Corporation	MRA121 Project - Limited Bid & Construction Phase April ...	134.62
Bill	04/30/2024	4-2024-62		Goodman Corporation	MRA122 Task 1 - \$32,060	801.50
Bill	04/30/2024	4-2024-62		Goodman Corporation	MRA122 Task 2 - \$19,458	0.00
Bill	04/30/2024	4-2024-62		Goodman Corporation	MRA122 Task 3 - \$14,582	0.00
Bill	04/30/2024	4-2024-62		Goodman Corporation	MRA122 Task 4 - \$34,308	0.00
Bill	04/30/2024	4-2024-62		Goodman Corporation	MRA122 Task 5 - \$15,003	0.00
Bill	04/30/2024	4-2024-63		Goodman Corporation	MRA122 Task 1 - \$32,060	0.00
Bill	04/30/2024	4-2024-63		Goodman Corporation	MRA122 Task 2 - \$19,458	285.80
Bill	04/30/2024	4-2024-63		Goodman Corporation	MRA122 Task 3 - \$14,582	0.00
Bill	04/30/2024	4-2024-63		Goodman Corporation	MRA122 Task 4 - \$34,308	0.00
Bill	04/30/2024	4-2024-63		Goodman Corporation	MRA122 Task 5 - \$15,003	0.00
Bill	04/30/2024	4-2024-64		Goodman Corporation	MRA124 Project - Tax Increment Revenue Analysis April 2...	9,584.00
Bill	04/30/2024	4-2024-65		Goodman Corporation	MRA125 Task 1 - \$3,012	1,506.00
Bill	04/30/2024	4-2024-65		Goodman Corporation	MRA125 Task 2 - \$6,892	0.00
Bill	04/30/2024	4-2024-65		Goodman Corporation	MRA125 Task 3 - \$5,067	0.00
Bill	04/30/2024	4-2024-66		Goodman Corporation	MRA126 Task 1 - \$3,607	360.70
Bill	04/30/2024	4-2024-66		Goodman Corporation	MRA126 Task 2 - \$6,818	0.00
Bill	04/30/2024	4-2024-66		Goodman Corporation	MRA126 Task 3 - \$8,881	0.00
Bill	04/30/2024	4-2024-66		Goodman Corporation	MRA126 Task 4 - \$11,725	0.00
Bill	04/30/2024	4-2024-66		Goodman Corporation	MRA 126 Task 5 - \$7,596	379.80
Bill	04/30/2024	4-2024-67		Goodman Corporation	MRA127 Task 1 - \$3,842	192.10
Bill	04/30/2024	4-2024-67		Goodman Corporation	MRA127 Task 2 - \$14,088	704.40
Bill	04/30/2024	4-2024-67		Goodman Corporation	MRA127 Task 3 - \$10,486	0.00
Bill	04/30/2024	4-2024-67		Goodman Corporation	MRA127 Task 4 - \$5,958	0.00
Bill	04/30/2024	4-2024-67		Goodman Corporation	MRA 127 Task 5 - \$16,492	0.00
Bill	04/30/2024	4-2024-68		Goodman Corporation	Task 1 - \$11,247	10,684.65
Bill	04/30/2024	24-0665		Sanford Kuhl Hagan Kugle ...	Shepher/Durham Recon April 2024	452.50
Bill	04/30/2024	ARIV10177...		Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Coordination - Through ...	211.25
Bill	04/30/2024	ARIV10177...		Quiddity Engineering, LLC	Total Fee - \$310,660	1,338.30
Bill	04/30/2024	ARIV10181...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	91,388.27
Bill	04/30/2024	ARIV10177...		Quiddity Engineering, LLC	Total Fee - \$364,200	33,090.02
Bill	04/30/2024	Pay Estimat...		SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase 1...	2,159,207.83
Bill	04/30/2024	90206713		CDM Smith Inc.	Project: Shepherd & Durham Major Investment Project Apr...	181,973.31
Bill	05/31/2024	5-2024-71		Goodman Corporation	MRA113 Task 1 - \$127,929	3,070.30
Bill	05/31/2024	5-2024-71		Goodman Corporation	MRA113 Task 2 - \$172,439	4,655.85
Bill	05/31/2024	5-2024-71		Goodman Corporation	MRA113 Task 3 - \$72,617	1,742.81
Bill	05/31/2024	5-2024-3		Goodman Corporation	MRA115 Federal and TxDOT	2,000.65
Bill	05/31/2024	5-2024-72		Goodman Corporation	MRA 119 Task 1 New Recipient Doc and Facilitation	1,650.00
Bill	05/31/2024	5-2024-73		Goodman Corporation	MRA120 Task 1 - \$10,901	1,962.18
Bill	05/31/2024	5-2024-73		Goodman Corporation	MRA120 Task 2 - \$23,922	10,764.90
Bill	05/31/2024	5-2024-73		Goodman Corporation	MRA120 Task 3 - \$28,432	3,411.84
Bill	05/31/2024	5-2024-73		Goodman Corporation	MRA120 Task 4 - \$31,329	0.00
Bill	05/31/2024	5-2024-73		Goodman Corporation	MRA120 Task 5 - \$8,161	408.05
Bill	05/31/2024	5-2024-73		Goodman Corporation	MRA120 Task 6 - \$5,270	0.00
Bill	05/31/2024	5-2024-73		Goodman Corporation	MRA120 Task 7 - \$8,160	408.00
Bill	05/31/2024	5-2024-27		Goodman Corporation	MRA123 Task 1 - \$11,055	0.00
Bill	05/31/2024	5-2024-27		Goodman Corporation	MRA123 Task 2 - \$5,716	0.00
Bill	05/31/2024	5-2024-27		Goodman Corporation	MRA123 Task 3 - \$9,434	943.40
Bill	05/31/2024	5-2024-27		Goodman Corporation	MRA 123 Task 4 - \$25,930	0.00
Bill	05/31/2024	5-2024-28		Goodman Corporation	MRA124 Project - Tax Increment Revenue Analysis May 2...	3,594.00
Bill	05/31/2024	5-2024-29		Goodman Corporation	MRA125 Task 1 - \$3,012	75.30
Bill	05/31/2024	5-2024-29		Goodman Corporation	MRA125 Task 2 - \$6,892	0.00
Bill	05/31/2024	5-2024-29		Goodman Corporation	MRA125 Task 3 - \$5,067	0.00
Bill	05/31/2024	5-2024-30		Goodman Corporation	MRA126 Task 1 - \$3,607	721.40
Bill	05/31/2024	5-2024-30		Goodman Corporation	MRA126 Task 2 - \$6,818	0.00
Bill	05/31/2024	5-2024-30		Goodman Corporation	MRA126 Task 3 - \$8,881	0.00
Bill	05/31/2024	5-2024-30		Goodman Corporation	MRA126 Task 4 - \$11,725	0.00

No assurance is provided on these financial statements

Memorial Heights Redevelopment Authority

Profit & Loss Detail

July 2023 through May 2024

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
Bill	05/31/2024	5-2024-30		Goodman Corporation	MRA 126 Task 5 - \$7,596	0.00
Bill	05/31/2024	5-2024-74		Goodman Corporation	Task 1 - \$11,247	562.35
Bill	05/31/2024	24-0799		Sanford Kuhl Hagan Kugle ...	Shepher/Durham Recon May 2024	938.75
Bill	05/31/2024	ARIV10196...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design P...	7,815.00
Bill	05/31/2024	ARIV10196...		Quiddity Engineering, LLC	Total Fee - \$364,200	12,674.16
Total T-0523A Shepherd Durham & Cross						14,468,894.11
T-0529 Yale @ Center						
Bill	03/31/2024	ARIV10165...		Quiddity Engineering, LLC	Yale @ Center	21,252.74
Total T-0529 Yale @ Center						21,252.74
T-0531 Pedestrian Improv. Const						
General ...	07/01/2023	CPA 23-1R	*	Quiddity Engineering, LLC	Expense Estimate 06.01.23 - 06.30.23 WO Auth. No. 1	-1,500.00
Bill	08/09/2023	Pay App #13		Teamwork Construction Se...	Bike/Ped Safety Improvements	319,919.57
Bill	08/31/2023	ARIV10058...		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Construction - Through ...	4,634.91
Bill	09/30/2023	ARIV10069...		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Construction - Through ...	191.25
Total T-0531 Pedestrian Improv. Const						323,245.73
T-0534 West 19th Beall Sidewalk						
General ...	07/01/2023	CPA 23-1R	*	Quiddity Engineering, LLC	Expense Estimate 06.01.23 - 06.30.23 WO Auth. No. 1	-1,000.00
Bill	07/31/2023	23-0620		Sanford Kuhl Hagan Kugle ...	19th St. Safety	1,170.00
Bill	07/31/2023	ARIV10042...		Quiddity Engineering, LLC	Total Fee \$60,100	680.00
Bill	08/31/2023	23-0679		Sanford Kuhl Hagan Kugle ...	19th St. Safety	1,380.00
Bill	08/31/2023	ARIV10058...		Quiddity Engineering, LLC	Total Fee \$60,100	595.00
Bill	09/30/2023	23-0890		Sanford Kuhl Hagan Kugle ...	19th St. Safety	1,485.00
Bill	09/30/2023	ARIV10069...		Quiddity Engineering, LLC	Total Fee \$60,100	1,190.00
Bill	10/31/2023	23-0994		Sanford Kuhl Hagan Kugle ...	19th St. Safety	762.50
Bill	10/31/2023	ARIV10088...		Quiddity Engineering, LLC	Total Fee \$60,100	85.00
Bill	12/20/2023	0912-72-662		Near Northwest Manageme...	MHRA 0912-72-662 Project Match and Fees	568,418.83
Bill	01/31/2024	24-0146		Sanford Kuhl Hagan Kugle ...	19th St. Safety January 2024	156.25
Bill	01/31/2024	ARIV10131...		Quiddity Engineering, LLC	Total Fee \$60,100	519.00
Bill	02/29/2024	ARIV10149...		Quiddity Engineering, LLC	Total Fee \$60,100	601.00
Bill	03/31/2024	24-0520		Sanford Kuhl Hagan Kugle ...	T-522A Mobility	425.00
Bill	03/31/2024	ARIV10164...		Quiddity Engineering, LLC	Total Fee \$60,100	31,174.48
Total T-0534 West 19th Beall Sidewalk						607,642.06
T-0535 Safety & Mobility Imp						
Bill	01/31/2024	24-0147		Sanford Kuhl Hagan Kugle ...	Waugh Safety January 2024	6,110.00
Bill	02/29/2024	24-0303		Sanford Kuhl Hagan Kugle ...	Waugh Safety February 2024	390.00
Bill	03/31/2024	24-0518		Sanford Kuhl Hagan Kugle ...	T-535 Waugh Safety March 2024	975.00
Bill	04/30/2024	24-0666		Sanford Kuhl Hagan Kugle ...	T-535 Waugh Safety April 2024	281.25
Bill	04/30/2024	ARIV10177...		Quiddity Engineering, LLC	T0535 Waugh Safety - Through April 26, 2024	49,814.75
Bill	05/31/2024	24-0800		Sanford Kuhl Hagan Kugle ...	T-535 Waugh Safety May 2024	1,261.25
Bill	05/31/2024	ARIV10196...		Quiddity Engineering, LLC	T0535 Waugh Safety - Through May 24, 2024	58,139.75
Total T-0535 Safety & Mobility Imp						116,972.00
T-0537 Inf Imps Shep awhite Oak						
Bill	11/30/2023	ARIV10104...		Quiddity Engineering, LLC	Total Fee \$220,110.00	2,872.50
Bill	12/31/2023	ARIV10119...		Quiddity Engineering, LLC	Total Fee \$220,110.00	20,953.12
Bill	01/31/2024	ARIV10131...		Quiddity Engineering, LLC	Total Fee \$220,110.00	33,829.58
Bill	02/29/2024	ARIV10149...		Quiddity Engineering, LLC	Total Fee \$220,110.00	7,508.20
Bill	03/31/2024	ARIV10164...		Quiddity Engineering, LLC	Total Fee \$220,110.00	95,969.92
Bill	04/30/2024	ARIV10177...		Quiddity Engineering, LLC	Total Fee \$220,110.00	7,367.60
Bill	05/31/2024	ARIV10196...		Quiddity Engineering, LLC	Total Fee \$220,110.00	31,376.36
Total T-0537 Inf Imps Shep awhite Oak						199,877.28
T-0538 Transportation Area Stud						
Bill	04/30/2024	24-0668		Sanford Kuhl Hagan Kugle ...	T-538 Transportation Area Study Apr 2024	1,513.75
Bill	05/31/2024	24-0802		Sanford Kuhl Hagan Kugle ...	T-538 Transportation Area Study May 2024	195.00
Total T-0538 Transportation Area Stud						1,708.75

Memorial Heights Redevelopment Authority
Profit & Loss Detail
July 2023 through May 2024

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
T-0539 Full Reconstruct Cross						
Bill	11/30/2023	ARIV10104...		Quiddity Engineering, LLC	Total Fee \$137,452.00	615.60
Bill	12/31/2023	ARIV10119...		Quiddity Engineering, LLC	Total Fee \$137,452.00	410.40
Bill	01/31/2024	ARIV10131...		Quiddity Engineering, LLC	Total Fee \$137,452.00	1,026.00
Bill	02/29/2024	ARIV10149...		Quiddity Engineering, LLC	Total Fee \$137,452.00	1,476.45
Bill	03/31/2024	24-0519		Sanford Kuhl Hagan Kugle ...	T-0539 Certain Cross Streets	1,365.00
Bill	03/31/2024	ARIV10164...		Quiddity Engineering, LLC	Total Fee \$137,452.00	63,249.02
Bill	04/30/2024	24-0667		Sanford Kuhl Hagan Kugle ...	T-0539 Mobility Study Apr 2024	6,760.00
Bill	04/30/2024	ARIV10177...		Quiddity Engineering, LLC	Total Fee \$137,452.00	13,704.74
Bill	05/31/2024	24-0801		Sanford Kuhl Hagan Kugle ...	T-0539 Mobility Study May 2024	520.00
Bill	05/31/2024	ARIV10196...		Quiddity Engineering, LLC	Total Fee \$137,452.00	39,864.56
Total T-0539 Full Reconstruct Cross						128,991.77
T-0544 Westcott Roundabout						
Bill	07/31/2023	23-0617		Sanford Kuhl Hagan Kugle ...	T-0544 Washington Round About	945.00
Bill	08/31/2023	23-0676		Sanford Kuhl Hagan Kugle ...	T-0544 Westcott Round About	705.00
Bill	09/30/2023	23-0887		Sanford Kuhl Hagan Kugle ...	T-0544 Westcott Round About	1,412.50
Bill	10/31/2023	23-0991		Sanford Kuhl Hagan Kugle ...	T-0544 Westcott Round About	300.00
Bill	10/31/2023	ARIV10088...		Quiddity Engineering, LLC	Westcott Roundabout	928.07
Bill	12/01/2023	23-1130		Sanford Kuhl Hagan Kugle ...	T-0544 Westcott Round About	125.00
Bill	12/31/2023	ARIV10119...		Quiddity Engineering, LLC	Total Fee - \$9,550	3,820.00
Bill	01/31/2024	ARIV10131...		Quiddity Engineering, LLC	Westcott Roundabout	955.00
Bill	02/29/2024	ARIV10149...		Quiddity Engineering, LLC	Westcott Roundabout	955.00
Bill	03/31/2024	24-0516		Sanford Kuhl Hagan Kugle ...	T-0544 Westcott Round About	195.00
Bill	03/31/2024	ARIV10164...		Quiddity Engineering, LLC	Westcott Roundabout	3,820.00
Bill	05/31/2024	ARIV10196...		Quiddity Engineering, LLC	Westcott Roundabout	255.00
Total T-0544 Westcott Roundabout						14,415.57
Total Capital Improvement Plan						16,095,802.26
Total COGS						16,095,802.26
Gross Profit						-5,638,995.41
Expense						
Debt Service						
Bond Principal						
Bill	09/01/2023	G067Z08 S...		Regions Corporate Trust	Debt Service Payment - Principal Payment	880,000.00
Total Bond Principal						880,000.00
Interest Expense						
Bill	09/01/2023	G067Z08 #...		Regions Corporate Trust	Debt Service Payment	631,737.51
Check	03/31/2024	ACH		Regions Corporate Trust	DEBT SERVICE PAYMENT	609,737.51
Total Interest Expense						1,241,475.02
Debt Service - Other						
Bill	02/21/2024	114312- #1...		Regions Corporate Trust	Annual Fee - Bond	3,000.00
Total Debt Service - Other						3,000.00
Total Debt Service						2,124,475.02
Developer Reimbursement						
Bill	09/01/2023	Reimburse...		Hanover	Hanover Increment	319,674.15
Bill	09/30/2023	Reimburse...		Sovereign Regent Square L...	Developer Reimbursement 2023(Construction Cost)	609,988.64
Bill	11/30/2023	NOV 2023		BB Land Development LLC		319,674.15
Check	12/15/2023	A/R		BB Land Development LLC	VOID:	0.00
Deposit	01/09/2024			BB Land Development LLC	Reimburesment for ACH issues	-319,674.15
Total Developer Reimbursement						929,662.79

Memorial Heights Redevelopment Authority
Profit & Loss Detail
 July 2023 through May 2024

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
Payroll Expenses						
Payroll Taxes						
Paycheck	07/31/2023	DD1027		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	07/31/2023	DD1027		Sherry Weesner	Direct Deposit	239.25
Paycheck	07/31/2023	DD1027		Sherry Weesner	Direct Deposit	0.00
Paycheck	08/31/2023	DD1028		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	08/31/2023	DD1028		Sherry Weesner	Direct Deposit	239.25
Paycheck	08/31/2023	DD1028		Sherry Weesner	Direct Deposit	0.00
Paycheck	09/29/2023	DD1029		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	09/29/2023	DD1029		Sherry Weesner	Direct Deposit	239.25
Paycheck	09/29/2023	DD1029		Sherry Weesner	Direct Deposit	0.00
Paycheck	10/31/2023	DD1030		Sherry Weesner	Direct Deposit	725.40
Paycheck	10/31/2023	DD1030		Sherry Weesner	Direct Deposit	239.25
Paycheck	10/31/2023	DD1030		Sherry Weesner	Direct Deposit	0.00
Paycheck	11/30/2023	DD1031		Sherry Weesner	Direct Deposit	0.00
Paycheck	11/30/2023	DD1031		Sherry Weesner	Direct Deposit	239.25
Paycheck	11/30/2023	DD1031		Sherry Weesner	Direct Deposit	0.00
Paycheck	12/29/2023	DD1032		Sherry Weesner	Direct Deposit	0.00
Paycheck	12/29/2023	DD1032		Sherry Weesner	Direct Deposit	239.25
Paycheck	12/29/2023	DD1032		Sherry Weesner	Direct Deposit	0.00
Paycheck	01/31/2024	DD1033		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	01/31/2024	DD1033		Sherry Weesner	Direct Deposit	239.25
Paycheck	01/31/2024	DD1033		Sherry Weesner	Direct Deposit	9.00
Paycheck	02/29/2024	DD1034		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	02/29/2024	DD1034		Sherry Weesner	Direct Deposit	239.25
Paycheck	02/29/2024	DD1034		Sherry Weesner	Direct Deposit	0.00
Paycheck	03/29/2024	DD1035		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	03/29/2024	DD1035		Sherry Weesner	Direct Deposit	239.25
Paycheck	03/29/2024	DD1035		Sherry Weesner	Direct Deposit	0.00
Liability ...	03/31/2024				Adjustment for new tax rate	108.00
Paycheck	04/30/2024	DD1036		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	04/30/2024	DD1036		Sherry Weesner	Direct Deposit	239.25
Paycheck	04/30/2024	DD1036		Sherry Weesner	Direct Deposit	0.00
Paycheck	05/31/2024	DD1037		Sherry Weesner	Direct Deposit	1,312.85
Paycheck	05/31/2024	DD1037		Sherry Weesner	Direct Deposit	307.04
Paycheck	05/31/2024	DD1037		Sherry Weesner	Direct Deposit	0.00
Total Payroll Taxes						12,015.79
Retirement Expense						
Paycheck	07/31/2023	DD1027		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	08/31/2023	DD1028		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	09/29/2023	DD1029		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	10/31/2023	DD1030		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	11/30/2023	DD1031		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	12/29/2023	DD1032		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	01/31/2024	DD1033		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	02/29/2024	DD1034		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	03/29/2024	DD1035		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	04/30/2024	DD1036		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	05/31/2024	DD1037		Sherry Weesner	Direct Deposit	1,925.00
Total Retirement Expense						16,925.00
Salary Payroll						
Paycheck	07/31/2023	DD1027		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	08/31/2023	DD1028		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	09/29/2023	DD1029		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	10/31/2023	DD1030		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	11/30/2023	DD1031		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	12/29/2023	DD1032		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	01/31/2024	DD1033		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	02/29/2024	DD1034		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	03/29/2024	DD1035		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	04/30/2024	DD1036		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	05/31/2024	DD1037		Sherry Weesner	Direct Deposit	19,250.00
Total Salary Payroll						169,250.00

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Profit & Loss Detail
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Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
Payroll Expenses - Other						
Liability ...	07/28/2023			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	07/28/2023			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability ...	08/30/2023			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	08/30/2023			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability ...	09/28/2023			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	09/28/2023			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability ...	10/30/2023			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	10/30/2023			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability ...	12/04/2023			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	12/04/2023			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability ...	12/28/2023			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	12/28/2023			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability ...	01/30/2024			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$4.00 each	4.00
Liability ...	01/30/2024			QuickBooks Payroll Service	Sales Tax for TX	0.26
Liability ...	02/29/2024			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$4.00 each	4.00
Liability ...	02/29/2024			QuickBooks Payroll Service	Sales Tax for TX	0.26
Liability ...	03/29/2024			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$4.00 each	4.00
Liability ...	03/29/2024			QuickBooks Payroll Service	Sales Tax for TX	0.26
Liability ...	04/29/2024			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$4.00 each	4.00
Liability ...	04/29/2024			QuickBooks Payroll Service	Sales Tax for TX	0.26
Liability ...	05/30/2024			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$4.00 each	4.00
Liability ...	05/30/2024			QuickBooks Payroll Service	Sales Tax for TX	0.26
Total Payroll Expenses - Other						32.52
Total Payroll Expenses						198,223.31
Program and Project Consultants						
Engineering Consultants						
Bill	07/01/2023	ARIV10026...		Quiddity Engineering, LLC	Work Order 1 - Through June 30, 2023	23,076.25
General ...	07/01/2023	CPA 23-1R	*	Quiddity Engineering, LLC	Expense Estimate 06.01.23 - 06.30.23 WO Auth. No. 1	-700.00
Bill	07/31/2023	ARIV10042...		Quiddity Engineering, LLC	Work Order 1 - Through July 31, 2023	1,934.90
Bill	08/31/2023	ARIV10058...		Quiddity Engineering, LLC	Work Order 1 - Through August 31, 2023	127.50
Bill	10/31/2023	ARIV10088...		Quiddity Engineering, LLC	Work Order 1 - Through October 27, 2023	4,717.50
Total Engineering Consultants						29,156.15
Legal Expense						
Bill	07/31/2023	23-0616		Sanford Kuhl Hagan Kugle ...	Legal services through July 2023	2,371.50
Bill	07/31/2023	23-0619		Sanford Kuhl Hagan Kugle ...	Allen Pkwy/Marston	2,082.50
Bill	08/31/2023	23-0675		Sanford Kuhl Hagan Kugle ...	Legal services through August 2023	1,556.25
Bill	09/30/2023	23-0886		Sanford Kuhl Hagan Kugle ...	Legal services through September 2023	7,679.77
Bill	09/30/2023	23-0889		Sanford Kuhl Hagan Kugle ...	Allen Pkwy/Marston	4,828.75
Bill	10/31/2023	23-0989		Sanford Kuhl Hagan Kugle ...	Legal services through October 2023	12,808.96
Bill	12/01/2023	23-1129		Sanford Kuhl Hagan Kugle ...	Legal services through November 2023	9,863.53
Bill	12/01/2023	23-1132		Sanford Kuhl Hagan Kugle ...	FTA Matters	3,965.00
Bill	12/31/2023	23-1256		Sanford Kuhl Hagan Kugle ...	Legal services through December 2023	7,618.63
Bill	12/31/2023	23-1258		Sanford Kuhl Hagan Kugle ...	FTA Matters	3,982.50
Bill	12/31/2023	23-1259		Sanford Kuhl Hagan Kugle ...	11th Street IMP's	1,105.00
Bill	01/31/2024	24-0144		Sanford Kuhl Hagan Kugle ...	Legal services through January 2024	2,072.50
Bill	02/29/2024	24-0301		Sanford Kuhl Hagan Kugle ...	Legal services through Feb 2024	6,773.50
Bill	03/31/2024	24-0515		Sanford Kuhl Hagan Kugle ...	Legal services through Mar 2024	7,354.56
Bill	04/30/2024	24-0664		Sanford Kuhl Hagan Kugle ...	Legal services through Apr 2024	12,856.20
Bill	05/31/2024	24-0798		Sanford Kuhl Hagan Kugle ...	Legal services through May 2024	4,725.86
Total Legal Expense						91,645.01
Planning Consultants						
Bill	07/01/2023	1088		Medley Inc.	Monthly Digital Retainer - July	2,000.00
Bill	07/31/2023	7-2023-23		Goodman Corporation	Task 1- \$100,000.00	7,450.56
Bill	08/31/2023	1096		Medley Inc.	Monthly Digital Retainer - August	2,000.00
Bill	09/01/2023	1109		Medley Inc.	Monthly Digital Retainer - September	2,000.00
Bill	09/30/2023	9-2023-20		Goodman Corporation	Task 1- \$100,000.00	12,404.87
Bill	09/30/2023	Procedures...		McCall Gibson Swedlund B...	Procedures Report 09.28.23 BB Land Development	15,000.00
Bill	10/01/2023	1120		Medley Inc.	Monthly Digital Retainer - October	2,000.00
Bill	10/31/2023	10-2023-21		Goodman Corporation	Task 1- \$100,000.00	2,984.86
Bill	11/01/2023	1135		Medley Inc.	Monthly Digital Retainer - November	2,000.00
Bill	12/01/2023	11-2023-64		Goodman Corporation	Task 1- \$100,000.00	2,356.25
Bill	12/01/2023	23-276D		Masterson Advisors LLC	Continuing Disclosure Annual Fee FY 2023	3,500.00
Bill	12/01/2023	1148		Medley Inc.	Monthly Digital Retainer - December	2,000.00
Bill	12/31/2023	12-2023-53		Goodman Corporation	Task 1- \$100,000.00	1,660.19
Bill	01/31/2024	1159		Medley Inc.	Monthly Digital Retainer - January	2,000.00
Bill	02/01/2024	1-2024-56		Goodman Corporation	Task 1- \$100,000.00	6,296.49
Bill	02/29/2024	1169		Medley Inc.	Monthly Digital Retainer - February	2,000.00
Bill	02/29/2024	2-2024-85		Goodman Corporation	Task 1- \$100,000.00	6,222.83
Bill	03/31/2024	1180		Medley Inc.	Monthly Digital Retainer - March	2,000.00
Bill	03/31/2024	3-2024-93		Goodman Corporation	Task 1- \$100,000.00	12,940.76
Bill	04/01/2024	1193		Medley Inc.	Monthly Digital Retainer - April	2,000.00

No assurance is provided on these financial statements

Memorial Heights Redevelopment Authority
Profit & Loss Detail
July 2023 through May 2024

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
Bill	04/30/2024	4-2024-104		Goodman Corporation	Task 1- \$175,000.00	6,941.47
Bill	05/03/2024	1209		Medley Inc.	Monthly Digital Retainer - May	2,000.00
Bill	05/03/2024	1209		Medley Inc.	Mail Chimp Subscription	13.99
Bill	05/31/2024	5-2024-94		Goodman Corporation	Task 1- \$175,000.00	3,650.66
Total Planning Consultants						103,422.93
Total Program and Project Consultants						224,224.09
TIRZ Administration & Overhead						
Accounting						
Bill	07/31/2023	2460		The Morton Accounting Ser...	July CPA Services	1,954.68
Bill	08/31/2023	2469		The Morton Accounting Ser...	August CPA Services	1,954.68
Bill	09/29/2023	2471		The Morton Accounting Ser...	September CPA Services	1,954.68
Bill	10/31/2023	2495		The Morton Accounting Ser...	October CPA Services	1,954.68
Bill	11/30/2023	2505		The Morton Accounting Ser...	November CPA Services	1,954.68
Bill	12/31/2023	2518		The Morton Accounting Ser...	December CPA Services	2,006.33
Bill	01/31/2024	2526		The Morton Accounting Ser...	January 2024 CPA Services	2,503.79
Bill	02/29/2024	2532		The Morton Accounting Ser...	February 2024 CPA Services	1,961.03
Bill	03/31/2024	2546		The Morton Accounting Ser...	March 2024 CPA Services	1,961.03
Bill	04/30/2024	2561		The Morton Accounting Ser...	April 2024 CPA Services	1,961.03
Bill	05/31/2024	2569		The Morton Accounting Ser...	May 2024 CPA Services	1,961.03
Total Accounting						22,127.64
Administration						
Bill	07/31/2023	23-0615		Sanford Kuhl Hagan Kugle ...	Admin/Meeting through July 2023	80.00
Bill	08/31/2023	23-0674		Sanford Kuhl Hagan Kugle ...	Admin/Meeting through Aug 2023	200.00
Bill	09/30/2023	23-0885		Sanford Kuhl Hagan Kugle ...	Admin/Meeting through Sept 2023	3,395.00
Bill	10/31/2023	23-0988		Sanford Kuhl Hagan Kugle ...	Admin/Meeting through Oct 2023	400.00
Bill	12/01/2023	23-1128		Sanford Kuhl Hagan Kugle ...	Admin/Meeting through Nov 2023	100.00
Bill	12/31/2023	23-1255		Sanford Kuhl Hagan Kugle ...	Admin/Meeting through Dec 2023	1,315.00
Bill	01/31/2024	24-0143		Sanford Kuhl Hagan Kugle ...	Admin/Meeting through Jan 2024	150.00
Bill	02/29/2024	24-0300		Sanford Kuhl Hagan Kugle ...	Admin/Meeting through Feb 2024	500.00
Bill	03/31/2024	24-0514		Sanford Kuhl Hagan Kugle ...	Admin/Meeting through Mar 2024	2,410.00
Bill	04/30/2024	24-0663		Sanford Kuhl Hagan Kugle ...	Admin/Meeting through Apr 2024	1,755.00
Bill	05/31/2024	24-0797		Sanford Kuhl Hagan Kugle ...	Admin/Meeting through May 2024	575.00
Total Administration						10,880.00
Auditing						
Bill	09/01/2023	2023 Audit I...		McCall Gibson Swedlund B...	2023 Audit Interim	9,000.00
Bill	10/12/2023	2023 Audit ...		McCall Gibson Swedlund B...	2023 Audit Final	6,750.00
Bill	10/12/2023	2023 Audit		McCall Gibson Swedlund B...	2023 Audit Single Audit Procedures and Reporting	8,000.00
Total Auditing						23,750.00
Insurance						
Bill	04/17/2024	6727-20240...		TML Intergovernmental Ris...	4/1/24 - 3/31/25 Coverage	2,631.30
Total Insurance						2,631.30
Office Expenses						
Bank Service Charges						
Check	07/31/2023				Service Charge	32.75
Total Bank Service Charges						32.75
Office Expenses - Other						
Bill	10/31/2023	October 2023		Commerce Bank	Microsoft - Office 365	792.00
Bill	11/30/2023	November ...		Commerce Bank	Microsoft - Office 365	829.66
Bill	02/26/2024	Jan - Feb 24		Commerce Bank	Microsoft - Office 365	57.00
Bill	02/26/2024	Jan - Feb 24		Commerce Bank	Parking - Theater District Garage	20.00
Bill	02/26/2024	Jan - Feb 24		Commerce Bank	Credit	-5.00
Bill	05/31/2024	223		eLsqrd Media Group	Maintenance, Support, Hosting and Email Marketing July 1...	4,788.00
Total Office Expenses - Other						6,481.66
Total Office Expenses						6,514.41

Memorial Heights Redevelopment Authority

Profit & Loss Detail

July 2023 through May 2024

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
	Tax Consultant					
Bill	07/01/2023	60351		Equi Tax Inc.	July 1 - December 31 2023 Tax Consulting	3,518.40
Bill	01/01/2024	61152		Equi Tax Inc.	January 1 - June 30, 2024 2024 Tax Consulting	4,410.00
	Total Tax Consultant					7,928.40
	Total TIRZ Administration & Overhead					73,831.75
	Total Expense					3,550,416.96
	Net Ordinary Income					-9,189,412.37
Net Income						-9,189,412.37

Memorial Heights Redevelopment Authority – TIRZ 5

Investment Report

June 2024

TEXPOOL

Date	Balance	Interest	Deposits/Withdrawals	Date Deposit/Withdrawal	Average Daily Yield
July 31, 2023	\$24,079,505.89	\$59,300.04	*\$12,000,000.00	7/28/2023	5.1238%
August 31, 2023	\$21,677,093.05	\$97,587.16	***-2,500,000.00	8/02/2023	5.3047%
September 29, 2023	\$21,771,910.24	\$94,817.19			5.3218%
October 31, 2023	\$21,871,001.89	\$99,091.65			5.3589%
November 30, 2023	\$20,562,835.51	\$91,833.62	***-1,400,000.00	11/08/2023	5.3724%
December 31, 2023	\$18,548,886.30	\$86,050.79	***\$2,100,000.00	12/07/2023	5.3694%
January 31, 2024	\$18,633,097.86	\$84,211.56			5.3455%
February 29, 2024	\$18,711,932.30	\$78,834.44			5.3251%
March 31, 2024	\$18,796,416.68	\$84,484.38			5.3161%
April 30, 2024	\$18,878,516.56	\$82,099.88			5.3142%
May 31, 2024	\$18,963,753.54	\$85,236.98			5.3161%

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

*Increment Deposit

Regions Project Fund

Date	Balance	Income	Deposits/Withdrawals	Date Deposit/Withdrawal	Average Yield at Market
July 31, 2023	\$33,544,946.02	\$137,438.06			4.94%
August 31, 2023	\$33,688,744.18	\$143,798.16			5.15%
September 30, 2023	\$33,837,891.36	\$149,147.18			5.31%
October 31, 2023	\$33,983,080.90	\$145,188.73			5.15%
November 30, 2023	\$34,134,346.28	\$151,266.19			5.34%
December 31, 2023	\$34,281,669.67	\$147,323.39			5.18%
January 31, 2024	\$14,485,607.68	\$152,491.39	****\$19,948,553.38		5.34%
February 29, 2024	\$14,575,389.85	\$89,782.17			5.21%
March 31, 2024	\$14,635,688.60	\$60,298.75			4.97%
April 30, 2024	\$14,700,320.18	\$64,631.58			5.30%
May 31, 2024	\$14,763,131.15	\$62,810.97			5.13%

**** Bond Reimbursement for Project Expenditures

**Memorial Heights Redevelopment Authority – TIRZ 5
Investment Report
June 2024**

Regions Debt Service Fund

Date	Balance	Income	Deposits/Withdrawals	Date Deposit/Withdrawal	Average Yield at Market
July 31, 2023	\$2,139,872.13	\$75.37	**\$2,121,550.37	6/30/2023	4.94%
August 31, 2023	\$2,147,591.77	\$7,719.94			5.15%
September 30, 2023	\$645,362.30	\$9,508.04	*\$1,511,737.51	09/01/2023	5.31%
October 31, 2023	\$648,127.56	\$2,765.26			5.15%
November 30, 2023	\$651,012.52	\$2,884.96			5.34%
December 31, 2023	\$653,822.28	\$2,809.76			5.18%
January 31, 2024	\$656,730.60	\$2,908.32			5.34%
February 29, 2024	\$659,638.14	\$2,907.54			5.21%
March 31, 2024	\$52,629.73	\$2,729.10	***\$609,737.51		4.97%
April 30, 2024	\$52,860.07	\$2,802.11			5.30%
May 31, 2024	\$53,085.93	\$2,722.25			5.13%

*September 2023 Debt Payment

** Deposit to replenish Debt Service fund for FY 2024

*** March 2024 Debt Payment 4.97%

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.

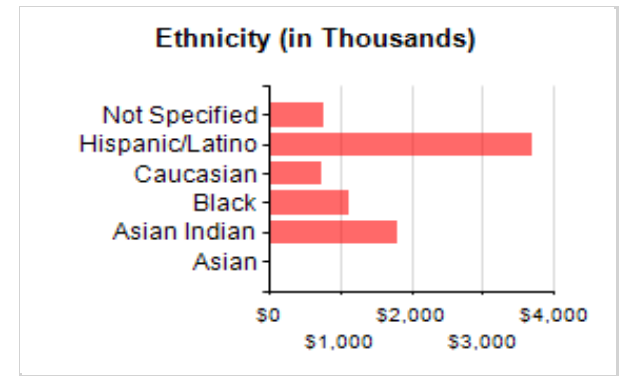
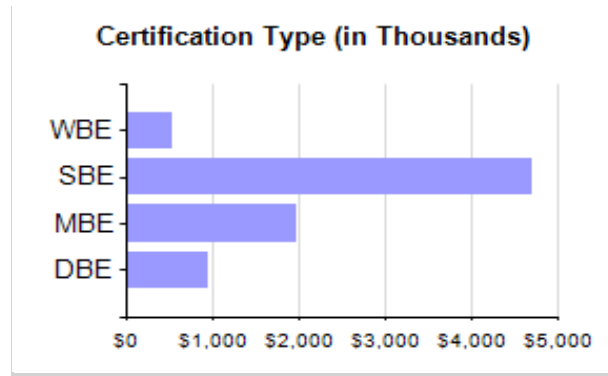
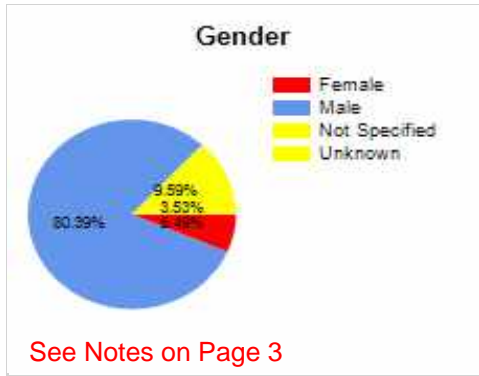
Sherry F Weesner

Sherry F. Weesner, Investment Officer

Economic Development Diversity Dashboard Report

FY2020 (7/1/2019 to 6/30/2020) through FY2024 (7/1/2023 to 6/30/2024)

Contract Type	Total Award	Certified Award	Goal	Total Payments	Payments for Credit	Actual	No. of Contracts
Construction	\$51,976,837	\$13,442,201	25.9%	\$26,753,922	\$6,181,049	23.1%	3
Professional Services	\$12,508,969	\$2,778,976	22.2%	\$5,486,673	\$1,975,499	36.0%	13
Subtotal	\$64,485,806	\$16,221,177	25.2%	\$32,240,596	\$8,156,548	25.3%	16
0% Goal Contracts	\$662,555	\$0	0.0%	\$231,523	\$0	0.0%	7
Grand Total	\$65,148,361	\$16,221,177	24.9%	\$32,472,119	\$8,156,548	25.1%	23



Gender	Payments For Credit	No. of Vendor
Female	\$529,587	4
Male	\$6,556,935	17
Not Specified	\$782,124	3
Unknown	\$287,903	1
Grand Total	\$8,156,548	25

Certification	Payments For Credit	No. of Cert Types
DBE	\$951,033	6
MBE	\$1,967,796	6
SBE	\$4,708,132	9
WBE	\$529,587	4
Grand Total	\$8,156,548	25

Ethnicity	Payments For Credit	No. of Vendor
Asian	\$8,510	1
Asian Indian	\$1,806,141	3
Black	\$1,122,786	10
Caucasian	\$742,675	4
Hispanic/Latino	\$3,694,313	4
Not Specified	\$782,124	3
Grand Total	\$8,156,548	25

Project Name	Contract Name	Total Award	Certified Award	Goal	Total Payments	Payments for Credit	Actual	No. of Contracts
Safety Improvements 19th and Beall Area	Final Design Services	\$125,859	\$45,344	36.0%	\$72,347	\$0	0.0%	1
Westcott Roundabout Greenspace	Landscape Design Services	\$72,560	\$0	0.0%	\$5,730	\$0	0.0%	1
Little Thicket Park Construction	Little Thicket Park	\$392,655	\$38,478	9.8%	\$391,025	\$40,944	10.5%	1

Project Name	Contract Name	Total Award	Certified Award	Goal	Total Payments	Payments for Credit	Actual	No. of Contracts
18th/19th/20th and Surrounding Area	Mobility and Drainage Study	\$198,518	\$0	b 0.0%	\$67,337	\$0	0.0%	1
Remaining Cross Streets Between Shepherd and Durham	Mobility and Drainage Study	\$137,560	\$0	c 0.0%	\$9,560	\$0	0.0%	1
White Oak/8th/Yale	Mobility and Drainage Study	\$220,218	\$0	d 0.0%	\$106,996	\$0	0.0%	1
Pedestrian and Bicycle Safety Improvements - Construction Phase Services	Ped and Bike Safety Improvements Construction Phase Services	\$1,153,161	\$0	0.0%	\$1,182,704	\$0	0.0%	1
Pedestrian and Bicycle Safety Improvements - Construction Phase Services	Pedestrian and Bicycle Safety Improvements - Construction Phase Services	\$154,320	\$16,200	10.5%	\$121,218	\$13,702	11.3%	1
Pedestrian Improvements Shepherd at Memorial	Pedestrian Safety Improvements Shepherd at	\$139,605	\$0	0.0%	\$0	\$0	0.0%	1
Segment of Trail between White Oak Bayou and Memorial Park Project	Segment of Trail between White Oak Bayou and Memorial Park Project	\$90,000	\$0	0.0%	\$62,988	\$0	0.0%	1
Shepherd, Durham, and Selected Cross Streets Reconstruction	Shepherd, Durham, and Selected Cross Streets - Phase 1 CM&I	\$3,748,603	\$902,446	24.1%	\$1,468,735	\$387,074	26.4%	1
Shepherd, Durham, and Selected Cross Streets Reconstruction	Shepherd, Durham, and Selected Cross Streets - Phase 1 Construction	\$50,431,021	\$13,403,723	26.6%	\$25,180,193	\$6,140,105	24.4%	1
Shepherd, Durham, and Selected Cross Streets Reconstruction	Shepherd, Durham, and Selected Cross Streets - Phase 1 Construction Phase	\$678,800	\$117,100	17.3%	\$316,802	\$47,810	15.1%	1
Shepherd, Durham, and Selected Cross Streets Reconstruction	Shepherd, Durham, and Selected Cross Streets - Phase 1 Final Design	\$3,008,100	\$733,305	24.4%	\$1,262,605	\$659,665	52.2%	1
Shepherd, Durham, and Selected Cross Streets Reconstruction	Shepherd, Durham, and Selected Cross Streets - Phase 2 Accel. Tasks	\$381,000	\$69,300	18.2%	\$300,614	\$65,241	21.7%	1
Shepherd, Durham, and Selected Cross Streets Reconstruction	Shepherd, Durham, and Selected Cross Streets - Phase 2 Final Design	\$2,669,300	\$606,968	22.7%	\$1,216,364	\$537,864	44.2%	1
Shepherd, Durham, and Selected Cross Streets Reconstruction	Shepherd, Durham, and Selected Cross Streets - Preliminary Engineering	\$1,028,100	\$273,233	26.6%	\$466,431	\$250,013	53.6%	1
Waugh Safety	Waugh Safety Improvements	\$170,850	\$0	0.0%	\$0	\$0	0.0%	1
West Dallas Restriping Project	West Dallas Restriping Project	\$79,900	\$0	0.0%	\$52,735	\$0	0.0%	1
White Oak at Greenleaf Safety Improvements	White Oak at Greenleaf Safety Improvements	\$62,000	\$0	0.0%	\$0	\$0	0.0%	1
Yale and Center Intersection	Yale and Center Final Design	\$86,032	\$15,080	17.5%	\$71,936	\$14,130	19.6%	1
Zone Wide Localized Stormwater Management	Zone Wide Localized Stormwater Management - Preliminary Engineering	\$60,200	\$0	0.0%	\$55,800	\$0	0.0%	1

Project Name	Contract Name	Total Award	Certified Award	Goal	Total Payments	Payments for Credit	Actual	No. of Contracts
Zone Wide Safety and Mobility Project	Zone Wide Safety and Mobility Projects - Preliminary Engineering	\$60,000	\$0	0.0%	\$60,000	\$0	0.0%	1
Total		\$65,148,361	\$16,221,177	24.9%	\$32,472,119	\$8,156,548	25.1%	23

Notes:

- a Project Goal is 24% participation. M2L Associates, Inc. is WBE certified by COH and is contracted to provide \$29,560 in services or 40.73%.
- b Project Goal is 24% participation. Traffic Engineers, Inc. (TEI) is HUB certified and is contracted to provide \$112,990 in services or 56.91%.
- c Project Goal is 24% participation. Traffic Engineers, Inc. (TEI) is HUB certified and is contracted to provide \$112,990 in services or 51.30%.
- d Project Goal is 24% participation. Traffic Engineers, Inc. (TEI) is HUB certified and is contracted to provide \$84,122 in services or 61.15%.

CERTIFICATE FOR ORDER

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, open to the public, on June 27, 2024, at a designated meeting place within the City of Houston, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Ann Lents	Chair
Janice Hale-Harris	Secretary
Dr. Robert Stein	Director
Christopher David Manriquez	Director
Matt Zeve	Director
Donna McIntosh	Director
Nikki Knight	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

ORDER AMENDING RECORDS MANAGEMENT PROGRAM

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

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order 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 Order 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 as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED the 27th of June, 2024.

Secretary, Board of Directors

ORDER AMENDING RECORDS MANAGEMENT PROGRAM

WHEREAS, Title 6, Subtitle C, Local Government Code, as amended (the "Local Government Records Act") provides that a special district must establish by order an active and continuing records management program to be administered by a Records Management Officer; and

WHEREAS, Memorial-Heights Redevelopment Authority (the "Authority") desires to adopt an order amending its Order Establishing Records Management Program, consistent with the Local Government Records Act, and in the interest of cost-effective and efficient record keeping; NOW THEREFORE,

BE IT ORDERED BY THE BOARD OF DIRECTORS OF MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY THAT:

Section 1. Definition and Administration of Authority Records. All documents, papers, letters, books, maps, photographs, sound or video recordings, microfilm, magnetic tape, electronic media, or other information recording media, regardless of physical form or characteristic and regardless of whether public access to it is open or restricted under the laws of the state, created or received by the Authority or any of its officers or employees pursuant to law or in the transaction of public business (as further specified in the Local Government Records Act) are hereby declared to be the records of the Authority and shall be created, maintained, and disposed of in accordance with the provisions of this ordinance or procedures authorized by it and in no other manner.

Section 2. Additional Definitions:

(a) "Custodian of records" means, for purposes of this Order only, any consultant who by ordinance, order, or administrative policy is in charge of an office of the Authority that creates or receives records.

(b) "Essential record" means any record of the Authority necessary to the resumption or continuation of operations of the Authority in an emergency or disaster, to the re-creation of the legal and financial status of the Authority, or to the protection and fulfillment of obligations to the people of the state.

(c) "Permanent record" means any record of the Authority for which the retention period on a records control schedule is given as permanent.

(d) "Records control schedule" means a document prepared by or under the authority of the Records Management Officer listing the records maintained by the Authority, their retention periods, and other records disposition information that the records management program may require.

(e) "Records management" means the application of management techniques to the creation, use, maintenance, retention, preservation, and disposal of records for the purposes of reducing the costs and improving the efficiency of record keeping. The term includes the development of records control schedules, the management of filing and information retrieval systems, the protection of essential and permanent records, the economical and space-effective storage of inactive records, control over the creation and distribution of forms, reports, and correspondence, and the management of micrographics and electronic and other records storage systems.

(f) "Records liaison officers" means the persons designated under Section 9 of this Order.

(g) "Records Management Officer" means the person designated in Section 5 of this Order.

(h) "Records management plan" means the plan developed under Section 6 of this Order.

(i) "Retention period" means the minimum time that must pass after the creation, recording, or receipt of a record, or the fulfillment of certain actions associated with a record before it is eligible for destruction.

Section 3. Authority Records Declared Public Property. All Authority records as defined in Section 1 of this Order are hereby declared to be the property of the Authority. No Authority official or employee has, by virtue of his or her position, any personal or property right to such records even though he or she may have developed or compiled them. The unauthorized destruction, removal from files, or use of such records is prohibited.

Section 4. Policy. It is hereby declared to be the policy of the Authority to provide for efficient, economical, and effective controls over the creation, distribution, organization, maintenance, use, and disposition of all Authority records through a comprehensive system of integrated procedures for the management of records from their creation to their ultimate disposition, consistent with the requirements of the Texas Local Government Records Act and accepted records management practices.

Section 5. Designation of the Records Management Officer. The Authority's attorney, Sanford Kuhl Hagan Kugle Parker Kahn LLP, shall serve as Records Management Officer for the Authority. As provided by state law, the name of any successive Records Management Officer shall be filed with the director and librarian of the Texas State Library within thirty days of the designation.

Section 6. Records Management Plan to be Developed; Approval of Plan; Authority of Plan:

(a) The Records Management Officer shall develop a records management plan for the Authority for submission to the Board of Directors. The plan must contain policies and procedures designed to reduce the costs and improve the efficiency of record keeping, to protect adequately the essential records of the Authority, and to preserve properly those records of the Authority that are of historical value. The plan must be designed to enable the Records Management Officer to carry out effectively his or her duties prescribed by state law and this Order.

(b) Once approved by the Board of Directors, the records management plan shall be binding on all offices, consultants, divisions, programs, commissions, bureaus, boards, committees, or similar entities of the Authority, and records shall be created, maintained, stored, microfilmed, or disposed of in accordance with the plan.

(c) State law relating to the duties, other responsibilities, or record keeping requirements of a Authority consultant do not exempt the consultant or the records in the consultant's care from the application of this Order and the records management plan adopted under it and may not be used by the consultant as a basis for refusal to participate in the records management program of the Authority.

Section 7. Duties of Records Management Officer. In addition to other duties assigned in this Order, the Records Management Officer shall:

(a) administer the records management program and provide assistance to other Authority consultants in its implementation;

(b) plan, formulate, and prescribe records disposition policies, systems, standards, and procedures;

- (c) in cooperation with other Authority consultants, identify essential records and establish a disaster plan for each Authority office to ensure maximum availability of the records in order to re-establish operations quickly and with minimum disruption and expense;
- (d) develop procedures to ensure the permanent preservation of the historically valuable records of the Authority;
- (e) establish standards for filing and storage equipment and for record keeping supplies;
- (f) study the feasibility of and, if appropriate, establish a uniform filing system and a forms design and control system for the Authority;
- (g) provide records management advice and assistance to all Authority consultants;
- (h) monitor records retention schedules and administrative rules issued by the Texas State Library and Archives Commission to determine if the records management program and the Authority's records control schedules are in compliance with state regulations;
- (i) disseminate to the Board of Directors and consultants information concerning state laws and administrative rules relating to local government records;
- (j) instruct Authority consultants and other personnel in policies and procedures of the records management plan and their duties in the records management program;
- (k) direct Authority consultants or other personnel in the conduct of records inventories in preparation for the development of records control schedules as required by state law and this Order;
- (l) ensure that the maintenance, preservation, microfilming, destruction, or other disposition of Authority records is carried out in accordance with the policies and procedures of the records management program and the requirements of state law;
- (m) maintain records on the volume of records destroyed under approved records control schedules, the volume of records microfilmed or stored electronically, and the estimated cost and space savings as the result of such disposal or disposition;
- (n) report as needed to the Board of Directors on the implementation of the records management plan, including summaries of the statistical and fiscal data compiled under Subsection (m); and
- (o) bring to the attention of the Board of Directors noncompliance by consultants or other Authority personnel with the policies and procedures of the records management program or the Local Government Records Act.

Section 8. Duties and Responsibilities of Authority Consultants. In addition to other duties assigned in this Order, Authority consultants shall:

- (a) cooperate with the Records Management Officer in carrying out the policies and procedures established for the Authority for the efficient and economical management of records and in carrying out the requirements of this Order;
- (b) adequately document the transaction of government business and the services, programs, and duties for which the consultant and his or her staff are responsible; and

(c) maintain the records in his or her care and carry out their preservation, microfilming, destruction, or other disposition only in accordance with the policies and procedures of the records management program of the Authority and the requirements of this Order.

Section 9. Designation of Records Liaison Officers. Each consultant shall designate a member of his or her staff to serve as Records Liaison Officer for the implementation of the records management program. If the Records Management Officer determines that in the best interests of the records management program more than one Records Liaison Officer should be designated for a consultant, the consultant shall designate the number of Records Liaison Officers specified by the Records Management Officer. Persons designated as Records Liaison Officers shall be thoroughly familiar with all the records created and maintained by the consultant and shall have full access to all records of the Authority maintained by the consultant. In the event of the resignation, retirement, or dismissal of a person designated as Records Liaison Officer, the consultant shall promptly designate another person to fill the vacancy.

Section 10. Duties and Responsibilities of Records Liaison Officers. In addition to other duties assigned in this Order, Records Liaison Officers shall:

- (a) conduct or supervise the conduct of inventories of the records of the consultants in preparation for the development of records control schedules;
- (b) in cooperation with the Records Management Officer coordinate and implement the policies and procedures of the records management program; and
- (c) disseminate information to their staff concerning the records management program.

Section 11. Records Control Schedule to be Developed; Approval; Filing with State.

(a) The Records Management Officer, in cooperation with Records Liaison Officers, shall prepare records control schedules listing all records created or received by the consultant and the retention period for each record. Records control schedules shall also contain such other information regarding the disposition of Authority records as the records management plan may require.

(b) Each records control schedule shall be monitored and amended as needed by the Records Management Officer on a regular basis to ensure that it is in compliance with records retention schedules issued by the state and that it continues to reflect the procedures and needs of the records management program of the Authority.

(c) Before its adoption a records control schedule or amended schedule must be approved by the Board of Directors of the Authority.

(d) Before its adoption a records control schedule must be submitted to and accepted for filing by the director and librarian of the Texas State Library as provided by state law. If a schedule is not accepted for filing, the schedule shall be amended to make it acceptable for filing. The Records Management Officer shall submit the records control schedules to the director and librarian of the Texas State Library.

Section 12. Implementation of Records Control Schedules; Destruction of Records Under Schedule:

(a) A records control schedule that has been approved and adopted by the Board of Directors of the Authority shall be implemented by consultants and Records Liaison Officers according to the policies and procedures of the records management plan.

(b) A record whose retention period has expired on a records control schedule shall be destroyed unless an open records request is pending on the record, the subject matter of the record is pertinent to a pending lawsuit, or the consultant requests in writing to the Board of Directors that the record be retained for an additional period.

(c) Prior to the destruction of a record under an approved records control schedule, authorization for the destruction must be obtained by the Records Management Officer.

Section 13. Destruction of Unscheduled Records. A record that has not yet been listed on an approved records control schedule may be destroyed if its destruction has been approved in the same manner as records destroyed under an approved schedule and the Records Management Officer has submitted to and received back from the director and librarian of the Texas State Library an approved destruction authorization request.

Section 14. Development of Additional Policies. The Board of Directors of the Authority shall develop such additional policies and procedures as may be necessary from time to time to comply with the requirements of the Local Government Records Act.

Section 15. Filing. A certified copy of this Order shall be filed with the director and librarian of the Texas State Library no later than thirty days from the date hereof.

Section 16. This Order supersedes previous programs adopted by the Board on records management.

PASSED AND APPROVED the 27th day of June, 2024.

Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

CERTIFICATE FOR ORDER

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, open to the public, on June 27, 2024, at a designated meeting place within the City of Houston, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Ann Lents	Chair
Janice Hale-Harris	Secretary
Dr. Robert Stein	Director
Christopher David Manriquez	Director
Matt Zeve	Director
Donna McIntosh	Director
Nikki Knight	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

ORDER AMENDING RECORDS MANAGEMENT SCHEDULES AND POLICIES

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

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order 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 Order 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 as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED the 27th of June, 2024.

Secretary, Board of Directors

ORDER AMENDING RECORDS MANAGEMENT SCHEDULES AND POLICIES

WHEREAS, Title 6, Subtitle C, Local Government Code, as amended (the “Local Government Records Act”) provides that a special district must develop and maintain records management and retention policies; and

WHEREAS, Memorial-Heights Redevelopment Authority (the "Authority") desires to adopt an order amending its Order Establishing Records Management Schedules and Policies, consistent with the Local Government Records Act, and in the interest of cost-effective and efficient record keeping; NOW THEREFORE,

BE IT ORDERED BY THE BOARD OF DIRECTORS OF MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY THAT:

Section 1. The Board of Directors of the Authority hereby adopts the following records retention schedules established by the Commission as applicable to local governments and public works: Local Schedule GR and Local Schedule PW. As they may be amended from time to time and can be found at <https://www.tsl.texas.gov/slr/recordspubs/localretention.html>.

Section 2. The Board of Directors of the Authority hereby establishes that the schedules described above shall be kept in the Authority’s Administrative Office and shall be updated as the schedules are amended by the Commission from time to time.

Section 3. The Board of Directors of the Authority hereby establishes that all offices, consultants, divisions, programs, commissions, bureaus, boards, committees, or similar entities of the Authority are bound by these records retention schedules, and all records shall be created, maintained, stored, microfilmed, or disposed of in accordance with such schedules.

Section 4. The Board of Directors of the Authority hereby incorporates all policies and procedures included in the Order as part of its Records Management Policies.

Section 5. This Order constitutes an official action by the Board of Directors of the Authority.

PASSED AND APPROVED the 27th day of June, 2024.

Chair, Board of Directors

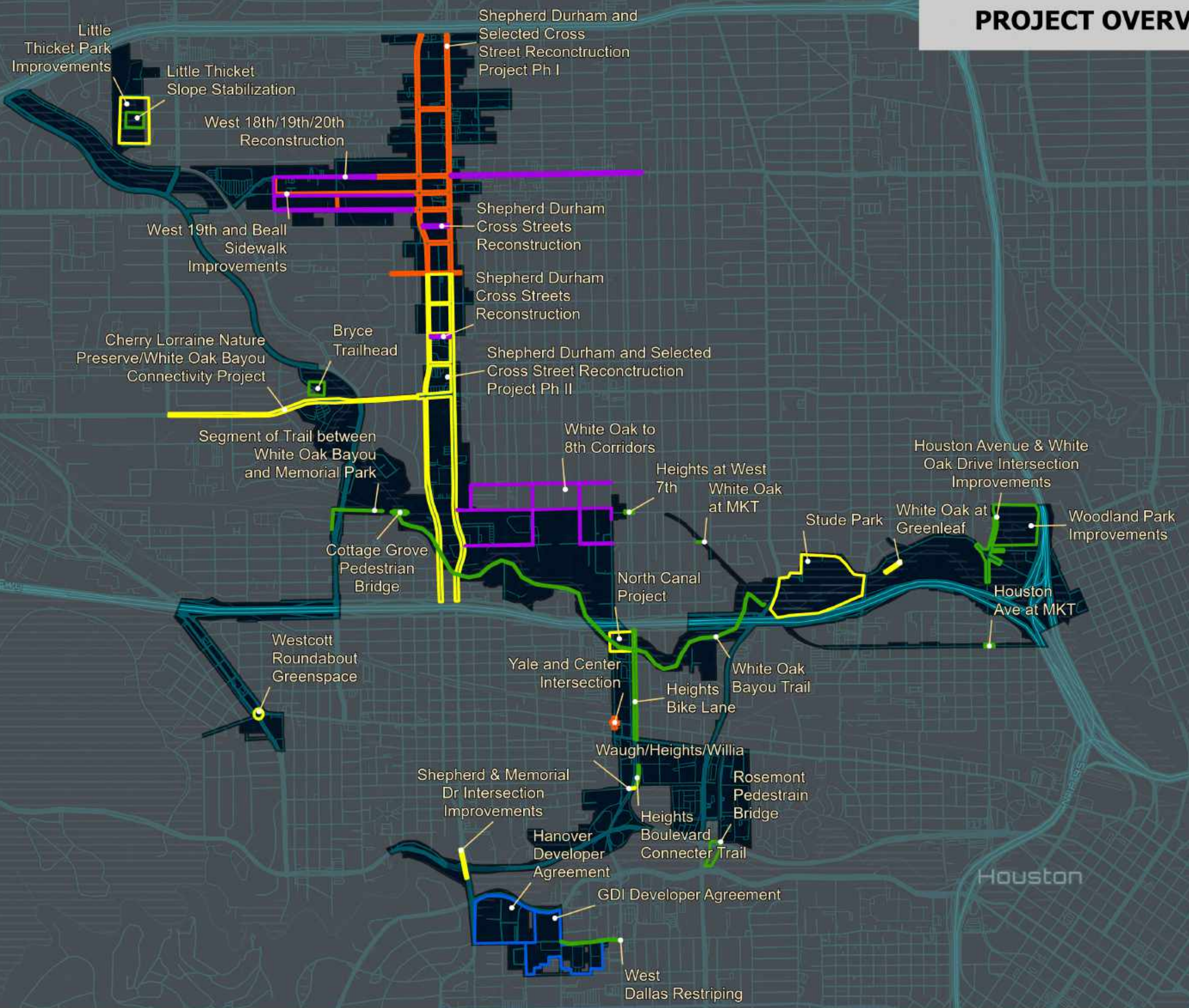
ATTEST:

Secretary, Board of Directors

PROJECT OVERVIEW MAP

Projects

- ▭ In Construction
- ▭ Design
- ▭ Completed
- ▭ Developer Agreement
- ▭ Grant Application
- ▭ Studies





QUIDDITY



Safety/Mobility Projects Update

Memorial Heights Redevelopment Authority

June 2024

Grant Funded Safety Improvement Projects

Yale & Center

Project Sponsor: TxDOT (HSIP)

- ✓ Packaged with Richmond Ave @ Hayes Rd Signal, Irvington Blvd @ Patton St Roundabout, and Renwick Dr @ Dashwood Dr Roundabout.
- ✓ Contractor: Main Lane Industries.
- ✓ Construction Start: Anticipated July 2024. Obtained ROE for southeast corner June 2024. Waiting on CenterPoint coordination update regarding overhead conflicts. Answering RFI regarding field changes at southeast corner.
- ✓ Will provide duration of construction once received.

West 19th and Beall

Project Sponsor: HPW (HSIP)

- ✓ Packaged with various projects within St. George Place Redevelopment Authority, Near North Side Management District, and Greater Southeast Management District.
- ✓ Contractor: Garrett Shields Infrastructure.
- ✓ Construction Start: June 6th, at this project location, specifically on Beall Street.
- ✓ TxDOT to provide a look ahead schedule from the contractor.

Heights/MKT Bike/Ped Safety

Project Sponsor: MHRA

- ✓ Construction complete.
- ✓ Coordinating with HPW on punch list items for final acceptance.



Shepherd-Durham Ph II Update

Memorial Heights Redevelopment Authority
Houston Public Works
TxDOT
June 2024

Project Overview

1. Scope – design of improvements along Shepherd, Durham, West 14th, West 12th, and West 11th to improve mobility and safety within the project corridor
2. Schedule – local letting Summer 2024
3. Construction Cost - \$63,500,000

Last Month's Accomplishments

What have we accomplished / been successful at over the last month?

- ✓ Submitted plans, specifications, estimates, and other forms to HPW and TxDOT for approval and signatures April 8, 2024.
- ✓ City administration places project on hold from April to June and requests minor revisions.
- ✓ Continue communication with MHRA, HPW, and TxDOT on plan to move project forward.

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Complete requested revisions in plans and estimates.
- ✓ Receive final approvals and signatures from HPW and TxDOT.
- ✓ Work with HPW to prepare advertisement documents and prepare for Pre-Bid meeting and to evaluate bids.

Unforeseens, Corrective Plans of Action, and Lessons Learned

What challenges are we working to overcome?

- ✓ Supporting HPW and TxDOT on the approval of the 100% plans, specifications, and estimate by TxDOT Headquarters.
- ✓ The hold on the project was not expected, but we were able to support coordination with the City for resolution.

External Assistance Required

What assistance are we seeking from outside sources to accomplish our goals?

- ✓ Continued support from TxDOT Houston District and HPW to secure final review and approval by TxDOT Headquarters per the project schedule.

2022							2023												2024												
June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	July	August	Sept.	Oct.			
		60% City		60% TxDOT							90% All																				
															95% All	100% TxDOT					TxDOT Approvals										
																											HPW App.	Bid	Award		

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

**Project No. T-0523A – Shepherd, Durham, and Selected Cross Streets Reconstruction Project
Work Authorization No. 11 – Final Design for Phase 2 Design Modifications**

This WORK AUTHORIZATION authorizes professional engineering services to be performed by QUIDDITY ENGINEERING, LLC, fka JONES | CARTER (the "ENGINEER") pursuant to the Master Agreement for Professional 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 perform additional engineering to provide modifications to the final design plans as requested by the City of Houston.
- 2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as identified in the attached Scope of Services Final Design for the project.
- 3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for a hourly not to exceed amount of \$203,000.00.

Basic Services	\$181,400.00
Additional Services	\$21,600.00
Reimbursable Expenses	\$0.00
Total	\$203,000.00

- 4.0 PROJECT SCHEDULE: This work will be completed within the letting period for the Shepherd, Durham, and Selected Cross Streets Reconstruction Phase 2.

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


MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:

By: _____

Name: _____

Title: _____

QUIDDITY ENGINEERING, LLC

By: 

Name: Kristen Hennings

Title: Sr. Project Manager

ATTEST: 

June 20, 2024

Ms. Sherry Weesner
President
Memorial Heights Redevelopment Authority/ TIRZ No. 5
1980 Post Oak Boulevard, Suite 1380
Houston, TX 77056

Re: Shepherd, Durham, and Selected Cross Streets Reconstruction Project Phase 2 (T-0523A)
Proposal for Professional Services for Final Design for Design Modifications
Houston, Texas

Dear Sherry:

Quiddity Engineering, LLC (QE) appreciates the opportunity to present this proposal for design phase services related to the design modifications requested by the City of Houston for the Shepherd, Durham, and Selected Cross Streets Reconstruction project for Memorial Heights Redevelopment Authority (MHRA)/TIRZ No. 5.

The scope of work detailed below results from review of the project by the City administration following the 100% plan submittal for the project. The project understanding and scope of work reflect our current understanding of the agreed upon project. Should details change later, future discussions shall occur to solidify any changes and scope and fee as a result.

Project Understanding

The project will include modification of the final design of Shepherd Drive, Durham Drive, and West 11th Street to adjust the proposed lane widths and configurations requested by the City of Houston.

Based on the above, QE prepared the following scope of services and fee proposal for MHRA's consideration.

Scope of Services

Basic Services to be provided by QE and their subconsultants include:

1. General Project Management
QE will provide project administration, including management of the project team, budget, and schedule.
2. MHRA Progress Meetings
QE will continue communication with MHRA to share details regarding scope, schedule, and fee.
3. Team Progress Meetings
QE will continue team meetings throughout the life of the project to maintain continuity of design and to keep the project on schedule.
4. Public Agency and Stakeholder Coordination Modifications
QE will continue to work with MHRA to engage the project stakeholders to understand general concerns, present design options, and coordinate construction activities. QE will continue regular attendance at monthly HPW Utility Coordination Committee meeting to help facilitate necessary relocations under the



T-0523A Shepherd Durham Work Authorization #10

Page 2

June 20, 2024

City's Utility Relocation Ordinance.

5. Private Utility Coordination

QE will continue to meet with various private utility companies to review the project modifications, logistics, and general coordination associated with the project.

6. Modification of Design Plan Set

QE will modify the 100% design plan set to accommodate the lane width and configuration updates requested by the City of Houston. This is a linear project, and any modification of the typical section has a profound impact on the plan set. QE will revise the following sheets that will be modified:

- Summary of Quantities
- Traffic Signal Layouts
- Typical Sections
- Paving Plan & Profiles
- Driveway Tabulations
- Cross Sections
- Storm Plan & Profiles
- Storm Laterals
- Signing and Pavement Marking
- Street Lighting
- Urban Design (selected layouts associated with the West 11th Street modifications only)

7. Modification of Estimations of Construction Costs and Bid Form

QE will modify the final estimations of construction costs prompted by the plan modifications. QE will update the final Bid Form and other related specification sections within the Project Manual to be issued as part of the bid documents.

8. Internal QC Review

A Quality Control review of the modifications will be performed by each discipline prior to the issuance of the addendum.

Additional Services to be provided by QE and their subconsultants include modification of the proposed urban design plans as needed to reflect the modification.

Assumptions

1. This proposal is based on requests from the City of Houston.
2. The design of the Shepherd Durham and Selected Cross Streets Reconstruction project will be based on the requirements of the City of Houston *Infrastructure Design Manual*, dated November 2023. Should the City change any criteria, it would likely result in a change in design scope and request for Additional Services. It is possible this could also impact the recommendations being assumed as part of this proposal and result in additional construction cost.



T-0523A Shepherd Durham Work Authorization #10

Page 3

June 20, 2024

3. This proposal only includes the modification of selected sheets in the plan set, those deemed necessary to clarify the requested changes for construction. The remaining sheets in the plan set are not proposed to be revised. Should any entity require the revision of the remaining sheets, those revisions can be performed for an additional fee.

Schedule

The additional work proposed will be completed within the project letting schedule.

Proposed Fee

QE is requesting an hourly sum not to exceed fee of **\$203,000.00** for the services described in this proposal.

Special Considerations

This proposal is based on the following special considerations:

1. Services requested by the MHRA that are outside the scope of this proposal will be performed on an hourly rate basis in accordance with the enclosed Schedule of Hourly Rates (refer to Attachment B) or on a lump sum basis to be mutually agreed upon by MHRA and QE. The hourly rate schedule is subject to revision January 1st of each year.
2. Fees do not include sales taxes that may be imposed.
3. The proposed fees shall be considered in their entirety for the scope of services. Should the MHRA wish to contract with QE for only a portion of the work, QE reserves the right to negotiate individual scope items on their own merits.
4. This proposal shall be valid for sixty days from this date and may be extended upon approval by QE.

QE hopes you will find this proposal to be acceptable and are thankful for the opportunity to continue our working relationship with MHRA. Please feel free to contact the undersigned if you have any questions.

Sincerely,

Handwritten signature of Kristen Hennings in blue ink.

Kristen Hennings, P.E., CFM, LEED® Green Associate
Senior Project Manager

Handwritten signature of Kristin Landry in blue ink.

Kristin Landry, P.E.
Senior Project Manager

Attachments


K:\14760\14760-0001-00 MHRA WA1\Project Management\Job Setup\T-0523A\WA#11 - Phase 2 Mods\2_2024.06.20_MHRA Shepherd Durham Final Design Mods Proposal.docx

**ATTACHMENT A
Fee Proposal**

6/20/2024

Phase 2 Final Design - WA#11 Design Modifications

T-0523A WA#5 -Shepherd Drive and Durham Drive Reconstruction Project

		Practice Leader	PE V	PE IV	PE III	PE II	PE I	DE II	DE I	Construction Mgr. V	Admin III	GIS Operator III	CAD III	Sub-Total	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$295.00	\$275.00	\$255.00	\$225.00	\$195.00	\$170.00	\$145.00	\$125.00	\$230.00	\$125.00	\$160.00	\$120.00				
BASIC SERVICES																	
Task 230 - Design Phase Basic Services - PHASE 2 MODIFICATIONS (Hourly)																	
1	General Project Management			12	6						4			\$4,910		\$0.00	\$4,910.00
2	MHRA Progress Meetings			8	2		2							\$2,830		\$0.00	\$2,830.00
3	Team Progress Meetings			8	8		8	4	8					\$6,780		\$0.00	\$6,780.00
4	Public Agency and Stakeholder Coordination (Modifications)			16	8		4							\$6,560		\$0.00	\$6,560.00
5	Private Utility Coordination (Modifications)			8	2		8							\$3,850		\$0.00	\$3,850.00
6	Modification of Design Plan Set																
a	Summary of Quantities (5 sheets)			2	2		4		4					\$2,140		\$0.00	\$2,140.00
b	Traffic Signals			4	12			20	43					\$11,995		\$0.00	\$11,995.00
c	Typical Sections (10 sheets)			4	8		10	4	20					\$7,600		\$0.00	\$7,600.00
d	Paving P&Ps (46 sheets)			12	36		60	18	90					\$35,220		\$0.00	\$35,220.00
e	West 11th Street (2 sheets)			4	20		32	12	20					\$15,200		\$0.00	\$15,200.00
f	Driveway Tabulations (3 sheets)			1	8		12	12	24					\$8,835		\$0.00	\$8,835.00
g	Cross Sections (10 sheets)			2	12		20	12	24					\$11,350		\$0.00	\$11,350.00
h	Storm P&Ps (48 sheets)			12	16		32		80					\$22,100		\$0.00	\$22,100.00
i	Storm Laterals (35 sheets)			12	16		20		40					\$15,060		\$0.00	\$15,060.00
j	Signing & Pavement Markings (12 sheets)			4	2		2		24					\$4,810		\$0.00	\$4,810.00
k	Street Lighting Layouts (12 sheets)			4	2		2		12					\$3,310		\$0.00	\$3,310.00
7	Modification of Estimations of Construction Costs and Bid Form																
a	Final Cost Estimate			4	8		12		16					\$6,860		\$0.00	\$6,860.00
b	Bid Form Updates			8										\$2,040		\$0.00	\$2,040.00
c	Project Manual Updates			8										\$2,040		\$0.00	\$2,040.00
8	Internal QC Review		8	8	8					8				\$7,880		\$0.00	\$7,880.00
Total Design Phase Basic Services																	\$181,400.00
Task 910 - Additional Services (Hourly)																	
1	Urban Design Updates (SWA)(Hourly)														\$20,000.00	\$21,600.00	\$21,600.00
Total Additional Services															\$0.00	\$0.00	\$21,600.00
Hours Subtotal		0	16	282	352	0	456	164	810	16	8	0	0				2104
SUBTOTAL BASIC SERVICES AND ADDITIONAL SERVICES - DESIGN		\$ -	\$ 4,400	\$ 71,910	\$ 79,200	\$ -	\$ 77,520	\$ 23,780	\$ 101,250	\$ 3,680	\$ 1,000	\$ -	\$ -	\$362,740	\$20,000.00	\$21,600.00	\$203,000.00
Check				\$51,000.00	\$45,000.00		\$34,000.00	\$14,500.00	\$25,000.00							\$169,500.00	



Memorial Heights Redevelopment Authority (TIRZ 5)

SCHEDULE OF HOURLY RATES

Effective January 1, 2024

ENGINEERING PERSONNEL

Design Engineer I	\$130
Design Engineer II	\$155
Professional Engineer I	\$180
Professional Engineer II	\$205
Professional Engineer III	\$235
Professional Engineer IV	\$265
Professional Engineer V	\$290
Practice Leader	\$310

ELECTRICAL ENGINEERING PERSONNEL

Electrical Design Engineer I	\$140
Electrical Design Engineer II	\$165
Electrical Professional Engineer I	\$200
Electrical Professional Engineer II	\$220
Electrical Professional Engineer III	\$260
Electrical Professional Engineer IV	\$280
Electrical Professional Engineer V	\$310

CONSTRUCTION PERSONNEL (Includes Mileage)

Construction Manager I	\$130
Construction Manager II	\$150
Construction Manager III	\$175
Construction Manager IV	\$200
Construction Manager V	\$240
Field Project Representative I	\$ 85
Field Project Representative II	\$105
Field Project Representative III	\$125
Specialist Field Project Representative I	\$140
Specialist Field Project Representative II	\$150
Senior Specialist Field Project Representative	\$170

SPECIALIST

Specialist I	\$120
Specialist II	\$150
Specialist III	\$225
Specialist IV	\$260

PLANNING PERSONNEL

Planner I	\$110
Planner II	\$150
Planner III	\$185
Planner Manager	\$265

DESIGNERS/DRAFTING PERSONNEL

CAD I	\$ 85
CAD II	\$105
CAD III	\$125
Designer I	\$135
Designer II	\$155
Designer III	\$180
GIS I	\$ 100
GIS II	\$140
GIS III	\$170
GIS IV	\$230

SURVEYING PERSONNEL

1-Person Field Crew	\$150
2-Person Field Crew	\$205
3-Person Field Crew	\$250
4-Person Field Crew	\$285
Survey Technician I	\$105
Survey Technician II	\$115
Project Surveyor I	\$110
Project Surveyor II	\$130
Project Surveyor III	\$150
Project Surveyor IV	\$185
Chief of Survey Crews	\$160
Certified Photogrammetrist	\$185
Remote Pilot I	\$ 100
Remote Pilot II	\$135
Remote Pilot III	\$180
Visual Observer	\$ 100
LiDAR Tech	\$110
Aerial Tech	\$ 95
Registered Professional Land Surveyor	\$205
Survey Manager	\$240

OFFICE PERSONNEL

Engineer's Assistant I	\$ 80
Engineer's Assistant II	\$ 90
Engineer's Assistant III	\$ 100
Admin I	\$ 80
Admin II	\$ 100
Admin III	\$130
Accounting Manager	\$135
Corporate/Project Accountant	\$115



Memorial Heights Redevelopment Authority (TIRZ 5)
SCHEDULE OF REIMBURSABLE EXPENSES

Effective January 1, 2024
 Subject to Annual Revision

1. Reproduction performed in office

Size	Black & White	Color
8½ x 11 (single-sided)	\$0.05/page	\$.50/page
8½ x 11 (double-sided)	\$0.15/page	\$ 1.00/page
8½ x 14	\$0.15/page	\$.75/page
11 x 17	\$0.20/page	\$ 1.00/page
<u>Large Document Prints/Plots</u>		
	Black & White	Color
Bond	\$0.20/sq ft	\$ 1.00/sq ft
Photographic Bond	\$4.00/sq ft	\$ 5.00/sq ft
Mylar (4 mil)	\$2.00/sq ft	N/A

Aerial Backgrounds

All sizes \$5.00/sheet (plus above sq. ft. cost)

- 2. Transportation (mileage): Standard IRS mileage rate in effect
- 3. Subcontracts and all other outside expenses and fees: Cost, plus 10% service charge
- 4. Surveying Expenses
 - a. Crew Rates: Includes time charged portal to portal and the first 120 miles of transportation and standard survey equipment
 - b. Special Rental Equipment: Cost, plus 10%
 - c. Stakes: Cost, plus 10% service charge when an excessive number of wooden stakes or any special stakes are required
 - d. Iron Rods and Pipes: Cost, plus 10%
 - e. All-Terrain Vehicle (ATV): \$150/day
 - f. Overnight Stays: \$190/night
 - g. Overtime Rates: Jobs requiring work on weekends or holidays billed at 1.5 times the standard rate
 - h. Sales Tax: To be paid on boundary-related services.
 - i. Deliveries, abstracting services, outside reproduction costs, and other reimbursable expenses charged at cost, plus 10%

Revised
 12/12/2023



Westcott Roundabout Update

Memorial Heights Redevelopment Authority

June 2024



Project Overview:

1. Scope – design of landscaping improvements for the greenspace within the Westcott Roundabout at Washington Ave.
2. Schedule – letting Fall 2024
3. Project Cost - \$250,000

Last Month's Accomplishments

What have we accomplished / been successful at over the last month?

- ✓ Conducted kick off design meeting.
- ✓ Began preliminary design and coordination.

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Placed project on hold.
- ✓ Support coordination meeting with City administration.

Unforeseens, Corrective Plans of Action, and Lessons Learned

What challenges are we working to overcome?

- ✓ None at this time.

External Assistance Required

What assistance are we seeking from outside sources to accomplish our goals?

- ✓ Continued coordination with MHRA on the expectations of the project and coordination with the project partners.



QUIDDITY



Waugh Safety Improvements Update

Memorial Heights Redevelopment Authority
Houston Public Works

June 2024

Monthly Discussion Topics

1. Scope – design of new traffic and pedestrian signals at the intersections of Waugh Street at Feagan Street and S. Heights at Feagan Street/Willa Street, curb extensions on existing pavement along Waugh and Heights, and pavement markings.
2. Schedule – 100% Submittal, June 14, 2024
3. Estimated Grant Cost - \$886,231.

Last Month's Accomplishments

What have we accomplished / been successful at over the last month?

- ✓ Submitted 90% plans to City on May 6th and TGC for coordination to submit to TxDOT.
- ✓ Received 90% comments from City and TxDOT as of May 21st.
- ✓ Submitted Final Traffic Report from TGC to City as of May 7th.
- ✓ Submitted 100% plans to City and TGC for coordination to submit to TxDOT June 14th

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Submit for Utility Signatures for AT&T and CenterPoint, pending City Review.

Unforeseens, Corrective Plans of Action, and Lessons Learned

What challenges are we working to overcome?

- ✓ Project is currently under City review. Coordinate weekly with City PM on any status update available.

External Assistance Required

What assistance are we seeking from outside sources to accomplish our goals?

- ✓ Continued coordination with MHRA and TGC on the expectations of the project and coordination with the project partners.



Shepherd at Memorial Update

Memorial Heights Redevelopment Authority
Houston Public Works
METRO
June 2024

Monthly Discussion Topics

1. Scope – design of signal modification of existing traffic and pedestrian signals at Sheperd Drive at Memorial Drive intersection, construction of new sidewalks, ramps, and paving markings to ensure better connectivity.
2. Schedule – 60% Submittal Pending.
3. Estimated Project Cost – Pending Final Project Scope.

Last Month's Accomplishments

What have we accomplished / been successful at over the last month?

- ✓ Presented Project Alternatives to Projects Committee May 28th.
- ✓ Met with the City on Proposed Extension of Existing Bridge on June 14th.
- ✓ Confirmed Right-of-Way limits for both DePelchin and St. Thomas High School parcels.

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Finalize Project Alternatives for 60% Submittal.
- ✓ Prepare Updated Project Schedule to be distributed to City and MHRA.
- ✓ Prepare 60% Submittal to be submitted to City.

Unforeseens, Corrective Plans of Action, and Lessons Learned

What challenges are we working to overcome?

- ✓ None currently.

External Assistance Required

What assistance are we seeking from outside sources to accomplish our goals?

- ✓ Continued coordination with MHRA on the expectations of the project and coordination with the project partners.

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

**Project No. T-0510 – Pedestrian Improvements Shepherd at Memorial
Work Authorization No. 2 – Final Design Safety Modifications**

This WORK AUTHORIZATION authorizes professional engineering services to be performed by QUIDDITY ENGINEERING, LLC, fka JONES | CARTER (the "ENGINEER") pursuant to the Master Agreement for Professional 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 provide final design engineering services for the construction of safety improvements at the intersection of Shepherd and Memorial Drives.
- 2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as identified in the attached Scope of Services Planning Phase Services for the project.
- 3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for a total fee not to exceed amount of \$110,963.00.

Basic Services – Quiddity	\$50,915.00
Additional Services	\$60,048.00
Total	\$110,963.00


- 4.0 PROJECT SCHEDULE: This work will require 6 months to complete.

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

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:

By: _____
 Name: _____
 Title: _____

QUIDDITY ENGINEERING, LLC

By: 
 Name: Kristen Hennings
 Title: Sr. Project Manager

ATTEST: 

June 20, 2024

Ms. Sherry Weesner
President
Memorial Heights Redevelopment Authority/ TIRZ No. 5
1980 Post Oak Boulevard, Suite 1380
Houston, TX 77056

Re: Pedestrian Improvements Shepherd at Memorial Project (T-0510)
Proposal for Professional Services for Final Design
Houston, Texas

Dear Sherry:

Quiddity Engineering (QE) appreciates the opportunity to present this proposal for Final Design services to update the proposed improvements to include a shared used path on either side of Shepherd Drive and to extend the existing bridge on the east side of Shepherd Drive in connection with the Pedestrian Improvements Shepherd at Memorial project for Memorial Heights Redevelopment Authority (MHRA)/TIRZ No. 5. QE will perform the service as described below.

The scope of work detailed below results from coordination with MHRA and the Houston Public Works (HPW) during the early stages of the design process. Existing structural components presented an opportunity to improve upon the scope presented in Work Authorization 1 enhancing additional connectivity as part of this project. Various alternatives were analyzed and presented (refer to Exhibit 1) which led to the additions detailed below. The project understanding and scope of work reflect our current understanding of the agreed upon changes in scope.

Project Understanding

The additions to the project include the following components:

- Engagement of a Structural Engineer to perform structural analysis to support the proposed safety improvements within the project limits.
- Construction of a 10-foot Shared Use Path on the west side of Shepherd Drive, along DePelchin Children's Center, from the existing METRO Bus stop (6567), up to Dickson Street.
- Construction of a 10-foot Shared Use Path on the east side of Shepherd Drive, along St. Thomas High School, from the existing METRO Bus stop (456), up to Dickson Street.
- Extension to the existing bridge on the east side of Shepherd Drive, between the limits of the Memorial Drive overpass. The bridge extension will include ramps, improved railing, and allow for attachments of proposed pedestrian poles.

Based on the above, QE prepared the following scope of services and fee proposal for MHRA's consideration.

Scope of Services

Basic Services to be provided by QE and their subconsultants include:



MHRA Pedestrian Improvements Shepherd at Memorial (T-0510)

Page 2

June 20, 2024

1. General Project Management

QE will provide continued project administration, including management of the project team, budget, and schedule and preparation/submission of monthly invoices.

2. Data Collection

Records Requests – Review existing City of Houston public utility record drawings and CenterPoint Energy, AT&T, and other pertinent private utility record drawings. Review structural drawing for the existing Shepherd Bridge over Memorial Drive. Conduct a site visit with the Structural Engineer to collect pertinent first-hand knowledge of the land, its condition, context, adjacent land uses, and access needs. Assess electrical conditions. Review survey data. Confirm conditions/proposed features during design.

3. DePelchin Shared Use Path Connection (Hourly)

4. St. Thomas High School Shared Use Path Connection (Hourly)

5. Extension of Existing Bridge (Hourly)

For each of these design elements, QE proposes the following scope:

a. Prepare Design Plan Set (60%, 90%, 100%)

Civil Design – Based on City, MHRA, and design team coordination efforts, QE will design the proposed shared use path within the existing rights-of-way while utilizing the existing roadway pavement. The plan set will include proposed plan improvements, floodplain mitigation, traffic control plans, and stormwater pollution prevention plans.

b. Prepare Estimations of Construction Costs (60%, 90%, 100%)

An estimate of construction cost will also be provided at each submittal stage.

c. Prepare Project Specifications (60%, 90%, 100%)

The bid schedule and specifications for all disciplines will be included in the project manual, which will be provided to MHRA at the 60% and 90% submittal stages for review and finalized as part of the bid-ready construction documents along with permitted plans.

d. Internal QC Review (60%, 90%, 100%)

Quality Control reviews shall be performed by each discipline at each stage of submittal.

e. Constructability Review (60%, 90%)

QE's construction manager will provide a constructability review on the plan documents at the 60% and 90% stages.

f. Design Review Submittals to MHRA and HPW (60%, 90%, 100%)

Package and submit plans for review. Coordinate, receive, and respond to comments.

g. Construction Duration Calculations

At the 90% and 100% phase, construction duration calculations shall be performed to determine the contract duration to be used in the bid documents.

h. HPW Approvals

Once final comments are received and addressed, QE will issue the final bid-ready plans for City signatures.

A detailed breakdown of the level of effort to complete these services is provided in Attachment A.



MHRA Pedestrian Improvements Shepherd at Memorial (T-0510)

Page 3

June 20, 2024

Additional Services to be provided by QE and their subconsultants include:

1. Traffic Signal Modifications (Lump Sum)

Proposed Traffic Signal Modifications – QE will analyze modifications needed with the addition of the proposed extension to the existing Sphered Drive bridge. Modifications to the design will include coordination with structural engineer on details for attaching the proposed pedestrian poles to the bridge structure and details on boring through existing retaining walls to connect conduit to adjacent features.

2. Surveying Services (Hourly)

a. DePelchin Shared Use Path Connection

QE will gather additional topographic survey along Shepherd Drive beginning where the previous topographic survey ended, as part of Work Authorization 1, and extend north of the existing wheelchair ramp/traffic signal poles located on the north side of Dickson Street. QE will locate existing trees 4-inch diameter and larger located between said west right-of-way and the west back of curb of Shepherd Drive. The survey will depict the right-of-way lines of Shepherd Drive and Dickson Drive and set two (2) control points and one (1) temporary elevation benchmark within this survey area and illustrate these points on the Survey Control Map.

b. St. Thomas High School Shared Use Path Connection

QE will gather additional topographic survey along Shepherd Drive beginning where the previous topographic survey ended, as part of Work Authorization 1, and extend north of the existing wheelchair ramp/traffic signal poles located on the north side of Dickson Street. QE will locate existing trees 4-inch diameter and larger located between said east right-of-way and the east back of curb of Shepherd Drive. The survey will depict the right-of-way lines of Shepherd Drive and Dickson Drive and set two (2) control points and one (1) temporary elevation benchmark within this survey area and illustrate these points on the Survey Control Map.

c. Extension of Existing Bridge

QE will gather additional topographic survey to locate one (1) cross section of the depressed portion of Memorial Drive near the existing Shepherd bridge along the east crossing and one (1) cross section of Memorial Drive 15 feet to the east. Work will be performed with a laser scanner to provide clearances between Memorial Drive and the underside of the Shepherd Drive bridge.

3. Structural Services (Lump Sum)

Structural Design – Based on HPW, MHRA, and design team coordination efforts, CSF will design the proposed extension to the existing Shepherd bridge, retaining walls, pedestrian pole anchoring to existing bridge deck, and proposed ramp attachments into existing bridge deck. The structural sheets to be included in the final set are proposed bridge modifications, framing plans, calculations, and structural details. CSF will provide the structural specifications, cost estimates associated with the structural designs, and construction phase services. A detailed breakdown of the structural design level of effort to complete these services is provided in Attachment B.



MHRA Pedestrian Improvements Shepherd at Memorial (T-0510)

Page 4

June 20, 2024

Assumptions

1. This proposal is based on the recommendations made in collaboration between MHRA, QE, CSF, and HPW as depicted in Exhibit 1. Deviations from the recommendations may require revisions to QE's scope and fees or Additional Services.
2. The design of the Pedestrian Improvements Shepherd Memorial project will be based on the requirements of the City of Houston *Infrastructure Design Manual*, dated November 27, 2023. Should the City change any criteria, it would likely result in a change in design scope and request for Additional Services. It is possible this could also impact the recommendations being assumed as part of this proposal and result in additional construction costs.

Schedule

QE understands there is an aggressive schedule for the project to complete the design phase in six (6) months. QE will prepare a project schedule showing the tasks/milestone dates that need to be met to meet MHRA's scheduling needs.

Proposed Fee

QE is requesting a total fee of **\$110,963.00** for the Final design and services described in this proposal.

Invoices will be submitted by QE monthly on a percentage of completion basis and the full amount will be due and payable to QE upon receipt. If the MHRA objects to all or any portion of an invoice, MHRA will notify QE in writing within seven (7) calendar days of the invoice date and pay that portion of the invoice not in dispute. MHRA will pay an additional charge of 0.75% of the invoiced amount per month for any payment received by QE more than thirty (30) days from receipt of the invoice, excepting any portion of the invoiced amount in dispute and resolved in favor of the MHRA. Payment thereafter will be first applied to accrued interest and then to the principal unpaid amount. In the event of a conflict between this agreement and the PSA, the PSA governs.

Special Considerations

This proposal is based on the following special considerations:

1. Services requested by the MHRA that are outside the scope of this proposal will be performed on an hourly rate basis in accordance with the enclosed Schedule of Hourly Rates (refer to Attachment C) or on a lump sum basis to be mutually agreed upon by MHRA and QE. The hourly rate schedule is subject to revision January 1st of each year.
2. Fees do not include sales taxes that may be imposed.



MHRA Pedestrian Improvements Shepherd at Memorial (T-0510)

Page 5

June 20, 2024

3. The proposed fees shall be considered in their entirety (design, survey, and structural) for the scope of services for each proposed design element. Should the MHRA wish to contract with QE for only a portion of the work, QE reserves the right to negotiate individual scope items on their own merits.
4. This proposal shall be valid for sixty days from this date and may be extended upon approval by QE.

QE hopes you will find this proposal to be acceptable and are thankful for the opportunity to continue our working relationship with MHRA. Please feel free to contact the undersigned if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Kristen Hennings".

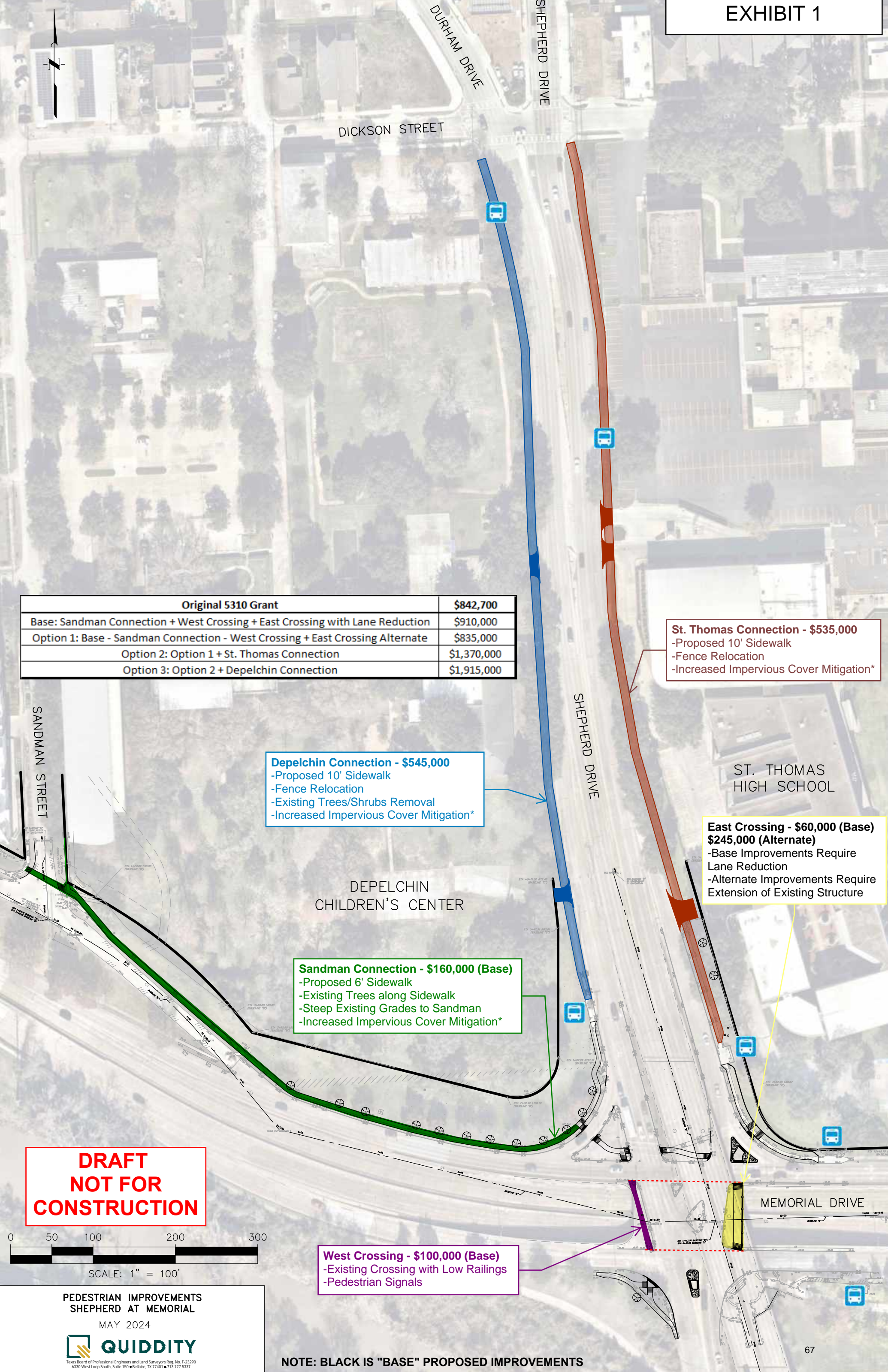
Kristen Hennings, P.E., CFM, LEED® Green Associate
Senior Project Manager

A handwritten signature in blue ink that reads "Kristin Landry".

Kristin Landry, P.E.
Senior Project Manager

Attachments

K:\14760\14760-0001-00 MHRA WA1\Project Management\Job Setup\T-0510 Memorial Shepherd\WA2\2_2024.06.21_MHRA Shepherd at Memorial Final Design Proposal_KH.docx



Original 5310 Grant	\$842,700
Base: Sandman Connection + West Crossing + East Crossing with Lane Reduction	\$910,000
Option 1: Base - Sandman Connection - West Crossing + East Crossing Alternate	\$835,000
Option 2: Option 1 + St. Thomas Connection	\$1,370,000
Option 3: Option 2 + Depelchin Connection	\$1,915,000

St. Thomas Connection - \$535,000
 -Proposed 10' Sidewalk
 -Fence Relocation
 -Increased Impervious Cover Mitigation*

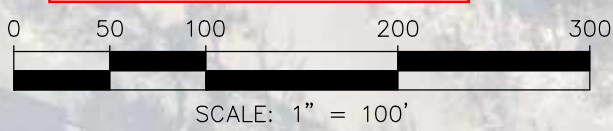
Depelchin Connection - \$545,000
 -Proposed 10' Sidewalk
 -Fence Relocation
 -Existing Trees/Shrubs Removal
 -Increased Impervious Cover Mitigation*

**East Crossing - \$60,000 (Base)
 \$245,000 (Alternate)**
 -Base Improvements Require Lane Reduction
 -Alternate Improvements Require Extension of Existing Structure

Sandman Connection - \$160,000 (Base)
 -Proposed 6' Sidewalk
 -Existing Trees along Sidewalk
 -Steep Existing Grades to Sandman
 -Increased Impervious Cover Mitigation*

West Crossing - \$100,000 (Base)
 -Existing Crossing with Low Railings
 -Pedestrian Signals

**DRAFT
 NOT FOR
 CONSTRUCTION**



PEDESTRIAN IMPROVEMENTS
 SHEPHERD AT MEMORIAL
 MAY 2024



NOTE: BLACK IS "BASE" PROPOSED IMPROVEMENTS



11310 Fallbrook Dr., Suite 320
Houston, Texas 77065
Phone: 832-678-2110
Fax: 832-678-2115

Via E-mail klandry@quiddity.com

April 4, 2024

Quiddity

Kristin Landry, PE

Senior Project Manager

Subject: Proposal for Professional Services
Sheperd Dr at Memorial Bridge
CSF Proposal No. 0304024cagrev0

Ms. Landry,

We are pleased to submit this proposal to perform the Professional Engineering Services for drainage structures for the Shepherd at Memorial Project

Scope of Work

Proposed scope of work consists of the following:

Phase 2

- Provide Structural Design Construction Drawings and Specifications as required for the for scope items:
 - 2 Foot Retaining wall
 - Pedestrian Pole Anchoring into Existing Bridge Deck
 - ADA ramp attachment into existing Bridge Deck
 - Optional Bridge Widening for Pedestrian use over Memorial Dr.
 - General Notes
 - Specifications
- Affix Professional Engineering Seal on set of Engineering Detail Construction Drawings.
- Structure will be designed according to Current ASSHTO requirements and IBC 2021 and any local government or building official amendments thereto.
- CSF will provide assistance with submittals to building official, as required for consultation.
- Respond to RFI's as related to scope of work
- Field Observation , 4 are included, additional at hourly rates.

Items Supplied By Quiddity

- Provide all backgrounds in AutoCAD format to be use as part of our drawing documents
- Provide all alignment/baselines for locating Items within scope of work
- All permit and fees for submittals to Governing Entities (Harris County and City of Houston PWE)

Cost and Terms

- Basic Services
 - Basic Services compensation shall be performed at hourly cost level of effort At hourly rates provided below. See attached Man-Hr estimate
- Invoices shall be paid within 30 days of receipt

Additional Work

Any work required beyond the scope of that proposed above will be undertaken only after receiving your prior authorization and after an adjustment has been made to our fee to cover the additional work. Additional work (services) will be invoiced monthly, on an hourly basis at our standard rates (see schedule below) plus expenses incurred. Charges will be on a time and material bases; the following are all in rates:

- Principal.....\$225.00/hr
- Sr. Project Manager.....\$165.00/hr
- Civil/Structural Engineer.....\$175.00/hr
- Civil/Structural Designer\$ 115.00/hr
- Cad Designer/Specialist.....\$ 86.00/hr
- Clerical Staff.....\$ 75.00/hr

- This proposal will remain valid for 30 days.
- Invoices shall be paid within 10 days of receipt of payment from customer

Limitation of Liability

To the maximum extent permitted by law, Client agrees to limit Consultant's liability for claims arising from the Agreement to the Sum of \$100,000 or CSF Consulting LP paid fee, whichever is greater. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

Terms of Agreement

It is understood that the terms of our agreement may be subject to the terms of a prime agreement that will subsequently be executed between you and your customer. We reserve the right to a reasonable review of any master agreement before being bound by its terms.

Schedule of Work

- Work will commence upon receipt of order to proceed.

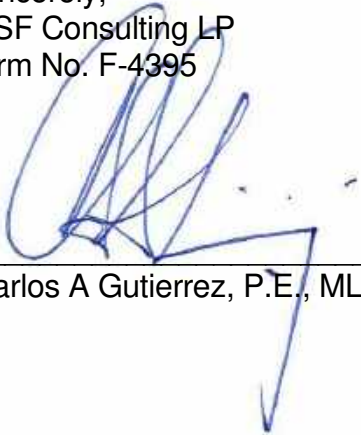
Authorization

To authorize this service, please confirm by signing in the signature block at the close of this proposal and returning one executed copy for my records.

Closing

We appreciate having the opportunity to submit this proposal. For further information or questions, please contact Carlos A. Gutierrez, PE. 832-549-3249

Sincerely,
CSF Consulting LP
Firm No. F-4395



Carlos A Gutierrez, P.E., MLSE

A C C E P T E D:

Quiddity

Signature: _____

Title: _____ Date: _____

Cost Estimate
Engineering Services
Shepherd at Memorial Dr Bridge Modifications

Task #	Description									Total Hours	Cost Estimate	
		Sht's	Principal	Project Manager	Structural Engineer	Civil Engineer	Surveyor	Civil/ Structural Designer	CAD Designer			Clerical
	Rate	\$ 225.00	\$ 165.00	\$ 175.00	\$ 175.00	\$ 105.00	\$ 115.00	\$ 86.00	\$ 75.00			
	Alternate											
	Bridge widening Pedestrian Use Only										\$ -	
	Client Coordination		2	6						8	\$ 1,440.00	
	Framing Plan and Details	1	2		8		30			40	\$ 5,300.00	
	Framing Connections to Existing Structure	2	2		8		30			40	\$ 5,300.00	
	Calculations				30					30	\$ 5,250.00	
	Phase 1										\$ -	
											\$ -	
											\$ -	
	Phase 2											
1	Client Coordination			12						12	\$ 1,980.00	
2	Design Calculations				16					16	\$ 2,800.00	
3	Engineering Construction Cost Estimate for Scope		2	2	4					8	\$ 1,480.00	
4	Pedestrian Pole Anchor Plan Details	0.5			3		6			9	\$ 1,215.00	
6	ADA Ramp design Plan and Details	0.5			3		6			9	\$ 1,215.00	
7	Retaining Wall Design Plan and Details	0.5			3		6			9	\$ 1,215.00	
8	QA/QC		1	4	8		8			21	\$ 3,205.00	
9	Document review & coordination			2	4		8			14	\$ 1,950.00	
	Phase 3											
10	Bid/Review		2	2	2					6	\$ 1,130.00	
11	Submittals				4		8			12	\$ 1,620.00	
12	RFI Responses				12		4			16	\$ 2,560.00	
13	Field Observations				16					16	\$ 2,800.00	
											\$ -	
		4.5										
	Total Manhr per Sheet	59.11										
	Sub Total CSF Labor Cost Estimate		11	28	121	0	0	106	0	0	266	\$ 40,460.00
	Sub Consultant Fees						Markup	1.1		Fee	Fee w/MU	
											\$ -	
											\$ -	
											\$ -	
											\$ -	
	Total Sub-Consultant Fee's										\$ -	
	Total Fee										\$ 40,460.00	
	Expenses										Amount	
	Parking /Courier/Survey Supplies/ Mileage											
	Total Expense Allowance										\$ -	
	Total Fee plus Expenses										\$ 40,460.00	



Memorial Heights Redevelopment Authority (TIRZ 5)

SCHEDULE OF HOURLY RATES

Effective January 1, 2024

ENGINEERING PERSONNEL		DESIGNERS/DRAFTING PERSONNEL	
Design Engineer I	\$130	CAD I	\$ 85
Design Engineer II	\$155	CAD II	\$105
Professional Engineer I	\$180	CAD III	\$125
Professional Engineer II	\$205	Designer I	\$135
Professional Engineer III	\$235	Designer II	\$155
Professional Engineer IV	\$265	Designer III	\$180
Professional Engineer V	\$290	GIS I	\$ 100
Practice Leader	\$310	GIS II	\$140
		GIS III	\$170
		GIS IV	\$230
ELECTRICAL ENGINEERING PERSONNEL		SURVEYING PERSONNEL	
Electrical Design Engineer I	\$140	1-Person Field Crew	\$150
Electrical Design Engineer II	\$165	2-Person Field Crew	\$205
Electrical Professional Engineer I	\$200	3-Person Field Crew	\$250
Electrical Professional Engineer II	\$220	4-Person Field Crew	\$285
Electrical Professional Engineer III	\$260	Survey Technician I	\$105
Electrical Professional Engineer IV	\$280	Survey Technician II	\$115
Electrical Professional Engineer V	\$310	Project Surveyor I	\$110
		Project Surveyor II	\$130
		Project Surveyor III	\$150
		Project Surveyor IV	\$185
		Chief of Survey Crews	\$160
		Certified Photogrammetrist	\$185
		Remote Pilot I	\$ 100
		Remote Pilot II	\$135
		Remote Pilot III	\$180
		Visual Observer	\$ 100
		LiDAR Tech	\$110
		Aerial Tech	\$ 95
		Registered Professional Land Surveyor	\$205
		Survey Manager	\$240
CONSTRUCTION PERSONNEL (Includes Mileage)		OFFICE PERSONNEL	
Construction Manager I	\$130	Engineer's Assistant I	\$ 80
Construction Manager II	\$150	Engineer's Assistant II	\$ 90
Construction Manager III	\$175	Engineer's Assistant III	\$ 100
Construction Manager IV	\$200	Admin I	\$ 80
Construction Manager V	\$240	Admin II	\$ 100
Field Project Representative I	\$ 85	Admin III	\$130
Field Project Representative II	\$105	Accounting Manager	\$135
Field Project Representative III	\$125	Corporate/Project Accountant	\$115
Specialist Field Project Representative I	\$140		
Specialist Field Project Representative II	\$150		
Senior Specialist Field Project Representative	\$170		
SPECIALIST			
Specialist I	\$120		
Specialist II	\$150		
Specialist III	\$225		
Specialist IV	\$260		
PLANNING PERSONNEL			
Planner I	\$110		
Planner II	\$150		
Planner III	\$185		
Planner Manager	\$265		

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100

MHRA revised 12/12/2023

Memorial Heights Redevelopment Authority (TIRZ 5)

SCHEDULE OF REIMBURSABLE EXPENSES

Effective January 1, 2024

Subject to Annual Revision

1. Reproduction performed in office

<u>Size</u>	<u>Black & White</u>	<u>Color</u>
8½ x 11 (single-sided)	\$0.05/page	\$.50/page
8½ x 11 (double-sided)	\$0.15/page	\$ 1.00/page
8½ x 14	\$0.15/page	\$.75/page
11 x 17	\$0.20/page	\$ 1.00/page
 <u>Large Document Prints/Plots</u>		
	<u>Black & White</u>	<u>Color</u>
Bond	\$0.20/sq ft	\$ 1.00/sq ft
Photographic Bond	\$4.00/sq ft	\$ 5.00/sq ft
Mylar (4 mil)	\$2.00/sq ft	N/A

Aerial Backgrounds

All sizes \$5.00/sheet (plus above sq. ft. cost)

2. Transportation (mileage): Standard IRS mileage rate in effect
3. Subcontracts and all other outside expenses and fees: Cost, plus 10% service charge
4. Surveying Expenses
- a. Crew Rates: Includes time charged portal to portal and the first 120 miles of transportation and standard survey equipment
 - b. Special Rental Equipment: Cost, plus 10%
 - c. Stakes: Cost, plus 10% service charge when an excessive number of wooden stakes or any special stakes are required
 - d. Iron Rods and Pipes: Cost, plus 10%
 - e. All-Terrain Vehicle (ATV): \$150/day
 - f. Overnight Stays: \$190/night
 - g. Overtime Rates: Jobs requiring work on weekends or holidays billed at 1.5 times the standard rate
 - h. Sales Tax: To be paid on boundary-related services.
 - i. Deliveries, abstracting services, outside reproduction costs, and other reimbursable expenses charged at cost, plus 10%

Revised
12/12/2023

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, open to the public, on June 27, 2024, at a designated meeting place within the City of Houston, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Ann Lents	Chair
Janice Hale-Harris	Secretary
Matt Zeve	Director
Christopher David Manriquez	Director
Robert Stein	Director
Donna McIntosh	Director
Nikki Knight	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 DESIGNATING OFFICES AND MEETING PLACES
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.

SIGNED AND SEALED the 27th of June, 2024.

Secretary, Board of Directors

**RESOLUTION DESIGNATING OFFICES AND MEETING PLACES
MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**

WHEREAS, the Memorial-Heights Redevelopment Authority (the “Authority”), a public non-profit local government corporation of the State of Texas, conducts its meetings pursuant to the Texas Open Meetings Act and functions to manage and administer Reinvestment Zone Number Five, City of Houston, Texas (the “Zone”), a tax increment and reinvestment zone;

WHEREAS, the Board of Directors of the Authority (the “Board”) desires to designate administrative offices and meeting places for use by the Authority and for use by the Zone; NOW, THEREFORE;

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY THAT:

Section 1. Administrative offices for the Authority are hereby designated at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056, and 1980 Post Oak Boulevard, Suite 1380, Houston, Texas 77056.

Section 2. Meeting places for the Board are hereby designated at the following locations:

- a) 50 Waugh Drive, Houston Texas 77007;
- b) 1980 Post Oak Boulevard, Houston, Texas 77056;
- c) 300 North Post Oak Lane, Houston, Texas 77024;
- d) 900 and 901 Bagby Street, Houston, Texas 77002; and
- e) 1330 Post Oak Boulevard, Houston, Texas 77056.

Section 3. The foregoing meeting places are declared to be public places and are open and accessible to the public. The public is invited to attend any meeting of the Board.

Section 4. The foregoing offices and meeting places will be used by the Zone for the same purposes.

Section 5. This resolution supersedes all previous resolutions of the Board concerning the subject matter contained herein.

PASSED AND APPROVED the 27th day of June, 2024.

Ann Lents
Chair, Board of Directors

ATTEST:

Secretary, Board of Directors