

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**

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**JOINT MEETING OF THE BOARDS OF DIRECTORS**

**SEPTEMBER 26, 2024**

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**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
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
06/27/24	Y	Y	Y	Y	Y	Y	Y

Y = Attended

X = Did not attend

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

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

Notice is hereby given that the Board of Directors of the Memorial-Heights Redevelopment Authority (the “Authority”) will hold a joint meeting with the Board of Directors of Reinvestment Zone Number Five, City of Houston, Texas (the “Zone”), open to the public, on **THURSDAY, SEPTEMBER 26, 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](mailto:alyons@sklaw.us).

**TO ATTEND VIA VIDEO:**

Link: <https://us02web.zoom.us/j/83907354579?pwd=BQBHUtb5hxU0GV5AeihiiX2yKZhdaf.1>

Meeting ID: 839 0735 4579

Passcode: 796684

**TO ATTEND VIA AUDIO ONLY:**

Dial: 1-346-248-7799

Meeting ID: 839 0735 4579

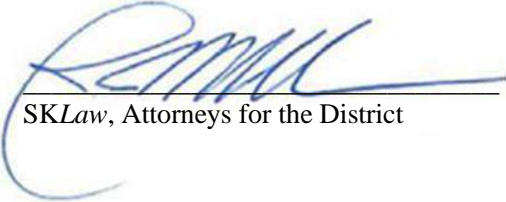
Passcode: 796684

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 June 27, 2024; **5**
    - ii) Approve Zone minutes of June 27, 2024; **11**
  - b) **Developer Reports (Authority only):**
    - i) Quarterly GID update; **13**
    - ii) Quarterly Hanover update; **14**
  - c) **Financial Matters (Authority only):**
    - i) Receive Financial Report Summary, including account and fund activity statements; **16**
    - ii) Receive investment report; **27**
3. **CHAIR REPORT (Authority only):**
4. **PRESIDENT REPORT (Authority only):**
5. **APPROVE AUDIT FOR FISCAL YEAR ENDED JUNE 30, 2024, AND AUTHORIZE FILING WITH THE CITY OF HOUSTON (Authority only): 31**
6. **CONFIRM AND APPROVE UPDATED FY 2025 BUDGET; 82**
7. **FINANCIAL MATTERS (Authority only):**
  - a) Authorize payment of invoices;
  - b) Approve Order Evidencing Review of Investment Policy; **111**
  - c) Approve Order Adopting List of Qualified Brokers; **113**
  - d) 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; **117**
      - B) Update regarding construction claims, damages, and litigation;

- ii) **Yale and Center Street Intersection** [CIP Project T-0529]:
  - A) Update on project construction; **118**
- iii) **19<sup>th</sup> and Beall Area Pedestrian Safety Improvements** [CIP Project T-0534]:
  - A) Update on project construction; **118**
- 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; **119**
    - B) Receive report on real property acquisition;
    - C) Adopt Resolution Authorizing Easement Acquisition;
    - D) Authorize other appropriate action;
  - iii) **Little Thicket** [CIP Project T-0521]:
    - A) Update on project development;
    - B) Approve Work Authorization - Bid Phase Services and Construction Management [Quiddity No. 1]; **120**
    - C) Receive bids and award contract [Park improvements];
  - 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;
    - B) Authorize advertising for concept plan RFQ;
  - vi) **Mobility Study for Shepherd/Durham Cross Streets, 8<sup>th</sup> Street to White Oak Bayou Area, and 18<sup>th</sup>, 19<sup>th</sup>, and 20<sup>th</sup> 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; **128**
  - viii) **Transportation Alternative Area Wide Study** [CIP Project T-0538]:
    - A) Update on project development;
    - B) Approve Advance Funding Agreement for White Oak Bayou Safety & Access Study [TXDOT]; **129**
  - ix) **Pedestrian Improvements Shepherd at Memorial** [CIP Project T-0510]:
    - A) Update on project development; **131**
  - 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;
    - B) Authorize approval of engineering firm contract;
  - xiii) **Zone Wide Safety and Mobility Projects** [CIP Project T-0532]:
    - A) Update on project development;
    - B) Authorize approval of Infrastructure Reimbursement Agreement [COH] (*Authority & Zone*);
  - xiv) **Houston Avenue & White Oak Drive Intersection Improvements** [CIP Project T-0520]:
    - A) Receive report on infrastructure damages and possible repairs;
    - B) Authorize appropriate action;
- c) **APPROVED PROJECTS CURRENTLY NOT IN CONSTRUCTION OR DESIGN;**
- d) **GRANT APPLICATIONS:**
  - i) Review possible grant opportunities;
    - A) 19<sup>th</sup> Street reconstruction design [CIP Project T-0522B];
    - B) 18<sup>th</sup> Street and surrounding area pedestrian improvements [CIP Project T-0512A];
  - ii) Authorize appropriate action;

- e) **OTHER ITEMS:**
  - i) Citizen request for crash/safety evaluation [Washington/Westcott between I-10 and 610];
  - ii) Approve Work Authorization – General Planning & Support [TGC]; 132
  - iii) 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. **CONSIDER CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY, AS NECESSARY** (*Zone only*):
- 12. **ADJOURN.**



SKLaw, Attorneys for the District

**\*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.**

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

**JUNE 27, 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 27<sup>th</sup> day of June, 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	Vice Chair
Nikki Knight	Director

and all of said persons were physically present.

Also present for the meeting were:

**Staff & Consultants:** Sherry Weesner, President of the Authority; Kristen Hennings, Erin Williford; Matt Kainer, Heather Goodpasture, and Victoria Macalino 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; Ashley Segura, Ivy Batista, and Ashley Small of Medley, Inc. (“Medley”); Long Nguyen of Half & Associates; John Kuhl and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SKLaw”).

**Government Entities:** Jennifer Curley of the City of Houston (the “City”).

**Community Entities and General Public:** Anya Marmuscak of Houston Heights Association (“HHA”); Linda Trevino of Houston METRO; and Marie Carlisle of Super Neighborhood 14.

**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 April 25, 2024;
- b. Receive Developer Reports;
- c. Receive Financial Report Summary and Quarterly Investment Report;

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

**CHAIR REPORT**

Chair Lents advised that the City’s pause on the Shepherd Durham Phase 2 project has been removed. She stated that certain design modifications will be required to conform to emerging City policies on roadway improvements. She added that the associated federal grant monies will not be jeopardized. She expressed appreciation for the City’s and the new administration’s deep dive into the details of the project, including the related studies and engineering, the mechanics of the federal grant participation, and community interests.

**PRESIDENT REPORT**

**MWBE Report**

Ms. Weesner updated the Board on the Authority’s compliance with MWBE policies and discussed



continuing efforts to ensure use of qualified vendors. She noted the report is required annually by the City, and the information is compiled by Quiddity.

#### Governance and Organizational Matters

Ms. Weesner discussed backup needs for Board member participation and continuity in committee work and other Board functions. She suggested that alternates be designated for the Projects Committee and the Finance Committee, to be activated only if existing committee members become unavailable for service. The Chair recommended that Director Zeve be appointed as an alternate on the Finance Committee and Director McIntosh be appointed as an alternate on the Projects Committee. The Chair also recommended that Director McIntosh be appointed as the Vice Chairperson for the Board.

Upon motion by Director Stein, seconded by Director Hale-Harris, and after full discussion, the Board voted unanimously to approve the alternate appointment of Director Zeve to the Finance Committee, Director McIntosh to the Projects Committee, and to appoint Director McIntosh as the Vice Chairperson for the Board.

#### **RECORDS MANAGEMENT MATTERS**

##### Approve Order Amending Records Management Program

Mr. Kuhl advised that the Authority is required to maintain an active and continuing program for the efficient and economical management of its records. He noted that the Authority's current program, which includes a stated policy and RMO designation, needs updating. He reviewed the proposed update contained in the meeting packet. Upon motion by Director Zeve, seconded by Director Stein and after full discussion, the Board voted unanimously to approve the Order Amending Records Management Program, and to authorize execution, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

##### Approve Order Adopting Records Management Schedules and Policies

Mr. Kuhl also advised that the Records Management Program requires the establishment of retention schedules. He stated the Authority may use the TSLAC approved schedules, which may be updated from time to time by TSLAC. He noted the updated schedules will be automatically incorporated into the Authority's program without further action by the Board. Upon motion by Director Zeve, seconded by Director Stein, and after full discussion, the Board voted unanimously to approve the Order Amending Records Management Schedules and Policies, and to authorize execution, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

#### **ADOPT FY 2025 BUDGET**

Ms. Weesner presented a proposed budget advising that once tentatively approved by the Board, will be submitted to the City for final consideration and approval. Ms. Weesner and Chair Lents initially discussed projected tax increment revenues for the budget cycle and factors that might impact those revenues. Ms. Weesner then reviewed recommended expenditures and project costs. She provided highlights for all projects. She also discussed City priorities and detailed new projects and projects with significant modifications from past budget cycles. She also discussed federal and state grant opportunities and the very positive impact on project funding and development. She requested that the Board proceed with final approval subject to the City's approval.

Upon motion by Director Stein, seconded by Director McIntosh, and after full discussion, the Board voted unanimously to adopt the FY 2025 budget as presented, subject to any modifications required by the City in its final approval.

#### **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 Stein, seconded by Director McIntosh, and approved unanimously by the Board to approve the payment of all invoices presented.

## **PROJECTS AND ENGINEERING**

The Board next received updates on Authority projects.

### **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 advised the project work is rapidly moving towards Loop 610 due to ongoing perseverance by SER. He discussed completion items, including related storm sewer facilities. He discussed building encroachment issues encountered and construction impact. He reviewed the SILVA cell installation process and work to date, noting the daily watering needs for newly planted trees. The Board and Ms. Weesner discussed the contractual tree planting timeframe, and related warranties.

##### 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. Weesner noted a July start for the TxDOT managed construction.

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

##### Update on project development

Ms. Weesner advised the first segment of sidewalk work has commenced.

## **PROJECTS IN DESIGN AND ACTIVE STUDIES**

### **North Canal Project**

##### Update on project development

Ms. Weesner advised that funding partner discussions continue as part of the design process. She reminded the Board that the Authority is participating as a funding partner.

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

##### Update on project development

Ms. Weesner again noted the project is moving forward. She reviewed the City's required modifications, including increasing the center lane width from 10 feet to 11 feet and maintaining 4 lanes on 11<sup>th</sup> Street from Durham to Dorothy with incorporation of a forced right turn lane at Dorothy. She advised the modifications can be accomplished in the plans approval process as an addendum, which will save time. She also advised that the City will require a study by the Authority of traffic patterns after construction is complete and the corridor has resumed normal usage.

#### **Approve Work Authorization No. 11 – Final Design for Phase 2 Design Modifications (Quiddity)**

Ms. Hennings reviewed Work Authorization No. 11, advising that Quiddity will perform additional engineering to prepare the addendum to the final design plans as requested by COH at a cost not to exceed \$203,000.

Upon motion by Director Hale-Harris, seconded by Director Knight, and after full discussion, the Board voted unanimously to approve Work Authorization No. 11 as presented and to authorize execution.

### **Little Thicket**

#### Update on project development

Ms. Weesner provided a brief project update.

### **Westcott Roundabout Greenspace**

#### Update on project development

Ms. Weesner advised that design and coordination efforts continue with the City.

### **Stude Park Improvement**

#### Update on project development

Ms. Weesner provided an update on continuing planning and design issues, and stated that a related RFQ is under development.

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

Ms. Raschke provided an update on the combined project. She advised that work is ongoing with the Projects Committee, and that Project Profiles for each component are under development. Director Stein noted a hotel development on 18th Street that should be considered in the study work. Ms. Raschke advised that will be considered, and that a draft Mobility & Drainage Report will be ready later this summer.

### **Waugh Drive and South Heights Safety Improvements**

#### Update on project development

Ms. Weesner and Ms. Hennings reviewed design activity to date and interaction with the City.

### **Transportation Alternative Area Wide Study**

#### Update on project development

Ms. Weesner discussed ongoing coordination with TXDOT and related AFA development.

### **Pedestrian Improvements Shepherd at Memorial**

#### Update on project development

Ms. Weesner discussed project development to date, noting Projects Committee preliminary review. She also noted that a Quiddity work authorization for final design work is included in the Board packet for consideration. She discussed possible additional work for the project consisting of sidewalk connections in front of St. Thomas and Depelchin that would be dependent on certain right-of-way grants. She, Mr. Webb, and Director Zeve discussed grant funding compatibility and timelines. Mr. Webb advised that there is flexibility in the grant procurement process to add the additional St. Thomas and Depelchin work if the necessary right-of-way is obtained.

#### Approve Work Authorization No. 2 – Final Design Safety Modifications (Quiddity)

Ms. Hennings reviewed the work authorization for final design engineering services for the construction of safety improvements at the intersection of Shepherd and Memorial for an amount not to exceed \$110,963.

Upon motion by Director Knight, seconded by Director Hale-Harris, and after full discussion, the Board voted unanimously to approve Work Authorization No. 2 as presented and to authorize execution, and further to authorize Ms. Weesner, after consultation with the Projects Committee, to take any action necessary to expand the project to include the St. Thomas and Depelchin connections, should either become viable.

### **Cherry Lorraine Nature Preserve/White Oak Bayou Connectivity**

#### Update on project development

Ms. Weesner reviewed project progress, noting that coordination with the FTA continues.

### **White Oak at Greenleaf**

#### Update on project development

Ms. Weesner advised that planning for this pedestrian and bicycle safety project has commenced.

### **Congressional District 7 Sidewalk Improvement**

#### Update on project development

Ms. Weesner advised the project has been announced by Congresswoman Fletcher and has generated excitement within the community. She and Mr. Webb discussed development of an RFQ to encompass both design and construction work.

### **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. She reviewed the project timelines, noting that the storm water infrastructure work of T-0533 has been combined with the safety and mobility work in T-0532. She also discussed other possible grant reconfigurations to help fund the combined project.

### **GRANT APPLICATIONS**

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

#### FY 2025 Congressional Earmark Update

Ms. Weesner advised that current efforts for an earmark have been unsuccessful.

#### Review Other Possible Grant Opportunities

Ms. Weesner discussed sidewalk and pathway projects that could be developed quickly. She and Mr. Webb reviewed H-GAC regional spending thresholds, including the carryover process which permits certain shovel-ready projects to advance. The Board instructed Ms. Weesner and TGC seek out grant funding opportunities made available from the carryover process that would benefit the Authority and its projects.

### **COMMUNICATIONS**

#### Receive update from Communications Committee

Director Hale-Harris reviewed Authority communication actions for the month and commended Medley on its work.

### **EXECUTIVE SESSION**

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

### **APPROVE RESOLUTION DESIGNATING OFFICES AND MEETING PLACES**

Mr. Kuhl advised that SKLaw will be relocating its Houston offices, and that the Authority's meeting place and office designations need to be updated. He then reviewed the related Resolution contained in the Board packet which provides for an additional administrative office and meeting place of the Board. He advised the Resolution is needed to accommodate SKLaw's new office location at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas.

Upon motion by Director Zeve, seconded by Director Stein, and after full discussion, the Board voted unanimously to approve the Resolution Designating Offices and Meeting Places.

**ADJOURNMENT**

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

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Secretary  
Memorial-Heights Redevelopment Authority

DRAFT

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

**JUNE 27, 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 27<sup>th</sup> day of June, 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	Vice Chair
Nikki Knight	Director

and all of said persons were physically present.

Also present for the meeting were:

**Staff & Consultants:** Sherry Weesner, President of the Authority; Kristen Hennings, Erin Williford; Matt Kainer, Heather Goodpasture, and Victoria Macalino 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; Ashley Segura, Ivy Batista, and Ashley Small of Medley, Inc. (“Medley”); Long Nguyen of Half & Associates; John Kuhl and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SKLaw”).

**Government Entities:** Jennifer Curley of the City of Houston (the “City”).

**Community Entities and General Public:** Anya Marmuscak of Houston Heights Association (“HHA”); Linda Trevino of Houston METRO; and Marie Carlisle of Super Neighborhood 14.

**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 Zone minutes of April 25, 2024;

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

**ADOPT FY 2025 BUDGET**

Ms. Weesner presented a proposed budget advising that once tentatively approved by the Board, will be submitted to the City for final consideration and approval. Ms. Weesner and Chair Lents initially discussed projected tax increment revenues for the budget cycle and factors that might impact those revenues. Ms. Weesner then reviewed recommended expenditures and project costs. She provided highlights for all projects. She also discussed City priorities and detailed new projects and projects with significant modifications from past budget cycles. She also discussed federal and state grant opportunities

and the very positive impact on project funding and development. She requested that the Board proceed with final approval subject to the City's approval.

Upon motion by Director Stein, seconded by Director McIntosh, and after full discussion, the Board voted unanimously to adopt the FY 2025 budget as presented, subject to any modifications required by the City in its final approval.

**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.

Mr. Kuhl advised that SKLaw will be relocating its Houston offices, and that the Authority's meeting place and office designations will be updated. He advised that, consequently, the Zone's meeting place and office designation will be updated to the new address as well to accommodate SKLaw's new office location at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas.

The Board confirmed the additional office and meeting place for the Zone as discussed.

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

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Secretary  
Reinvestment Zone Number Five,  
City of Houston, Texas

**3515 West Dallas Street – Regent Square Quarterly Report – September 2024**

<b>Project</b>	<b>Construction Start</b>	<b>Construction Complete</b>	<b>Notes</b>
Retail Space Fit-outs	Q2 2024	Ongoing	
Striping on Dunlavy	Q3 2024	Completed	
Conduit for Traffic Signal Dunlavy and Allen Parkway & Dunlavy and West Dallas (East of Dunlavy)	Q4 2024	N/A	



## 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 are open 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

9/20/24

**3. LEASING EFFORTS**

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

	Q3 2024 Report
<b>SITE A (Autry Park)</b>	
Proposed Retail Spaces	6
Signed Leases	6
In Lease Negotiations	0
In LOI Negotiations	0
Continuing Marketing Efforts	0
<b>SITE E (Parkview)</b>	
Proposed Retail Spaces	10
Signed Leases	8
In Lease Negotiations	0
In LOI Negotiations	2
Continuing Marketing Efforts	1
<b>SITE G (Park &amp; Kiosk Buildings)</b>	
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  
September Board Meeting  
Thursday, September 26, 2024**

At the beginning of June, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Fund Balance was \$50,558,029. TIRZ #5 received a total of \$15,495,304 mainly from the annual increment from the City (\$14,577,278). During the period, TIRZ #5 processed \$3,228,989 in disbursements during the period. 93% of the disbursements related to disbursements to SER (\$2,159,208), CDM Smith (\$527,810), and Quiddity (\$331,433) for CIP Projects. The ending balance as of month end June 30, 2024 was \$62,825,136.

At the beginning of July, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Fund Balance was \$62,825,136. TIRZ #5 received a total of \$152,756 from Interest Income. During the period, TIRZ #5 processed \$2,204,901 in disbursements during the period. 97% of the disbursements related to disbursements to SER (\$1,838,496), CDM Smith (\$144,281), and Quiddity (\$191,803) for CIP Projects. The ending balance as of month end July 31, 2024 was \$60,772,992.

At the beginning of August, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Fund Balance was \$60,772,992. TIRZ #5 received a total of \$2,828,619 mainly from grant income (\$2,667,069). During the period, TIRZ #5 processed \$1,672,254 in disbursements during the period. 95% of the disbursements related to disbursements to SER (\$1,290,628), CDM Smith (\$148,790) for CIP Projects, and City of Houston (\$15,544) for Municipal Services. The ending balance as of month end August 31, 2024 was \$62,539,345.

The invoices pending approval total \$8,418. See attached "Unpaid Bills Detail" Report for invoices pending approval and invoices paid in between board meetings.

There was \$4,434,792 spent for Capital Projects for the period. The projects that utilized the majority of the funding was T-0523A Shepherd/Durham Reconstruction (\$4,328,523). See attached "Capital Improvement Projects" Report on pages 5 and 6.

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

**General Operating Fund**

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

**REVENUE**

Frost Money Market Interest	41.37	Interest
Frost Money Market Interest	42.75	Interest
Frost Money Market Interest	42.75	Interest
TexPool	82,796.35	Interest
TexPool	86,015.23	Interest
TexPool	86,085.37	Interest
FHWA Treas	3,436,775.29	Grant Income
City of Houston	14,577,277.66	Tax Increment
Regions Project Fund	65,247.96	Interest
Regions Project Fund	63,441.89	Interest
Regions Project Fund	65,797.80	Interest
Regions Debt Service Fund	234.62	Interest
Regions Debt Service Fund	3,256.58	Interest
Regions Debt Service Fund	9,623.78	Interest
Sovereign	609,988.64	AJE
Year End Adjustment	792.00	AJE

**Total Revenue** 19,087,460.04

**DISBURSEMENTS**

ACH Commerce Bank	680.00	Credit Card
ACH SER Construction	2,159,207.83	Capital Projects
ACH Goodman Corporation	147,746.96	Engineering Consultant
ACH Hunton Andrews Kurth	380.00	Legal Invoices
ACH Medley	7,027.98	Monthly Retainer
ACH Quididity Engineering	527,809.80	Capital Projects
ACH Sanford Kuhl Hagen Kugle Parker	23,618.70	Legal Invoices
ACH The Morton Accounting Services	3,922.06	CPA Services
ACH CDM Smith	331,433.26	Capital Projects
ACH eLsqrd Media	4,788.00	Marketing
ACH United States Treasury	8,040.78	Payroll Taxes
ACH Quickbooks Payroll Service	12,833.37	Admin Payroll
ACH Commerce Bank	331.32	Credit Card
ACH Schwab Retirement	1,500.00	Retirement
ACH Schwab Retirement	425.00	Retirement
ACH Hunton Andrews Kurth	475.00	Legal Invoices
ACH Sanford Kuhl Hagen Kugle Parker	8,215.86	Legal Invoices
ACH CDM Smith	144,281.10	Capital Projects
ACH SER Construction	1,838,495.60	Capital Projects
ACH United States Treasury	8,040.76	Payroll Taxes
ACH Quickbooks Payroll Service	12,833.38	Admin Payroll
ACH Quididity Engineering	191,802.53	Capital Projects
ACH Texas Workforce	30.00	Unemployment Tax
ACH Quickbooks Payroll Service	12,833.37	Admin Payroll
ACH United States Treasury	8,040.78	Payroll Taxes
ACH CDM Smith	148,789.55	Capital Projects
ACH City of Houston	152,544.00	Municipal Services
ACH Equi-Tax	4,410.00	Tax Consulting
ACH SER Construction	1,290,628.15	Capital Projects
ACH Goodman Corporation	30,758.70	Engineering Consultant
ACH Medley	3,013.99	Monthly Retainer
ACH Sanford Kuhl Hagen Kugle Parker	13,469.39	Legal Invoices
ACH The Morton Accounting Services	1,961.03	CPA Services
ACH Schwab Retirement	5,775.00	Retirement

**Total Disbursements** 7,106,143.25

**ENDING BALANCE** \$ 62,539,345.40

August 31, 2024  
Balance

**LOCATION OF ASSETS**

Frost Checking	25,473,963.88
Frost Money Mkt	701,096.32
Frost Project Fund	465.00
Regions Debt Service Fund	2,187,550.91
Regions Project Fund	14,957,618.80
TexPool Investment	19,218,650.49

**Total Account Balance** \$ 62,539,345.40

**Memorial Heights Redevelopment Authority**  
**Unpaid Bills Detail**  
As of September 18, 2024

Type	Date	Num	Memo	Due Date	Open Balance
<b>Quiddity Engineering, LLC</b>					
Bill	06/30/2024	ARIV1020785	T-0522A Mobility Drainage Study/18th/19th/20th - Through June 21, 2024	07/10/2024	8,417.59
Total Quiddity Engineering, LLC					8,417.59
<b>TOTAL</b>					<b>8,417.59</b>

**Memorial Heights Redevelopment Authority**  
**Capital Improvement Projects**  
**June through August 2024**

Type	Date	Num	Name	Memo	Amount
<b>Capital Improvement Plan</b>					
<b>T-0510 Buffalo to White Oak Tra</b>					
Bill	06/30/2024	ARIV1020788	Quiddity Engineering, L...	T0510 Shepherd at Memorial - Through...	9,869.00
Bill	07/31/2024	ARIV1022575	Quiddity Engineering, L...	T0510 Shepherd at Memorial - Through...	498.00
Total T-0510 Buffalo to White Oak Tra					10,367.00
<b>T-0522A 18th St &amp; Surrounding</b>					
Bill	06/30/2024	ARIV1020785	Quiddity Engineering, L...	Total Fee \$198,517.60	8,417.59
Bill	07/31/2024	ARIV1022572	Quiddity Engineering, L...	Total Fee \$198,517.60	5,186.22
Total T-0522A 18th St & Surrounding					13,603.81
<b>T-0523A Shepherd Durham &amp; Cross</b>					
Bill	06/30/2024	6-2024-65	Goodman Corporation	-MULTIPLE-	9,468.96
Bill	06/30/2024	6-2024-66	Goodman Corporation	-MULTIPLE-	8,326.62
Bill	06/30/2024	6-2024-48	Goodman Corporation	MRA121 Project - Limited Bid & Constr...	269.24
Bill	06/30/2024	6-2024-49	Goodman Corporation	-MULTIPLE-	480.90
Bill	06/30/2024	6-2024-50	Goodman Corporation	MRA124 Project - Tax Increment Reve...	4,792.00
Bill	06/30/2024	6-2024-51	Goodman Corporation	-MULTIPLE-	1,203.05
Bill	06/30/2024	6-2024-52	Goodman Corporation	-MULTIPLE-	1,536.80
Bill	06/30/2024	24-1005	Sanford Kuhl Hagan Ku...	Shepher/Durham Recon June 2024	1,882.50
Bill	06/30/2024	90210994	CDM Smith Inc.	Project: Shepherd & Durham Major Inv...	148,789.55
Bill	06/30/2024	Pay Estimate ...	SER Construction	Shepherd Dr, Durham Dr, Selected Cro...	1,290,628.15
Bill	06/30/2024	ARIV1020781	Quiddity Engineering, L...	T0523A Shepherd Durham Cross Stree...	4,726.53
Bill	06/30/2024	ARIV1020782	Quiddity Engineering, L...	Total Fee - \$364,200	10,926.00
Gen...	06/30/2024	CPA 24-1	SER Construction	Record retainage for CIP Project	1,917,984.46
Bill	07/31/2024	7-2024-57	Goodman Corporation	-MULTIPLE-	9,468.96
Bill	07/31/2024	7-2024-99	Goodman Corporation	MRA118 Right of Way Acquisition	4,772.25
Bill	07/31/2024	7-2024-58	Goodman Corporation	-MULTIPLE-	512.94
Bill	07/31/2024	7-2024-59	Goodman Corporation	MRA121 Project - Limited Bid & Constr...	336.55
Bill	07/31/2024	7-2024-60	Goodman Corporation	-MULTIPLE-	641.20
Bill	07/31/2024	7-2024-61	Goodman Corporation	MRA124 Project - Tax Increment Reve...	1,198.00
Bill	07/31/2024	7-2024-62	Goodman Corporation	-MULTIPLE-	947.00
Bill	07/31/2024	7-2024-63	Goodman Corporation	-MULTIPLE-	414.95
Bill	07/31/2024	7-2024-64	Goodman Corporation	-MULTIPLE-	960.50
Bill	07/31/2024	24-1128	Sanford Kuhl Hagan Ku...	Shepher/Durham Recon July 2024	1,105.00
Bill	07/31/2024	ARIV1022569	Quiddity Engineering, L...	T0523A Shepherd Durham Cross Stree...	1,585.67
Bill	07/31/2024	ARIV1022570	Quiddity Engineering, L...	Total Fee - \$364,200	3,803.36
Bill	07/31/2024	131817341	Hunton Andrews Kurth	TJHuston Properties Legal Services Th...	4,975.00
Bill	07/31/2024	90213320	CDM Smith Inc.	Project: Shepherd & Durham Major Inv...	113,801.31
Bill	07/31/2024	Pay Est #27	SER Construction	Shepherd Dr, Durham Dr, Selected Cro...	765,224.74
Bill	08/30/2024	8-2024-58	Goodman Corporation	-MULTIPLE-	9,468.96
Bill	08/30/2024	8-2024-117	Goodman Corporation	MRA118 Right of Way Acquisition \$57,...	960.75
Bill	08/30/2024	8-2024-59	Goodman Corporation	-MULTIPLE-	2,718.81
Bill	08/30/2024	8-2024-60	Goodman Corporation	MRA 121 Task 1 - \$6,731	336.55
Bill	08/30/2024	8-2024-61	Goodman Corporation	-MULTIPLE-	641.20
Bill	08/30/2024	8-2024-62	Goodman Corporation	-MULTIPLE-	552.75
Bill	08/30/2024	8-2024-63	Goodman Corporation	-MULTIPLE-	2,313.73
Bill	08/30/2024	8-2024-64	Goodman Corporation	-MULTIPLE-	768.40
Total T-0523A Shepherd Durham & Cross					4,328,523.34
<b>T-0534 West 19th Beall Sidewalk</b>					
Bill	06/30/2024	ARIV1020783	Quiddity Engineering, L...	Total Fee \$60,100	872.50
Bill	07/31/2024	ARIV1022571	Quiddity Engineering, L...	Total Fee \$60,100	3,667.50
Total T-0534 West 19th Beall Sidewalk					4,540.00
<b>T-0535 Safety &amp; Mobility Imp</b>					
Bill	06/30/2024	24-1006	Sanford Kuhl Hagan Ku...	T-535 Waugh Safety June 2024	260.00
Bill	06/30/2024	ARIV1020789	Quiddity Engineering, L...	T0535 Waugh Safety - Through June 2...	21,899.05
Bill	07/31/2024	ARIV1022576	Quiddity Engineering, L...	T0535 Waugh Safety - Through July 26...	13,395.30
Total T-0535 Safety & Mobility Imp					35,554.35

**Memorial Heights Redevelopment Authority**  
**Capital Improvement Projects**  
 June through August 2024

Type	Date	Num	Name	Memo	Amount
<b>T-0537 Inf Imps Shep awhite Oak</b>					
Bill	06/30/2024	ARIV1020786	Quiddity Engineering, L...	Total Fee \$220,110.00	4,022.44
Bill	07/31/2024	ARIV1022573	Quiddity Engineering, L...	Total Fee \$220,110.00	7,481.91
Total T-0537 Inf Imps Shep awhite Oak					11,504.35
<b>T-0538 Transportation Area Stud</b>					
Bill	07/31/2024	24-1130	Sanford Kuhl Hagan Ku...	T-538 - Transportation Area Study July ...	390.00
Total T-0538 Transportation Area Stud					390.00
<b>T-0539 Full Reconstruct Cross</b>					
Bill	06/30/2024	24-1007	Sanford Kuhl Hagan Ku...	T-0539 Mobility Study June 2024	260.00
Bill	06/30/2024	ARIV1020787	Quiddity Engineering, L...	Total Fee \$137,452.00	3,743.43
Bill	07/31/2024	ARIV1022574	Quiddity Engineering, L...	Total Fee \$137,452.00	5,880.23
Total T-0539 Full Reconstruct Cross					9,883.66
<b>T-0540 11th St Side Path</b>					
Bill	07/31/2024	24-1129	Sanford Kuhl Hagan Ku...	T-540 11th Street Improvements	390.00
Total T-0540 11th St Side Path					390.00
<b>T-0541 White Oak @ Greenleaf</b>					
Bill	06/30/2024	ARIV1020790	Quiddity Engineering, L...	T-0541 White Oak at Greenleaf - Throu...	5,737.50
Bill	07/31/2024	ARIV1022577	Quiddity Engineering, L...	T-0541 White Oak at Greenleaf - Throu...	7,456.25
Total T-0541 White Oak @ Greenleaf					13,193.75
<b>T-0543 Congressional Dist 7</b>					
Bill	06/30/2024	24-1028	Sanford Kuhl Hagan Ku...	Sidewalk Improvements June 2024	520.00
Bill	07/31/2024	24-1152	Sanford Kuhl Hagan Ku...	T-543- Sidewalk Improvements July 2024	130.00
Total T-0543 Congressional Dist 7					650.00
<b>T-0544 Westcott Roundabout</b>					
Bill	06/30/2024	ARIV1020784	Quiddity Engineering, L...	Westcott Roundabout	6,191.48
Total T-0544 Westcott Roundabout					6,191.48
Total Capital Improvement Plan					4,434,791.74
<b>TOTAL</b>					<b>4,434,791.74</b>



**Memorial Heights Redevelopment Authority**  
**Profit & Loss Prev Year Comparison**  
**July through August 2024**

	Jul - Aug 24	Jul - Aug 23	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Grant Income	-889,016.65	-1,243,675.92	354,659.27	28.5%
Interest Income	314,306.15	164,682.29	149,623.86	90.9%
Interest Income - CIP	0.00	281,236.22	-281,236.22	-100.0%
Tax Increment - City	0.00	0.00	0.00	0.0%
<b>Total Income</b>	<b>-574,710.50</b>	<b>-797,757.41</b>	<b>223,046.91</b>	<b>28.0%</b>
<b>Cost of Goods Sold</b>				
<b>Capital Improvement Plan</b>				
T-0510 Buffalo to White Oak Tra	498.00	0.00	498.00	100.0%
T-0521 Little Thicket Park Impr	0.00	2,677.50	-2,677.50	-100.0%
T-0522A 18th St & Surrounding	5,186.22	0.00	5,186.22	100.0%
T-0523A Shepherd Durham & Cross	927,508.58	1,813,765.39	-886,256.81	-48.9%
T-0531 Pedestrian Improv. Const	0.00	4,634.91	-4,634.91	-100.0%
T-0534 West 19th Beall Sidewalk	3,667.50	3,825.00	-157.50	-4.1%
T-0535 Safety & Mobility Imp	13,395.30	0.00	13,395.30	100.0%
T-0537 Inf Imps Shep awhite Oak	7,481.91	0.00	7,481.91	100.0%
T-0538 Transportation Area Stud	390.00	0.00	390.00	100.0%
T-0539 Full Reconstruct Cross	5,880.23	0.00	5,880.23	100.0%
T-0540 11th St Side Path	390.00	0.00	390.00	100.0%
T-0541 White Oak @ Greenleaf	7,456.25	0.00	7,456.25	100.0%
T-0543 Congressional Dist 7	130.00	0.00	130.00	100.0%
T-0544 Westcott Roundabout	0.00	1,650.00	-1,650.00	-100.0%
<b>Total Capital Improvement Plan</b>	<b>971,983.99</b>	<b>1,826,552.80</b>	<b>-854,568.81</b>	<b>-46.8%</b>
<b>Total COGS</b>	<b>971,983.99</b>	<b>1,826,552.80</b>	<b>-854,568.81</b>	<b>-46.8%</b>
<b>Gross Profit</b>	<b>-1,546,694.49</b>	<b>-2,624,310.21</b>	<b>1,077,615.72</b>	<b>41.1%</b>
<b>Expense</b>				
<b>Payroll Expenses</b>				
Payroll Taxes	3,269.77	2,524.50	745.27	29.5%
Retirement Expense	3,850.00	3,000.00	850.00	28.3%
Salary Payroll	38,500.00	30,000.00	8,500.00	28.3%
Payroll Expenses - Other	8.52	3.74	4.78	127.8%
<b>Total Payroll Expenses</b>	<b>45,628.29</b>	<b>35,528.24</b>	<b>10,100.05</b>	<b>28.4%</b>
<b>Program and Project Consultants</b>				
Engineering Consultants	0.00	2,062.40	-2,062.40	-100.0%
Legal Expense	3,727.75	6,010.25	-2,282.50	-38.0%
Planning Consultants	11,350.64	11,450.56	-99.92	-0.9%
<b>Total Program and Project Consultants</b>	<b>15,078.39</b>	<b>19,523.21</b>	<b>-4,444.82</b>	<b>-22.8%</b>
<b>TIRZ Administration &amp; Overhead</b>				
Accounting	3,922.06	3,909.36	12.70	0.3%
Administration	75.00	280.00	-205.00	-73.2%
Office Expenses				
Bank Service Charges	0.00	32.75	-32.75	-100.0%
<b>Total Office Expenses</b>	<b>0.00</b>	<b>32.75</b>	<b>-32.75</b>	<b>-100.0%</b>
Tax Consultant	4,410.00	3,518.40	891.60	25.3%
<b>Total TIRZ Administration &amp; Overhead</b>	<b>8,407.06</b>	<b>7,740.51</b>	<b>666.55</b>	<b>8.6%</b>
<b>Total Expense</b>	<b>69,113.74</b>	<b>62,791.96</b>	<b>6,321.78</b>	<b>10.1%</b>
<b>Net Ordinary Income</b>	<b>-1,615,808.23</b>	<b>-2,687,102.17</b>	<b>1,071,293.94</b>	<b>39.9%</b>
<b>Net Income</b>	<b>-1,615,808.23</b>	<b>-2,687,102.17</b>	<b>1,071,293.94</b>	<b>39.9%</b>

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

	Aug 31, 24	Aug 31, 23	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Frost Bank Checking	25,473,963.88	459,618.01	25,014,345.87	5,442.4%
Frost Bank Money Mkt	701,096.32	711.39	700,384.93	98,453.0%
Frost Bank Project Fund	465.00	465.00	0.00	0.0%
Regions Debt Service Fund	2,187,550.91	2,147,590.77	39,960.14	1.9%
Regions Project Fund	14,957,618.80	33,688,744.18	-18,731,125.38	-55.6%
TexPool Investment	19,218,650.49	21,677,093.05	-2,458,442.56	-11.3%
<b>Total Checking/Savings</b>	62,539,345.40	57,974,222.40	4,565,123.00	7.9%
<b>Accounts Receivable</b>				
Accounts Receivable	0.00	8,920.09	-8,920.09	-100.0%
<b>Total Accounts Receivable</b>	0.00	8,920.09	-8,920.09	-100.0%
<b>Other Current Assets</b>				
Due from Other Funds	15,329,795.00	15,329,795.00	0.00	0.0%
<b>Total Other Current Assets</b>	15,329,795.00	15,329,795.00	0.00	0.0%
<b>Total Current Assets</b>	77,869,140.40	73,312,937.49	4,556,202.91	6.2%
<b>TOTAL ASSETS</b>	<b>77,869,140.40</b>	<b>73,312,937.49</b>	<b>4,556,202.91</b>	<b>6.2%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
Accounts Payable	1,674,439.61	1,661,236.92	13,202.69	0.8%
<b>Total Accounts Payable</b>	1,674,439.61	1,661,236.92	13,202.69	0.8%
<b>Other Current Liabilities</b>				
Due to Other Funds	15,329,795.00	15,329,795.00	0.00	0.0%
Payroll Liabilities	9.00	1,509.00	-1,500.00	-99.4%
Retainage Payable	1,917,984.46	0.00	1,917,984.46	100.0%
<b>Total Other Current Liabilities</b>	17,247,788.46	15,331,304.00	1,916,484.46	12.5%
<b>Total Current Liabilities</b>	18,922,228.07	16,992,540.92	1,929,687.15	11.4%
<b>Total Liabilities</b>	18,922,228.07	16,992,540.92	1,929,687.15	11.4%
<b>Equity</b>				
Fund Balance Equity CIP	31,539,040.94	31,539,040.94	0.00	0.0%
Retained Earnings	29,023,679.62	27,468,457.80	1,555,221.82	5.7%
Net Income	-1,615,808.23	-2,687,102.17	1,071,293.94	39.9%
<b>Total Equity</b>	58,946,912.33	56,320,396.57	2,626,515.76	4.7%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>77,869,140.40</b>	<b>73,312,937.49</b>	<b>4,556,202.91</b>	<b>6.2%</b>

# Memorial Heights Redevelopment Authority Profit & Loss Detail

Accrual Basis

July through August 2024

Type	Date	Num	Adj	Name	Memo	Amount
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>Grant Income</b>						
General Journal	07/01/2024	CPA 24-2R	*	FHWA Treasury	Grant income unreceived at year end per Goodman report	-1,400,232.32
General Journal	07/01/2024	CPA 24-2R	*	FHWA Treasury	Grant income unreceived at year end per Goodman report	-1,266,837.12
General Journal	07/01/2024	CPA 24-2R	*	FHWA Treasury	Grant income unreceived at year end per Goodman report	-889,016.65
Deposit	08/02/2024	ACH			FHWA Treas 310 Misc Pay	1,400,232.32
Deposit	08/14/2024	ACH			FHWA Treas 310 Misc Pay	1,266,837.12
Total Grant Income						-889,016.65
<b>Interest Income</b>						
Deposit	07/31/2024				Interest	86,015.23
Deposit	07/31/2024				Interest	42.75
Deposit	07/31/2024				Interest	3,256.58
Deposit	07/31/2024				Interest	63,441.89
Deposit	08/31/2024				Interest	86,085.37
Deposit	08/31/2024				Interest	65,797.80
Deposit	08/31/2024				Interest	9,623.78
Deposit	08/31/2024				Interest	42.75
Total Interest Income						314,306.15
Total Income						-574,710.50
<b>Cost of Goods Sold</b>						
<b>Capital Improvement Plan</b>						
<b>T-0510 Buffalo to White Oak Tra</b>						
Bill	07/31/2024	ARIV1022...		Quiddity Engineering, LLC	T0510 Shepherd at Memorial - Through July 26, 2024	498.00
Total T-0510 Buffalo to White Oak Tra						498.00
<b>T-0522A 18th St &amp; Surrounding</b>						
Bill	07/31/2024	ARIV1022...		Quiddity Engineering, LLC	Total Fee \$198,517.60	5,186.22
Total T-0522A 18th St & Surrounding						5,186.22
<b>T-0523A Shepherd Durham &amp; Cross</b>						
Bill	07/31/2024	7-2024-57		Goodman Corporation	MRA113 Task 1 - \$127,929	3,070.30
Bill	07/31/2024	7-2024-57		Goodman Corporation	MRA113 Task 2 - \$172,439	4,655.85
Bill	07/31/2024	7-2024-57		Goodman Corporation	MRA113 Task 3 - \$72,617	1,742.81
Bill	07/31/2024	7-2024-99		Goodman Corporation	MRA118 Right of Way Acquisition	4,772.25
Bill	07/31/2024	7-2024-58		Goodman Corporation	MRA120 Task 1 - \$10,901	109.01
Bill	07/31/2024	7-2024-58		Goodman Corporation	MRA120 Task 2 - \$23,922	119.61
Bill	07/31/2024	7-2024-58		Goodman Corporation	MRA120 Task 3 - \$28,432	284.32
Bill	07/31/2024	7-2024-58		Goodman Corporation	MRA120 Task 4 - \$31,329	0.00
Bill	07/31/2024	7-2024-58		Goodman Corporation	MRA120 Task 5 - \$8,161	0.00
Bill	07/31/2024	7-2024-58		Goodman Corporation	MRA120 Task 6 - \$5,270	0.00
Bill	07/31/2024	7-2024-58		Goodman Corporation	MRA120 Task 7 - \$8,160	0.00
Bill	07/31/2024	7-2024-59		Goodman Corporation	MRA121 Project - Limited Bid & Construction Phase July ...	336.55
Bill	07/31/2024	7-2024-60		Goodman Corporation	MRA122 Task 1 - \$32,060	641.20
Bill	07/31/2024	7-2024-60		Goodman Corporation	MRA122 Task 2 - \$19,458	0.00
Bill	07/31/2024	7-2024-60		Goodman Corporation	MRA122 Task 3 - \$14,582	0.00
Bill	07/31/2024	7-2024-60		Goodman Corporation	MRA122 Task 4 - \$34,308	0.00
Bill	07/31/2024	7-2024-60		Goodman Corporation	MRA122 Task 5 - \$15,003	0.00
Bill	07/31/2024	7-2024-61		Goodman Corporation	MRA124 Project - Tax Increment Revenue Analysis July ...	1,198.00
Bill	07/31/2024	7-2024-62		Goodman Corporation	MRA125 Task 1 - \$3,012	602.40
Bill	07/31/2024	7-2024-62		Goodman Corporation	MRA125 Task 2 - \$6,892	344.60
Bill	07/31/2024	7-2024-62		Goodman Corporation	MRA125 Task 3 - \$5,067	0.00
Bill	07/31/2024	7-2024-63		Goodman Corporation	MRA126 Task 1 - \$3,607	36.07
Bill	07/31/2024	7-2024-63		Goodman Corporation	MRA126 Task 2 - \$6,818	340.90
Bill	07/31/2024	7-2024-63		Goodman Corporation	MRA126 Task 3 - \$8,881	0.00
Bill	07/31/2024	7-2024-63		Goodman Corporation	MRA126 Task 4 - \$11,725	0.00
Bill	07/31/2024	7-2024-63		Goodman Corporation	MRA 126 Task 5 - \$7,596	37.98
Bill	07/31/2024	7-2024-64		Goodman Corporation	MRA127 Task 1 - \$3,842	960.50
Bill	07/31/2024	7-2024-64		Goodman Corporation	MRA127 Task 2 - \$14,088	0.00
Bill	07/31/2024	7-2024-64		Goodman Corporation	MRA127 Task 3 - \$10,486	0.00
Bill	07/31/2024	7-2024-64		Goodman Corporation	MRA127 Task 4 - \$5,958	0.00
Bill	07/31/2024	7-2024-64		Goodman Corporation	MRA 127 Task 5 - \$16,492	0.00
Bill	07/31/2024	24-1128		Sanford Kuhl Hagan Kugle...	Shepher/Durham Recon July 2024	1,105.00
Bill	07/31/2024	ARIV1022...		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets -Final Design ...	1,585.67
Bill	07/31/2024	ARIV1022...		Quiddity Engineering, LLC	Total Fee - \$364,200	3,803.36
Bill	07/31/2024	131817341		Hunton Andrews Kurth	TJHuston Properties Legal Services Through 07.31.24	4,975.00
Bill	07/31/2024	90213320		CDM Smith Inc.	Project: Shepherd & Durham Major Investment Project Ju...	113,801.31
Bill	07/31/2024	Pay Est #27		SER Construction	Shepherd Dr, Durham Dr, Selected Cross Streets Phase ...	765,224.74
Bill	08/30/2024	8-2024-58		Goodman Corporation	MRA113 Task 1 - \$127,929	3,070.30
Bill	08/30/2024	8-2024-58		Goodman Corporation	MRA113 Task 2 - \$172,439	4,655.85
Bill	08/30/2024	8-2024-58		Goodman Corporation	MRA113 Task 3 - \$72,617	1,742.81
Bill	08/30/2024	8-2024-117		Goodman Corporation	MRA118 Right of Way Acquisition \$57,960	960.75
Bill	08/30/2024	8-2024-59		Goodman Corporation	MRA120 Task 1 - \$10,901	654.06

No assurance is provided on these financial statements

## Memorial Heights Redevelopment Authority Profit & Loss Detail

Accrual Basis

July through August 2024

Type	Date	Num	Adj	Name	Memo	Amount
Bill	08/30/2024	8-2024-59		Goodman Corporation	MRA120 Task 2 - \$23,922	358.83
Bill	08/30/2024	8-2024-59		Goodman Corporation	MRA120 Task 3 - \$28,432	1,705.92
Bill	08/30/2024	8-2024-59		Goodman Corporation	MRA120 Task 4 - \$31,329	0.00
Bill	08/30/2024	8-2024-59		Goodman Corporation	MRA120 Task 5 - \$8,161	0.00
Bill	08/30/2024	8-2024-59		Goodman Corporation	MRA120 Task 6 - \$5,270	0.00
Bill	08/30/2024	8-2024-59		Goodman Corporation	MRA120 Task 7 - \$8,160	0.00
Bill	08/30/2024	8-2024-60		Goodman Corporation	MRA 121 Task 1 - \$6,731	336.55
Bill	08/30/2024	8-2024-61		Goodman Corporation	MRA122 Task 1 - \$32,060	641.20
Bill	08/30/2024	8-2024-61		Goodman Corporation	MRA122 Task 2 - \$19,458	0.00
Bill	08/30/2024	8-2024-61		Goodman Corporation	MRA122 Task 3 - \$14,582	0.00
Bill	08/30/2024	8-2024-61		Goodman Corporation	MRA122 Task 4 - \$34,308	0.00
Bill	08/30/2024	8-2024-61		Goodman Corporation	MRA122 Task 5 - \$15,003	0.00
Bill	08/30/2024	8-2024-62		Goodman Corporation	MRA123 Task 1 - \$11,055	552.75
Bill	08/30/2024	8-2024-62		Goodman Corporation	MRA123 Task 2 - \$5,716	0.00
Bill	08/30/2024	8-2024-62		Goodman Corporation	MRA123 Task 3 - \$9,434	0.00
Bill	08/30/2024	8-2024-62		Goodman Corporation	MRA 123 Task 4 - \$25,930	0.00
Bill	08/30/2024	8-2024-63		Goodman Corporation	MRA126 Task 1 - \$3,607	541.05
Bill	08/30/2024	8-2024-63		Goodman Corporation	MRA126 Task 2 - \$6,818	1,772.68
Bill	08/30/2024	8-2024-63		Goodman Corporation	MRA126 Task 3 - \$8,881	0.00
Bill	08/30/2024	8-2024-63		Goodman Corporation	MRA126 Task 4 - \$11,725	0.00
Bill	08/30/2024	8-2024-63		Goodman Corporation	MRA 126 Task 5 - \$7,596	0.00
Bill	08/30/2024	8-2024-64		Goodman Corporation	MRA127 Task 1 - \$3,842	768.40
Bill	08/30/2024	8-2024-64		Goodman Corporation	MRA127 Task 2 - \$14,088	0.00
Bill	08/30/2024	8-2024-64		Goodman Corporation	MRA127 Task 3 - \$10,486	0.00
Bill	08/30/2024	8-2024-64		Goodman Corporation	MRA127 Task 4 - \$5,958	0.00
Bill	08/30/2024	8-2024-64		Goodman Corporation	MRA 127 Task 5 - \$16,492	0.00
Total T-0523A Shepherd Durham & Cross						927,508.58
<b>T-0534 West 19th Beall Sidewalk</b>						
Bill	07/31/2024	ARIV1022...		Quiddity Engineering, LLC	Total Fee \$60,100	3,667.50
Total T-0534 West 19th Beall Sidewalk						3,667.50
<b>T-0535 Safety &amp; Mobility Imp</b>						
Bill	07/31/2024	ARIV1022...		Quiddity Engineering, LLC	T0535 Waugh Safety - Through July 26, 2024	13,395.30
Total T-0535 Safety & Mobility Imp						13,395.30
<b>T-0537 Inf Imps Shep awhite Oak</b>						
Bill	07/31/2024	ARIV1022...		Quiddity Engineering, LLC	Total Fee \$220,110.00	7,481.91
Total T-0537 Inf Imps Shep awhite Oak						7,481.91
<b>T-0538 Transportation Area Stud</b>						
Bill	07/31/2024	24-1130		Sanford Kuhl Hagan Kugle...	T-538 - Transportation Area Study July 2024	390.00
Total T-0538 Transportation Area Stud						390.00
<b>T-0539 Full Reconstruct Cross</b>						
Bill	07/31/2024	ARIV1022...		Quiddity Engineering, LLC	Total Fee \$137,452.00	5,880.23
Total T-0539 Full Reconstruct Cross						5,880.23
<b>T-0540 11th St Side Path</b>						
Bill	07/31/2024	24-1129		Sanford Kuhl Hagan Kugle...	T-540 11th Street Improvements	390.00
Total T-0540 11th St Side Path						390.00
<b>T-0541 White Oak @ Greenleaf</b>						
Bill	07/31/2024	ARIV1022...		Quiddity Engineering, LLC	T-0541 White Oak at Greenleaf - Through July 26, 2024	7,456.25
Total T-0541 White Oak @ Greenleaf						7,456.25
<b>T-0543 Congressional Dist 7</b>						
Bill	07/31/2024	24-1152		Sanford Kuhl Hagan Kugle...	T-543- Sidewalk Improvements July 2024	130.00
Total T-0543 Congressional Dist 7						130.00
Total Capital Improvement Plan						971,983.99
Total COGS						971,983.99
Gross Profit						-1,546,694.49

# Memorial Heights Redevelopment Authority Profit & Loss Detail

Accrual Basis

July through August 2024

Type	Date	Num	Adj	Name	Memo	Amount
<b>Expense</b>						
<b>Payroll Expenses</b>						
<b>Payroll Taxes</b>						
Paycheck	07/31/2024	DD1039		Sherry Weesner	Direct Deposit	1,312.85
Paycheck	07/31/2024	DD1039		Sherry Weesner	Direct Deposit	307.03
Paycheck	07/31/2024	DD1039		Sherry Weesner	Direct Deposit	0.00
Check	08/20/2024	EFT		Texas Workforce Commis...		30.00
Paycheck	08/30/2024	DD1040		Sherry Weesner	Direct Deposit	1,312.85
Paycheck	08/30/2024	DD1040		Sherry Weesner	Direct Deposit	307.04
Paycheck	08/30/2024	DD1040		Sherry Weesner	Direct Deposit	0.00
Total Payroll Taxes						3,269.77
<b>Retirement Expense</b>						
Paycheck	07/31/2024	DD1039		Sherry Weesner	Direct Deposit	1,925.00
Paycheck	08/30/2024	DD1040		Sherry Weesner	Direct Deposit	1,925.00
Total Retirement Expense						3,850.00
<b>Salary Payroll</b>						
Paycheck	07/31/2024	DD1039		Sherry Weesner	Direct Deposit	19,250.00
Paycheck	08/30/2024	DD1040		Sherry Weesner	Direct Deposit	19,250.00
Total Salary Payroll						38,500.00
<b>Payroll Expenses - Other</b>						
Liability Check	07/30/2024			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$4.00 each	4.00
Liability Check	07/30/2024			QuickBooks Payroll Service	Sales Tax for TX	0.26
Liability Check	08/29/2024			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$4.00 each	4.00
Liability Check	08/29/2024			QuickBooks Payroll Service	Sales Tax for TX	0.26
Total Payroll Expenses - Other						8.52
Total Payroll Expenses						45,628.29
<b>Program and Project Consultants</b>						
<b>Legal Expense</b>						
Bill	07/31/2024	24-1127		Sanford Kuhl Hagan Kugle...	Legal services through July 2024	3,727.75
Total Legal Expense						3,727.75
<b>Planning Consultants</b>						
Bill	07/01/2024	1237		Medley Inc.	Monthly Digital Retainer - July	2,000.00
Bill	07/01/2024	1237		Medley Inc.	Mail Chimp Subscription	13.99
Bill	07/01/2024	1237		Medley Inc.	Consulting Support on Shepherd Durham Project	1,000.00
Bill	07/31/2024	7-2024-98		Goodman Corporation	Task 1- \$175,000.00	3,588.82
Bill	08/01/2024	1248		Medley Inc.	Monthly Digital Retainer - August	2,000.00
Bill	08/01/2024	1248		Medley Inc.	Mail Chimp Subscription	13.99
Bill	08/30/2024	8-2024-109		Goodman Corporation	Task 1- \$175,000.00	2,733.84
Total Planning Consultants						11,350.64
Total Program and Project Consultants						15,078.39
<b>TIRZ Administration &amp; Overhead</b>						
<b>Accounting</b>						
Bill	08/30/2024	2603		The Morton Accounting Se...	July 2024	1,961.03
Bill	08/30/2024	2603		The Morton Accounting Se...	August 2024	1,961.03
Total Accounting						3,922.06
<b>Administration</b>						
Bill	07/31/2024	24-1126		Sanford Kuhl Hagan Kugle...	Admin/Meeting through July 2024	75.00
Total Administration						75.00
<b>Tax Consultant</b>						
Bill	07/01/2024	61991		Equi Tax Inc.	July 1 - December 31, 2024 2024 Tax Consulting	4,410.00
Total Tax Consultant						4,410.00
Total TIRZ Administration & Overhead						8,407.06
Total Expense						69,113.74
Net Ordinary Income						-1,615,808.23
<b>Net Income</b>						<b>-1,615,808.23</b>

**Memorial Heights Redevelopment Authority – TIRZ 5**

**Investment Report**

**FY 2024 July 2023-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%
June 30, 2024	\$19,046,549.89	\$82,796.35			5.3120%

\*\*\* 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%
June 30, 2024	\$14,828,379.11	\$765,247.96			5.30%

**Memorial Heights Redevelopment Authority – TIRZ 5  
Investment Report  
FY 2024 July 2023-June 2024**

\*\*\*\* Bond Reimbursement for Project Expenditures

**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%
June 30, 2024	\$2,174,671.55	\$234.62	****\$2,121,584.62		5.30%

\*September 2023 Debt Payment

\*\* Deposit to replenish Debt Service fund for FY 2024

\*\*\* March 2024 Debt Payment

\*\*\*\* Deposit to replenish Dept Service fund for FY 2025

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

*Sherry F Weesner*

Sherry F. Weesner, Investment Officer

**Memorial Heights Redevelopment Authority – TIRZ 5**

**Investment Report**

**FY 2025 July 2024-June 2025**

**TEXPOOL**

Date	Balance	Interest	Deposits/Withdrawals	Date Deposit/Withdrawal	Average Daily Yield
July 31, 2024	\$19,132,565.12	\$86,015.23			5.3173%
August 31, 2024	\$19,218,650.49	\$86,085.37			5.2977%
September 29, 2024					
October 31, 2024					
November 30, 2024					
December 31, 2024					
January 31, 2025					
February 29, 2025					
March 31, 2025					
April 30, 2025					
May 31, 2025					
June 30 2025					

**Regions Project Fund**

Date	Balance	Income	Deposits/Withdrawals	Date Deposit/Withdrawal	Average Yield at Market
July 31, 2024	\$14,891,821.11	\$63,441.89			5.14%
August 31, 2024	\$14,957,618.80	\$65,797.80			5.30%
September 30, 2024					
October 31, 2024					
November 30, 2024					
December 31, 2023					
January 31, 2025					
February 29, 2025					
March 31, 2025					
April 30, 2025					
May 31, 2025					
June 30, 2025					

**Regions Debt Service Fund**



**Memorial Heights Redevelopment Authority – TIRZ 5**

**Investment Report**

**FY 2025 July 2024-June 2025**

Date	Balance	Income	Deposits/Withdrawals	Date Deposit/Withdrawal	Average Yield at Market
July 31, 2024	\$2,177,928.13	\$3,256.58			5.14%
August 31, 2024	\$2,187,551.91	\$9,623.78			5.30%
September 30, 2024					
October 31, 2024					
November 30, 2024					
December 31, 2024					
January 31, 2025					
February 29, 2025					
March 31, 2025					
April 30, 2025					
May 31, 2025					
June 30, 2025					

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

*Sherry F Weesner*

Sherry F. Weesner, Investment Officer

**MEMORIAL-HEIGHTS  
REDEVELOPMENT AUTHORITY**

**Annual Financial Statements  
and  
Supplementary Information**

**June 30, 2024  
(With Independent Auditor's Report Thereon)**

**McCALL GIBSON SWEDLUND BARFOOT PLLC**  
Certified Public Accountants

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**McCALL GIBSON SWEDLUND BARFOOT PLLC**  
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INDEPENDENT AUDITOR'S REPORT

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

**Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Memorial-Heights Redevelopment Authority (the "Authority"), a component unit of the City of Houston, Texas, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Authority as of June 30, 2024 and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - All Combined Governmental Funds be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The supplementary information required by the City of Houston, Texas and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. This supplementary information, excluding that portion marked "Unaudited" on which we express no opinion or provide an assurance, has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated September 26, 2024, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

September 26, 2024

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

The discussion and analysis of Memorial-Heights Redevelopment Authority's (Authority or MHRA) financial statements provide an overview of the Authority's financial performance during the years ended June 30, 2024, and 2023. This discussion and analysis includes comparative data for the year ended June 30, 2024, with the year ended June 30, 2023, with a brief explanation for significant changes between fiscal years. Since the Management's Discussion and Analysis is designed to focus on current activities, resulting changes and currently known facts, please read in conjunction with the Authority's financial statements and footnotes.

**HIGHLIGHTS**

- Since its creation in 1996, Reinvestment Zone Number Five, City of Houston (Zone) has seen an increase in taxable value. As of tax year 2023, the projected taxable value was approximately \$4,261,490,985. This increase in value of \$3,249,810,763 over the base year value of \$1,011,680,222 was due to multiple factors including annexation of territory into the boundaries of the Zone and subsequent development of multi-family development and commercial projects in the Zone.
- The Authority recorded its annual Municipal Services Payment to the City of Houston in the amount of \$152,544.
- During Fiscal Years 2018, 2019, and 2020 MHRA continued work on the Shepherd/Durham Streets Reconstruction Project and has successfully obtained grant funding. During Fiscal Year 2021, MHRA completed design of Phase 1 (15<sup>th</sup> Street to 610) and started design on Phase 2 (15<sup>th</sup> Street to I-10). Construction of Phase 1 began in May of 2022 and is expected to be completed in the summer of 2025. Construction of Phase 2 is expected to start in the Spring of 2025.
- Construction for the Bicycle and Pedestrian facilities at the intersection of Washington/Center and Heights, improvements to the MKT Trail, a section of the trail connection between the White Oak Bayou Trail and Memorial Park, and restriping of West Dallas between Dunlavy and Waugh to add bicycle facilities has been completed.
- The Authority has been successful with several Highway Safety Improvement Program (HSIP) grants. These include Yale at Center, 19<sup>th</sup> and Beall Area, which are both under construction, and the Waugh, South Heights, Yale and Waughford area project is in design.
- The Authority has received a Congressional Earmark for \$850,000 to improve sidewalk connectivity in the Congressional District 7 area. An RFQ to select an engineering firm has been issued.
- HGAC has also awarded the Authority \$1,200,000 to provide connectivity to Cherry Loraine Nature Preserve and White Oak Bayou from Shepherd to Ella.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**MANAGEMENT’S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

**HIGHLIGHTS** (Continued)

- The planning study to evaluate the infrastructure requirements for the remaining Shepherd/Durham cross streets, 18<sup>th</sup> 19<sup>th</sup>, and 20<sup>th</sup> west of Durham and 8<sup>th</sup> street south to White Oak Bayou east of Shepherd has been completed.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

Under Governmental Accounting Standards Board (GASB) Statement No. 34, the Authority qualifies as a special purpose government with one program – redevelopment of the Memorial-Heights Area, an area in central Houston consisting of commercial and recreational corridors within an area generally bounded by IH-610 to the North and West, IH-45 to the East, and West Clay Street to the South (the “Memorial-Heights Area”). GASB Statement No. 34 allows such entities to combine the fund financial statements and the government-wide financial statements rather than presenting separate statements.

Government-wide statements report information about the Authority as a whole using accounting methods similar to those used in private-sector companies. The Statement of Net Position includes all of the Authority’s assets and liabilities. All of the current year’s revenues and expenses are accounted for in the Statement of Activities, regardless of when cash is received or paid. The fund financial statements report information about the Authority on the modified accrual basis, which only accounts for revenues that are measurable and available within the current period or soon enough thereafter to pay liabilities of the current period. Adjustments are provided to reconcile the government-wide statements to the fund statements. Explanations for reconciling items in the “Adjustments” column are provided on the face of the statements.

**STATEMENT OF NET POSITION**

The Statement of Net Position includes all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector institutions. The Authority’s cash deposits are collateralized by pledged securities. For a more detailed analysis of assets and liabilities, see the notes to the financial statements. The following table reflects condensed information (rounded to the nearest thousand) on the Authority’s net position at June 30:



**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

**STATEMENT OF NET POSITION (Continued)**

	Summary of Changes in the Statement of Net Position		
	2024	2023	Change Positive (Negative)
<b>ASSETS:</b>			
Cash and Investments	\$ 63,435,000	\$ 48,000,000	\$ 15,435,000
Tax Increments Receivable	-	11,902,000	(11,902,000)
Grants Receivable	3,556,000	3,435,000	121,000
<b>TOTAL ASSETS</b>	<u>\$ 66,991,000</u>	<u>\$ 63,337,000</u>	<u>\$ 3,654,000</u>
<b>LIABILITIES:</b>			
Due to Developer	\$ 21,169,000	\$ 22,099,000	\$ 930,000
Long -Term Liabilities	38,917,000	39,949,000	1,032,000
Other Liabilities	7,557,000	5,420,000	(2,137,000)
<b>TOTAL LIABILITIES</b>	<u>\$ 67,643,000</u>	<u>\$ 67,468,000</u>	<u>\$ (175,000)</u>
Net Position:			
Restricted	\$ 1,971,000	\$ 1,929,000	\$ 42,000
Unrestricted	(2,623,000)	(6,060,000)	3,437,000
<b>TOTAL NET POSITION</b>	<u>\$ (652,000)</u>	<u>\$ (4,131,000)</u>	<u>\$ 3,479,000</u>

**STATEMENT OF ACTIVITIES**

The Statement of Activities presents the operating results of the Authority. The following table reflects condensed information on the Authority's operations for the years ended June 30:

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

**STATEMENT OF ACTIVITIES (Continued)**

	Summary of Changes in the Statement of Activities		
	2024	2023	Change Positive (Negative)
<b>REVENUES:</b>			
Tax Increment Revenue	\$ 15,344,000	\$ 12,528,000	\$ 2,816,000
Interest Revenue	2,566,000	1,801,000	765,000
Contribution by Others	9,393,000	9,537,000	(144,000)
<b>TOTAL REVENUES</b>	<b>\$ 27,303,000</b>	<b>\$ 23,866,000</b>	<b>\$ 3,437,000</b>
<b>EXPENSES:</b>			
Project Cost	\$ 21,262,000	\$ 24,148,000	\$ 2,886,000
Other Costs	920,000	782,000	(138,000)
Support Services	515,000	394,000	(121,000)
Loan Costs	1,127,000	1,171,000	44,000
<b>TOTAL EXPENSES</b>	<b>\$ 23,824,000</b>	<b>\$ 26,495,000</b>	<b>\$ 2,671,000</b>
<b>EXCESS OF REVENUE OVER EXPENSES</b>	<b>\$ 3,479,000</b>	<b>\$ (2,629,000)</b>	<b>\$ 6,108,000</b>
<b>OTHER FINANCING USES</b>	<b>\$ -0-</b>	<b>\$ (20,744,000)</b>	<b>\$ 20,744,000</b>
<b>CHANGE IN NET POSITION</b>	<b>\$ 3,479,000</b>	<b>\$ (23,373,000)</b>	<b>\$ 26,852,000</b>
<b>NET POSITION, BEGINNING OF YEAR</b>	<b>(4,131,000)</b>	<b>19,242,000</b>	<b>(23,373,000)</b>
<b>NET POSITION, END OF YEAR</b>	<b>\$ (652,000)</b>	<b>\$ (4,131,000)</b>	<b>\$ 3,479,000</b>

**Tax Increments**

The City has agreed, subject to certain limitations, to deposit to the Tax Increment Fund established for the Authority, a certain percentage of tax collections arising from their taxation of the increase, if any, in the appraised value of real property located in the Zone since a designated base year. The City remits its tax increments on an annual basis.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2024**

**Capital Assets**

The Authority had no capital assets as of June 30, 2024. Under the Development Agreements, the Authority oversees the construction of certain public improvements in the Memorial-Heights Areas. Upon completion and inspection by the Authority's consultants and the City's inspectors, the public improvements are automatically conveyed to the City. Thus, although it may have obligations to reimburse construction participants, including developers, for the public improvements, the Authority never holds title to any public improvements.

**Debt**

As of June 30, 2024, the Authority had outstanding bonds totaling \$37,310,000. As of June 30, 2024, the Authority owed developers \$21,168,990. The Series 2021 Tax Increment Contract Bonds carry an insured rating of "AA" by virtue of bond insurance issued by Assured Guaranty Municipal Corporation. The above ratings reflect changes if any through June 30, 2024.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The Authority's overall final budget for 2024 was in excess of \$79.1 million dollars. Actual tax increments and other income received were less than budgeted. Total expenditures were less than budgeted. See the budget to actual comparison on page 23.

**CURRENT AND FUTURE PROJECTS**

The Authority is undertaking or considering the following projects in the Memorial Heights Area, including:

- Shepherd/Durham Streets Reconstruction Project including selected cross streets between Shepherd and Durham
- Yale and Center Street Intersection Signalization Improvements
- Participating with the City of Houston, TxDOT, and the Harris County Flood Control District to develop and construct the North Canal Flood Control Project
- Pedestrian improvements at Shepherd and Memorial
- Improvements at Little Thicket Park and Stude Park
- Safety improvement at 19<sup>th</sup> street between Bevis and Beall
- Safety and mobility improvements at Waugh, South Heights, Yale and Waughford
- Sidewalk and bicycle facility improvements in Congressional District 7

This financial report is designed to provide a general overview of the Memorial-Heights Redevelopment Authority's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to John Kuhl, Attorney, SKLaw, 1980 Post Oak Boulevard, Suite 1380, Houston, Texas 77056.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**STATEMENT OF NET POSITION AND**  
**GOVERNMENTAL FUNDS BALANCE SHEET**  
**JUNE 30, 2024**

	General Fund	Capital Projects Fund
<b>ASSETS</b>		
Cash	\$ 27,385,525	\$
Investments	21,221,221	14,828,379
Grant Receivable	3,556,086	
Due from Other Funds	7,250,098	
<b>TOTAL ASSETS</b>	<b>\$ 59,412,930</b>	<b>\$ 14,828,379</b>
 <b>LIABILITIES</b>		
Accounts Payable	\$ 6,428,489	\$
Accrued Interest Payable		
Due to Developer		
Due to Other Funds		7,250,098
Long-Term Liabilities:		
Due Within One Year		
Due After One Year		
<b>TOTAL LIABILITIES</b>	<b>\$ 6,428,489</b>	<b>\$ 7,250,098</b>
 <b>FUND BALANCES</b>		
Restricted for Authorized Construction	\$	\$ 7,578,281
Restricted for Debt Service	2,174,671	
Unassigned	50,809,770	
<b>TOTAL FUND BALANCES</b>	<b>\$ 52,984,441</b>	<b>\$ 7,578,281</b>
 <b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 59,412,930</b>	<b>\$ 14,828,379</b>
 <b>NET POSITION</b>		
Restricted for Debt Service		
Unrestricted		
<b>TOTAL NET POSITION</b>		

The accompanying notes to the financial statements are an integral part of this report.

<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
\$ 27,385,525	\$	\$ 27,385,525
36,049,600		36,049,600
3,556,086		3,556,086
<u>7,250,098</u>	<u>(7,250,098)</u>	<u></u>
<u>\$ 74,241,309</u>	<u>\$ (7,250,098)</u>	<u>\$ 66,991,211</u>
\$ 6,428,489	\$	\$ 6,428,489
	203,246	203,246
	21,168,990	21,168,990
7,250,098	<u>(7,250,098)</u>	
	925,000	925,000
	<u>38,917,016</u>	<u>38,917,016</u>
<u>\$ 13,678,587</u>	<u>\$ 53,964,154</u>	<u>\$ 67,642,741</u>
\$ 7,578,281	\$ (7,578,281)	\$
2,174,671	(2,174,671)	
<u>50,809,770</u>	<u>(50,809,770)</u>	<u></u>
<u>\$ 60,562,722</u>	<u>\$ (60,562,722)</u>	<u>\$ - 0 -</u>
<u>\$ 74,241,309</u>		
	\$ 1,971,425	\$ 1,971,425
	<u>(2,622,955)</u>	<u>(2,622,955)</u>
	<u>\$ (651,530)</u>	<u>\$ (651,530)</u>

The accompanying notes to the financial statements are an integral part of this report.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET**  
**TO THE STATEMENT OF NET POSITION**  
**JUNE 30, 2024**

Total Fund Balances - Governmental Funds \$ 60,562,722

Amounts reported for governmental activities in the Statement of Net Position are different because:

Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. These liabilities at year end consist of:

Due to Developer	\$ (21,168,990)	
Accrued Interest Payable	(203,246)	
Due Within One Year	(925,000)	
Due After One Year	<u>(38,917,016)</u>	<u>(61,214,252)</u>
Total Net Position - Governmental Activities		<u>\$ (651,530)</u>

The accompanying notes to the financial statements are an integral part of this report.

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**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE YEAR ENDED JUNE 30, 2024**

	<u>General Fund</u>	<u>Capital Projects Fund</u>
<b>REVENUES:</b>		
Tax Increment Revenue	\$ 15,344,503	\$
Grant and Miscellaneous Revenues	9,392,903	
Investment Revenues	<u>1,196,339</u>	<u>1,369,427</u>
<b>TOTAL REVENUES</b>	<u>\$ 25,933,745</u>	<u>\$ 1,369,427</u>
<b>EXPENDITURES/EXPENSES:</b>		
Service Operations:		
Municipal Services	\$ 152,544	
Administrative Fees-Transfer	767,225	
Project Cost	9,392,903	11,868,859
Administrative Consultant	221,023	
Accounting and Legal Fees	124,636	
Developer Reimbursement	929,663	
Other Consultants	144,731	
Other Cost	24,889	
Debt Service:		
Loan Principal	880,000	
Bond Interest	<u>1,241,475</u>	
<b>TOTAL EXPENDITURES/EXPENSES</b>	<u>\$ 13,879,089</u>	<u>\$ 11,868,859</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>\$ 12,054,656</u>	<u>\$ (10,499,432)</u>
<b>CHANGE IN NET POSITION</b>		
<b>FUND BALANCES/NET POSITION -</b> <b>    JULY 1, 2023</b>	<u>40,929,785</u>	<u>18,077,713</u>
<b>FUND BALANCES/NET POSITION -</b> <b>    JUNE 30, 2024</b>	<u>\$ 52,984,441</u>	<u>\$ 7,578,281</u>

The accompanying notes to the financial statements are an integral part of this report.



<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
\$ 15,344,503	\$	\$ 15,344,503
9,392,903		9,392,903
<u>2,565,766</u>		<u>2,565,766</u>
<u>\$ 27,303,172</u>	<u>\$ - 0 -</u>	<u>\$ 27,303,172</u>
\$ 152,544	\$	\$ 152,544
767,225		767,225
21,261,762		21,261,762
221,023		221,023
124,636		124,636
929,663	(929,663)	
144,731		144,731
24,889		24,889
880,000	(880,000)	
<u>1,241,475</u>	<u>(113,999)</u>	<u>1,127,476</u>
<u>\$ 25,747,948</u>	<u>\$ (1,923,662)</u>	<u>\$ 23,824,286</u>
\$ 1,555,224	\$ (1,555,224)	\$
	3,478,886	3,478,886
<u>59,007,498</u>	<u>(63,137,914)</u>	<u>(4,130,416)</u>
<u>\$ 60,562,722</u>	<u>\$ (61,214,252)</u>	<u>\$ (651,530)</u>

The accompanying notes to the financial statements are an integral part of this report.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY  
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2024**

Net Change in Fund Balances - Governmental Funds \$ 1,555,224

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report loan principal payments as expenditures. However, in the Statement of Net Position, loan principal payments are reported as decreases in long-term liabilities. 880,000

Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end. 113,999

Governmental funds report developer contributions, net any amount paid to the developer, as other financing uses. Developer contributions increase long-term liabilities in the Statement of Net Position. 929,663

Change in Net Position - Governmental Activities \$ 3,478,886

DRAFT SUBJECT TO CHANGE

The accompanying notes to the financial statements are an integral part of this report.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 1. DESCRIPTION OF ORGANIZATION**

**Description of Organization**

Memorial-Heights Redevelopment Authority (the Authority) is a nonprofit local government corporation, incorporated December 11, 1997 under the laws of the State of Texas, and operating under Chapter 431, Texas Transportation Code. On December 10, 1997, the City of Houston (the City) adopted Resolution No. 97-67, which authorized the Authority to aid, assist and act on behalf of the City, in the performance of the City's obligation with respect to Reinvestment Zone Number Five, City of Houston, Texas (Memorial-Heights TIRZ or TIRZ).

**City of Houston Reinvestment Zone Number Five**

Memorial-Heights TIRZ was created pursuant to Chapter 311, Texas Tax Code, by City Ordinance No. 96-1337, effective December 24, 1996, as a tax incremental reinvestment zone. The TIRZ is authorized to provide new capital for public works and public improvements in specified corridors and areas in the Memorial-Heights Area. The TIRZ will provide a source of funding through the tax increments generated by redevelopment of those areas within the Memorial-Heights TIRZ.

**NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Reporting Entity**

As required by accounting principles generally accepted in the United States of America, these financial statements represent all of the funds of Memorial-Heights Redevelopment Authority. The Authority is a component unit of the City of Houston. Component units are legally separate entities for which the primary government is financially accountable. There are no separate legal entities that are a part of the Authority's reporting entity.

**Tax Increments and Participation Agreements**

The City has agreed to deposit to the Tax Increment Fund established for the TIRZ (the Tax Increment Fund) a certain percentage of the tax collections arising from its taxation of the increase, if any, in the appraised value of real property located in the TIRZ since January 1, 1996 (the Tax Increments). The City is required to collect taxes on real property located within the TIRZ in the same manner as other taxes are collected by the City. The City is then required to pay the Tax Increment Fund the Tax Increments, as agreed upon in accordance with the City's agreement with the TIRZ (the Participation Agreement). Thus, Tax Increments are due to be deposited from the Tax Increment Fund to the Authority's account by the end of each quarter in which they are collected in the Tax Increment Fund. The City has agreed to pay 100% of their Tax Increments to the Tax Increment Fund. During the current fiscal year, tax increments of \$15,344,503 were collected by the City of which \$767,225 was withheld to cover administrative costs.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Measurement Focus and Basis of Accounting:**

**Government-Wide Financial Statement**

The Statement of Net Position and the Statement of Activities display information about the reporting government as a whole. The Statement of Net Position and the Statement of Activities were prepared using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred.

Government-wide statements distinguish between governmental-type and business-type activities. Governmental activities are those financed through taxes, intergovernmental revenues, and other non-exchange revenues and are usually reported in governmental and internal service funds. Business activities are financed in whole or in part through fees charged for goods or services to the general public and are usually reported in proprietary funds. The Authority does not have any business-type activities.

**Fund Financial Statements**

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental funds are accounted for using a current financial resources measurement focus and have been prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they are “measurable and available”). “Measurable” means the amount of the transaction that can be determined and “available” means collectible within the current period or soon enough thereafter to pay liabilities of the current period. The Authority considers all revenue available if it is collected within 60 days after the year end. Expenditures are recorded when the related fund liability is incurred. The Authority only has two major funds, the General Fund, which accounts for resources not required to be accounted for in another fund, tax increment revenues, costs and general expenditures, and the Capital Projects Fund to account for resources restricted, committed or assigned for acquisition or construction of facilities and related costs. As of June 30, 2024, the Capital Projects Fund owes the General Fund \$7,250,098 for capital expenditures previously made by the General Fund.

**Fund Balances**

Fund balances in governmental funds are classified using the following hierarchy:

*Nonspendable* - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The Authority does not have any nonspendable fund balances.

*Restricted* - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally required.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Measurement Focus and Basis of Accounting: (Continued)**

**Fund Balances (Continued)**

*Committed* - amounts that can be used only for specific purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the Authority. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The Authority does not have any committed fund balances.

*Assigned* - amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. The Authority has not adopted a formal policy regarding the assignment of fund balances. The Authority does not have any assigned fund balances.

*Unassigned* - all other spendable amounts in the General Fund.

When an expenditure is incurred for which restricted, committed, assigned, or unassigned fund balances are available, the Authority considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds.

**Federal Income Taxes**

The Authority is exempt from Federal income taxes as an organization described in Section 501(c) (3) of the Internal Revenue Code. Under Section 6501 (c) (4), the Authority has also requested an advance ruling allowing it to be treated as a publicly supported organization under Section 170 (b) (1) (A) (vi) of the Internal Revenue Code. Furthermore, as an adjunct of local government, the Authority is exempt from Federal income taxes under Section 115 (2) of the Internal Revenue Code and qualifies as a publicly supported organization within the meaning of Section 509 (a) of the Internal Revenue Code.

**Use of Estimates**

The preparation of the Authority's financial statements in conformity with accounting principles generally accepted in the United States of America requires the Authority's management to make estimates and assumptions that affect the amounts reported in these financial statements and accompanying notes. Actual result could differ from those estimates.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 3. DEPOSITS AND INVESTMENTS**

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Authority’s deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the Authority of securities eligible under the laws of Texas to secure the funds of the Authority, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At June 30, 2024, none of the Authority’s bank balances were exposed to custodial credit risk.

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at June 30, 2024, as listed below:

GENERAL FUND	Cash \$ 27,385,525
--------------	-----------------------

Investments

Under Texas statute, the Authority is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all Authority funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the Authority’s financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. Authority’s investments must be made “with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.” No person may invest Authority funds without express written authority from the Board of Directors.

The Board of Directors has adopted a written investment policy regarding the investments of its funds as defined in the Public Funds Investment Act of 1997 (Chapter 2256, Texas Government Code). Such investment include (1) obligations of the United States or its agencies; (2) direct obligations of the State of Texas or its agencies; (3) other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the State of Texas or the United States or their respective agencies; (4) certificates of deposit, and (5) commercial paper that complies with the Public Funds Investment Act.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 3. DEPOSITS AND INVESTMENTS (Continued)**

Investments (Continued)

The Authority invests in TexPool, an external investment pool that is not SEC-registered. The State Comptroller of Public Accounts of the State of Texas has oversight of the pool. Federated Investors, Inc. manages the daily operations of the pool under a contract with the Comptroller. TexPool meets the criteria established in GASB Statement No. 79 and measures all of its portfolio assets at amortized cost. As a result, the Authority also measures its investments in TexPool at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from TexPool.

The Authority invests in Goldman Sachs Financial Square Government Fund-Institutions Share (FGTXX). The fund normally invests at least 99.5% of the fund's total assets in cash, U.S. Government securities and/or repurchase agreements that are fully collateralized. The fund invests in compliance with industry-standard regulatory requirements for money market funds for the quality, maturity, liquidity and diversification of investments. The fund seeks to maintain a net asset value (NAV) of \$1.00 per share. NAV is calculated daily. The fund's assets are managed by Goldman Sachs Liquidity Solutions Team.

As of June 30, 2024, the Authority had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities in Less Than 1 Year
<u>GENERAL FUND</u>		
TexPool	\$ 19,046,550	\$ 19,046,550
FGTXX	2,174,671	2,174,671
<u>CAPITAL PROJECTS FUND</u>		
FGTXX	<u>14,828,379</u>	<u>14,828,379</u>
<b>TOTAL INVESTMENTS</b>	<b><u>\$ 36,049,600</u></b>	<b><u>\$ 36,049,600</u></b>

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At June 30, 2024, the Authority's investment in TexPool, an external investment pool, and FGTXX were rated AAAM by Standard & Poor's.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority considers the investment in TexPool and FGTXX to have a maturity of less than one year due to the fact the share position can usually be redeemed each day at the discretion of the Authority, unless there has been a significant change in value.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 4. LONG-TERM DEBT**

A summary of changes in the Authority's long-term debt follows:

	July 1, 2023	Additions	Retirements	June 30, 2024
Loans Payable	\$ 38,190,000	\$	\$ 880,000	\$ 37,310,000
Unamortized Discounts	2,638,682		106,666	2,532,016
Total Long-Term Liabilities	\$ 40,828,682	\$ -0-	\$ 986,666	\$ 39,842,016
			Amount Due Within One Year	\$ 925,000
			Amount Due After One Year	38,917,016
			Total Long-Term Liabilities	\$ 39,842,016

The Authority's bonds payable at June 30, 2024, consist of the following:

	Series 2021 Tax Increment Contract Revenue Bonds
Amounts Outstanding – June 30, 2024	\$ 37,310,000
Interest Rates	2.0% - 5.0%
Due Dates – Serially Beginning/Ending	September 1, 2024/2048
Interest Payment Dates	September 1/ March 1
Callable Dates	September 1, 2030*

\* Or on any date thereafter in whole or in part at a price of par plus accrued interest on the date of redemption. Series 2021 term bonds maturing September 1, 2039, September 1, 2043, and September 1, 2048, are subject to mandatory redemption on September 1, 2038, September 1, 2040, and September 1, 2044, respectively.



**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 4. LONG-TERM DEBT (Continued)**

As of June 30, 2024, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2025	\$ 925,000	\$ 1,196,350	\$ 2,121,350
2026	970,000	1,148,975	2,118,975
2027	1,020,000	1,099,225	2,119,225
2028	1,075,000	1,046,850	2,121,850
2029	1,130,000	991,725	2,121,725
2030-2034	6,460,000	4,152,375	10,612,375
2035-2039	7,395,000	3,216,981	10,611,981
2040-2044	8,480,000	2,129,550	10,609,550
2045-2049	9,855,000	756,825	10,611,825
	<u>\$ 37,310,000</u>	<u>\$ 15,738,856</u>	<u>\$ 53,048,856</u>

**NOTE 5. DEVELOPER ADVANCES AND INTEREST PAYABLE**

The Authority has also entered into a reimbursement agreement with Regent Square AB LLC, Regent Square CD LLC, and AH Borrower LLC (Regent). In 2012, a partial assignment of the reimbursement agreement was made by Regent to Sovereign Regent Square LLC (Sovereign). In accordance with the reimbursement agreement, Regent and Sovereign have agreed to fund on behalf of the Authority certain design and construction costs for public infrastructure improvements in connection with a mixed-use development. As of June 30, 2024, the Developer has reported expenditures of \$71,676,614, of which \$3,211,252 is reimbursable under the agreement. This amount, less \$1,856,188 reimbursed in prior fiscal years and \$609,989 reimbursed in the current fiscal year, is recorded as Due to Developer in the Statement of Net Position.

During 2019 MHRA entered into a Development Agreement which will improve the intersections at Allen Parkway and a new public street within the development, at Dallas and the new public street, Shepherd and Allen Parkway, Shepherd and Memorial, West Dallas and Shepherd. Marston Street will be extended to Allen Parkway and a new street will be constructed from Allen Parkway to West Dallas. Streetscapes will be improved on Marston, the new public street, West Dallas, Shepherd, Allen Parkway, Tirell and West Dallas. The work on West Dallas will include separated bike lanes. As of June 30, 2024, the Developer has reported expenditures of \$21,722,098 of which \$20,743,589 is reimbursable under the agreement. This amount, less \$319,674 reimbursed in the current fiscal year, is recorded as Due to Developer in the Statement of Net Position.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 6. RISK MANAGEMENT**

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The Authority participates in the Texas Municipal League’s Intergovernmental Risk Pool (“TML”) to provide general liability, errors and omission and automobile liability. The Authority, along with other participating entities, contributes annual amounts determined by TML’s management. As claims arise, they are submitted and paid by TML. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

**NOTE 7. BUILD GRANT**

On September 9, 2021, the Authority was awarded a \$25 million Better Utilizing Investments to Leverage Development (BUILD) FY 2019 Discretionary Grant. These grant funds will be matched with \$25 million of local funds by the Authority to build Phase I of the project to reconstruct Shepherd and Durham from approximately 15<sup>th</sup> Street to I-610. On February 18, 2022, the grant agreement was amended to extend the period of performance from March 31, 2025 to August 24, 2025, to amend the planned construction start date from October 1, 2021 to February 21, 2022, and to require local matching funding of \$34,597,586 rather than \$25 million. As of June 30, 2024, the Authority has expended \$50,772,099, of which \$19,890,479 was expended in the current year. During the year ended June 30, 2024, the Authority received BUILD grant reimbursements of \$9,392,903.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**BUDGETARY COMPARISON SCHEDULE – ALL COMBINED GOVERNMENTAL**  
**FUNDS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

	Original and Final Budget	Actual	Positive (Negative)
<b>Budgetary Fund Balance - Beginning of Year</b>	\$ 51,752,862	\$ 59,007,498	\$ 7,254,636
<b>Resources:</b>			
Tax Increments	\$ 16,819,080	\$ 15,344,503	\$ (1,474,577)
Grant and Miscellaneous Revenues	10,558,692	9,392,903	(1,165,789)
Investment Revenues	29,210	2,565,766	2,536,556
<b>Total Available Resources</b>	\$ 79,159,844	\$ 86,310,670	\$ 7,150,826
<b>Expenditures:</b>			
Maintenance and Operations	\$ 650,000	\$ 515,279	\$ 134,721
Capital Expenditures and Developer	35,769,000	22,191,425	13,577,575
Transfers	1,001,606	919,769	81,837
Debt Service	2,121,475	2,121,475	
<b>Total Expenditures</b>	\$ 39,542,081	\$ 25,747,948	\$ 13,794,133
<b>Budgetary Fund Balance - End of Year</b>	\$ 39,617,763	\$ 60,562,722	\$ 20,944,959
Explanation of Differences between Budgetary Inflow and Outflows and GAAP Revenues and Expenditures			
<b>Sources/Inflows of Resources</b>			
Actual amounts (budgetary basis)			\$ 86,310,670
Differences - Budget to GAAP:			
The fund balance at the beginning of the year is a budgetary resource but is not a current-year revenue for financial reporting purposes			(59,007,498)
Total revenues as reported on the Statement of Revenues, Expenditures, and Changes in Fund Balances			\$ 27,303,172

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**

**SUPPLEMENTARY INFORMATION –  
REQUIRED BY *GOVERNMENT AUDITING STANDARDS***

**June 30, 2024**

DRAFT SUBJECT TO CHANGE

**McCALL GIBSON SWEDLUND BARFOOT PLLC**  
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September 26, 2024

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

**Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards***

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Memorial-Heights Redevelopment Authority ("the Authority") as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated September 26, 2024.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses, or significant deficiencies, and therefore material weaknesses may exist that have not been identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Board of Directors  
Memorial-Heights Redevelopment Authority

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

September 26, 2024

**McCALL GIBSON SWEDLUND BARFOOT PLLC**  
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September 26, 2024

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

**Independent Auditor's Report on Compliance for Each Major Program and on Internal Control  
over Compliance Required by the Uniform Guidance**

**Report on Compliance for Each Major Federal Program**

**Opinion on Each Major Federal Program**

We have audited Memorial-Heights Redevelopment Authority's (the "Authority") compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended June 30, 2024. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2024.

**Basis for Opinion on Each Major Federal Program**

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

### **Responsibilities of Management for Compliance**

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Authority's federal programs.

### **Auditor's Responsibility for the Audit of Compliance**

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.



## **Report on Internal Control Over Compliance**

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit, we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that have not been identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston Texas

September 26, 2024

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

Federal Grantor/Pass-through Grantor/Program or Cluster Title	Assistance Listing Number	Pass-through Entity Identifying Number	Total Federal Expenditures
Department of Transportation:			
Federal Highway Administration FY 2019 BUILD Transportation Grants Program	20.933	Award Number 693JJ32140002	<u>\$ 9,392,903</u>

DRAFT SUBJECT TO CHANGE

See accompanying independent auditor's report.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**NOTES TO SCHEDULE OF EXPENDITURES**  
**OF FEDERAL AWARDS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

**NOTE 1. BASIS OF PRESENTATION**

The accompanying schedule of expenditures of federal award includes the federal grant activity of the Authority and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in or used in the preparation of the basic financial statements.

**NOTE 2. BUILD GRANT**

On September 9, 2021, the Authority was awarded a \$25 million Better Utilizing Investments to Leverage Development (BUILD) FY 2019 Discretionary Grant. These grant funds will be matched with \$25 million of local funds by the Authority to build Phase I of the project to reconstruct Shepherd and Durham from approximately 15<sup>th</sup> Street to I-610. On February 18, 2022, the grant agreement was amended to extend the period of performance from March 31, 2025 to August 24, 2025, to amend the planned construction start date from October 1, 2021 to February 21, 2022, and to require local matching funding of \$34,597,586 rather than \$25 million. As of June 30, 2024, the Authority has expended \$50,772,099, of which \$19,890,479 was expended in the current year. During the year ended June 30, 2024, the Authority received BUILD grant reimbursements of \$9,392,903.

**NOTE 3. MATCHING COSTS**

Matching Costs, the nonfederal share of certain program costs, are not included on the Schedule.

**NOTE 4. INDIRECT COSTS**

The Authority has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

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**Section I — Summary of Auditor’s Results**

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***Financial Statements***

Type of auditor’s report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified?  
      \_\_\_\_\_ yes   X   no
- Significant Deficiencies(s) identified that are not considered to be material weaknesses?  
      \_\_\_\_\_ yes   X   None reported
- Noncompliance material to financial statements noted?  
      \_\_\_\_\_ yes   X   no

***Federal Awards***

Internal control over major programs:

- Material weakness(es) identified?  
      \_\_\_\_\_ yes   X   no
- Significant Deficiencies(s) identified that are not considered to be material weakness(es)?  
      \_\_\_\_\_ yes   X   None reported
- Type of auditor’s report issued on compliance for major programs: Unmodified
- Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516 of Uniform Guidance \_\_\_\_\_ yes   X   no

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

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Identification of major programs:

*Assistance*

*Listing*

*Number(s)*      *Name of Federal Program or Cluster*

**20.933**      **US Department of Transportation Federal Highway Administration BUILD FY 2019  
Transportation Grants Program**

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Dollar threshold used to distinguish

between type A and type B programs:      \$750,000

Audited Qualified as low-risk auditee?       yes       no

DRAFT SUBJECT TO CHANGE

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

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**Section II — Financial Statement Findings**

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None

DRAFT SUBJECT TO CHANGE

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

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**Section III— Federal Award Findings and Questioned Costs**

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None

DRAFT SUBJECT TO CHANGE

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY  
SCHEDULE OF PRIOR AUDIT FINDINGS  
FOR THE YEAR ENDED JUNE 30, 2024**

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None

DRAFT SUBJECT TO CHANGE



**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**SCHEDULE OF ESTIMATE OF PROJECT COSTS TO ACTUAL COSTS**  
**PERIOD FROM DECEMBER 11, 1997 (DATE OF INCORPORATION)**  
**THROUGH JUNE 30, 2024**  
**(UNAUDITED)**

Vendor	Estimated Total Costs	Total Expenditures	Variance Positive (Negative)
Public Utility Improvements	\$ 138,144,635	\$ 2,893,549	\$ 135,251,086
Roadway and Sidewalk Improvements	131,738,100	64,765,674	66,972,426
Parks and Park Improvements	88,499,375	12,093,981	76,405,394
Professional Services/TIRZ Administration	11,513,853	10,112,167	1,401,686
Property Assemblage/Clean-up	52,100,000	882,382	51,217,618
Financing Cost	29,879,513	10,876,729	19,002,784
Creation Costs	175,300	175,300	0
School and Educational Facilities	23,123,754	12,705,295	10,418,459
Affordable Housing	<u>33,332,210</u>	<u>7,262,210</u>	<u>26,070,000</u>
<b>Total Reimbursement</b>	<u>\$ 508,506,740</u>	<u>\$ 121,767,287</u>	<u>\$ 386,739,453</u>

See accompanying independent auditor's report.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**SCHEDULE OF OPERATING EXPENDITURES AND CAPITAL EXPENDITURES**  
**FOR THE YEAR ENDED JUNE 30, 2024**

Category	Vendor	Budget	Actual Expenditure	Variance Positive (Negative)
<b>ADMINISTRATION AND OVERHEAD</b>				
Administration Support	SMW	\$ 300,000	\$ 221,023	\$ 78,977
Office Administration	eLsqrd Media Group/ Commerce Bank/ SKLaw	20,000	19,258	742
Insurance	TML Insurance	5,000	2,631	2,369
Accounting	The Morton Accounting Services	30,000	24,089	5,911
Auditor	McCall Gibson Swedlund Barfoot PLLC	20,000	23,750	(3,750)
Tax Consultant	Equi-Tax, Inc./ Regions Corporate Trust	25,000	10,928	14,072
<b>SUBTOTAL</b>		<u>\$ 400,000</u>	<u>\$ 301,679</u>	<u>\$ 98,321</u>
<b>PROGRAM AND PROJECT CONSULTANTS</b>				
Legal-General Matters	SKLaw	\$ 100,000	\$ 100,547	\$ (547)
Planning Consultants	Medley/Goodman Corp/ Masterson Advisors	75,000	111,118	(36,118)
Engineering Consultants	Quiddity	75,000	1,935	73,065
<b>SUBTOTAL</b>		<u>\$ 250,000</u>	<u>\$ 213,600</u>	<u>\$ 36,400</u>
<b>TOTAL MANAGEMENT/CONSULTING SERVICES</b>		<u>\$ 650,000</u>	<u>\$ 515,279</u>	<u>\$ 134,721</u>
Regents Square GID/ Hanover	Sovereign Regent Square	<u>\$ 2,135,000</u>	<u>\$ 929,663</u>	<u>\$ 1,205,337</u>
Municipal Services	City of Houston	<u>\$ 160,652</u>	<u>\$ 152,544</u>	<u>\$ 8,108</u>

See accompanying independent auditor's report.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**SCHEDULE OF OPERATING EXPENDITURES AND CAPITAL EXPENDITURES**  
**FOR THE YEAR ENDED JUNE 30, 2024**

Category	Vendor	Budget	Actual Expenditure	Variance Positive (Negative)
Project T-0510-Pedestrian Improvements Shepherd at Memorial	Quiddity	\$ 95,000	\$ 45,967	\$ 49,033
Project T-0521-Little Thicket Park Improvements	SKLaw/Kuo and Associates	\$ 1,000,000	\$ 2,678	\$ 997,322
Project T-0522A-18th & 19th Reconstruction	Quiddity	\$ 225,000	\$ 182,444	\$ 42,556
Project T-0523A-Shepherd/Durham Reconstruction	SKLaw/Hunton Andrews Kurth/Quiddity/SMW/ The Goodman Corp/CDM Smith/SER Construction	\$ 28,125,000	\$ 19,890,479	\$ 8,234,521
Project T-0529-Yale and Center Intersection	Quiddity	\$ 300,000	\$ 21,253	\$ 278,747
Project T-0531-Construction Phase Market Heights, Memorial Park to White Oak Trail Segment, West Dallas Restriping	Quiddity	\$ 500,000	\$ 4,826	\$ 495,174
Project T-0532-Zone Wide Safety and Mobility Projects		\$ 150,000	\$ - 0 -	\$ 150,000
Project T-0533-Zone Wide Localized Stormwater Management Projects		\$ 150,000	\$ - 0 -	\$ 150,000
Project T-0534-Safety Improvements 19th and Beall Area	Quiddity/SKLaw/ Near Northwest Management District	\$ 1,560,000	\$ 609,515	\$ 950,485
Project T-0535-Safety and Mobility Improvements Waugh, South Heights, Yale and Waughford between the bridge over Memorial and Washington	Quiddity/SKLaw	\$ 979,000	\$ 139,131	\$ 839,869

See accompanying independent auditor's report.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**SCHEDULE OF OPERATING EXPENDITURES AND CAPITAL EXPENDITURES**  
**FOR THE YEAR ENDED JUNE 30, 2024**

Category	Vendor	Budget	Actual Expenditure	Variance Positive (Negative)
Project T-0537-Infrastructure Improvements in the Shepherd - White Oak Bayou - 8th Street and Yale Area	Quiddity	\$ 175,000	\$ 203,900	\$ (28,900)
Project T-0538-Transportation Alternative Area-wide Study	SKLaw	\$ - 0 -	\$ 1,709	\$ (1,709)
Project T-0539-Full Reconstruction of Remaining Cross Streets from Durham and Shepherd between I-10 and 610 (Phase 3) - including street drainage improvements	Quiddity/SKLaw	\$ 125,000	\$ 132,995	\$ (7,995)
Project T-0541-White Oak & Greenleaf	Quiddity	\$ - 0 -	\$ 5,738	\$ (5,738)
Project T-0543-Congressional District 7 Sidewalk Improvement Project	SKLaw	\$ - 0 -	\$ 520	\$ (520)
Project T-0544-Westcott Roundabout Greenspace	Quiddity/SKLaw	\$ 250,000	\$ 20,607	\$ 229,393
<b>TOTAL CAPITAL EXPENDITURES</b>		<b><u>\$ 33,634,000</u></b>	<b><u>\$ 21,261,762</u></b>	<b><u>\$ 12,372,238</u></b>

See accompanying independent auditor's report.

# McCALL GIBSON SWEDLUND BARFOOT PLLC

*Certified Public Accountants*

13100 Wortham Center Drive  
Suite 235  
Houston, Texas 77065-5610  
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September 26, 2024

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

We have audited the financial statements of the governmental activities and each major fund of Memorial-Heights Redevelopment Authority (the "Authority") for the year ended June 30, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated April 25, 2024. Professional standards also require that we communicate to you the following information related to our audit. For the purposes of this letter, the term "management" refers to the Board of Directors and/or Authority consultants.

## Significant Audit Findings

### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. Significant accounting policies used by the Authority, including new accounting policies, if any, that have been adopted and implemented during the current fiscal year, are discussed in Note 2. We noted no transactions entered into by the Authority during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period. The financial statement disclosures are neutral, consistent, and clear.

Accounting estimates are an integral part of the financial statements and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. If applicable, we evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The Authority's bookkeeper and Board of Directors will be provided with any such adjustments.

### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated September 26, 2024.

*Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

*Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

*Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We were engaged to perform non-attest services for the Authority in relation to the preparation of the financial statements and related notes in conformity with accounting principles generally accepted in the United States of America and the preparation of the schedule of federal expenditures. These services were performed based on information provided by you. We performed these services in accordance with applicable professional standards. The non-attest services we performed are limited to those specifically defined and did not result in assuming management responsibilities.

We applied certain limited procedures to the Management's Discussion and Analysis and the budgetary comparison schedule for the Combined Governmental Funds, which are required supplementary information ("RSI") that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on supplementary information required by the City of Houston, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the use of the Board of Directors of the Authority and is not intended to be, and should not be, used by anyone other than the specified party.

Sincerely,

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**CITY OF HOUSTON, TEXAS**  
**SEPTEMBER 26, 2024**

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
13100 Wortham Center Drive, Suite 235  
Houston, Texas 77065-5610

Ladies and Gentlemen:

This representation letter is provided in connection with your audit of the financial statements of Memorial-Heights Redevelopment Authority (the "Authority"), which comprise the respective financial position of the governmental activities and each major fund as of June 30, 2024, and the respective changes in financial position for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of September 26, 2024, the following representations made to you during your audit.

**Financial Statements**

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated April 25, 2024, including our responsibility for the preparation and fair presentation of the financial statements and for preparation of the supplementary information in accordance with the applicable criteria.
- 2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) Significant assumptions we used in making accounting estimates are reasonable.
- 6) Related party relationships and transactions, if any, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- 7) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.

- 8) We are in agreement with the adjusting journal entries you have proposed, and they have been posted to the accounts.
- 9) The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
- 10) Guarantees, whether written or oral, under which the Authority is contingently liable, if any, have been properly recorded or disclosed.

**Information Provided**

- 11) We have provided you with:
  - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters.
  - b) Additional information that you have requested from us for the purpose of the audit.
  - c) Unrestricted access to persons within the Authority from whom you determined it necessary to obtain audit evidence.
  - d) Minutes of the meetings of the Authority or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 12) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 13) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 14) We have no knowledge of any fraud or suspected fraud that affects the Authority and involves:
  - a) Management,
  - b) Employees who have significant roles in internal control, or
  - c) Others where the fraud could have a material effect on the financial statements.
- 15) We have no knowledge of any allegations of fraud or suspected fraud affecting the Authority's financial statements communicated by employees, former employees, regulators, or others.
- 16) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
- 17) We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements, and we have not consulted a lawyer concerning such litigation, claims, or assessments.
- 18) We have disclosed to you the identity of the Authority's related parties and all the related party relationships and transactions of which we are aware.

**Government—specific**

- 19) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 20) We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.



- 21) The Authority has no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.
- 22) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts; and we have identified and disclosed to you all laws, regulations and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.
- 23) There are no violations or possible violations of laws and regulations, provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- 24) As part of your audit, you assisted with preparation of the financial statements and related notes and schedule of expenditures of federal awards. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved and accepted responsibility for the financial statements and related notes and schedule of expenditures of federal awards.
- 25) The Authority has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral, except as disclosed in the basic financial statements.
- 26) The Authority has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 27) We have followed all applicable laws and regulations in adopting, approving, and amending budgets.
- 28) The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations, if applicable.
- 29) The financial statements properly classify all funds and activities, in accordance with GASB Statement No. 34.
- 30) All funds that meet the quantitative criteria for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 31) Components of net position (net investment in capital assets; restricted; and unrestricted), and components of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
- 32) Provisions for uncollectible receivables have been properly identified and recorded, if applicable.
- 33) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 34) Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.

- 35) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 36) Deposits and investment securities are properly classified as to risk and are properly disclosed.
- 37) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.
- 38) We have appropriately disclosed the Authority's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
- 39) We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
- 40) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- 41) With respect to the supplementary information required by the City of Houston, Texas,
  - a) We acknowledge our responsibility for presenting this information in accordance with accounting principles generally accepted in the United States of America, and we believe this information, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of this information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
  - b) If this information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.
- 42) With respect to federal award programs:
  - a) We are responsible for understanding and complying with and have complied with, the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), including requirements relating to preparation of the schedule of expenditures of federal awards.
  - b) We acknowledge our responsibility for preparing and presenting the schedule of expenditures of federal awards (SEFA) and related disclosures in accordance with the requirements of the Uniform Guidance, and we believe the SEFA, including its form and content, is fairly presented in accordance with the Uniform Guidance. The methods of measurement or presentation of the SEFA have not changed from those used in the prior period and we have disclosed to you any significant assumptions and interpretations underlying the measurement or presentation of the SEFA.

- c) If the SEFA is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the SEFA no later than the date we issue the SEFA and the auditor's report thereon.
- d) We have identified and disclosed to you all of our government programs and related activities subject to the Uniform Guidance compliance audit, and have included in the SEFA, expenditures made during the audit period for all awards provided by federal agencies in the form of federal awards, federal cost-reimbursement contracts, loans, loan guarantees, property (including donated surplus property), cooperative agreements, interest subsidies, insurance, food commodities, direct appropriations, and other direct assistance.
- e) We are responsible for understanding and complying with, and have complied with, the requirements of federal statutes, regulations, and the terms and conditions of federal awards related to each of our federal programs and have identified and disclosed to you the requirements of federal statutes, regulations, and the terms and conditions of federal awards that are considered to have a direct and material effect on each major program.
- f) We are responsible for establishing, designing, implementing, and maintaining, and have established, designed, implemented, and maintained, effective internal control over compliance for federal programs that provides reasonable assurance that we are managing our federal awards in compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a material effect on our federal programs. We believe the internal control system is adequate and is functioning as intended.
- g) We have made available to you all federal awards (including amendments, if any) and any other correspondence with federal agencies or pass-through entities relevant to federal programs and related activities.
- h) We have received no requests from a federal agency to audit one or more specific programs as a major program.
- i) We have complied with the direct and material compliance requirements, including when applicable, those set forth in the *OMB Compliance Supplement* relating to federal awards and confirm that there were no amounts questioned and no known noncompliance with the direct and material compliance requirements of federal awards.
- j) We have disclosed any communications from federal awarding agencies and pass-through entities concerning possible noncompliance with the direct and material compliance requirements, including communications received from the end of the period covered by the compliance audit to the date of the auditor's report.
- k) We have disclosed to you the findings received and related corrective actions taken for previous audits, attestation engagements, and internal or external monitoring that directly relate to the objectives of the compliance audit, including findings received and corrective actions taken from the end of the period covered by the compliance audit to the date of the auditor's report.
- l) Amounts claimed or used for matching were determined in accordance with relevant guidelines in OMB's Uniform Guidance (2 CFR part 200, subpart E).
- m) We have disclosed to you our interpretation of compliance requirements that may have varying interpretations.

- n) We have made available to you all documentation related to compliance with the direct and material compliance requirements, including information related to federal program financial reports and claims for advances and reimbursements.
- o) We have disclosed to you the nature of any subsequent events that provide additional evidence about conditions that existed at the end of the reporting period affecting noncompliance during the reporting period.
- p) There are no such known instances of noncompliance with direct and material compliance requirements that occurred subsequent to the period covered by the auditor’s report.
- q) No changes have been made in internal control over compliance or other factors that might significantly affect internal control, including any corrective action we have taken regarding significant deficiencies or material weaknesses in internal control over compliance, subsequent to the period covered by the auditor’s report.
- r) Federal program financial reports and claims for advances and reimbursements are supported by the books and records from which the financial statements have been prepared.
- s) The copies of federal program financial reports provided you are true copies of the reports submitted, or electronically transmitted, to the respective federal agency or pass-through entity, as applicable.
- t) We have charged costs to federal awards in accordance with applicable cost principles.
- u) We are responsible for and have accurately prepared the summary schedule of prior audit findings to include all findings required to be included by the Uniform Guidance, and we have provided you with all information on the status of the follow-up on prior audit findings by federal awarding agencies and pass-through entities, including all management decisions.
- v) We are responsible for and have ensured the reporting package does not contain protected personally identifiable information.
- w) We are responsible for and have accurately prepared the auditee section of the Data Collection Form as required by the Uniform Guidance.

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**

Signatures of the Board of Directors

_____	_____
_____	_____
_____	_____
_____	_____

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2025 BUDGET PROFILE

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

<b>P R O F I L E</b>	<b>Base Year:</b>		1996
	<b>Base Year Taxable Value:</b>	\$	67,807,537
	<b>Projected Taxable Value (TY2024):</b>	\$	4,099,637,941
	<b>Current Taxable Value (TY2023):</b>	\$	4,275,785,860
	<b>Acres:</b>		1,455.73
	<b>Administrator (Contact):</b>		City of Houston
	<b>Contact Number:</b>		832-393-0985

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

<b>P R O J E C T  P L A N</b>		<b>Total Plan</b>	<b>Cumulative Expenses (to 6/30/23)</b>	<b>Variance</b>
		<b>Capital Projects:</b>		
	Public Utility Improvements	\$ 138,144,635	\$ 2,893,549	\$ 135,251,086
	Roadway and Sidewalk Improvements	131,738,100	43,506,590	88,231,510
	Parks and Park Improvements	88,499,375	11,161,640	77,337,735
	Property Assemblage/Mitigation	52,100,000	882,382	51,217,618
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	<b>Total Capital Projects</b>	\$ 410,482,110	\$ 58,444,161	\$ 352,037,949
	<b>Affordable Housing</b>	33,332,210	7,262,210	26,070,000
	<b>School &amp; Education/Cultural Facilities</b>	23,123,754	12,705,295	10,418,459
	<b>Financing Costs</b>	29,879,513	8,755,254	21,124,259
	<b>Administration Costs/ Professional Services</b>	11,513,853	8,829,663	2,684,190
	<b>Creation Costs</b>	175,300	175,300	-
	<b>Total Project Plan</b>	\$ 508,506,740	\$ 96,171,883	\$ 412,334,857

<b>D E B T</b>	<b>Additional Financial Data</b>	<b>FY2024 Budget</b>	<b>FY2024 Estimate</b>	<b>FY2025 Budget</b>
		<u>Debt Service</u>	\$ -	\$ 2,121,475
	Principal	\$ -	\$ 880,000	\$ 925,000
	Interest	\$ -	\$ 1,241,475	\$ 1,196,350
		<b>Balance as of 6/30/23</b>	<b>Projected Balance as of 6/30/24</b>	<b>Projected Balance as of 6/30/25</b>
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ 38,190,000	\$ 37,310,000	\$ 36,385,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2025 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimate	FY2025 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 49,652,862	\$ 56,867,702	\$ 57,585,498
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 2,100,000	\$ 2,139,796	\$ 2,139,796
<b>Beginning Balance</b>	<b>\$ 51,752,862</b>	<b>\$ 59,007,498</b>	<b>\$ 59,725,294</b>
City tax revenue	\$ 16,819,080	\$ 16,678,339	\$ 15,384,657
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 16,819,080</b>	<b>\$ 16,678,339</b>	<b>\$ 15,384,657</b>
Adjustment - Prior Years Increment	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ 4,210	\$ -	\$ 4,210
Interest Income	\$ 25,000	\$ 1,000,000	\$ 25,000
<b>Other Interest Income</b>	<b>\$ 29,210</b>	<b>\$ 1,000,000</b>	<b>\$ 29,210</b>
City of Houston	\$ -	\$ -	\$ -
Grant Proceeds	\$ 10,558,692	\$ 8,000,000	\$ 9,706,969
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 79,159,844</b>	<b>\$ 84,685,837</b>	<b>\$ 84,846,130</b>
<b>EXPENDITURES</b>			
Accounting	\$ 30,000	\$ 22,000	\$ 30,000
Administration Salaries & Benefits	\$ 300,000	\$ 225,000	\$ 300,000
Auditor	\$ 20,000	\$ 14,000	\$ 20,000
Bond Services/Trustee/Financial Advisor	\$ 25,000	\$ 10,000	\$ 15,000
Insurance	\$ 5,000	\$ 1,600	\$ 2,500
Office Administration	\$ 20,000	\$ 13,000	\$ 15,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 400,000</b>	<b>\$ 285,600</b>	<b>\$ 382,500</b>
Engineering Consultants	\$ 75,000	\$ 50,000	\$ 75,000
Legal	\$ 100,000	\$ 100,000	\$ 100,000
Construction Audit	\$ -	\$ -	\$ 20,000
Planning Consultants	\$ 75,000	\$ 100,000	\$ 125,000
<b>Program and Project Consultants</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 320,000</b>
<b>Management consulting services</b>	<b>\$ 650,000</b>	<b>\$ 535,600</b>	<b>\$ 702,500</b>
Capital Expenditures (See CIP Schedule)	\$ 33,634,000	\$ 19,173,899	\$ 33,674,494
<b>TIRZ Capital Expenditures</b>	<b>\$ 33,634,000</b>	<b>\$ 19,173,899</b>	<b>\$ 33,674,494</b>
Houston Bike Share	\$ -	\$ -	\$ -
Regents Square GID	\$ 1,385,000	\$ 1,385,000	\$ 1,590,000
Hanover	\$ 750,000	\$ 750,000	\$ 1,500,000
<b>Developer / Project Reimbursements</b>	<b>\$ 2,135,000</b>	<b>\$ 2,135,000</b>	<b>\$ 3,090,000</b>
Bond Debt Service (Series 2021)	\$ -	\$ -	\$ -
Principal	\$ 880,000	\$ 880,000	\$ 925,000
Interest	\$ 1,241,475	\$ 1,241,475	\$ 1,196,350
Bond Debt Service (Series ##)	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
New Bond Sale (Series ##)	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
Loan debt service	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Line of Credit	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -
<b>System debt service</b>	<b>\$ 2,121,475</b>	<b>\$ 2,121,475</b>	<b>\$ 2,121,350</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 38,540,475</b>	<b>\$ 23,965,974</b>	<b>\$ 39,588,344</b>
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:	\$ -	\$ -	\$ -
City	\$ 840,954	\$ 833,917	\$ 769,233
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:	\$ -	\$ -	\$ -
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 160,652	\$ 160,652	\$ 160,652
<b>Total Transfers</b>	<b>\$ 1,001,606</b>	<b>\$ 994,569</b>	<b>\$ 929,885</b>
<b>Total Budget</b>	<b>\$ 39,542,081</b>	<b>\$ 24,960,543</b>	<b>\$ 40,518,229</b>
RESTRICTED Funds - Capital Projects	\$ 37,517,763	\$ 57,585,498	\$ 42,188,105
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 2,100,000	\$ 2,139,796	\$ 2,139,796
<b>Ending Fund Balance</b>	<b>\$ 39,617,763</b>	<b>\$ 59,725,294</b>	<b>\$ 44,327,901</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 79,159,844</b>	<b>\$ 84,685,837</b>	<b>\$ 84,846,130</b>

Notes:

2025 - 2029 CAPITAL IMPROVEMENT PLAN  
TIRZ No. 5 - Memorial Heights Redevelopment Authority  
CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY25 - FY29 Total	Cumulative Total (To Date)
			Through 2023	Projected 2024	2025	2026	2027	2028	2029		
C	T-0510	Pedestrian Safety Improvements Shepherd@Memorial	\$ -	36,098	270,000	2,042,135	-	-	-	2,312,135	2,348,233
C, H	T-0512A	18th Street and surrounding area Pedestrian Improvements between Durham and 20th Street	\$ -	-	-	470,000	3,080,000	-	-	3,550,000	3,550,000
C, H	T-0512B	20th Street Construction between Durham and TC Jester (with potential extension east of Shepherd)	\$ -	-	-	-	-	-	-	-	-
H	T-0520	Houston Avenue & White Oak Drive Intersection Improvements	\$ 1,871,248	-	50,000	-	-	-	-	50,000	1,921,248
C	T-0521	Little Thicket Park Improvements	\$ 597,432	2,678	1,100,000	-	-	-	-	1,100,000	1,700,110
C	T-0522A	Mobility and Existing Condition Study for 18th Street and surrounding area Pedestrian Improvements between Durham and 20th Street, 19th Street Reconstruction between Durham and 20th Street, 20th Street Construction between Durham and TC Jester (with potential extension east of Shepherd)	\$ -	174,027	135,000	-	-	-	-	135,000	309,027
C	T-0522B	19th Street Reconstruction between Durham and 20th Street	\$ -	-	-	-	-	500,000	9,000,000	9,500,000	9,500,000
C	T-0523A	Shepherd Durham and Selected Cross Street Reconstruction Project 15 Street to 610 - Phase 2 has been moved to 523B	\$ 28,535,512	17,538,390	18,400,000	4,600,000	-	-	-	23,000,000	69,073,902
C	T-0523B	Shepherd Durham and Selected Cross Street Reconstruction Project Phase 2 - Design is included with 523A 523 B - is for phase 2 constructions and construction management	\$ -	-	8,400,000	8,050,000	7,150,000	-	-	23,600,000	23,600,000
C, H, I	T-0525	North Canal Project	\$ 1,261,220	5,000	5,000	5,000	12,000,000	12,000,000	-	24,010,000	25,276,220
H	T-0526	Stude Park Improvement	\$ -	-	250,000	1,000,000	-	-	-	1,250,000	1,250,000
C	T-0529	Yale and Center Intersection	\$ 91,187	21,353	600,000	-	-	-	-	600,000	712,540
C, H	T-0531	Construction Phase - MKT-Heights, Memorial Park to White Oak Trail Segment, W. Dallas restriping	\$ 1,411,280	324,746	150,000	-	-	-	-	150,000	1,886,026
C, H	T-0532	Zone Wide Safety and Mobility Projects	\$ 57,035	-	300,000	1,500,000	-	-	-	1,800,000	1,857,035
C, H	T-0533	Zone Wide Localized Stormwater Management Projects and Stormwater Management for Zone Wide Mobility Projects.	\$ 55,838	-	-	-	-	-	-	-	55,838
C	T-0534	Safety Improvements 19th and Beall Area	\$ 106,011	608,642	400,000	-	-	-	-	400,000	1,114,652
H	T-0535	Safety and Mobility Improvements Waugh, South Heights, Yale and Waughford between the bridge over Memorial and Washington	\$ -	116,972	1,074,000	-	-	-	-	1,074,000	1,190,972
C	T-0536	Public Facility Evaluation including fire stations, parks, community centers, and multi-service centers	\$ -	-	500,000	-	-	-	-	500,000	500,000
C	T-0537	Infrastructure improvements in the Shepherd - White Oak Bayou - 8th Street and Yale Area	\$ -	199,877	75,000	-	-	-	-	75,000	274,877
C, H	T-0538	Transportation Alternative Area Wide Study	\$ -	1,709	605,000	-	-	-	-	605,000	606,709
C	T-0539	Full Reconstruction of Remaining Cross Streets from Durham to Shepherd between I-10 and 610 (Phase 3) - including street drainage improvements	\$ -	129,992	600,000	8,000,000	3,500,000	-	-	12,100,000	12,229,992
C	T-0540	Cherry Loraine White Oak Bayou Connectivity Project	\$ -	-	146,494	1,728,247	-	-	-	1,874,741	1,874,741
H	T-0541	White Oak @ Greenleaf	\$ -	\$ -	\$ 274,000	\$ -	\$ -	\$ -	\$ -	274,000	\$ 274,000
C	T-0543	Congressional District 7 Sidewalk Improvement Project	\$ -	\$ -	\$ 100,000	\$ 937,500	\$ -	\$ -	\$ -	1,037,500	\$ 1,037,500
C	T-0544	Westcott Roundabout Greenspace	\$ -	\$ 14,416	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000
C, H	T-0599	Safe Sidewalk Program	\$ -	-	-	-	-	-	-	-	-
<b>Totals</b>			<b>\$ 33,986,761</b>	<b>\$ 19,173,899</b>	<b>\$ 33,674,494</b>	<b>\$ 28,332,882</b>	<b>\$ 25,730,000</b>	<b>\$ 12,500,000</b>	<b>9,000,000</b>	<b>109,237,376</b>	<b>\$ 162,383,621</b>

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

2025 - 2029 CAPITAL IMPROVEMENT PLAN  
TIRZ No. 5 - Memorial Heights Redevelopment Authority  
CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2023	Projected 2024	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
TIRZ Funds	2,559,867	10,957,897	23,412,525	18,501,882	23,530,000	12,500,000	9,000,000	86,944,407	100,462,171
City of Houston	-	-	525,000	7,000,000	-	-	-	7,525,000	7,525,000
Grants	10,229,809	8,000,000	9,706,969	2,831,000	2,200,000	-	-	14,737,969	32,967,778
Other	57,035	-	-	-	-	-	-	-	57,035
<b>Project Total</b>	<b>12,846,711</b>	<b>18,957,897</b>	<b>33,644,494</b>	<b>28,332,882</b>	<b>25,730,000</b>	<b>12,500,000</b>	<b>9,000,000</b>	<b>109,207,376</b>	<b>141,011,984</b>



<b>Project:</b> Pedestrian Safety Improvements Shepherd@Memorial		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0510</b>					
		<b>Location:</b> C		<b>Geo. Ref.:</b>											
		<b>Served:</b> C		<b>Neighborhood:</b>											
<b>Description:</b> Sidewalk improvement and street crossing Improvements at Shepherd Dr. and Memorial Dr.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
				2025		2026		2027		2028		2029		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
<b>Justification:</b> This location is very challenging for pedestrians and bicyclists to access Buffalo Bayou Park. The area is also in close proximity to schools and senior facilities. These improvements will make the crossing safer for all users.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
<b>Fiscal Year Planned Expenses</b>															
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>		<b>Cumulative Total (To Date)</b>			
<b>Phase</b>															
1	Planning	-	10,000	-	10,000	-	-	-	-	\$ 10,000		\$ 10,000			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -			
3	Design	-	85,000	36,098	260,000	-	-	-	-	\$ 260,000		\$ 296,098			
4	Construction	-	-	-	-	2,000,000	-	-	-	\$ 2,000,000		\$ 2,000,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -			
7	Other - Compliance	-	-	-	-	42,135	-	-	-	\$ 42,135		\$ 42,135			
<b>Other Sub-Total:</b>		-	-	-	-	42,135	-	-	-	\$ 42,135		\$ 42,135			
<b>Total Allocations</b>		\$ -	\$ 95,000	\$ 36,098	\$ 270,000	\$ 2,042,135	\$ -	\$ -	\$ -	\$ 2,312,135		\$ 2,348,233			
<b>Source of Funds</b>															
TIRZ Funds		-	95,000	36,098	270,000	1,621,135	-	-	-	\$ 1,891,135		\$ 1,927,233			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	-	421,000	-	-	-	\$ 421,000		\$ 421,000			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
<b>Total Funds</b>		\$ -	\$ 95,000	\$ 36,098	\$ 270,000	\$ 2,042,135	\$ -	\$ -	\$ -	\$ 2,312,135		\$ 2,348,233			

\*NOTE:

This is a safety and transit access project with some funds provided by Metro's 5310 FTA program. This project includes all options underconsideration for this location. Final design will be adjusted as needed. Any remaining funds will be reallocated to other CIP projects in the future.

<b>Project:</b>	<b>18th Street and surrounding area Pedestrian</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0512A</b>	
		<b>Location:</b>	C, H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	C, H	<b>Neighborhood:</b>	14			
<b>Description:</b>	For 18th street, construct pedestrian improvements to include sidewalks, pedestrian ramps landscaping and mid-block crossings to create an overall safer pedestrian environment.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2025	2026	2027	2028	2029	Total
<b>Justification:</b>	Existing conditions for 18th include discontinuous sidewalk segments, open ditch, non-ADA compliance pedestrian environment.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>FTEs</b>						

<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY2025-2029 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	450,000	-	-	-	-	\$ 450,000	\$ 450,000
5	Equipment	-	-	-	-	3,000,000	-	-	-	\$ 3,000,000	\$ 3,000,000
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	Compliance	-	-	-	20,000	80,000	-	-	-	\$ 100,000	\$ 100,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	20,000	80,000	-	-	\$ 100,000	\$ 100,000
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ 470,000	\$ 3,080,000	\$ -	\$ -	\$ 3,550,000	\$ 3,550,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	110,000	880,000	-	-	\$ 990,000	\$ 990,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	360,000	2,200,000	-	-	\$ 2,560,000	\$ 2,560,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ 470,000	\$ 3,080,000	\$ -	\$ -	\$ 3,550,000	\$ 3,550,000

\*NOTE:  
TIP Grant application - this project is eligible for strategic transportation credits. This will be a FTA transfer project

<b>Project:</b> Little Thicket Park Improvements		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0521</b>					
		<b>Location:</b> C		<b>Geo. Ref.:</b>											
		<b>Served:</b> C		<b>Neighborhood:</b>											
<b>Description:</b> Improved park amenities, erosion control/bank stabilization, public parking and access to White Oak Bayou Trail system. Funds remaining after the bank stabilization will be used for park improvements.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
				2025		2026		2027		2028		2029		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
<b>Justification:</b> Collapsed bank/repeated bank failure has encroached into the usable footprint of the park, creating dangerous conditions for park users, especially children. Opportunity to make connection to Bayou Greenways trail system. Bank Stabilization Project has been completed.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs												-	
<b>Fiscal Year Planned Expenses</b>															
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>		<b>Cumulative Total (To Date)</b>			
<b>Phase</b>															
1	Planning	-								\$ -		\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -			
3	Design	-	-	-	-	-	-	-	-	\$ -		\$ -			
4	Construction	-	1,000,000	2,678	1,100,000					\$ 1,100,000		\$ 1,102,678			
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -			
7	Other	597,432	-	-	-	-	-	-	-	\$ -		\$ 597,432			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
<b>Other Sub-Total:</b>		597,432	-	-	-	-	-	-	-	\$ -		\$ 597,432			
<b>Total Allocations</b>		\$ 597,432	\$ 1,000,000	\$ 2,678	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000		\$ 1,700,110			
<b>Source of Funds</b>															
TIRZ Funds		597,432	1,000,000	2,678	600,000	-	-	-	-	\$ 600,000		\$ 1,200,110			
City of Houston		-	-	-	500,000	-	-	-	-	\$ 500,000		\$ 500,000			
Grants		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
<b>Total Funds</b>		\$ 597,432	\$ 1,000,000	\$ 2,678	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000		\$ 1,700,110			

\*NOTE:

This is a partnership project with the COH parks department. Plans are currently in permitting.

<b>Project:</b> Houston Avenue & White Oak Drive Intersection Improvements		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-0520</b>			
		<b>Location:</b> H		<b>Geo. Ref.:</b>							
		<b>Served:</b> H		<b>Neighborhood:</b>							
<b>Description:</b> Reconstruction of Intersection into four-way configuration. Includes mast-arm traffic signals, sidewalks, pedestrian crossing, improved intersection geometry, 10' sidewalk on east side of Houston Avenue.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2025	2026	2027	2028	2029	Total			
<b>Justification:</b> Existing condition includes (7) intersecting street alignments, creating a confusing and unsafe intersection.		Personnel	-	-	-	-	-	-	\$ -	-	
		Supplies	-	-	-	-	-	-	\$ -	-	
		Svcs. & Chgs.	-	-	-	-	-	-	\$ -	-	
		Capital Outlay	-	-	-	-	-	-	\$ -	-	
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
		FTEs									-
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	1,871,248	-	-	50,000	-	-	-	-	\$ 50,000	\$ 1,921,248
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 1,871,248	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 1,921,248
<b>Source of Funds</b>											
TIRZ Funds		1,871,248	-	-	50,000	-	-	-	-	\$ 50,000	\$ 1,921,248
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 1,871,248	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 1,921,248

<b>Project:</b>	Mobility and Existing Condition Study for 18th Street and surrounding area Pedestrian Improvements between Durham and 20th Street, 19th Street Reconstruction between Durham and 20th Street, 20th Street Construction between Durham and TC Jester (with potential extension)			<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0522A</b>			
				<b>Location:</b> C		<b>Geo. Ref.:</b>						
				<b>Served:</b> C		<b>Neighborhood:</b>						
<b>Description:</b>	Considerations include -for 19th and 20th streets, roadway reconstruction, installation of storm water drainage system, curb and gutter, sidewalks, street lights and landscaping. For 18th street, construct pedestrian improvements to include sidewalks, pedestrian ramps landscaping and mid-block crossings to create an overall safer pedestrian environment.			<b>Operating and Maintenance Costs: (\$ Thousands)</b>								
					2025	2026	2027	2028	2029	Total		
<b>Justification:</b>	Existing conditions for 19th and 20th include poor roadway, discontinuous sidewalk segments, open ditch, non ADA compliance pedestrian environment. Existing conditions for 18th include discontinuous sidewalk segments, open ditch, non-ADA compliance pedestrian environment.			Personnel	-	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	-	-	\$ -
				Svcs. & Chgs.	-	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	-	\$ -
				<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs								
<b>Fiscal Year Planned Expenses</b>												
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>	
<b>Phase</b>												
1	Planning	-	225,000	174,027	135,000	-	-	-	-	\$ 135,000	\$ 309,027	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -	
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -	
<b>Total Allocations</b>		\$ -	\$ 225,000	\$ 174,027	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ 135,000	\$ 309,027	
<b>Source of Funds</b>												
TIRZ Funds		-	225,000	174,027	135,000	-	-	-	-	\$ 135,000	\$ 309,027	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
<b>Total Funds</b>		\$ -	\$ 225,000	\$ 174,027	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ 135,000	\$ 309,027	

\*NOTE:

Study resulted in 3 potential projects. Design and construction estimates allow for design and construction of 19th street to be scheduled for 2028/2029 (T-522B). 18th and 20th street will remain on the potential projects list for future consideration (T-512A and T-512B).

<b>Project:</b> 19th Street Reconstruction between Durham and 20th Street	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0522B</b>		
	<b>Location:</b>	C	<b>Geo. Ref.:</b>				
	<b>Served:</b>	All	<b>Neighborhood:</b>				
<b>Description:</b> Roadway reconstruction, installation of storm water drainage system, curb and gutter, sidewalks, street lights and landscaping.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2025	2026	2027	2028	2029	Total
<b>Justification:</b> Existing conditions include poor roadway, discontinuous sidewalk segments, open ditch, non ADA compliance pedestrian environment.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>FTEs</b>						-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/2023	2024	2024	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	500,000	-	-	\$ 500,000	\$ 500,000
4	Construction	-	-	-	-	-	-	9,000,000	-	\$ 9,000,000	\$ 9,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 9,000,000	\$ 9,500,000	\$ 9,500,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	-	500,000	9,000,000	-	\$ 9,500,000	\$ 9,500,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 9,000,000	\$ 9,500,000	\$ 9,500,000	\$ 9,500,000

\*NOTE:  
Construction planned for FY 2029 and FY 2030 \$9,000,000 in 29 and \$12,000,000 in 30

<b>Project:</b>	<b>Shepherd Durham and Selected Cross Street Reconstruction Project 15 Street to 610 - Phase 2 has been moved to 523B</b>			<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0523A</b>			
	<b>Location:</b>	C	<b>Geo. Ref.:</b>								
	<b>Served:</b>	C	<b>Neighborhood:</b>								
<b>Description:</b>	Roadway reconstruction between 15th and 610 loop North, including bike lanes, storm water drainage systems, curb and gutter section, streetlights, sidewalks and landscaping ( <i>Project will be completed in phases Phase 2 scheduled to bid by COH FY 2025</i> ).			<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
<b>Justification:</b>	Major north/south arteries with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists.				2025	2026	2027	2028	2029	Total	
	Personnel				-	-	-	-	-	\$ -	
	Supplies				-	-	-	-	-	\$ -	
	Svcs. & Chgs.				-	-	-	-	-	\$ -	
	Capital Outlay				-	-	-	-	-	\$ -	
	<b>Total</b>				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FTEs									-		
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	125,000	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	2,100,000	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	19,000,000	17,538,390	18,400,000	4,600,000	-	-	-	\$ 23,000,000	\$ 40,538,390
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	28,535,512	-	-	-	-	-	-	-	\$ -	\$ 28,535,512
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		28,535,512	-	-	-	-	-	-	-	\$ -	\$ 28,535,512
<b>Total Allocations</b>		\$ 28,535,512	\$ 21,225,000	\$ 17,538,390	\$ 18,400,000	\$ 4,600,000	\$ -	\$ -	\$ -	\$ 23,000,000	\$ 69,073,902
<b>Source of Funds</b>											
TIRZ Funds		-	12,225,000	9,538,390	10,200,000	(1,900,000)	-	-	-	\$ 8,300,000	\$ 17,838,390
City of Houston		-	-	-	-	6,500,000	-	-	-	\$ 6,500,000	\$ 6,500,000
Grants		8,818,529	9,000,000	8,000,000	8,200,000	-	-	-	-	\$ 8,200,000	\$ 25,018,529
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 8,818,529	\$ 21,225,000	\$ 17,538,390	\$ 18,400,000	\$ 4,600,000	\$ -	\$ -	\$ -	\$ 23,000,000	\$ 49,356,919

\*NOTE:

Phase 1 is in construction and should be completed in mid 2025 (calendar year). COH will reimburse MHRA for actual costs of water and sewer infrastructure at project completion.

Budget estimate included Design and Construction Phase 1

<b>Project:</b>	<b>Shepherd Durham and Selected Cross Street Reconstruction Project Phase 2 - Design is included with 523A 523 B - is for phase 2 constructions and</b>			<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0523B</b>			
				<b>Location:</b>		<b>Geo. Ref.:</b>						
				<b>Served:</b>		<b>Neighborhood:</b>						
<b>Description:</b>	Roadway reconstruction between 15th Street and I-10, including pedestrian improvements, storm water drainage systems, curb and gutter section, streetlights, sidewalks and landscaping.			<b>Operating and Maintenance Costs: (\$ Thousands)</b>								
					2025	2026	2027	2028	2029	Total		
<b>Justification:</b>	Major north/south artery with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists.			Personnel	-	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	-	-	\$ -
				Svcs. & Chgs.	-	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	-	\$ -
				<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
										FTEs	-	
<b>Fiscal Year Planned Expenses</b>												
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/2023</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY24 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>	
<b>Phase</b>												
1	Planning	-			-	-	-	-	-	\$ -	\$ -	
2	Acquisition									\$ -	\$ -	
3	Design									\$ -	\$ -	
4	Construction				6,800,000	6,800,000	6,500,000			\$ 20,100,000	\$ 20,100,000	
5	Equipment				-	-	-	-	-	\$ -	\$ -	
6	Close-Out				-	-	-	-	-	\$ -	\$ -	
7	Other - TXDOT Administra				350,000	-	-	-	-	\$ 350,000	\$ 350,000	
	Compliance				50,000	50,000	50,000	-	-	\$ 150,000	\$ 150,000	
	COH Administrative Costs	-			600,000	600,000	-	-	-	\$ 1,200,000	\$ 1,200,000	
	Engineering Construction Phase services /Coordination	-	-	-	600,000	600,000	600,000	-	-	\$ 1,800,000	\$ 1,800,000	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
<b>Other Sub-Total:</b>		-	-	-	1,600,000	1,250,000	650,000	-	-	\$ 3,500,000	\$ 3,500,000	
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 8,400,000	\$ 8,050,000	\$ 7,150,000	\$ -	\$ -	\$ 23,600,000	\$ 23,600,000	
<b>Source of Funds</b>												
	TIRZ Funds	-	-	-	8,400,000	8,050,000	7,150,000	-	-	\$ 23,600,000	\$ 23,600,000	
	City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -	
	Grants	-	-	-	-	-	-	-	-	\$ -	\$ -	
	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 8,400,000	\$ 8,050,000	\$ 7,150,000	\$ -	\$ -	\$ 23,600,000	\$ 23,600,000	

\*NOTE:

This project has received a TIP grant for 80% of Construction and Construction Management and Testing through HGAC. The Construction and Construction Management and Testing Contracts will be held by the COH. The Costs shown in this document are the costs expected to be paid by MHRA to COH and others. The Budget for the entire project (Phase 2) is \$83,500,000. The grant is for \$40,000,000 - under HGAC's inflation policy approximately \$11,000,000 additional funds will be provided.



<b>Project:</b> North Canal Project		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0525</b>	
		<b>Location:</b> C, H, I		<b>Geo. Ref.:</b>							
		<b>Served:</b> C, H, I		<b>Neighborhood:</b> 14							
<b>Description:</b>	Part of North Canal project			<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
				2025	2026	2027	2028	2029		Total	
				-	-	-	-	-	-	-	\$ -
				-	-	-	-	-	-	-	\$ -
<b>Justification:</b>	This is part of the North Canal project. When the North Canal is completed, water level on the White Oak is expected to be lower during a flood event			-	-	-	-	-	-	-	\$ -
				-	-	-	-	-	-	-	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
											-
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,250,000	-	5,000	5,000	5,000	-	-	-	\$ 10,000	\$ 1,265,000
4	Construction	-	-	-	-	-	12,000,000	12,000,000	-	\$ 24,000,000	\$ 24,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	11,220	-	-	-	-	-	-	-	\$ -	\$ 11,220
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Other Sub-Total:</b>	11,220	-	-	-	-	-	-	-	\$ -	\$ 11,220
<b>Total Allocations</b>		\$ 1,261,220	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 12,000,000	\$ 12,000,000	\$ -	\$ 24,010,000	\$ 25,276,220
<b>Source of Funds</b>											
	TIRZ Funds	-	-	5,000	5,000	5,000	12,000,000	12,000,000	-	\$ 24,010,000	\$ 24,015,000
	City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
	Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Total Funds</b>	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 12,000,000	\$ 12,000,000	\$ -	\$ 24,010,000	\$ 24,015,000

\*NOTE:

MHRA is a funding partner for this project. The state of Texas is providing a rebate to the City at project completion. MHRA will receive a prorata share of those fund which are not expected until 2030 or later.

<b>Project:</b> Stude Park Improvement		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0526</b>					
		<b>Location:</b> H		<b>Geo. Ref.:</b>											
		<b>Served:</b> H		<b>Neighborhood:</b>											
<b>Description:</b> Conceptual Plan and Improvement of Playground and some other facilities in Stude Park		<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
				2025		2026		2027		2028		2029		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
<b>Justification:</b> Stude Park is a heavily used park facility within TIRZ 5. The playground and many other improvements were built over 30 years ago and are reaching the end of their useful life. Improvements will include replacement of the playground and potentially other areas as funding allows.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
<b>Fiscal Year Planned Expenses</b>															
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>				
<b>Phase</b>															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
3	Design	-	-	-	250,000	-	-	-	-	\$ 250,000	\$ 250,000	\$ 250,000			
4	Construction	-	-	-	-	1,000,000	-	-	-	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 250,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,250,000	\$ 1,250,000				
<b>Source of Funds</b>															
TIRZ Funds		-	-	-	250,000	500,000	-	-	-	\$ 750,000	\$ 750,000	\$ 750,000			
City of Houston		-	-	-	-	500,000	-	-	-	\$ 500,000	\$ 500,000	\$ 500,000			
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -			
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 250,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,250,000	\$ 1,250,000				

\*NOTE:

This is a partnership project with the Parks Department. 2025 activities include a conceptual plan. After completion of the study, the parks department, COH administration, and MHRA will determine the design and construction project scope.



<b>Project:</b> Construction Phase - MKT-Heights, Memorial Park to White Oak Trail Segment, W. Dallas restriping		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-0531</b>			
		<b>Location:</b> C, H		<b>Geo. Ref.:</b>							
		<b>Served:</b> C, H		<b>Neighborhood:</b>							
<b>Description:</b> Construction phase of T-527, T-528, T-530		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2025	2026	2027	2028	2029	Total			
<b>Justification:</b> Construction phase of these 3 projects has been combined to obtain construction cost efficiencies		Personnel	-	-	-	-	-	-	-	\$ -	
		Supplies	-	-	-	-	-	-	-	\$ -	
		Svcs. & Chgs.	-	-	-	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs									-
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	500,000	324,746	150,000	-	-	-	-	\$ 150,000	\$ 474,746
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	1,411,280	-	-	-	-	-	-	-	\$ -	\$ 1,411,280
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		1,411,280	-	-	-	-	-	-	-	\$ -	\$ 1,411,280
<b>Total Allocations</b>		\$ 1,411,280	\$ 500,000	\$ 324,746	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 1,886,026
<b>Source of Funds</b>											
TIRZ Funds		-	500,000	324,746	150,000	-	-	-	-	\$ 150,000	\$ 474,746
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 500,000	\$ 324,746	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 474,746

\*NOTE:

<b>Project:</b> Zone Wide Safety and Mobility Projects		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0532</b>					
		<b>Location:</b> C, H		<b>Geo. Ref.:</b>											
		<b>Served:</b> C, H		<b>Neighborhood:</b>											
<b>Description:</b>		Identify locations where safety issues, poor connections, poor or no infrastructure exist; determine whether remediation or installation would improve safety or mobility and access for all within and adjacent to the zone and implement the recommended solutions. <b>Funds from T-533 have been moved to provide Storm Water management infrastructure</b> for mobility projects													
<b>Justification:</b>		There are varying levels of infrastructure within and adjacent to the zone and some locations that experience more safety issues than others. This project would address the City's Safety goals and improve access/mobility for all.													
		<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
				2025		2026		2027		2028		2029		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs												-	
<b>Fiscal Year Planned Expenses</b>															
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>		<b>Cumulative Total (To Date)</b>			
<b>Phase</b>															
1 Planning		-		-		-	-	-	-	\$ -		\$ -			
2 Acquisition		-	-	-	-	-	-	-	-	\$ -		\$ -			
3 Design		-	150,000	-	300,000	-	-	-	-	\$ 300,000		\$ 300,000			
4 Construction		-	-	-	-	1,500,000	-	-	-	\$ 1,500,000		\$ 1,500,000			
5 Equipment		-	-	-	-	-	-	-	-	\$ -		\$ -			
6 Close-Out		-	-	-	-	-	-	-	-	\$ -		\$ -			
7 Other		57,035	-	-	-	-	-	-	-	\$ -		\$ 57,035			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
<b>Other Sub-Total:</b>		57,035	-	-	-	-	-	-	-	\$ -		\$ 57,035			
<b>Total Allocations</b>		\$ 57,035	\$ 150,000	\$ -	\$ 300,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 1,800,000		\$ 1,857,035			
<b>Source of Funds</b>															
TIRZ Funds		-	150,000	-	300,000	1,500,000	-	-	-	\$ 1,800,000		\$ 1,800,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
<b>Total Funds</b>		\$ -	\$ 150,000	\$ -	\$ 300,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 1,800,000		\$ 1,800,000			

\*NOTE:

MHRA has completed a sidewalk/intersection evaluation within and adjacent to the zone. The results of this evaluation will be used to identify sidewalk and intersection (crosswalks, ramps, and pedestrian signaling) improvements. The focus will be on providing access to destinations within and adjacent to the zone

<b>Project:</b> Zone Wide Localized Stormwater Management Projects		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0533</b>					
		<b>Location:</b> C, H		<b>Geo. Ref.:</b>											
		<b>Served:</b> C, H		<b>Neighborhood:</b>											
<b>Description:</b> Funds have been moved to zone wide mobility projects for Storm water infrastructure and other CIP projects		<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
				2025		2026		2027		2028		2029		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
<b>Justification:</b>		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
<b>Fiscal Year Planned Expenses</b>															
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>		<b>Cumulative Total (To Date)</b>			
<b>Phase</b>															
1	Planning	-		-	-	-	-	-	-	\$ -		\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -			
3	Design	-	150,000	-	-	-	-	-	-	\$ -		\$ -			
4	Construction	-	-	-	-	-	-	-	-	\$ -		\$ -			
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -			
7	Other	55,838	-	-	-	-	-	-	-	\$ -		\$ 55,838			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
<b>Other Sub-Total:</b>		55,838	-	-	-	-	-	-	-	\$ -		\$ 55,838			
<b>Total Allocations</b>		\$ 55,838	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 55,838			
<b>Source of Funds</b>															
TIRZ Funds		-	150,000	-	-	-	-	-	-	\$ -		\$ -			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
<b>Total Funds</b>		\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -			

\*NOTE:

Funds allocated previously have been moved to 532 to provide stormwater management for zone wide mobility projects

<b>Project: Safety Improvements 19th and Beall Area</b>				<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0534</b>					
				<b>Location:</b> C		<b>Geo. Ref.:</b>											
				<b>Served:</b> C		<b>Neighborhood:</b>											
<b>Description:</b> Installation of ADA ramps and pedestrian crosswalks at four intersections. The improvements will also include installing 6 feet wide sidewalks on the north side of 19th Street, the west side of Bevis Street, and both sides of Beall Street.				<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
						2025		2026		2027		2028		2029		Total	
				Personnel		-		-		-		-		-		\$ -	
				Supplies		-		-		-		-		-		\$ -	
<b>Justification:</b> These are crash-prone segments of 19th Street, Beall Street, and Bevis Street and lack sidewalks and crosswalks.				Svcs. & Chgs.		-		-		-		-		-		\$ -	
				Capital Outlay		-		-		-		-		-		\$ -	
				<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
				FTEs													
<b>Fiscal Year Planned Expenses</b>																	
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>		<b>Cumulative Total (To Date)</b>					
<b>Phase</b>																	
1	Planning	-	-	-	-	-	-	-	-	\$ -		\$ -					
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -					
3	Design	106,011	100,000	-	-	-	-	-	-	\$ -		\$ 106,011					
4	Construction	-	1,550,000	608,642	400,000	-	-	-	-	\$ 400,000		\$ 1,008,642					
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -					
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -					
7	Other	-	-	-	-	-	-	-	-	\$ -		\$ -					
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -		\$ -					
<b>Total Allocations</b>		\$ 106,011	\$ 1,650,000	\$ 608,642	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000		\$ 1,114,652					
<b>Source of Funds</b>																	
TIRZ Funds		-	1,650,000	608,642	375,000	-	-	-	-	\$ 375,000		\$ 983,642					
City of Houston		-	-	-	25,000	-	-	-	-	\$ 25,000		\$ 25,000					
Grants		-	-	-	-	-	-	-	-	\$ -		\$ -					
Other		-	-	-	-	-	-	-	-	\$ -		\$ -					
<b>Total Funds</b>		\$ -	\$ 1,650,000	\$ 608,642	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000		\$ 1,008,642					

\*NOTE:

This project is funded through an HSIP grant. MHRA completed the design. TXDOT lets the project and does construction. The expected RDA contribution has been paid to NNMD (TXDOT) - the amount in the construction budget is a buffer to make sure any expenses that are not forseen that acru to the RDA are covered. If these funds are not used they will be reallocated to other projects in the next CIP. Total current construction budget is approximately \$1,196,166. The Grant award is \$739,692.

<b>Project:</b> Safety and Mobility Improvements Waugh, South Heights, Yale and Waughford between the bridge over Memorial and Washington		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0535</b>											
		<b>Location:</b> H		<b>Geo. Ref.:</b>																	
		<b>Served:</b> H		<b>Neighborhood:</b>																	
<b>Description:</b> Striping & signage south of Feagan St. to improve safety at merge with S Heights Blvd. The conversion, via restripe and curb extensions as appropriate, of Waugh Dr.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>																			
				2025		2026		2027		2028		2029		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
<b>Justification:</b> This particular section of road has a high number of vehicle crashes and pedestrian crashes. Traffic feeds in from multiple directions and many pedestrians are crossing the roads because of the proximity to Spotts Park.		Svcs. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs																			
<b>Fiscal Year Planned Expenses</b>																					
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>		<b>2024 Budget</b>		<b>2024 Estimate</b>		<b>2025</b>		<b>2026</b>		<b>2027</b>		<b>2028</b>		<b>2029</b>		<b>FY25 - FY29 Total</b>		<b>Cumulative Total (To Date)</b>	
<b>Phase</b>																					
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		82,000		116,972		82,000		-		-		-		-		\$ 82,000		\$ 198,972	
4 Construction		-		856,000		-		856,000		-		-		-		-		\$ 856,000		\$ 856,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other - compliance		-		41,000		-		41,000		-		-		-		-		\$ 41,000		\$ 41,000	
COH Fee		-		-		-		95,000		-		-		-		-		\$ 95,000		\$ 95,000	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Other Sub-Total:</b>		-		41,000		-		136,000		-		-		-		-		\$ 136,000		\$ 136,000	
<b>Total Allocations</b>		\$ -		\$ 979,000		\$ 116,972		\$ 1,074,000		\$ -		\$ -		\$ -		\$ -		\$ 1,074,000		\$ 1,190,972	
<b>Source of Funds</b>																					
TIRZ Funds		-		979,000		116,972		255,000		-		-		-		-		\$ 255,000		\$ 371,972	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		819,000		-		-		-		-		\$ 819,000		\$ 819,000	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Total Funds</b>		\$ -		\$ 979,000		\$ 116,972		\$ 1,074,000		\$ -		\$ -		\$ -		\$ -		\$ 1,074,000		\$ 1,190,972	

\*NOTE:

This project is funded through an HSIP grant. MHRA completed the design. COH lets the project and does construction. The expected RDA contribution and the expected TXDOT contribution is shown in this document - there is a sum in the construction budget as a buffer to make sure any expenses that are not foreseen that accrue to the RDA are covered. If these funds are not used they will be reallocated to other projects in the next CIP. Total current construction budget is approximately \$979,000





<b>Project:</b> Infrastructure improvements in the Shepherd - White Oak Bayou - 8th Street and Yale Area		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0537</b>					
		<b>Location:</b> C		<b>Geo. Ref.:</b>											
		<b>Served:</b> C		<b>Neighborhood:</b>											
<b>Description:</b> Mobility/Infrastructure improvements including roadway reconstruction, installation of storm water drainage system, curb and gutter, sidewalks, street lights and landscaping as appropriate in the area bounded by Shepherd - White Oak Bayou - 8th Street and Yale Area.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
				2025		2026		2027		2028		2029		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
<b>Justification:</b> Residential and commercial density has increased dramatically in the area. Existing conditions include poor roadway, discontinuous sidewalk segments, open ditch, non ADA compliant pedestrian environment, insufficient parking for public facilities, parking and travel conflicts.		Svc. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs												-	
<b>Fiscal Year Planned Expenses</b>															
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>		<b>Cumulative Total (To Date)</b>			
<b>Phase</b>															
1	Planning	-	175,000	199,877	75,000	-	-	-	-	-		\$ 75,000	\$ 274,877		
2	Acquisition	-	-	-	-	-	-	-	-	-		\$ -	\$ -		
3	Design	-	-	-	-	-	-	-	-	-		\$ -	\$ -		
4	Construction	-	-	-	-	-	-	-	-	-		\$ -	\$ -		
5	Equipment	-	-	-	-	-	-	-	-	-		\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	-		\$ -	\$ -		
7	Other	-	-	-	-	-	-	-	-	-		\$ -	\$ -		
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	-		\$ -	\$ -		
<b>Total Allocations</b>		\$ -	\$ 175,000	\$ 199,877	\$ 75,000	\$ -	\$ -	\$ -	\$ -	-		\$ 75,000	\$ 274,877		
<b>Source of Funds</b>															
TIRZ Funds		-	-	-	75,000	-	-	-	-	-		\$ 75,000	\$ 75,000		
City of Houston		-	-	-	-	-	-	-	-	-		\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	-		\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	-		\$ -	\$ -		
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	-		\$ 75,000	\$ 75,000		

\*NOTE: Additional \$9,000,000 of Construction in FY 2029

The study identified 3 projects. These projects will remain in the potential projects list for future consideration.

<b>Project:</b> Transportation Alternative Area Wide Study		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0538</b>		
		<b>Location:</b> C, H		<b>Geo. Ref.:</b>								
		<b>Served:</b> C, H		<b>Neighborhood:</b>								
<b>Description:</b>		This planning effort would examine multimodal connections to the White Oak Bayou, MKT, and Nicholson Trail systems improvements within the identified study area. The study will include developing advanced planning documentation for the proposed Patterson Bridge. The project will also evaluate alternative mode safety, access, and connectivity improvements to access existing greenspaces, schools, and public amenities like Houston Heights Reservoir and Bird Sanctuary.										
<b>Justification:</b>		Within the study area there is a lack of facilities, a lack of lighting, areas of high speed, unsafe crossings, a lack of mid-block crossings, a lack of ADA accessibility, high crash areas, and a need for increased safety around schools. This study will create a general safety action plan, perform roadway audits, detail safe routes to school, and perform a crash analysis to identify potential safety measures.										
<b>Operating and Maintenance Costs: (\$ Thousands)</b>												
		2025		2026		2027		2028		2029		Total
Personnel		-		-		-		-		-		\$ -
Supplies		-		-		-		-		-		\$ -
Svcs. & Chgs.		-		-		-		-		-		\$ -
Capital Outlay		-		-		-		-		-		\$ -
<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
FTEs												-
<b>Fiscal Year Planned Expenses</b>												
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>	
<b>Phase</b>												
1	Planning	-	-	1,709	575,000	-	-	-	-	\$ 575,000	\$ 576,709	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -	
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
	Compliance	-	-	-	30,000	-	-	-	-	\$ 30,000	\$ 30,000	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
<b>Other Sub-Total:</b>		-	-	-	30,000	-	-	-	-	\$ 30,000	\$ 30,000	
<b>Total Allocations</b>		\$ -	\$ -	\$ 1,709	\$ 605,000	\$ -	\$ -	\$ -	\$ -	\$ 605,000	\$ 606,709	
<b>Source of Funds</b>												
TIRZ Funds		-	-	-	115,000	-	-	-	-	\$ 115,000	\$ 115,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	460,000	-	-	-	-	\$ 460,000	\$ 460,000	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 575,000	\$ -	\$ -	\$ -	\$ -	\$ 575,000	\$ 575,000	

\*NOTE:

MHRA has received a TXDOT grant to evaluate Transportation Alternatives in areas within and adjacent to the zone. MHRA and TXDOT are working on the required AFA at this time.

<b>Project:</b> Full Reconstruction of Remaining Cross Streets from Durham to Shepherd between I-10 and 610 (Phase 3) - including street drainage improvements		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-0539</b>			
		<b>Location:</b> C		<b>Geo. Ref.:</b>							
		<b>Served:</b> C		<b>Neighborhood:</b>							
<b>Description:</b> Full reconstruction of roadway including pavement and utilities including stormwater. Justification: East/West connectors between Shepherd and Durham with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists for selected cross street. The work for 2026 and 2027 will only complete a few of the cross street including 23rd-additional cross streets will remain in the potential projects for future consideration.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2025	2026	2027	2028	2029	Total			
<b>Justification:</b> This is a rapidly densifying area and there is an increased number of automobiles, bicyclists, and pedestrians. The stormwater facilities do not meet current code. This project will improve resiliency, quality of life and enhance economic development in the area. Shepherd Durham and a number of cross streets are being reconstructed as part of the Shepherd Durham project - reconstruction of these streets will enhance all commercial redevelopment in the area.		Personnel	-	-	-	-	-	-	-	-	
		Supplies	-	-	-	-	-	-	-	-	
		Svcs. & Chgs.	-	-	-	-	-	-	-	-	
		Capital Outlay	-	-	-	-	-	-	-	-	
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	125,000	129,992	100,000	-	-	-	-	\$ 100,000	\$ 229,992
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	500,000	-	-	-	-	\$ 500,000	\$ 500,000
4	Construction	-	-	-	-	8,000,000	3,500,000	-	-	\$ 11,500,000	\$ 11,500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 125,000	\$ 129,992	\$ 600,000	\$ 8,000,000	\$ 3,500,000	\$ -	\$ -	\$ 12,100,000	\$ 12,229,992
<b>Source of Funds</b>											
TIRZ Funds		-	125,000	129,992	600,000	8,000,000	3,500,000	-	-	\$ 12,100,000	\$ 12,229,992
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 125,000	\$ 129,992	\$ 600,000	\$ 8,000,000	\$ 3,500,000	\$ -	\$ -	\$ 12,100,000	\$ 12,229,992

\*NOTE:

The study identified typical cross sections for the remaining streets in the Shepherd Durham Corridor. Design is scheduled to start in 2026 and will included selected (not all cross streets) 23rd street will be included with the first set of streets to provide required Storm Water Infrastructure for remaining cross streets. Reconstruction of the following streets is needed Includes the following streets: West 28th, West 27th, West 26th, West 25th, West 23rd, West 22nd, West 21st, West 17th, West 13th, and Laird. This project only includes some of these streets.

<b>Project:</b> Cherry Loraine White Oak Bayou Connectivity Project		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0540</b>											
		<b>Location:</b> C		<b>Geo. Ref.:</b>																	
		<b>Served:</b> C		<b>Neighborhood:</b>																	
<b>Description:</b>		Construct a 10-12 foot wide sidepath from Durham to Ella to provide pedestrian and bicycle access to White Oak Bayou and Cherry Lorraine and improve several crossings at intersections including ADA compliant ramps. All improvements are back of curb with the exception of the pedestrian crossing improvements. A portion of this area already has a sidepath. The existing ADA compliant sidepath will not be replaced. This will be an FTA transfer project.																			
<b>Justification:</b>		White Oak Bayou is a popular destination and 11th Street is on the Houston Bike Plan. Bike facilities and improved pedestrian facilities are part of the Shepherd Durham Project. This project will provide residents and visitors access to White Oak Bayou, Cherry Loraine Nature Center, and the commercial areas on Shepherd, Durham and Ella.																			
<b>Operating and Maintenance Costs: (\$ Thousands)</b>																					
				2025		2026		2027		2028		2029		Total							
Personnel				-		-		-		-		-		\$ -							
Supplies				-		-		-		-		-		\$ -							
Svcs. & Chgs.				-		-		-		-		-		\$ -							
Capital Outlay				-		-		-		-		-		\$ -							
<b>Total</b>				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
FTEs																					
<b>Fiscal Year Planned Expenses</b>																					
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>		<b>2024 Budget</b>		<b>2024 Estimate</b>		<b>2025</b>		<b>2026</b>		<b>2027</b>		<b>2028</b>		<b>2029</b>		<b>FY25 - FY29 Total</b>		<b>Cumulative Total (To Date)</b>	
<b>Phase</b>																					
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		146,494		-		-		-		-		\$ 146,494		\$ 146,494	
4 Construction		-		-		-		-		1,655,000		-		-		-		\$ 1,655,000		\$ 1,655,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other - Compliance		-		-		-		-		73,247		-		-		-		\$ 73,247		\$ 73,247	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Other Sub-Total:</b>		-		-		-		-		73,247		-		-		-		\$ 73,247		\$ 73,247	
<b>Total Allocations</b>		\$ -		\$ -		\$ -		\$ 146,494		\$ 1,728,247		\$ -		\$ -		\$ -		\$ 1,874,741		\$ 1,874,741	
<b>Source of Funds</b>																					
TIRZ Funds		-		-		-		146,494		528,247		-		-		-		\$ 674,741		\$ 674,741	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		1,200,000		-		-		-		\$ 1,200,000		\$ 1,200,000	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Total Funds</b>		\$ -		\$ -		\$ -		\$ 146,494		\$ 1,728,247		\$ -		\$ -		\$ -		\$ 1,874,741		\$ 1,874,741	

\*NOTE:

MHRA received grant funding through HGAC for this project. Funds will be received through an FTA transfer which is currently in process. This project is eligible for for Strategic Transportation Credit

<b>Project:</b> White Oak @ Greenleaf		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0541</b>					
		<b>Location:</b> H		<b>Geo. Ref.:</b>											
		<b>Served:</b> H		<b>Neighborhood:</b>											
<b>Description:</b> Improved Pedestrian and Bicycle Crossing.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
				2025		2026		2027		2028		2029		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
<b>Justification:</b> There have been several crashes at this location. The improvements planned are designed to increase safety for Pedestrians and Bicycles and to provide better access to White Oak Bayou.		Svc. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
<b>Fiscal Year Planned Expenses</b>															
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>		<b>Cumulative Total (To Date)</b>			
<b>Phase</b>															
1	Planning	-	-	-	-	-	-	-	-	\$ -		\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -			
3	Design	-	-	-	23,000	-	-	-	-	\$ 23,000		\$ 23,000			
4	Construction	-	-	-	239,000	-	-	-	-	\$ 239,000		\$ 239,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -			
7	Other - Compliance	-	-	-	12,000	-	-	-	-	\$ 12,000		\$ 12,000			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
<b>Other Sub-Total:</b>		-	-	-	12,000	-	-	-	-	\$ 12,000		\$ 12,000			
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 274,000	\$ -	\$ -	\$ -	\$ -	\$ 274,000		\$ 274,000			
<b>Source of Funds</b>															
TIRZ Funds		-	-	-	46,031	-	-	-	-	\$ 46,031		\$ 46,031			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	227,969	-	-	-	-	\$ 227,969		\$ 227,969			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 274,000	\$ -	\$ -	\$ -	\$ -	\$ 274,000		\$ 274,000			

This is an HSIP grant funded project. The \$227,969 of grant funds are for construction.

<b>Project:</b> Congressional District 7 Sidewalk Improvement Project				<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0543</b>									
				<b>Location:</b> C		<b>Geo. Ref.:</b>															
				<b>Served:</b> C		<b>Neighborhood:</b>															
<b>Description:</b> This project will add and improve sidewalks and shared use paths in Congressional District 7 for increased safety, multimodal connectivity and access to transit stops, schools, commercial centers, and major activity centers in the rapidly growing and densifying Heights neighborhood of Houston				<b>Operating and Maintenance Costs: (\$ Thousands)</b>																	
						2025		2026		2027		2028		2029		Total					
				Personnel		-		-		-		-		-		\$ -					
				Supplies		-		-		-		-		-		\$ -					
<b>Justification:</b> Memorial Heights Redevelopment Authority conducted a sidewalk evaluation and found that almost 25% of sidewalks in and adjacent to the district boundaries were in poor or non-existent condition, and over 40% of sidewalks were less than 5 feet in width. The project will help improve sections that are missing, in poor condition, or are undersized, providing safer paths and encouraging multimodal activity.				Svc. & Chgs.		-		-		-		-		-		\$ -					
				Capital Outlay		-		-		-		-		-		\$ -					
				<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -					
				FTEs																	
<b>Fiscal Year Planned Expenses</b>																					
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>		<b>2024 Budget</b>		<b>2024 Estimate</b>		<b>2025</b>		<b>2026</b>		<b>2027</b>		<b>2028</b>		<b>2029</b>		<b>FY25 - FY29 Total</b>		<b>Cumulative Total (To Date)</b>	
<b>Phase</b>																					
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		100,000		-		-		-		-		\$ 100,000		\$ 100,000	
4 Construction		-		-		-		-		895,000		-		-		-		\$ 895,000		\$ 895,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other - Compliance		-		-		-		-		42,500		-		-		-		\$ 42,500		\$ 42,500	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Other Sub-Total:</b>		-		-		-		-		42,500		-		-		-		\$ 42,500		\$ 42,500	
<b>Total Allocations</b>		\$ -		\$ -		\$ -		\$ 100,000		\$ 937,500		\$ -		\$ -		\$ -		\$ 1,037,500		\$ 1,037,500	
<b>Source of Funds</b>																					
TIRZ Funds		-		-		-		100,000		87,500		-		-		-		\$ 187,500		\$ 187,500	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		850,000		-		-		-		\$ 850,000		\$ 850,000	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
<b>Total Funds</b>		\$ -		\$ -		\$ -		\$ 100,000		\$ 937,500		\$ -		\$ -		\$ -		\$ 1,037,500		\$ 1,037,500	

MHRA received an \$850,000 earmark from Congressional District 7 for sidewalk and intersection construction. MHRA will provide the funds for design. MHRA is currently working on the AFA with TXDOT to move this project into Design.

<b>Project:</b> Westcott Roundabout Greenspace		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0544</b>					
		<b>Location:</b> C		<b>Geo. Ref.:</b>											
		<b>Served:</b> C		<b>Neighborhood:</b>											
<b>Description:</b> City of Houston has resurfaced the Westcott Roundabout, bringing crosswalks and ramps up to standard and replacing broken curbs. This project finishes this improvement by installing trees and landscaping in the roundabout		<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
				2025		2026		2027		2028		2029		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
<b>Justification:</b> The Westcott Roundabout is in poor condition the City project has improved the street condition and tree and landscape installation will complete the project.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
<b>Fiscal Year Planned Expenses</b>															
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>				
<b>Phase</b>															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	30,000	14,416	20,000	-	-	-	-	\$ 20,000	\$ 34,416				
4	Construction	-	220,000	-	220,000	-	-	-	-	\$ 220,000	\$ 220,000				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -				
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -				
<b>Total Allocations</b>		\$ -	\$ 250,000	\$ 14,416	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ 254,416				
<b>Source of Funds</b>															
TIRZ Funds		-	-	-	240,000	-	-	-	-	\$ 240,000	\$ 240,000				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ 240,000				

COH completed a revamp of the Westcott Roundabout in 2023. This project adds landscaping to the roundabout. The neighboring property owner has agreed to take on maintenance of the landscaping which will be designed for low maintenance and low water usage.



<b>Project:</b> Safe Sidewalk Program		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0599</b>					
		<b>Location:</b> C, H		<b>Geo. Ref.:</b>											
		<b>Served:</b> C, H		<b>Neighborhood:</b>											
<b>Description:</b> Program to improve small sections of sidewalk.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
				2025		2026		2027		2028		2029		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
<b>Justification:</b> Sidewalk program to improve walkability.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
<b>Fiscal Year Planned Expenses</b>															
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>		<b>Cumulative Total (To Date)</b>			
<b>Phase</b>															
1	Planning	-	-	-	-	-	-	-	-	\$ -		\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -		\$ -			
3	Design	-	-	-	-	-	-	-	-	\$ -		\$ -			
4	Construction	-	-	-	-	-	-	-	-	\$ -		\$ -			
5	Equipment	-	-	-	-	-	-	-	-	\$ -		\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -		\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
		-	-	-	-	-	-	-	-	\$ -		\$ -			
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -		\$ -			
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -			
<b>Source of Funds</b>															
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -		\$ -			
City of Houston		-	-	-	-	-	-	-	-	\$ -		\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -		\$ -			
Other		-	-	-	-	-	-	-	-	\$ -		\$ -			
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -			

\*NOTE:  
Sidewalk work being funded in T-532 and T-543 and also included in larger projects for Fiscal years 24-29.

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 September 26, 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	Vice Chair
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 EVIDENCING REVIEW OF INVESTMENT POLICY**

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 Subchapter C, Chapter 49, Texas Water Code.

PASSED AND APPROVED the 26<sup>th</sup> day of September, 2024.

\_\_\_\_\_  
Secretary

## ORDER EVIDENCING REVIEW OF INVESTMENT POLICY

WHEREAS, the Memorial-Heights Redevelopment Authority (the "Authority"), by resolution dated September 26, 2019, has adopted an Amended and Restated Order Designating Investment Officer and Establishing Rules, Policies, and Code of Ethics for the Investment of Authority Funds and Review of Investments (the "Policy") as required by Chapter 2256 of the Texas Government Code (the "Public Funds Investment Act"); and

WHEREAS, the Public Funds Investment Act requires that the Board of Directors of the Authority (the "Board") review the Policy and any investment strategies contained therein not less than annually; and

WHEREAS, the Public Funds Investment Act further requires that the Board adopt a rule, order, ordinance, or resolution stating that it has reviewed the Policy and any investment strategies contained therein and that the instrument so adopted shall record any changes made to the Policy or investment strategies; NOW, THEREFORE,

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

- Section 1. The Board has conducted a review of the Policy and the investment strategies contained therein at its regular meeting held on September 26, 2024.
- Section 2. No changes were made to the Policy or the investment strategies contained therein.

Adopted this 26<sup>th</sup> day of September, 2024.

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Chairman, Board of Directors

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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 September 26, 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	Vice Chair
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 ADOPTING LIST OF QUALIFIED BROKERS**

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 Subchapter C, Chapter 49, Texas Water Code.

PASSED AND APPROVED the 26<sup>th</sup> day of September, 2024.

\_\_\_\_\_  
Secretary

## ORDER ADOPTING LIST OF QUALIFIED BROKERS

This Order Adopting List of Qualified Brokers (the "Order") is adopted by the Board of Directors of Memorial-Height Redevelopment Authority (the "Authority") pursuant to Section 2256.025 of the Texas Government Code.

### ARTICLE I

#### GENERAL

SECTION 1.1. Unless the context requires otherwise, the terms and phrases used in this Order shall have meanings as set forth in Section 1.2 of this Order.

SECTION 1.2. DEFINITIONS:

- (a) The term "Board" means the Board of Directors of the Authority.
- (b) The term "Director" means a person elected or appointed to serve on the Board of Directors of the Authority.
- (c) The term "Qualified Broker" means those entities and/or individuals authorized by the Board of Directors of the Authority to engage in investment transactions with the District.

SECTION 1.3. PURPOSE. This Order has been adopted by the Authority for the following purposes: (1) to comply with Section 2256.025 of the Texas Government Code; and (2) to ensure that the Authority engages in investment transactions only with Qualified Brokers that have been previously approved by the Board.

### ARTICLE II

#### LIST OF QUALIFIED BROKERS

SECTION 2.1. QUALIFIED BROKERS. The Qualified Brokers authorized to engage in investment transactions with the Authority are those entities and/or individuals listed in Exhibit A attached hereto.

Adopted this 26<sup>th</sup> day of September, 2024.

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Chairman, Board of Directors

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Secretary, Board of Directors

EXHIBIT A

Austin Capital Bank  
Bank of America N.A.  
Bank of New York- Mellon  
Bank of Texas N.A.  
Bank of the Ozarks (Bank Ozk)  
BB & T  
Cadence Bank  
Capital Bank of Texas  
Capital Markets Group  
Capital One  
Central Bank  
Chasewood Bank  
Citibank N.A.  
Coastal Securities  
Comerica Bank  
Comerica Securities  
Commercial State Bank  
Community Bank of Texas  
Community Trust Bank  
East West Bank  
First Bank of Texas  
First Citizens Bank  
First Financial Bank, N.A.  
First National Bank of Texas  
First Texas Bank  
Frontier Bank of Texas  
Frost National Bank  
Guaranty Bank & Trust  
Hancock Whitney Bank  
Herring Bank  
Hometown Bank, N.A.  
Iberia Bank  
ICS  
Independent Bank  
International Bank of Commerce  
Inter National Bank  
IntraFi Network Deposits  
JP Morgan Chase  
Legacy Texas Bank  
Lone Star Bank  
Lone Star Capital Bank  
Lone Star Investment Pool  
Moody National Bank  
New First National Bank  
North Star Bank of Texas  
Plains Capital Bank  
Plains State Bank  
PNC Bank/The PNC Financial Services Group, Inc.  
Prosperity Bank  
R Bank  
Regions Bank  
SouthStar Bank  
Southwest Securities  
State Bank of Texas

State Street Bank & Trust Co.  
Stellar Bank  
Stifel Nicolaus  
Sunflower Bank  
Tex Star Investment Pool  
Texas Capital Bank N.A.  
Texas Citizens Bank  
Texas Class  
Texas Exchange Bank  
Texas First Bank  
Texas Gulf Bank  
Texas Regional Bank  
Texas Savings Bank  
Texpool/Texpool Prime  
The Independent Bankers Bank  
The Mint National Bank  
The Right Bank for Texas  
Third Coast Bank  
Trustmark National Bank  
U. S. Bank  
United Bank of El Paso Del Norte  
United Texas Bank  
Unity National Bank  
Veritex Bank  
Wallis Bank  
Wells Fargo Bank, N.A.  
Wells Fargo Brokerage Services, LLC  
Wells Fargo Trust  
West Star Bank  
Woodforest National Bank

DRAFT

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

Budget	Initial Contract Amount	Contract Date	Initial Expected Completion Date	Change Order	Change Order Date	Change Order Description	Begin Contingency Balance	Change Order Amount	End Contingency Balance	Completion Date Change	% Change over Original Completion	New Contract Amount	Current Contract Amount/Original Contract Amount
\$47,000,000.00	\$50,431,020.89	4/18/2022	1/20/2025	1	7/7/2022	Phase 1 3-Step Construction (Shepherd & Durham From 15th St. to 20th St.)	\$0.00	-\$133,834.84	\$133,834.84	5/30/2023	12.9%	\$50,431,020.89	100.00%
				2	11/1/2022	Flashing School Zone Traffic Signals	\$133,834.84	\$25,113.53	\$108,721.31	N/A	0	\$50,431,020.89	100.00%
				3	11/1/2022	12-inch Gate Valve Replacement	\$108,721.31	\$5,934.12	\$102,787.19	N/A	0	\$50,431,020.89	100.00%
				4	3/25/2023	#6 Electrical Cable	\$102,787.19	\$57,681.00	\$45,106.19	N/A	0	\$50,431,020.89	100.00%
				5	3/25/2023	8" & 12" Water Line Offsets	\$45,106.19	\$34,111.94	\$10,994.25	N/A	0	\$50,431,020.89	100.00%
				6	3/25/2023	4" Water Line in Steel Casing	\$10,994.25	\$34,508.76	\$0.00	N/A	0	\$50,454,535.40	100.05%
				7	3/25/2023	24" DI Water Line Cut & Plug and Wet Connect	\$0.00	\$12,651.15	\$0.00	N/A	0	\$50,467,186.55	100.07%
				8	4/25/2023	Remove & Replace Damaged Silva Cells	\$0.00	\$8,920.05	\$0.00	N/A	0	\$50,476,106.60	100.09%
				9	4/25/2023	High Early Strength Driveways	\$0.00	\$7,560.00	\$0.00	N/A	0	\$50,483,666.60	100.10%
				10	4/25/2023	Durham Sanitary Sewer Point Repair	\$0.00	\$5,186.52	\$0.00	N/A	0	\$50,488,853.12	100.11%
				11	6/25/2023	20th St. Yard Drain Connections	\$0.00	\$23,180.76	\$0.00	N/A	0	\$50,512,033.88	100.16%
				12	6/25/2023	Water Service Repairs	\$0.00	\$2,458.65	\$0.00	N/A	0	\$50,514,492.53	100.17%
				13	6/25/2023	Piper's Burgers Deck Removal	\$0.00	\$3,407.19	\$0.00	N/A	0	\$50,517,899.72	100.17%
				14	6/25/2023	24-inch Ductile Iron Water Line Removal	\$0.00	\$24,563.00	\$0.00	N/A	0	\$50,542,462.72	100.22%
				15	6/25/2023	Structural Soil Quantity Revision	\$0.00	-\$2,787,253.16	\$0.00	N/A	0	\$47,755,209.56	94.69%
				16	7/25/2023	Bike Lane Pre-formed Loops	\$0.00	\$3,630.55	\$0.00	N/A	0	\$47,758,840.11	94.70%
				17	7/25/2023	La Lucha Parking Lot Lights	\$0.00	\$1,771.00	\$0.00	N/A	0	\$47,760,611.11	94.70%
				18	8/25/2023	Adjust Transtar Fiber 17th - 21st	\$0.00	\$28,192.40	\$0.00	N/A	0	\$47,788,803.51	94.76%
				19	9/25/2023	Power Pole Bracing	\$0.00	\$1,000.00	\$0.00	N/A	0	\$47,789,803.51	94.76%
				20	9/25/2023	CPE Coordination Impact - 3/23/2023	\$0.00	\$1,853.50	\$0.00	N/A	0	\$47,791,657.01	94.77%
				21	9/25/2023	Shepherd @ 19th Traffic Signal Repairs	\$0.00	\$1,352.84	\$0.00	N/A	0	\$47,793,009.85	94.77%
				22	10/20/2023	21st St. Concrete Collars	\$0.00	\$2,886.94	\$0.00	N/A	0	\$47,795,896.79	94.77%
				23	10/25/2023	3-Step Construction (Durham Ph. 2 & 3, Shepherd Ph. 2)	\$0.00	\$750,700.81	\$0.00	TBD	TBD	\$48,546,597.60	96.26%
				24	10/25/2023	Additional Work for 20th St. Water Line	\$0.00	\$89,164.42	\$0.00	N/A	0	\$48,635,762.02	96.44%
				25	10/25/2023	Paver Material Changes	\$0.00	\$46,965.35	\$0.00	N/A	0	\$48,682,727.37	96.53%
				26	11/25/2023	Tree Planter Extensions	\$0.00	\$4,933.56	\$0.00	N/A	0	\$48,687,660.93	96.54%
				27	11/25/2023	Additional School Zone Flashers	\$0.00	\$25,872.68	\$0.00	N/A	0	\$48,713,533.61	96.59%
				28	11/25/2023	Adjust Transtar Fiber 21st - I-610	\$0.00	\$30,929.12	\$0.00	N/A	0	\$48,744,462.73	96.66%
				29	11/25/2023	Sanitary Sewer Manholes	\$0.00	\$15,950.00	\$0.00	N/A	0	\$48,760,412.73	96.69%
				30	11/25/2023	RRFBs Changed to Solar	\$0.00	\$23,170.38	\$0.00	N/A	0	\$48,783,583.11	96.73%
				31	1/25/2024	16th St. Light Pole Foundation	\$0.00	\$2,076.80	\$0.00	N/A	0	\$48,785,659.91	96.74%
				32	1/25/2024	Centerpoint Streetlight Risers	\$0.00	\$4,809.00	\$0.00	N/A	0	\$48,790,468.91	96.75%
				33	3/25/2024	Temporary Durham Sidewalk (24th - 610)	\$0.00	\$8,960.00	\$0.00	N/A	0	\$48,799,428.91	96.76%
				34	3/25/2024	Durham @ 24th Tree Removal	\$0.00	\$2,750.00	\$0.00	N/A	0	\$48,802,178.91	96.77%
				35	3/25/2024	Durham @ 24th Fiber Ground Box Adjustment	\$0.00	\$3,976.62	\$0.00	N/A	0	\$48,806,155.53	96.78%
				36	3/25/2024	3-Step Construction (Shepherd Ph. 3)	\$0.00	\$224,895.34	\$0.00	TBD	TBD	\$49,031,050.87	97.22%
				37	4/25/2024	Shepherd @ 19th Tree Planter Extensions	\$0.00	\$4,648.12	\$0.00	N/A	0	\$49,035,698.99	97.23%
				38	8/25/2024	Sidewalk Bollards	\$0.00	\$120,434.90	\$0.00	N/A	0	\$49,156,133.89	97.47%
				39	8/25/2024	Sidewalk Slotted Curb	\$0.00	\$26,167.75	\$0.00	N/A	0	\$49,182,301.64	97.52%
				40	8/25/2024	Durham @ 610 Additional TCP	\$0.00	\$44,717.87	\$0.00	N/A	0	\$49,227,019.51	97.61%
				41	8/25/2024	Tree Anchor Welding	\$0.00	\$29,853.26	\$0.00	N/A	0	\$49,256,872.77	97.67%
				42	8/25/2024	Extra 24-Inch Ductile Iron Water Pipe	\$0.00	\$50,292.00	\$0.00	N/A	0	\$49,307,164.77	97.77%
				43	8/25/2024	20th St. Parking Lot	\$0.00	\$8,294.11	\$0.00	N/A	0	\$49,315,458.88	97.79%
				44	8/25/2024	Centerpoint Streetlight Risers #2	\$0.00	\$1,707.00	\$0.00	N/A	0	\$49,317,165.88	97.79%
						Gas Line Conflict Shepherd @ 17th St.		\$15,017.16	\$0.00	N/A	0	\$49,332,183.04	97.82%
						Streetscape Silva Cell Quantity Revision		\$600,000.00	\$0.00	N/A	0	\$49,932,183.04	99.01%
						Streetscape Paver Quantity Revision		-\$60,336.80	\$0.00	N/A	0	\$49,871,846.24	98.89%
					2/2/2023	Field CO Tracking Log - 2/2/2023 Update		\$147,269.66	\$0.00	N/A	0	\$50,019,115.90	99.18%
					10/26/2023	Field CO Tracking Log - 10/26/2023 Update		-\$213,172.46	\$0.00	N/A	0	\$49,805,943.44	98.76%
						Future Field Changes	\$0.00	\$750,000.00	\$0.00	N/A		\$50,555,943.44	100.25%





# Safety/Mobility Projects Update

Memorial Heights Redevelopment Authority

September 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. Still waiting on CenterPoint to relocate poles in the intersection. Issued updated drawings resulting from a field changes at southeast corner.
- ✓ Will provide duration of construction once received.

### West 19<sup>th</sup> 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 6<sup>th</sup>, at this project location.
- ✓ Contractor has started work on Beall Street and is currently working on West 19<sup>th</sup> Street between Beall Street and Bevis Street.

### Heights/MKT Bike/Ped Safety

**Project Sponsor: MHRA**

- ✓ Construction complete.
- ✓ Coordinating with HPW on punch list items for final acceptance.
  - Trail Transitions have been addressed.
  - Coordinating with HPW on pavement markings that are beyond 1-year warranty.



**EXHIBIT "A"**

**Form of Task Order**

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

**Project No. T-0521 – Little Thicket Park, Phase 1 Improvements Project  
FY 2024 Work Authorization No. 1 – Bid and Construction Phase**

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 the requested services to support the Construction of Little Thicket Park Modifications.
- 2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as identified in the attached Scope of Services Bid and Construction Phase Services for the project. Additional Services include Contract Preparation, Bid Phase, Construction Phase, and Construction Management Services.
- 3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for a lump sum not to exceed amount of \$307,678.00.

Basic Services – Bid Phase	\$25,390.00
Basic Services – Construction Phase	\$46,890.00
Basic Services – Construction Management	\$100,130.00
Reimbursable Expenses	\$16,218.00
<b>Total</b>	<b>\$188,628.00</b>

- 4.0 PROJECT SCHEDULE: This work will require 10 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: 

August 23, 2024

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

Re: Little Thicket Park, Phase 1 Improvements Project (T-0521)  
Proposal for Professional Services for Bid Phase, Construction Phase, and Construction Management  
Services  
Houston, Texas

Dear Sherry:

Quiddity Engineering, LLC (QE) appreciates the opportunity to present this proposal for bid phase, construction phase, and construction management services in connection with the Little Thicket Park, Phase 1 Improvements project for Memorial Heights Redevelopment Authority (MHRA)/TIRZ No. 5.

The scope of work detailed below results from review project plans and estimates 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 preparation of contract documents, bid phase, construction phase, and construction management services.

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. Bid Phase Services

- a. Preparation of Contract Documents: Assist Clark Condon with the preparation of the Project Manual. The Project Manual should include specific technical specifications for the construction of improvements in Little Thicket Park. QE will assist with the preparation of Bidding Requirements, Contract Forms, and Conditions of the Contract. These will be incorporated into the final Project Manual presented for Bidding.
- b. QE will support MHRA and the Houston Parks Department through the standard process for selecting a contractor. The process includes receiving and evaluating bids and statements of

qualifications, meeting with the Evaluation Committee, and preparing a recommendation of award letter to the board prior to construction.

## 2. Construction Phase Services

- a. QE will provide construction phase services including attendance at the pre-construction conference, biweekly progress meetings by the project manager and other QE staff/other discipline staff as needed/requested, monthly site visits for observations/inspections, and substantial and final walkthroughs. QE will respond to contractor Requests for Information, review submittals, and assist MHRA with project close-out at completion.
- b. QE will attend bi-weekly construction progress meetings. In-person meetings shall be held once a month (9 meetings). Based on the scheduled duration of each meeting and anticipated follow-up site visits by QE attendees to review discussed agenda items, an additional one-hour time commitment is included per meeting.
- c. QE will attend stakeholder meetings (private utility, City, property owner, etc.) as needed/directed over the course of construction. QE anticipates attendance by the Project Manager once per month (9 meetings, 2.5 hours each) coordinate construction efforts with stakeholders.

## 3. Construction Management

QE will provide Construction Engineering and Inspection services through an assigned Construction Engineer. Prior to the start of construction, the Construction Engineer will provide support, as requested by the Client, for the following activities:

- Create/collect, coordinate, and execute post-bid contract documents and any other associated forms needed
- Facilitate review of bond and insurance by Client's designated agent
- Establish contractual and agreed upon lines of communication between the Contractor, the Engineer, the Client, and any other identified project stakeholders
- Manage the pre-construction meeting
- Issue Notice to Proceed to the Contractor

Upon the start of construction, the Construction Engineer will perform the following activities:

- Maintain knowledge of the contract, general conditions, special conditions, and addenda
- Facilitate the contractual and agreed upon lines of communication
- Send contractual notices to all parties
- Actively engage with the Contractor for work sequencing, phasing, road closures, etc.

- Facilitate coordination between the Contractor and 3rd parties performing work in the same area
- Provide construction management software including access for the Client and Contractor (billed on an annual basis)
- Receive, review, and process monthly contractor pay requests including material-on-hand (MOH) payment requests; provide written recommendation of payment to Client based upon on-site observations and MOH audits
- Review and process submittals, material samples, and shop drawings
- Review and process Requests For Information (RFIs)
- Prepare and process change orders, including quantity and price assessment/negotiation
- Review test results, construction methods, planning, and the Contractor's QA/QC plans
- Document and report project activities and progress
- Hold reoccurring meetings with the Contractor to discuss upcoming work, project issues, etc.
- Hold meetings with the Client to discuss project progress, issues, etc.
- Make reasonable attempts to identify and resolve issues before disputes arise
- Assist Client with risk mitigation including assessing the Contractor's schedule, sequencing, and means and methods with a goal to reduce construction delays and claims
- Provide regular and thorough communication with the Client and project team
- Maintain project files
- Generate close-out documents

#### 4. Project Field Representation

The Construction Engineer will assign a Field Project Representative part-time to the project to perform the following activities:

- Monitor and document the Contractor's crews and equipment on-site
- Observe and inspect work to verify compliance with contract documents
- Collect material delivery tickets
- Measure and track quantities of work performed
- Provide field coordination and field communication between the Client and Contractor
- Attend project meetings as necessary
- Prepare a log of activities observed on the project including digital photos for each day the site is visited
- Coordinate construction materials testing personnel
- Document conflicts, delays, and/or events that impact project progress



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5. Supplemental Services

The following services are not included in this proposal, but the Client may want or need these during the project. These services can be performed for additional compensation:

- Constructability review of plans and contract documents
- Construction staking
- Utility relocation coordination (for utilities other than those included in the project plans)
- CEI services associated with ROW clearing or utility relocation occurring prior to the project letting
- Other services requested by the Client
- Forensic schedule review

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

1. Construction Materials Testing (Lump Sum)

The QE team shall provide Construction Material Testing.

**Assumptions**

1. This proposal is based on requests from MHRA.
2. This proposal is based on the improvements presented in parks Capital Improvement Program Little Thicket Park, Phase 1 Improvements, dated November 10, 2023, prepared by Clark Condon. Should the scope of the improvements substantially change resulting in additional construction costs a change in QE's scope may likely result and a request for Additional Services may be submitted.

**Schedule**

The work proposed will require approximately 10 months to complete.

**Proposed Fee**

QE is requesting an hourly not to exceed fee of **\$188,628.00** 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



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a lump sum basis to be mutually agreed upon by MHRA and QE. The hourly rate schedule is subject to revision January 1<sup>st</sup> 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,

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 "Matt Kainer".

Matt Kainer, P.E.  
Senior Project Manager

Attachments



		Practice Leader	PEV	PEIV	PEIII	PEI	DEI	Construction Mill	Project Rep III	Project Rep II	Admin III		Sub-Total	Sub Cons.	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$295.00	\$275.00	\$255.00	\$225.00	\$170.00	\$125.00	\$170.00	\$120.00	\$100.00	\$125.00						
<b>BASIC SERVICES</b>																	
<b>Task 200 - Bid Phase Services</b>																	
1	Assist With Front End Contract Documents for Bid Set			4									\$1,020			\$0.00	\$1,020.00
2	Write and Publish Ad for Proposals			2	2								\$960			\$0.00	\$960.00
3	Prepare for and Conduct Pre-Bid Meeting			8	8	8							\$5,200			\$0.00	\$5,200.00
4	Prepare and Issue Addenda (max 2)			8	8	16							\$6,560			\$0.00	\$6,560.00
5	Receive and Evaluate Proposals			2	8	16	24						\$8,030			\$0.00	\$8,030.00
6	Assist with Evaluation and Provide Recommendation to MHRA			8	4	4							\$3,620			\$0.00	\$3,620.00
<b>Task 300 - Construction Phase Services (10 Months)</b>																	
1	Project Management and Administration			80		40					10		\$28,450			\$0.00	\$28,450.00
2	Submittal Review			8		16	24						\$7,760			\$0.00	\$7,760.00
3	RFI Review			8		12	12						\$5,580			\$0.00	\$5,580.00
4	Pay Estimate Review			20									\$5,100			\$0.00	\$5,100.00
<b>Task 600 - Field Project Representation</b>																	
1	Field Project Representation - Inspector								359				\$43,080			\$0.00	\$43,080.00
2	Field Project Representation - Engineer		202										\$55,550			\$0.00	\$55,550.00
3	Field Project Representation - Admin										12		\$1,500			\$0.00	\$1,500.00
<b>Task 800 - Reimbursable Expenses</b>																	
1	Construction Materials Testing													\$10,000.00		\$10,800.00	\$10,800.00
2	Repro/Mileage/Civcast/Kahua Expenses													\$3,100.00		\$3,348.00	\$3,348.00
3	Drone Photography													\$2,070		\$2,070.00	\$2,070.00
<b>Hours Subtotal</b>		<b>0</b>	<b>202</b>	<b>148</b>	<b>30</b>	<b>112</b>	<b>60</b>	<b>0</b>	<b>359</b>	<b>0</b>	<b>22</b>						
<b>SUBTOTAL BASIC SERVICES</b>		<b>\$ -</b>	<b>\$ 55,550</b>	<b>\$ 37,740</b>	<b>\$ 6,750</b>	<b>\$ 19,040</b>	<b>\$ 7,500</b>	<b>\$ -</b>	<b>\$ 43,080</b>	<b>\$ -</b>	<b>\$ 2,750</b>		<b>\$172,410</b>	<b>\$13,100.00</b>	<b>\$0.00</b>	<b>\$14,148.00</b>	<b>\$188,628.00</b>

**SCHEDULE OF HOURLY RATES**  
Effective August 1, 2022

**ENGINEERING PERSONNEL**

Design Engineer I	\$125
Design Engineer II	\$145
Professional Engineer I	\$170
Professional Engineer II	\$195
Professional Engineer III	\$225
Professional Engineer IV	\$255
Professional Engineer V	\$275
Practice Leader	\$295

**ELECTRICAL ENGINEERING PERSONNEL**

Electrical Design Engineer I	\$135
Electrical Design Engineer II	\$155
Electrical Professional Engineer I	\$185
Electrical Professional Engineer II	\$210
Electrical Professional Engineer III	\$240
Electrical Professional Engineer IV	\$270
Electrical Professional Engineer V	\$295

**CONSTRUCTION PERSONNEL (Includes Mileage)**

Construction Manager I	\$125
Construction Manager II	\$145
Construction Manager III	\$170
Construction Manager IV	\$190
Construction Manager V	\$230
Field Project Representative I	\$ 80
Field Project Representative II	\$100
Field Project Representative III	\$120
Specialist Field Project Representative I	\$135
Specialist Field Project Representative II	\$145
Senior Specialist Field Project Representative	\$160

**SPECIALIST**

Specialist I	\$115
Specialist II	\$145
Specialist III	\$215
Specialist IV	\$250

**PLANNING PERSONNEL**

Planner I	\$105
Planner II	\$145
Planner III	\$175
Planner Manager	\$250

**DESIGNERS/DRAFTING PERSONNEL**

CAD I	\$ 80
CAD II	\$100
CAD III	\$120
Designer I	\$130
Designer II	\$150
Designer III	\$170
GIS I	\$ 95
GIS II	\$130
GIS III	\$160
GIS IV	\$220

**SURVEYING PERSONNEL**

1-Person Field Crew	\$145
2-Person Field Crew	\$195
3-Person Field Crew	\$240
4-Person Field Crew	\$270
Survey Technician I	\$100
Survey Technician II	\$110
Project Surveyor I	\$105
Project Surveyor II	\$125
Project Surveyor III	\$145
Project Surveyor IV	\$175
Chief of Survey Crews	\$150
Certified Photogrammetrist	\$175
Remote Pilot I	\$ 95
Remote Pilot II	\$130
Remote Pilot III	\$170
Visual Observer	\$ 95
LiDAR Tech	\$105
Aerial Tech	\$ 90
Registered Professional Land Surveyor	\$195
Survey Manager	\$225

**OFFICE PERSONNEL**

Engineer's Assistant I	\$ 75
Engineer's Assistant II	\$ 85
Engineer's Assistant III	\$ 95
Admin I	\$ 75
Admin II	\$ 95
Admin III	\$125
Accounting Manager	\$130
Corporate/Project Accountant	\$110



QUIDDITY



# Waugh Safety Improvements Update

Memorial Heights Redevelopment Authority  
Houston Public Works

September 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 Final Traffic Report from TGC to City as of May 7<sup>th</sup>.
- ✓ Submitted 100% plans to City and TGC for coordination to submit to TxDOT June 14<sup>th</sup>.

## 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.

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

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

1. The Board of Directors of the Memorial-Heights Redevelopment Authority convened in Regular Session on the \_\_\_\_ day of \_\_\_\_\_, 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
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 APPROVING  
ADVANCE FUNDING AGREEMENT**

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 \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Secretary, Board of Directors

RESOLUTION APPROVING  
ADVANCE FUNDING AGREEMENT

WHEREAS, on October 26, 2023, via Minute Order 116575, the Texas Transportation Commission authorized the Planning Study for Improving Safety and Access to White Oak Bayou project (the “Project”) to receive Transportation Alternatives Set-Aside (“TASA”) funds for project construction and Texas Department of Transportation (“TxDOT”) oversight;

WHEREAS, the TASA funds require a local match, the Memorial-Heights Redevelopment Authority (the “Authority”) commits to provide the match. The local match is comprised of cash or Transportation Development Credits;

WHEREAS, the Authority is responsible for all non-reimbursable costs and 100% of overruns, if any; and

WHEREAS, the Board of Directors of the Authority desires to reaffirm its support of the Project and approve and authorize the execution of an Advance Funding Agreement (the “Agreement”) with TxDOT for the Project.

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

The President of the Authority is authorized to enter into the Agreement with TxDOT for this Project.

PASSED, APPROVED, AND ADOPTED THIS \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Ann Lents  
Chair, Board of Directors

ATTEST:

\_\_\_\_\_  
Secretary, Board of Directors



# Shepherd at Memorial Update

**Memorial Heights Redevelopment Authority  
Houston Public Works  
METRO  
September 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% Mid-October.
3. Estimated Project Cost – Pending Final Project Scope.

## Last Month's Accomplishments

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

- ✓ Confirmed Right-of-Way limits for both DePelchin and St. Thomas High School parcels.
- ✓ Performed scan under Shepherd bridge along Memorial Drive.
- ✓ Collected topographic survey along St. Thomas High School frontage.

## Upcoming Goals, Targets, and Critical Milestones

### *What are we targeting to achieve over the next month?*

- ✓ Coordinate proposed improvements east of Shepherd Drive with St. Thomas High School.
- ✓ Prepare 60% Submittal to be submitted to City mid-October.

## 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)**

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

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

This WORK AUTHORIZATION consists of the following:

- 1.0 PROJECT DESCRIPTION: The CONSULTANT shall support MHRA with general planning assistance to include infrastructure/financial planning and identifying funding opportunities.
- 2.0 SCOPE OF SERVICES: The CONSULTANT shall provide assistance in infrastructure, capital improvement and financial planning, including the identification of discretionary funding opportunities for various TIRZ initiatives. To support the activities listed above, the consultant will draft memorandums and presentations as needed, attend meetings, monitor applicable funding opportunities, and prepare grant applications as possible within the budget allocated within this WORK AUTHORIZATION.
- 3.0 FEE AND PAYMENT: The CONSULTANT shall complete the tasks in this WORK AUTHORIZATION on an hourly basis not to exceed \$75,000, for a total of \$250,000 as allocated within the WORK AUTHORIZATION since initially authorized. Rates are provided in Attachment B.
- 4.0 PROJECT SCHEDULE: The schedule for this work is to be determined.

**IN WITNESS WHEREOF**, the parties have executed this TASK ORDER as of September 26, 2024.

**MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY**

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

Name: Ann Lents

Title: Board Chair

**THE GOODMAN CORPORATION**

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

Name: Jim Webb, AICP, ENV SP

Title: Chief Executive Officer

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

Subject to annual revision.

Rate Category	2024 Rate
Admin I	\$95.33
Associate I	\$103.27
Associate II	\$119.16
Associate III	\$142.99
Senior Associate I	\$158.88
Senior Associate II	\$174.77
Senior Associate III	\$190.66
Principal I	\$206.55
Principal II	\$246.27
Principal III	\$293.08
Engineer Associate I	\$103.27
Engineer Associate II	\$119.16
Engineer Associate III	\$146.96
Engineer Senior Associate I	\$162.85
Engineer Senior Associate II	\$178.74
Engineer Senior Associate III	\$198.60
Engineer Principal I	\$214.49
Engineer Principal II	\$254.21
Engineer Principal III	\$309.82