

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

DECEMBER 11, 2025

**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
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
09/26/24	Y	X	Y	Y	Y	Y	X
10/24/24	Y	X	Y	Y	Y	Y(V)	X
12/06/24	Y	Y	Y	Y	Y	Y	Y
02/27/25	Y	Y	Y	X	Y	Y	Y
04/24/25	Y	Y	Y	X	Y	Y	X
06/26/25	Y	Y	Y	Y(V)	Y	Y	Y
09/25/25	Y	X	Y	-	Y	Y	Y
11/03/25	Y	Y	Y	-	Y	Y	Y

Y = Attended (V = Video)

X = Did not attend (A = Audio Only)

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, DECEMBER 11, 2025, at 10:00 a.m., at 1330 POST OAK BOULEVARD, SUITE 2650, HOUSTON, TEXAS 77056**, outside the boundaries of the Zone. This meeting will also be conducted electronically*, as provided below.

TO ATTEND VIA VIDEO:

Link: <https://us02web.zoom.us/j/84854311540?pwd=zLc6axOxq0xOIh5XGUUnN4MWDxF1fT.1>

Meeting ID: 848 5431 1540

Passcode: 709201

TO ATTEND VIA AUDIO ONLY:

Dial: 1-346-248-7799

Meeting ID: 848 5431 1540

Passcode: 709201

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 November 3, 2025; **5**
 - ii) Approve Zone minutes of November 3, 2025; **12**
 - b) **Developer Reports (Authority only):**
 - i) Quarterly GID update;
 - ii) Quarterly Hanover update;
 - c) **Financial Matters (Authority only):**
 - i) Receive Financial Report Summary, including account and fund activity statements; **14**
 - ii) Receive Investment Report; **28**
 - iii) Receive Disclosure Report; **30**
 - d) **Personnel Matters (Authority only):**
 - i) Authorize approval of modifications to MHRA 457(b) Plan;
3. **CHAIR REPORT (Authority only);**
4. **PRESIDENT REPORT (Authority only);**
5. **CONFIRM AND APPROVE UPDATED FY 2026 BUDGET; 31**
6. **FINANCIAL MATTERS (Authority only):**
 - a) Authorize payment of invoices;
 - b) Authorize other appropriate action;
7. **PROJECTS AND ENGINEERING (Authority only): 66**
 - a) **PROJECTS IN CONSTRUCTION:**
 - i) **Shepherd/Durham & Selected Cross Streets – Phase 2** [CIP Project T-0523B] [COH - Harper Brothers Construction, LLC]:
 - A) Update on project construction;
 - B) Approve Change Order limits; **67**
 - ii) **White Oak at Green Leaf** [CIP Project T-0541]:
 - A) Update on project construction; **68**

b) PROJECTS IN DESIGN:

- i) **Pedestrian Improvements Shepherd at Memorial** [CIP Project T-0510]:
 - A) Update on project design; **69**
 - B) Approve Infrastructure Reimbursement Agreement [COH]; **70**
- ii) **Houston Avenue & White Oak Drive Intersection Improvements** [CIP Project T-0520]:
 - A) Update on project design;
 - B) Ratify construction change order [Landscape Art, Inc.]; **75**
- iii) **North Canal Project** [CIP Project T-0525]:
 - A) Update on project design;
- iv) **Zone Wide Safety & Mobility Projects & Congressional District 7 Sidewalk Improvement Project** [CIP Project T-0543] [IDS Engineering]:
 - A) Update on project design;
- v) **Waugh Drive & South Heights Boulevard Safety Improvements** [CIP Project T-0535]:
 - A) Update on project design; **76**
- vi) **Shepherd/Durham Cross Streets** [CIP Project T-0539]:
 - A) Update on project design; **77**
- vii) **Lorraine Cherry Nature Preserve/White Oak Bayou Connectivity Project** [CIP Project T-0540]:
 - A) Update on project design; **78**
- viii) **Nicholson & MKT Crossing Improvements** [CIP Project T-0542]:
 - A) Update on project design;
 - B) Approve Work Authorization for Project Initiation Services for Nicholson & MKT Train Improvements [TGC No. 26]; **79**
- ix) **Westcott Roundabout Greenspace** [CIP Project T-0544]:
 - A) Update on project design; **82**
 - B) Approve Work Authorization [Quiddity No. 3]; **83**

c) PROJECTS IN PLANNING:

- i) **Stude Park Improvement** [CIP Project T-0526] [SWA]:
 - A) Update on planning project;
- ii) **Transportation Alternative Area Wide Study** [CIP Project T-0538] [TEI]:
 - A) Update on planning project;
- iii) **20th Street Planning & Grant Evaluation** [CIP Project T-0549]:
 - A) Update on planning project;
 - B) Approve Work Authorization for Project Planning Services for 20th Street Reconstruction [TGC No. 24]; **89**
- iv) **Washington & Center Streets Planning & Grant Evaluation** [CIP Project T-0550]:
 - A) Update on planning project;
 - B) Approve Work Authorization for Project Planning Services for Washington & Center Streets Reconstruction [TGC No. 25]; **92**
- v) **Washington & Center Corridor Railroad Study** [CIP Project T-0551]:
 - A) Update on planning project;

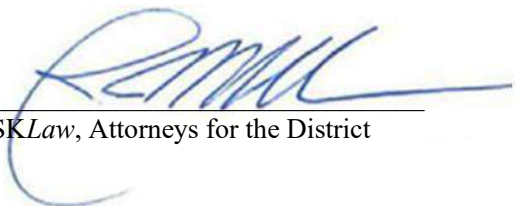
d) PROJECTS IN CLOSEOUT:

- i) **Little Thicket** [CIP Project T-0521] [Landscape Art, Inc.]:
 - A) Update on project construction;
- ii) **Shepherd/Durham & Selected Cross Streets – Phase 1** [CIP Project T-0523A] [SER Construction Partners, LLC]:
 - A) Update on project construction;
 - B) Update regarding construction claims, damages, and litigation;
- iii) **Yale & Center Street Intersection** [CIP Project T-0529] [Main Lane Industries]:
 - A) Update on project construction; **95**
- iv) **19th & Beall Area Pedestrian Safety Improvements** [CIP Project T-0534] [Garrett Shields Infrastructure]:
 - A) Update on project construction;

e) PROJECTS IN DEVELOPMENT:

- i) **Traffic Safety Improvements at Washington/Westcott between I-10 & 610** [Planning Project P-2025]:
 - A) Update on project development;

- ii) **18th Street & surrounding area pedestrian improvements** [CIP Project T-0512A]:
 - A) Update on project development;
 - B) Receive preliminary project concepts [TEI];
- iii) **19th Street Reconstruction** [CIP Project T-0522B]:
 - A) Update on project development;
- iv) **Public Facility Evaluation** [CIP Project T-0536]:
 - A) Update on project development;
- v) **Trail Connector Options** [CIP Project T-0547]:
 - A) Update on project development;
- vi) **Regional Parks Concept Evaluation** [CIP Project T-0548]:
 - A) Update on project development;
- f) **GRANT APPLICATIONS:**
 - i) Review possible grant opportunities:
 - A) Approve Work Authorization for Nicholson Trail Extension Grant Application [TGC No. 27]; **96**
 - B) Approve Work Authorization for Shady Acres Sidewalks Grant Application [TGC No. 28]; **100**
 - ii) Authorize other appropriate action;
- g) **OTHER ITEMS:**
 - i) Approve project pay estimates, change orders, final estimates, retainage release, or other design, construction, or management contract administration items, and authorize other appropriate action;
- 8. **COMMUNICATIONS** (*Authority only*):
 - a) Receive update from Communications Committee;
 - b) Authorize appropriate action;
- 9. **EXECUTIVE SESSION** (*Authority only, the Zone will recess for duration of closed session*):
 - a) **Convene executive session** for attorney consultation on authorized matters pursuant to Open Meetings Act, § 551.071, Government Code; deliberations regarding purchase, exchange, lease, or value of real property pursuant to Open Meetings Act, § 551.072, Government Code; and/or deliberations regarding economic development negotiations pursuant to Open Meetings Act, § 551.087, Government Code;
 - b) **Reconvene public session** and authorize appropriate action regarding executive session discussion;
- 10. **CONSIDER CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY, AS NECESSARY** (*Zone only*);
- 11. **ADJOURN.**


 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.

PROPOSED UPDATED BUDGET AVAILBLE

Electronic copies of the proposed budget are accessible at <https://memorialheightststirz5.com/meetings/>.

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

NOVEMBER 3, 2025

The Board of Directors (the “Board”) of Memorial-Heights Redevelopment Authority (the “Authority”), convened in regular session, open to the public, at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056, on the 3rd day of November, 2025, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Ann Lents	Chair
Donna McIntosh	Vice Chair
Janice Hale-Harris	Secretary
Christopher David Manriquez	Director
Matt Zeve	Director
Nikki Knight	Director

and all of said persons were physically or virtually present.

Also present for the meeting were:

Staff & Consultants: Sherry Weesner, President of the Authority; Kristen Hennings, Matt Kainer and Erin Wiliford, of Quiddity-1, Inc. (“Quiddity”); Jim Webb of The Goodman Corporation (“TGC”); Chelsea Young, Clint McManus, Siri Vorvick, and Nick Killian of TEI; Carol Harrison of IDS Engineering Group (“IDS”); Melissa Morton of The Morton Accounting Services (“TMAS”); John Kuhl and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SKLaw”);

Government Entities: Linda Trevino and Colin Gary of Houston METRO;

Community Entities and General Public: Kevin Strickland of Super Neighborhood 15 – Greater Heights; Emily Guyre of Houston Heights Association; Emmanuel Nunez of A Tale of Two Bridges; and Montasir Maruf of RRP Consulting Engineers.

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.

Mr. Strickland addressed the Board regarding the maintenance of safe and passable pedestrian access during utility work at 11th and Durham. He also commended TEI’s engagement during phase two of the Greater Heights Connectivity Study, reporting strong community support for improved connectivity and additional sidewalks, particularly in Shady Acres. He thanked TEI for its efforts and emphasized broad resident support for study objectives.

CONSENT AGENDA

- a. Approve Authority minutes of September 25, 2025;
- b. Receive Financial Report Summary and Investment Report;

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

CHAIR REPORT

Chair Lents noted a contribution made to the Robert M. “Bob” Stein Fund for Social Policy Research by SKLaw on behalf of the Board. The letter recognized Bob’s distinguished service on the Board, his

leadership, and lifelong dedication to advancing social policy research. Chair Lents expressed gratitude to SKLaw for adding to the accolades celebrating Bob's legacy.

Chair Lents provided an update on the Little Thicket ribbon-cutting ceremony held over the weekend, noting the event was well attended. She also reported that the Authority's communications team received several compliments for their efforts.

PRESIDENT REPORT

Ms. Weesner advised that COH requested cost estimates for projects under consideration for inclusion in the Authority's CIP. The estimates submitted include:

- Washington Center Corridor: \$185,000
- 20th Street Corridor: \$150,000
- Railroad Study \$75,000
- Trail connection from 11th Street to I-10: \$85,000
- Regional Parks Concept: \$275,000

Ms. Weesner noted that final CIP decisions are in process, and that, once finalized, the CIP will be presented to the Authority for confirmation.

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

Approve reimbursement to Hanover

Ms. Weesner and Mr. Kuhl reviewed the Hanover reimbursement spreadsheet prepared by the City. Ms. Weesner reminded that the Authority's development reimbursement agreements allow payment only for public infrastructure and do not include any private facilities. She confirmed that the reimbursement is in compliance with the related reimbursement audit.

Following discussion of the developer reimbursement amounts, a motion was made by Director Manriquez, seconded by Director Knight, and approved unanimously by the Board to approve the reimbursement payment to Hanover, subject to receipt of any required documentation and City spreadsheet corrections, and to authorize execution by the President of any related documentation and to authorize electronic transmission of the funds.

PROJECTS AND ENGINEERING

The Board next received updates on Authority projects.

PROJECTS IN CONSTRUCTION

Little Thicket [T-0521]

Update on project finalization

Mr. Kainer presented a photographic review of the ribbon cutting on November 1st.

Shepherd/Durham and Selected Cross Streets – Phase 1 [T-0523A]

Update on project construction

Mr. Kainer advised that the project has undergone TDLR review for ADA compliance, and that two areas require minor corrective work. COH will conduct its final inspection. Following that inspection, the contractor will receive a comprehensive punch list and will have 30 days to complete the required items.

Update on construction claims, damages, and litigation

Mr. Kuhl provided an update on litigation matters, advising that the *Litinas* case is scheduled for trial on January 19th, and that the Court has mandated mediation prior to the trial. He advised that participation with outside counsel and the COH legal department in preparation for the mediation and trial is necessary, and that additional updates will be provided as they become available.

Mr. Kuhl advised that the *Hutson* case remains pending, and that updates will also be provided as they become available.

Shepherd/Durham and Selected Cross Streets – Phase 2 [T-0523B]

Update on project construction

Mr. Kainer reported that the initial progress meeting with the contractor has been completed and that construction activities will begin shortly. He stated that temporary traffic signals are being installed, after which lane closures will be implemented to allow placement of temporary pavement needed to maintain traffic flow. He stated that asphalt will be placed to support traffic while reconstruction proceeds on the opposite side of the roadway. He further advised that work on 12th Street involves excavation of a shaft exceeding 60 feet in depth, raising concerns related to the depth and presence of transmission lines in the immediate area. He advised that a related RFI has been submitted to adjust the shaft design and its positioning to facilitate construction. He stated that the City's construction is anticipated to continue for more than a year and will involve ongoing lane closures throughout the duration of the project.

Yale and Center Street Intersection [T-0529]

Update on project construction

Ms. Hennings stated that new traffic signal has been activated.

19th and Beall Area Pedestrian Street Safety Improvements [T-0534]

Update on project construction

Mr. Kainer reported that TxDOT has requested a final walkthrough from COH, which remains pending.

White Oak at Greenleaf [T-0541]

Update on project construction

Ms. Hennings advised that the contract award is pending.

Approve Interlocal Agreement

Ms. Weesner presented a proposed Interlocal Agreement with COH pertaining to participation in the project, including funding, design, and construction responsibilities. Upon motion by Director Manriquez, seconded by Director Knight, and after full discussion, the Board voted unanimously to approve the Interlocal Agreement and authorize execution by the President, subject to finalization modifications determined necessary by COH, TxDOT, and the President.

PROJECTS IN DESIGN

Pedestrian Improvements Shepherd at Memorial [T-0510]

Update on project design

Ms. Weesner updated the Board on design progress, noting that additional project components added to the scope by COH are being finalized.

Work Authorization No. 3 (Quiddity)

Ms. Hennings presented Work Authorization No. 3, advising that Quiddity will provide final design engineering services for the construction of safety improvements at the intersection of Shepherd and Memorial Drive, including replacement of the existing traffic signals and installation of a new center median, for an amount not to exceed \$74,806.

Upon motion by Director Manriquez, seconded by Director McIntosh, and after full discussion, the Board voted unanimously to approve Work Authorization No. 3 as presented.

Infrastructure Reimbursement Agreement

Ms. Weesner provided a brief update and advised that consideration of the Agreement would be deferred to a future meeting.

Houston Avenue & White Oak Drive Intersection Improvements [T-0520]

Update on project design

Ms. Weesner advised that bids were received significantly higher than anticipated and were therefore declined. She noted that potential alternatives are being evaluated.

Work Authorization No. 1 (Quiddity)

Ms. Hennings advised that until a contract is awarded, the Work Authorization will be deferred.

North Canal Project [T-0525]

Update on project design

Ms. Weesner advised that project design remains ongoing and that issues with the railroads continue. She noted that new drainage data has been received and that Quiddity will be asked to review the information. She reminded everyone that the Authority is not the lead entity on this project.

Zone Wide Safety and Mobility Projects & Congressional District 7 Sidewalk Improvements [T-0532 & T-0543]

Update on project design

Ms. Weesner provided an update on the project.

Work Authorization No. 2 (IDS)

Ms. Harrison presented Work Authorization No. 2, advising that IDS will provide for design and bid phase services for the project for an amount not to exceed \$311,527.

Upon motion by Director Knight, seconded by Director Zeve, and after full discussion, the Board voted unanimously to approve Work Authorization No. 2 as presented.

Waugh Drive and South Heights Safety Improvements [T-0535]

Update on project design

Ms. Hennings provided an update on the project, advising that topographic data has been collected for proposed sidewalk additions to provide better connectivity. She stated that draft drawings have been completed and will be submitted to COH for review and approval.

Ms. Weesner advised that the additional design work was requested and funded by Council Member Cisneros, and that the improvements will be incorporated into the COH project for efficiency.

Lorraine Cherry Nature Preserve/White Oak Bayou Connectivity [T-0540]

Update on project design

Ms. Weesner provided a brief update on the planned connectivity improvements from Durham to Ella. She reported that FTA funding has now been formally allocated to the Authority, allowing the project to proceed.

Westcott Roundabout Greenspace [T-0544]

Update on project design

Ms. Hennings provided an update on the project design, noting that plans have received approval from COH and that the Adopt-an-Esplanade application has been approved. She further advised that the project was scheduled for bidding on October 17, however, no bids were received. She stated that potential bidders are being contacted to determine reasons for non-submission and to guide next steps.

Work Authorization No. 3 (Quiddity)

Ms. Hennings advised that until a contract is awarded, the Work Authorization will be deferred.

PROJECTS IN PLANNING

Stude Park Improvement [T-0526]

Ms. Weesner reviewed an Interlocal Agreement for improvements at Stude Park, advising that the Authority is responsible for planning, design, construction, and project administration, while COH will contribute \$750,000 toward project costs. She noted the project scope of the evaluation study includes roadway and parking improvements, pedestrian and cyclist facilities, playground and community center upgrades, and related site work. However, the Interlocal Agreement is for construction of a new playground and associated infrastructure.

Upon motion by Director Manriquez, seconded by Director Knight, and after full discussion, the Board voted unanimously to approve the Interlocal Agreement and authorize execution by the President, subject to finalization modifications determined necessary by COH, TXDOT, and the President.

Transportation Alternative Area Wide Study [T-0538]

Ms. Weesner advised that a presentation will be deferred to later in the meeting.

PROJECTS IN DEVELOPMENT

Traffic Safety Improvements at Washington/Westcott between I-10 & 610 [Planning Project P-2025]

Update on project development

Ms. Hennings advised that traffic counts will be conducted in the coming weeks.

18th Street Pedestrian Improvements [T-0512A]

Update on project development

Ms. Weesner advised that this item will be covered in a presentation from TEI.

19th Street Reconstruction

Ms. Weesner advised that work is not planned to start for a couple of years.

Public Facility Evaluation [T-0536]

Ms. Weesner briefly discussed the scope of the project. She also advised that she and SWA representatives recently toured the Stude Park pool facility. She stated that based on observations from COH staff and commercial pool experts, the facility is likely to require full replacement due to significant leakage issues. She noted that pool replacement is not included in the current project budget (T-0526) and that the Authority will continue focusing on the requested playground improvements. She advised that any future collaboration with COH on long-term pool needs would be presented as a separate project.

Shepherd/Durham Cross Streets [T-0539]

Work Authorization No. 2 (Quiddity)

Ms. Weesner explained that, due to the size and complexity of the project, Quiddity was asked to prepare a work authorization to advance the design to the DCR phase, which represents roughly 30 percent design completion. She noted that this phase includes coordination with COH to confirm the project scope, refinement of cost estimates, and evaluation of project phasing and scheduling. She stated that Work Authorization No. 2 is intended to carry the project through this stage of development.

Upon motion by Director Manriquez, seconded by Director McIntosh, and after full discussion, the Board voted unanimously to approve Work Authorization No. 2 as presented.

GRANT APPLICATIONS

Work Authorization No. 23 (TGC)

Ms. Weesner advised that COH plans to pursue a grant to support railroad corridor improvements, including potential triple-tracking on Center Street and evaluating grade separations at Shepherd, Durham, and T.C. Jester. She advised that COH requested the Authority's support and asked that the related work be included in the Authority's CIP. She noted that the project could offer significant regional and economic-development benefits, and that completing a preliminary analysis is necessary for the grant effort to move forward. She and Mr. Webb reviewed Work Authorization No. 23 to assist in the development and submission of a related grant application, based on hourly billing not to exceed a total of \$40,000.

Upon motion by Director Knight, seconded by Director McIntosh, and after full discussion, the Board voted unanimously to approve Work Authorization No. 23 as presented.

OTHER ITEMS

Work Authorization for General Services

Approve Work Authorization No. 1 – General Engineering Services (Quiddity)

Ms. Hennings reviewed the work authorization for continued general planning and support assistance related to non-CIP projects, based on hourly billing, not to exceed a total of \$75,000.

Upon motion by Director Knight, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve Work Authorization No. 1 as presented.

18th Street Pedestrian Improvements [T-0512A] - Continued

Update on project development

Mr. Killian provided a PowerPoint presentation on the West 18th Street and Nicholson Street pedestrian improvement project. He stated that the project aims to enhance streetscape and multimodal infrastructure, improve sidewalks and bike facilities, and address gaps in connectivity. He stated that the project area has been divided into three segments—West 18th Street west of Durham, West 16th Street east of Shepherd, and Nicholson Street from West 19th to West 16th. He reviewed each segment's unique conditions, including varying roadway widths, traffic volumes, and existing sidewalk and lighting conditions. He reviewed proposed improvements including sidewalk rehabilitation, reconfiguration of travel lanes and parking, installation of bike paths, enhanced lighting, and improved stormwater infrastructure.

Mr. Killian further highlighted funding considerations, noting that the project may utilize a combination of federal grants and local funds, with certain elements potentially requiring COH approval. He stated that final project scope and funding allocations will be determined once coordination with COH and grant eligibility are confirmed.

Transportation Alternative Area Wide Study [T-0538] - Continued

Mr. McManus provided a PowerPoint presentation on the Greater Heights Strategic Connections Study, reminding the Board of the project's focus on mobility and safety improvements to enhance connections to schools, parks, and local destinations. He stated that community engagement is ongoing, including surveys and in-person events, to identify key corridors, intersections, and gaps in sidewalks and crossings. He stated that initial feedback highlighted the community's desire for safer crossings, more complete sidewalks, improved connectivity to schools, and easier access to green spaces.

Mr. McManus stated that the study has established a vision and five guiding goals: enhance safe crossings, create safe school streets, complete sidewalk networks, design streets and trails as community destinations, and increase direct access to active streets and trails. He advised that field inventory and needs analysis are underway to prioritize streets and intersections for improvements, which will inform future project recommendations and potential funding opportunities.

COMMUNICATIONS

Receive update from Communications Committee

Director Hale-Harris reviewed Authority communication and social media activities, including possible website restructuring and updates

EXECUTIVE SESSION

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

ADJOURNMENT

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

Secretary
Memorial-Heights Redevelopment Authority

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

NOVEMBER 3, 2025

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 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056, on the 3rd day of November, 2025, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Ann Lents	Chair
Donna McIntosh	Vice Chair
Janice Hale-Harris	Secretary
Christopher David Manriquez	Director
Matt Zeve	Director
Nikki Knight	Director

and all of said persons were physically or virtually present.

Also present for the meeting were:

Staff & Consultants: Sherry Weesner, President of the Authority; Kristen Hennings, Matt Kainer and Erin Wiliford, of Quiddity-1, Inc. ("Quiddity"); Jim Webb of The Goodman Corporation ("TGC"); Chelsea Young, Clint McManus, Siri Vorvick, and Nick Killian of TEI; Carol Harrison of IDS Engineering Group ("IDS"); Melissa Morton of The Morton Accounting Services ("TMAS"); John Kuhl and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw");

Government Entities: Linda Trevino and Colin Gary of Houston METRO;

Community Entities and General Public: Kevin Strickland of Super Neighborhood 15 – Greater Heights; Emily Guyre of Houston Heights Association; Emmanuel Nunez of A Tale of Two Bridges; and Montasir Maruf of RRP Consulting Engineers.

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 September 25, 2025;

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

CONSIDER, CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY

The next item on the agenda was to consider, confirm, or ratify the actions of Memorial-Heights Redevelopment Authority, as may be necessary. The Board noted that no confirmation or ratification actions are necessary.

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

Secretary
Reinvestment Zone Number Five,
City of Houston, Texas

DRAFT



**Memorial Heights Redevelopment Authority
Monthly Financial Report Summary
December Board Meeting
Thursday, December 11, 2025**

At the beginning of October, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Fund Balance was \$66,092,031. TIRZ #5 received a total of \$179,172 from interest income. During the period, TIRZ #5 processed \$21,191 in disbursements. 92% of the disbursements related to disbursements for Administration Payroll and Payroll Taxes (\$19,562). The ending balance as of month end October 31, 2025 was \$66,250,011.

The invoices pending approval total \$307,960. See attached "Unpaid Bills Detail" Report for invoices pending approval on page 3.

There was \$194,304 spent for Capital Projects for the period. The projects that utilized the majority of the funding was Mkt to Mkt C Bon/Shep (\$70,689). See attached "Capital Improvement Projects" Report on pages 4 and 5.

**Memorial Heights Redevelopment Authority
General Operating Fund
As of October 31, 2025**

General Operating Fund

BEGINNING BALANCE			\$ 66,092,030.95
REVENUE			
Frost Money Market Interest	0.02	Interest	
TexPool	123,798.59	Interest	
Regions Project Fund	52,936.11	Interest	
Regions Debt Service Fund	2,437.20	Interest	
Total Revenue			<u>179,171.92</u>
DISBURSEMENTS			
ACH Futureplan	847.50	Admin Fees	
ACH Commerce Bank	781.60	Credit Card	
ACH Quickbooks Payroll Service	14,080.54	Admin Payroll	
ACH United States Treasury	5,481.83	Payroll Taxes	
Total Disbursements			<u>21,191.47</u>
ENDING BALANCE			<u><u>\$ 66,250,011.40</u></u>
			-
			October 31, 2025
			Balance
LOCATION OF ASSETS			
Frost Checking			-
Frost Money Mkt			1,109.85
Frost Project Fund			14,509,195.04
Regions Debt Service Fund			672,965.32
Regions Project Fund			15,749,843.80
TexPool Investment			<u>35,316,897.39</u>
Total Account Balance			<u><u>\$ 66,250,011.40</u></u>

Memorial Heights Redevelopment Authority
Unpaid Bills Detail
As of December 5, 2025

Type	Date	Num	Memo	Due Date	Open Balance
CDM Smith Inc.					
Bill	08/31/2025	90249589	Project: Shepherd & Durham Major Investment Project A...	09/10/2025	97,142.27
Total CDM Smith Inc.					97,142.27
Hunton Andrews Kurth					
Bill	10/31/2025	131829604	Nicholas Litinas Legal Services Through 10.31.25	11/10/2025	6,650.40
Total Hunton Andrews Kurth					6,650.40
Landscape Art, Inc					
Bill	11/26/2025	Pay Req No. 10	WBS No. F-000936-0001-3 Payment Request No. 10 Thr...	12/06/2025	4,072.36
Total Landscape Art, Inc					4,072.36
Medley Inc.					
Bill	11/30/2025	1417	Monthly Digital Retainer - NOVEMBER 2025	12/10/2025	2,013.86
Total Medley Inc.					2,013.86
Quiddity Engineering, LLC					
Bill	09/30/2025	ARIV1044597	Project Number:14760-0001-00 Sep 1- Sep 30, 2025	10/10/2025	7,050.24
Bill	09/30/2025	ARIV1044494	T0523A Shepherd Durham Cross Streets -Recon Sept 3...	10/10/2025	27,853.57
Bill	09/30/2025	ARIV1044598	West 19th Street and Beall Sidewalks - Through Sept 30,...	10/10/2025	1,399.90
Bill	09/30/2025	ARIV1044495	Westcott Roundabout Greenspace - Through Sept 30, 20...	10/10/2025	1,450.00
Bill	09/30/2025	ARIV1044496	T0535 Waugh Safety - Through Sept 30, 2025	10/10/2025	49.80
Bill	09/30/2025	ARIV1044497	T-0541 White Oak at Greenleaf-Through Sept 30, 2025	10/10/2025	512.50
Bill	09/30/2025	ARIV1044498	T0521 Little Thicket-Through Sept 30, 2025	10/10/2025	4,024.78
Bill	10/31/2025	ARIV1046094	T0521 Little Thicket-Through Oct 31, 2025	11/10/2025	3,257.87
Bill	10/31/2025	ARIV1046723	Project Number:14760-0001-00 Oct 1- Oct 31, 2025	11/10/2025	14,623.75
Bill	10/31/2025	ARIV1046727	T0523A Shepherd Durham Cross Streets -Final Design P...	11/10/2025	1,823.10
Bill	10/31/2025	ARIV1046091	West 19th Street and Beall Sidewalks - Through Oct 31, ...	11/10/2025	507.50
Bill	10/31/2025	ARIV1046092	Westcott Roundabout Greenspace - Through Aug 31, 2025	11/10/2025	2,249.10
Bill	10/31/2025	ARIV1046093	Shepherd @ Memorial - Through Oct 31, 2025	11/10/2025	38,841.69
Bill	10/31/2025	ARIV1046729	18th Street - Through Oct 31, 2025	11/10/2025	69,420.00
Total Quiddity Engineering, LLC					173,063.80
SWA Group					
Bill	11/25/2025	207083	Stude Park October 1 - October 31, 2025	12/05/2025	22,017.35
Total SWA Group					22,017.35
Traffic Engineers, Inc.					
Bill	11/30/2025	15153	Project # 12093-02 18th Street Planning Through Novem...	12/10/2025	3,000.00
Total Traffic Engineers, Inc.					3,000.00
TOTAL					307,960.04

Memorial Heights Redevelopment Authority Capital Improvement Projects

October 2025

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Capital Improvement Plan					
T-0510 Shepherd at Memorial					
Bill	10/31/2025	25-1493	Sanford Kuhl Hagan Ku...	T-0510 Shepherd at Memorial	2,070.00
Bill	10/31/2025	ARIV1046093	Quiddity Engineering, LLC	T-0510	38,841.69
Total T-0510 Shepherd at Memorial					40,911.69
T-0512A Mkt to Mkt C Bon/Shep					
Bill	10/31/2025	10-2025-87	Goodman Corporation	MRA129 Task 1 - \$42,285	1,268.55
Bill	10/31/2025	ARIV1046729	Quiddity Engineering, LLC	T-0512A	69,420.00
Total T-0512A Mkt to Mkt C Bon/Shep					70,688.55
T-0520 Houston Ave & White Oak					
Bill	10/31/2025	25-1494	Sanford Kuhl Hagan Ku...	T-0520 Houston Ave/White Oak ...	991.25
Total T-0520 Houston Ave & White Oak					991.25
T-0521 Little Thicket Park Impr					
Bill	10/31/2025	ARIV1046094	Quiddity Engineering, LLC	T0521 Little Thicket-Through Oct ...	3,257.87
Total T-0521 Little Thicket Park Impr					3,257.87
T-0523A Shepherd Durham & Cross					
Bill	10/31/2025	10-2025-82	Goodman Corporation	MRA113 Task 1 - \$127,929	3,080.07
Bill	10/31/2025	10-2025-82	Goodman Corporation	MRA113 Task 2 - \$172,439	4,629.81
Bill	10/31/2025	10-2025-82	Goodman Corporation	MRA113 Task 3 - \$72,617	1,757.25
Bill	10/31/2025	25-1495	Sanford Kuhl Hagan Ku...	Shepher/Durham Recon October ...	4,581.25
Bill	10/31/2025	131829604	Hunton Andrews Kurth	Nicholas Litinas Legal Services T...	6,650.40
Bill	10/31/2025	ARIV1046727	Quiddity Engineering, LLC	T0523A Shepherd Durham Cross ...	1,823.10
Total T-0523A Shepherd Durham & Cross					22,521.88
T-0526 Stude Park Improvement					
Bill	10/31/2025	25-1500	Sanford Kuhl Hagan Ku...	Stude Park Oct 31, 2025	195.00
Total T-0526 Stude Park Improvement					195.00
T-0532 Zone Wide Safety & Mob					
Bill	10/31/2025	25-1499	Sanford Kuhl Hagan Ku...	T-0532 Zone Wide Safety	260.00
Total T-0532 Zone Wide Safety & Mob					260.00
T-0534 West 19th Beall Sidewalk					
Bill	10/31/2025	ARIV1046091	Quiddity Engineering, LLC	Additional Services Professional ...	507.50
Total T-0534 West 19th Beall Sidewalk					507.50
T-0535 Safety & Mobility Imp					
Bill	10/31/2025	10-2025-83	Goodman Corporation	MRA120 Task 3 - \$28,432	284.32
Bill	10/31/2025	25-1497	Sanford Kuhl Hagan Ku...	T-535 Waugh Safety Oct 31, 2025	715.00
Total T-0535 Safety & Mobility Imp					999.32
T-0538 Transportation Area Stud					
Bill	10/31/2025	10-2025-85	Goodman Corporation	MRA125 Task 3 - \$5,067	304.02
Bill	10/31/2025	15129	Traffic Engineers, Inc.	Task 0: \$56,994.00	5,129.46
Bill	10/31/2025	15129	Traffic Engineers, Inc.	Task 1: \$49,540.00	990.80
Bill	10/31/2025	15129	Traffic Engineers, Inc.	Task 2: \$9,985.00	2,196.70
Bill	10/31/2025	15129	Traffic Engineers, Inc.	Task 3: \$87,072.00	22,638.72
Bill	10/31/2025	15129	Traffic Engineers, Inc.	Task 6: \$93,088.00	16,755.84
Bill	10/31/2025	15129	Traffic Engineers, Inc.	Direct Costs	969.03
Total T-0538 Transportation Area Stud					48,984.57
T-0540 11th St Side Path					
Bill	10/31/2025	10-2025-84	Goodman Corporation	MRA122 Task 1 - \$32,060	641.20
Bill	10/31/2025	25-1496	Sanford Kuhl Hagan Ku...	T-0540 Loraine Cherry	611.25
Total T-0540 11th St Side Path					1,252.45

Memorial Heights Redevelopment Authority

Capital Improvement Projects

Accrual Basis

October 2025

Type	Date	Num	Name	Memo	Amount
T-0541 White Oak @ Greenleaf					
Bill	10/31/2025	10-2025-86	Goodman Corporation	MRA126 Task 3 - \$8,881	88.81
Bill	10/31/2025	25-1501	Sanford Kuhl Hagan Ku...	T-0541 White Oak @ Greenleaf ...	941.25
Total T-0541 White Oak @ Greenleaf					1,030.06
T-0543 Congressional Dist 7					
Bill	10/31/2025	25-1498	Sanford Kuhl Hagan Ku...	T-0543 Sidewalk Improvements	455.00
Total T-0543 Congressional Dist 7					455.00
T-0544 Westcott Roundabout					
Bill	10/31/2025	ARIV1046092	Quiddity Engineering, LLC	Westcott Roundabout	2,249.10
Total T-0544 Westcott Roundabout					2,249.10
Total Capital Improvement Plan					194,304.24
TOTAL					194,304.24

Memorial Heights Redevelopment Authority

Profit & Loss Prev Year Comparison

July through October 2025

Accrual Basis

	Jul - Oct 25	Jul - Oct 24	\$ Change	% Change
Ordinary Income/Expense				
Income				
Grant Income	1,849,694.69	0.00	1,849,694.69	100.0%
Interest Income	519,637.13	468,180.05	51,457.08	11.0%
Interest Income - CIP	217,253.77	257,232.56	-39,978.79	-15.5%
Total Income	2,586,585.59	725,412.61	1,861,172.98	256.6%
Cost of Goods Sold				
Capital Improvement Plan				
T-0510 Shepherd at Memorial	45,736.79	10,352.00	35,384.79	341.8%
T-0512A Mkt to Mkt C Bon/Shep	72,802.80	1,339.94	71,462.86	5,333.3%
T-0520 Houston Ave & White Oak	991.25	0.00	991.25	100.0%
T-0521 Little Thicket Park Impr	810,359.04	580.00	809,779.04	139,617.1%
T-0522 18th & 19th Reconstruct	15,662.50	0.00	15,662.50	100.0%
T-0522A 18th St & Surrounding	0.00	14,874.94	-14,874.94	-100.0%
T-0523A Shepherd Durham & Cross	294,311.29	3,881,051.11	-3,586,739.82	-92.4%
T-0526 Stude Park Improvement	34,438.62	0.00	34,438.62	100.0%
T-0532 Zone Wide Safety & Mob	260.00	980.00	-720.00	-73.5%
T-0534 West 19th Beall Sidewalk	4,352.00	10,561.67	-6,209.67	-58.8%
T-0535 Safety & Mobility Imp	2,951.20	20,269.68	-17,318.48	-85.4%
T-0536 Public Facilities Imps	520.00	0.00	520.00	100.0%
T-0537 Inf Imps Shep awhite Oak	0.00	13,984.55	-13,984.55	-100.0%
T-0538 Transportation Area Stud	176,842.14	17,672.00	159,170.14	900.7%
T-0539 Full Reconstruct Cross	0.00	16,625.67	-16,625.67	-100.0%
T-0540 11th St Side Path	2,348.05	21,130.40	-18,782.35	-88.9%
T-0541 White Oak @ Greenleaf	3,624.23	28,516.11	-24,891.88	-87.3%
T-0543 Congressional Dist 7	3,238.80	2,524.86	713.94	28.3%
T-0544 Westcott Roundabout	5,526.20	2,568.52	2,957.68	115.2%
T-0599 Safe Sidewalk Program	4,100.00	0.00	4,100.00	100.0%
T-5023B Phase 2 Construction	0.00	7,638.75	-7,638.75	-100.0%
Total Capital Improvement Plan	1,478,064.91	4,050,670.20	-2,572,605.29	-63.5%
Total COGS	1,478,064.91	4,050,670.20	-2,572,605.29	-63.5%
Gross Profit	1,108,520.68	-3,325,257.59	4,433,778.27	133.3%
Expense				
Debt Service				
Bond Principal	970,000.00	925,000.00	45,000.00	4.9%
Interest Expense	586,612.51	609,737.51	-23,125.00	-3.8%
Total Debt Service	1,556,612.51	1,534,737.51	21,875.00	1.4%
Developer Reimbursement	0.00	473,689.93	-473,689.93	-100.0%
Payroll Expenses	89,998.11	89,710.69	287.42	0.3%
Program and Project Consultants				
Engineering Consultants	29,522.74	50,000.00	-20,477.26	-41.0%
Legal Expense	18,888.82	7,355.25	11,533.57	156.8%
Planning Consultants	20,174.90	27,722.20	-7,547.30	-27.2%
Total Program and Project Consultants	68,586.46	85,077.45	-16,490.99	-19.4%
TIRZ Administration & Overhead				
Accounting	7,844.12	7,844.12	0.00	0.0%
Administration	5,233.74	195.00	5,038.74	2,584.0%
Auditing	24,250.00	22,750.00	1,500.00	6.6%
Office Expenses				
Bank Service Charges	-14.56	0.00	-14.56	-100.0%
Total Office Expenses	-14.56	0.00	-14.56	-100.0%
Tax Consultant	5,308.20	4,410.00	898.20	20.4%
Total TIRZ Administration & Overhead	42,621.50	35,199.12	7,422.38	21.1%
Total Expense	1,757,818.58	2,218,414.70	-460,596.12	-20.8%

No assurance is provided on these financial statements

Memorial Heights Redevelopment Authority
Profit & Loss Prev Year Comparison
July through October 2025

Accrual Basis

	Jul - Oct 25	Jul - Oct 24	\$ Change	% Change
Net Ordinary Income	-649,297.90	-5,543,672.29	4,894,374.39	88.3%
Net Income	<u>-649,297.90</u>	<u>-5,543,672.29</u>	<u>4,894,374.39</u>	<u>88.3%</u>

Memorial Heights Redevelopment Authority Balance Sheet Prev Year Comparison

Accrual Basis

As of October 31, 2025

	Oct 31, 25	Oct 31, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Frost Bank Checking	0.00	181,752.51	-181,752.51	-100.0%
Frost Bank Money Mkt	1,109.85	3,058,216.43	-3,057,106.58	-100.0%
Frost Bank Project Fund	14,509,195.04	465.00	14,508,730.04	3,120,157.0%
Regions Debt Service Fund	672,965.32	665,621.43	7,343.89	1.1%
Regions Project Fund	15,749,843.80	15,085,611.67	664,232.13	4.4%
TexPool Investment	35,316,897.39	38,488,670.34	-3,171,772.95	-8.2%
Total Checking/Savings	66,250,011.40	57,480,337.38	8,769,674.02	15.3%
Other Current Assets				
Due from Other Funds	7,250,098.27	7,250,098.27	0.00	0.0%
Undeposited Funds	0.00	10,000.00	-10,000.00	-100.0%
Total Other Current Assets	7,250,098.27	7,260,098.27	-10,000.00	-0.1%
Total Current Assets	73,500,109.67	64,740,435.65	8,759,674.02	13.5%
Fixed Assets				
Fixed Assets	43,079.40	43,165.60	-86.20	-0.2%
Total Fixed Assets	43,079.40	43,165.60	-86.20	-0.2%
TOTAL ASSETS	73,543,189.07	64,783,601.25	8,759,587.82	13.5%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	892,352.64	596,461.25	295,891.39	49.6%
Total Accounts Payable	892,352.64	596,461.25	295,891.39	49.6%
Other Current Liabilities				
Due to Other Funds	7,250,098.27	7,250,098.27	0.00	0.0%
Payroll Liabilities	3,458.91	9.00	3,449.91	38,332.3%
Retainage Payable	2,488,012.06	1,917,984.46	570,027.60	29.7%
Total Other Current Liabilities	9,741,569.24	9,168,091.73	573,477.51	6.3%
Total Current Liabilities	10,633,921.88	9,764,552.98	869,368.90	8.9%
Total Liabilities	10,633,921.88	9,764,552.98	869,368.90	8.9%
Equity				
Fund Balance Equity CIP	18,077,713.74	18,077,713.74	0.00	0.0%
Retained Earnings	45,480,851.35	42,485,006.82	2,995,844.53	7.1%
Net Income	-649,297.90	-5,543,672.29	4,894,374.39	88.3%
Total Equity	62,909,267.19	55,019,048.27	7,890,218.92	14.3%
TOTAL LIABILITIES & EQUITY	73,543,189.07	64,783,601.25	8,759,587.82	13.5%

Memorial Heights Redevelopment Authority

Profit & Loss Detail

July through October 2025

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Ordinary Income/Expense					
Income					
Grant Income					
Depo...	08/21/2025	ACH		FHWA Treas 310 Misc Pay	1,849,694.69
Total Grant Income					1,849,694.69
Interest Income					
Depo...	07/31/2025			Interest	0.03
Depo...	07/31/2025			Interest	318.32
Depo...	07/31/2025			Interest	127,502.70
Depo...	08/31/2025			Interest	0.03
Depo...	08/31/2025			Interest	127,767.17
Depo...	08/31/2025			Interest	7,383.05
Depo...	09/30/2025			Interest	0.03
Depo...	09/30/2025			Interest	122,563.91
Depo...	09/30/2025			Interest	7,866.08
Depo...	10/31/2025			Interest	123,798.59
Depo...	10/31/2025			Interest	0.02
Depo...	10/31/2025			Interest	2,437.20
Total Interest Income					519,637.13
Interest Income - CIP					
Depo...	07/31/2025			Interest	53,395.74
Depo...	08/31/2025			Interest	55,482.88
Depo...	09/30/2025			Interest	55,439.04
Depo...	10/31/2025			Interest	52,936.11
Total Interest Income - CIP					217,253.77
Total Income					2,586,585.59
Cost of Goods Sold					
Capital Improvement Plan					
T-0510 Shepherd at Memorial					
Bill	07/31/2025	25-1053	Sanford Kuhl Hagan K...	T-0510 Shepherd at Memorial	260.00
Bill	08/31/2025	8-2025-57	Goodman Corporation	MRA123 Task 1 - \$11,055	221.10
Bill	08/31/2025	25-1218	Sanford Kuhl Hagan K...	T-0510 Shepherd at Memorial	3,336.25
Bill	09/30/2025	9-2025-21	Goodman Corporation	MRA123 Task 1 - \$11,055	552.75
Bill	09/30/2025	25-1361	Sanford Kuhl Hagan K...	T-0510 Shepherd at Memorial	455.00
Bill	10/31/2025	25-1493	Sanford Kuhl Hagan K...	T-0510 Shepherd at Memorial	2,070.00
Bill	10/31/2025	ARIV1046093	Quiddity Engineering, ...	T-0510	38,841.69
Total T-0510 Shepherd at Memorial					45,736.79
T-0512A Mkt to Mkt C Bon/Shep					
Bill	08/31/2025	8-2025-60	Goodman Corporation	MRA129 Task 1 - \$42,285	2,114.25
Bill	10/31/2025	10-2025-87	Goodman Corporation	MRA129 Task 1 - \$42,285	1,268.55
Bill	10/31/2025	ARIV1046729	Quiddity Engineering, ...	T-0512A	69,420.00
Total T-0512A Mkt to Mkt C Bon/Shep					72,802.80
T-0520 Houston Ave & White Oak					
Bill	10/31/2025	25-1494	Sanford Kuhl Hagan K...	T-0520 Houston Ave/White Oak Oct 31, 2025	991.25
Total T-0520 Houston Ave & White Oak					991.25
T-0521 Little Thicket Park Impr					
Bill	07/01/2025	Pay Req No...	Landscape Art, Inc	WBS No. F-000936-0001-3 Payment Reque...	267,241.50
Bill	07/31/2025	ARIV1041514	Quiddity Engineering, ...	T0521 Little Thicket-Through July 31, 2025	24,518.11
Bill	07/31/2025	Pay Req No...	Landscape Art, Inc	WBS No. F-000936-0001-3 Payment Reque...	87,311.23
Bill	08/31/2025	Pay Req No...	Landscape Art, Inc	WBS No. F-000936-0001-3 Payment Reque...	284,745.22
Bill	08/31/2025	ARIV1043743	Quiddity Engineering, ...	T0521 Little Thicket-Through Aug 31, 2025	13,419.37
Bill	09/30/2025	Pay Req No...	Landscape Art, Inc	WBS No. F-000936-0001-3 Payment Reque...	125,765.96
Bill	09/30/2025	25-1364	Sanford Kuhl Hagan K...	T-0521 Little Thicket	75.00
Bill	09/30/2025	ARIV1044498	Quiddity Engineering, ...	T0521 Little Thicket-Through Sept 30, 2025	4,024.78
Bill	10/31/2025	ARIV1046094	Quiddity Engineering, ...	T0521 Little Thicket-Through Oct 31, 2025	3,257.87
Total T-0521 Little Thicket Park Impr					810,359.04

No assurance is provided on these financial statements

Memorial Heights Redevelopment Authority

Profit & Loss Detail

July through October 2025

Accrual Basis

Type	Date	Num	Name	Memo	Amount
T-0522 18th & 19th Reconstruct					
Bill	09/30/2025	15073	Traffic Engineers, Inc.	Task 1: \$7,000.00	1,750.00
Bill	09/30/2025	15073	Traffic Engineers, Inc.	Task 2: \$10,250.00	7,687.50
Bill	09/30/2025	15073	Traffic Engineers, Inc.	Task 3: \$23,000.00	5,750.00
Bill	09/30/2025	15073	Traffic Engineers, Inc.	Task 4: \$3,000.00	0.00
Bill	09/30/2025	15073	Traffic Engineers, Inc.	Direct Costs	475.00
Total T-0522 18th & 19th Reconstruct					15,662.50
T-0523A Shepherd Durham & Cross					
Gene...	07/01/2025	CPA 26-1	CDM Smith Inc.	Reverse of invoice for correction needed	-95,663.17
Bill	07/01/2025	90245312	CDM Smith Inc.	Project: Shepherd & Durham Major Investm...	96,403.25
Bill	07/31/2025	ARIV1041511	Quiddity Engineering, ...	Total Fee - \$364,200	3,927.12
Bill	07/31/2025	7-2025-27	Goodman Corporation	MRA113 Task 1 - \$127,929	3,080.07
Bill	07/31/2025	7-2025-27	Goodman Corporation	MRA113 Task 2 - \$172,439	4,629.81
Bill	07/31/2025	7-2025-27	Goodman Corporation	MRA113 Task 3 - \$72,617	1,757.25
Bill	07/31/2025	25-1055	Sanford Kuhl Hagan K...	Shepher/Durham Recon July 31, 2025	972.50
Bill	07/31/2025	131827658	Hunton Andrews Kurth	Nicholas Litinas Legal Services Through 07....	3,191.00
Bill	07/31/2025	Pay Est #39	SER Construction	Shepherd Dr, Durham Dr, Selected Cross St...	103,732.23
Bill	08/31/2025	8-2025-55	Goodman Corporation	MRA113 Task 1 - \$127,929	3,080.07
Bill	08/31/2025	8-2025-55	Goodman Corporation	MRA113 Task 2 - \$172,439	4,629.81
Bill	08/31/2025	8-2025-55	Goodman Corporation	MRA113 Task 3 - \$72,617	1,757.25
Bill	08/31/2025	25-1219	Sanford Kuhl Hagan K...	Shepher/Durham Recon August 31, 2025	455.00
Bill	08/31/2025	90249589	CDM Smith Inc.	Project: Shepherd & Durham Major Investm...	97,142.27
Bill	09/30/2025	9-2025-19	Goodman Corporation	MRA113 Task 1 - \$127,929	3,080.07
Bill	09/30/2025	9-2025-19	Goodman Corporation	MRA113 Task 2 - \$172,439	4,629.81
Bill	09/30/2025	9-2025-19	Goodman Corporation	MRA113 Task 3 - \$72,617	1,757.25
Bill	09/30/2025	9-2025-25	Goodman Corporation	MRA129 Task 1 - \$42,285	2,114.25
Bill	09/30/2025	131828918	Hunton Andrews Kurth	Nicholas Litinas Legal Services Through 09....	462.00
Bill	09/30/2025	131828919	Hunton Andrews Kurth	TJHuston Properties Legal Services Throug...	2,213.00
Bill	09/30/2025	25-1362	Sanford Kuhl Hagan K...	Shepher/Durham Recon Sept 30, 2025	585.00
Bill	09/30/2025	ARIV1044494	Quiddity Engineering, ...	T0523A Shepherd Durham Cross Streets -R...	27,853.57
Bill	10/31/2025	10-2025-82	Goodman Corporation	MRA113 Task 1 - \$127,929	3,080.07
Bill	10/31/2025	10-2025-82	Goodman Corporation	MRA113 Task 2 - \$172,439	4,629.81
Bill	10/31/2025	10-2025-82	Goodman Corporation	MRA113 Task 3 - \$72,617	1,757.25
Bill	10/31/2025	25-1495	Sanford Kuhl Hagan K...	Shepher/Durham Recon October 31, 2025	4,581.25
Bill	10/31/2025	131829604	Hunton Andrews Kurth	Nicholas Litinas Legal Services Through 10....	6,650.40
Bill	10/31/2025	ARIV1046727	Quiddity Engineering, ...	T0523A Shepherd Durham Cross Streets -F...	1,823.10
Total T-0523A Shepherd Durham & Cross					294,311.29
T-0526 Stude Park Improvement					
Bill	07/31/2025	205775	SWA Group	Stude Park July 1 - July 31, 2025	4,000.00
Bill	07/31/2025	25-1059	Sanford Kuhl Hagan K...	Stude Park July 31, 2025	260.00
Bill	08/31/2025	25-1220	Sanford Kuhl Hagan K...	Stude Park August 31, 2025	1,612.50
Bill	08/31/2025	206340	SWA Group	Stude Park August 1 - August 31, 2025	14,034.03
Bill	09/30/2025	206763	SWA Group	Stude Park September 1 - September 30, 2...	14,012.09
Bill	09/30/2025	25-1368	Sanford Kuhl Hagan K...	Stude Park Sept 30, 2025	325.00
Bill	10/31/2025	25-1500	Sanford Kuhl Hagan K...	Stude Park Oct 31, 2025	195.00
Total T-0526 Stude Park Improvement					34,438.62
T-0532 Zone Wide Safety & Mob					
Bill	10/31/2025	25-1499	Sanford Kuhl Hagan K...	T-0532 Zone Wide Safety	260.00
Total T-0532 Zone Wide Safety & Mob					260.00
T-0534 West 19th Beall Sidewalk					
Bill	07/31/2025	ARIV1041512	Quiddity Engineering, ...	Additional Services Professional Engineer I	360.00
Bill	08/31/2025	ARIV1043739	Quiddity Engineering, ...	Additional Services Professional Engineer I	2,084.60
Bill	09/30/2025	ARIV1044598	Quiddity Engineering, ...	Total Fee \$60,100	1,399.90
Bill	10/31/2025	ARIV1046091	Quiddity Engineering, ...	Additional Services Professional Engineer I	507.50
Total T-0534 West 19th Beall Sidewalk					4,352.00

Memorial Heights Redevelopment Authority

Profit & Loss Detail

Accrual Basis

July through October 2025

Type	Date	Num	Name	Memo	Amount
T-0535 Safety & Mobility Imp					
Bill	07/31/2025	7-2025-28	Goodman Corporation	MRA120 Task 3 - \$28,432	568.64
Bill	08/31/2025	ARIV1043741	Quiddity Engineering, ...	T0535 Waugh Safety - Through Aug 31, 2025	49.80
Bill	09/30/2025	9-2025-20	Goodman Corporation	MRA120 Task 3 - \$28,432	568.64
Bill	09/30/2025	25-1366	Sanford Kuhl Hagan K...	T-535 Waugh Safety Sept 30, 2025	715.00
Bill	09/30/2025	ARIV1044496	Quiddity Engineering, ...	T0535 Waugh Safety - Through Sept 30, 2025	49.80
Bill	10/31/2025	10-2025-83	Goodman Corporation	MRA120 Task 3 - \$28,432	284.32
Bill	10/31/2025	25-1497	Sanford Kuhl Hagan K...	T-535 Waugh Safety Oct 31, 2025	715.00
Total T-0535 Safety & Mobility Imp					2,951.20
T-0536 Public Facilities Imps					
Bill	07/31/2025	25-1060	Sanford Kuhl Hagan K...	T-0536 Public Facilites Imps July 31, 2025	520.00
Total T-0536 Public Facilities Imps					520.00
T-0538 Transportation Area Stud					
Bill	07/31/2025	15022	Traffic Engineers, Inc.	Task 0: \$56,994.00	8,549.10
Bill	07/31/2025	15022	Traffic Engineers, Inc.	Task 1: \$49,540.00	19,816.00
Bill	07/31/2025	15022	Traffic Engineers, Inc.	Task 6: \$93,088.00	13,963.20
Bill	07/31/2025	15022	Traffic Engineers, Inc.	Direct Costs	6,000.00
Bill	07/31/2025	7-2025-29	Goodman Corporation	MRA125 Task 3 - \$5,067	101.34
Bill	07/31/2025	25-1057	Sanford Kuhl Hagan K...	T-0538 Transportation Area Study	617.50
Bill	08/31/2025	8-2025-58	Goodman Corporation	MRA125 Task 3 - \$5,067	101.34
Bill	08/31/2025	15046	Traffic Engineers, Inc.	Task 0: \$56,994.00	2,849.70
Bill	08/31/2025	15046	Traffic Engineers, Inc.	Task 1: \$49,540.00	27,247.00
Bill	08/31/2025	15046	Traffic Engineers, Inc.	Task 6: \$93,088.00	13,963.20
Bill	09/30/2025	9-2025-22	Goodman Corporation	MRA125 Task 3 - \$5,067	760.05
Bill	09/30/2025	15083	Traffic Engineers, Inc.	Task 0: \$56,994.00	6,839.28
Bill	09/30/2025	15083	Traffic Engineers, Inc.	Task 1: \$49,540.00	1,486.20
Bill	09/30/2025	15083	Traffic Engineers, Inc.	Task 2: \$9,985.00	7,788.30
Bill	09/30/2025	15083	Traffic Engineers, Inc.	Task 3: \$87,072.00	12,190.08
Bill	09/30/2025	15083	Traffic Engineers, Inc.	Task 6: \$93,088.00	5,585.28
Bill	10/31/2025	10-2025-85	Goodman Corporation	MRA125 Task 3 - \$5,067	304.02
Bill	10/31/2025	15129	Traffic Engineers, Inc.	Task 0: \$56,994.00	5,129.46
Bill	10/31/2025	15129	Traffic Engineers, Inc.	Task 1: \$49,540.00	990.80
Bill	10/31/2025	15129	Traffic Engineers, Inc.	Task 2: \$9,985.00	2,196.70
Bill	10/31/2025	15129	Traffic Engineers, Inc.	Task 3: \$87,072.00	22,638.72
Bill	10/31/2025	15129	Traffic Engineers, Inc.	Task 6: \$93,088.00	16,755.84
Bill	10/31/2025	15129	Traffic Engineers, Inc.	Direct Costs	969.03
Total T-0538 Transportation Area Stud					176,842.14
T-0540 11th St Side Path					
Bill	07/31/2025	25-1056	Sanford Kuhl Hagan K...	Legal services through July 31, 2025	62.50
Bill	08/31/2025	8-2025-56	Goodman Corporation	MRA122 Task 1 - \$32,060	320.60
Bill	09/30/2025	25-1365	Sanford Kuhl Hagan K...	T-0540 Loraine Cherry	712.50
Bill	10/31/2025	10-2025-84	Goodman Corporation	MRA122 Task 1 - \$32,060	641.20
Bill	10/31/2025	25-1496	Sanford Kuhl Hagan K...	T-0540 Loraine Cherry	611.25
Total T-0540 11th St Side Path					2,348.05
T-0541 White Oak @ Greenleaf					
Bill	07/31/2025	ARIV1041513	Quiddity Engineering, ...	T-0541 White Oak at Greenleaf-Through Jul...	1,170.00
Bill	07/31/2025	7-2025-30	Goodman Corporation	MRA126 Task 3 - \$8,881	266.43
Bill	08/31/2025	8-2025-59	Goodman Corporation	MRA126 Task 3 - \$8,881	177.62
Bill	08/31/2025	ARIV1043742	Quiddity Engineering, ...	T-0541 White Oak at Greenleaf-Through Au...	290.00
Bill	09/30/2025	9-2025-23	Goodman Corporation	MRA126 Task 3 - \$8,881	177.62
Bill	09/30/2025	ARIV1044497	Quiddity Engineering, ...	T-0541 White Oak at Greenleaf-Through Se...	512.50
Bill	10/31/2025	10-2025-86	Goodman Corporation	MRA126 Task 3 - \$8,881	88.81
Bill	10/31/2025	25-1501	Sanford Kuhl Hagan K...	T-0541 White Oak @ Greenleaf Oct 31, 2025	941.25
Total T-0541 White Oak @ Greenleaf					3,624.23

Memorial Heights Redevelopment Authority

Profit & Loss Detail

July through October 2025

Accrual Basis

Type	Date	Num	Name	Memo	Amount
T-0543 Congressional Dist 7					
Bill	07/31/2025	25-1058	Sanford Kuhl Hagan K...	T-0543 Sidewalk Improvements July 31, 2025	260.00
Bill	09/30/2025	9-2025-24	Goodman Corporation	MRA127 Task 2 - \$14,088	1,408.80
Bill	09/30/2025	25-1367	Sanford Kuhl Hagan K...	T-0543 Sidewalk Improvements	1,115.00
Bill	10/31/2025	25-1498	Sanford Kuhl Hagan K...	T-0543 Sidewalk Improvements	455.00
Total T-0543 Congressional Dist 7					3,238.80
T-0544 Westcott Roundabout					
Bill	07/31/2025	25-1054	Sanford Kuhl Hagan K...	T-0544 Westcott Round About	1,032.50
Bill	08/31/2025	ARIV1043740	Quiddity Engineering, ...	Westcott Roundabout	794.60
Bill	09/30/2025	ARIV1044495	Quiddity Engineering, ...	Westcott Roundabout	1,450.00
Bill	10/31/2025	ARIV1046092	Quiddity Engineering, ...	Westcott Roundabout	2,249.10
Total T-0544 Westcott Roundabout					5,526.20
T-0599 Safe Sidewalk Program					
Bill	07/31/2025	0178349	IDS Engineering Grou...	Sidewalk Evaluation/Recommendations \$82...	4,100.00
Total T-0599 Safe Sidewalk Program					4,100.00
Total Capital Improvement Plan					1,478,064.91
Total COGS					1,478,064.91
Gross Profit					1,108,520.68
Expense					
Debt Service					
Bond Principal					
Bill	09/01/2025	#11879 SE...	Regions Corporate Trust	Debt Service Payment	970,000.00
Total Bond Principal					970,000.00
Interest Expense					
Bill	09/01/2025	#11879 SE...	Regions Corporate Trust	Debt Service Payment	586,612.51
Total Interest Expense					586,612.51
Total Debt Service					1,556,612.51
Payroll Expenses					
Payroll Taxes					
Check	07/01/2025	EFT	United States Treasury		160.04
Payc...	07/31/2025	DD1051	Sherry Weesner	Direct Deposit	1,312.85
Payc...	07/31/2025	DD1051	Sherry Weesner	Direct Deposit	307.03
Payc...	07/31/2025	DD1051	Sherry Weesner	Direct Deposit	0.00
Payc...	08/29/2025	DD1052	Sherry Weesner	Direct Deposit	1,312.85
Payc...	08/29/2025	DD1052	Sherry Weesner	Direct Deposit	307.04
Payc...	08/29/2025	DD1052	Sherry Weesner	Direct Deposit	0.00
Payc...	09/30/2025	DD1053	Sherry Weesner	Direct Deposit	415.40
Payc...	09/30/2025	DD1053	Sherry Weesner	Direct Deposit	307.04
Payc...	09/30/2025	DD1053	Sherry Weesner	Direct Deposit	0.00
Payc...	10/31/2025	DD1054	Sherry Weesner	Direct Deposit	0.00
Payc...	10/31/2025	DD1054	Sherry Weesner	Direct Deposit	307.04
Payc...	10/31/2025	DD1054	Sherry Weesner	Direct Deposit	0.00
Total Payroll Taxes					4,429.29
Retirement Expense					
Payc...	07/31/2025	DD1051	Sherry Weesner	Direct Deposit	1,925.00
Payc...	08/29/2025	DD1052	Sherry Weesner	Direct Deposit	1,925.00
Bill	08/31/2025	170922DF	Futureplan	Administration and Participant Fees 07.01.2...	847.50
Payc...	09/30/2025	DD1053	Sherry Weesner	Direct Deposit	1,925.00
Payc...	10/31/2025	DD1054	Sherry Weesner	Direct Deposit	1,925.00
Total Retirement Expense					8,547.50

Memorial Heights Redevelopment Authority
Profit & Loss Detail
July through October 2025

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Salary Payroll					
Payc...	07/31/2025	DD1051	Sherry Weesner	Direct Deposit	19,250.00
Payc...	08/29/2025	DD1052	Sherry Weesner	Direct Deposit	19,250.00
Payc...	09/30/2025	DD1053	Sherry Weesner	Direct Deposit	19,250.00
Payc...	10/31/2025	DD1054	Sherry Weesner	Direct Deposit	19,250.00
Total Salary Payroll					77,000.00
Payroll Expenses - Other					
Liabil...	07/30/2025		QuickBooks Payroll S...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabil...	07/30/2025		QuickBooks Payroll S...	Sales Tax for TX	0.33
Liabil...	08/28/2025		QuickBooks Payroll S...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabil...	08/28/2025		QuickBooks Payroll S...	Sales Tax for TX	0.33
Liabil...	09/29/2025		QuickBooks Payroll S...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabil...	09/29/2025		QuickBooks Payroll S...	Sales Tax for TX	0.33
Liabil...	10/30/2025		QuickBooks Payroll S...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabil...	10/30/2025		QuickBooks Payroll S...	Sales Tax for TX	0.33
Total Payroll Expenses - Other					21.32
Total Payroll Expenses					89,998.11
Program and Project Consultants					
Engineering Consultants					
Bill	07/31/2025	ARIV1041510	Quiddity Engineering, ...	Project Number: 14760-0001-00 July 1 - Jul...	4,317.50
Bill	08/31/2025	ARIV1043738	Quiddity Engineering, ...	Project Number:14760-0001-00 Aug 1- Aug ...	3,531.25
Bill	09/30/2025	ARIV1044597	Quiddity Engineering, ...	Project Number:14760-0001-00 Sep 1- Sep ...	7,050.24
Bill	10/31/2025	ARIV1046723	Quiddity Engineering, ...	Project Number:14760-0001-00 Oct 1- Oct 3...	14,623.75
Total Engineering Consultants					29,522.74
Legal Expense					
Bill	07/31/2025	25-1052	Sanford Kuhl Hagan K...	Legal services through July 31, 2025	2,539.25
Bill	08/31/2025	25-1217	Sanford Kuhl Hagan K...	Legal services through August 31, 2025	1,161.00
Bill	09/30/2025	25-1360	Sanford Kuhl Hagan K...	Legal services through Sept 30, 2025	7,936.80
Bill	10/31/2025	25-1492	Sanford Kuhl Hagan K...	Legal services through Oct 31, 2025	7,251.77
Total Legal Expense					18,888.82
Planning Consultants					
Bill	07/31/2025	1387	Medley Inc.	Monthly Digital Retainer - July	2,000.00
Bill	07/31/2025	1387	Medley Inc.	Mail Chimp Subscription	13.86
Bill	07/31/2025	7-2025-102	Goodman Corporation	Task 1- \$250,000 NTE	4,650.42
Bill	08/17/2025	1391	Medley Inc.	Monthly Digital Retainer - August	2,000.00
Bill	08/17/2025	1391	Medley Inc.	Mail Chimp Subscription	13.86
Bill	08/31/2025	8-2025-105	Goodman Corporation	Task 1- \$250,000 NTE	451.01
Bill	09/30/2025	9-2025-109	Goodman Corporation	Task 1- \$250,000 NTE	3,012.67
Bill	09/30/2025	1399	Medley Inc.	Monthly Digital Retainer - September	2,000.00
Bill	09/30/2025	1399	Medley Inc.	Mail Chimp Subscription	13.86
Bill	10/01/2025	1407	Medley Inc.	Monthly Digital Retainer - October	2,000.00
Bill	10/01/2025	1407	Medley Inc.	Mail Chimp Subscription	13.86
Bill	10/01/2025	1407	Medley Inc.	Website Content Direction and Copy	800.00
Bill	10/31/2025	10-2025-122	Goodman Corporation	Task 1- \$250,000 NTE	3,205.36
Total Planning Consultants					20,174.90
Total Program and Project Consultants					68,586.46
TIRZ Administration & Overhead					
Accounting					
Bill	07/31/2025	2748	The Morton Accountin...	July 2025	1,961.03
Bill	08/31/2025	2749	The Morton Accountin...	August 2025	1,961.03
Bill	09/30/2025	2765	The Morton Accountin...	September 2025	1,961.03
Bill	10/31/2025	2779	The Morton Accountin...	October 2025	1,961.03
Total Accounting					7,844.12

Memorial Heights Redevelopment Authority

Profit & Loss Detail

July through October 2025

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Administration					
Bill	07/01/2025	06.19-07.18....	Commerce Bank	ULI Membership & Microsoft Credit	707.14
Bill	07/31/2025	25-1051	Sanford Kuhl Hagan K...	Admin/Meeting through July 31, 2025	210.00
Bill	09/30/2025	25-1359	Sanford Kuhl Hagan K...	Admin/Meeting through Sept 30, 2025	2,150.00
Bill	10/22/2025	October	Commerce Bank	Microsoft for TIRZ	767.60
Bill	10/22/2025	October	Commerce Bank	Theater District Parking	14.00
Bill	10/31/2025	25-1491	Sanford Kuhl Hagan K...	Admin/Meeting through Oct 31, 2025	1,385.00
Total Administration					5,233.74
Auditing					
Bill	09/16/2025	2025 Audit I...	McCall Gibson Swedlu...	2025 Audit Interim	10,000.00
Bill	10/15/2025	2025 Single ...	McCall Gibson Swedlu...	2025 Single Audit Billing	9,000.00
Bill	10/15/2025	2025 Audit ...	McCall Gibson Swedlu...	2025 Audit Final	5,250.00
Total Auditing					24,250.00
Office Expenses					
Bank Service Charges					
Bill	07/01/2025	06.19-07.18....	Commerce Bank	Returned Payment Fee Reversal	-29.00
Bill	07/01/2025	06.19-07.18....	Commerce Bank	Finance Charge	7.59
Bill	09/01/2025	Sept	Commerce Bank	Finance Charge	6.85
Total Bank Service Charges					-14.56
Total Office Expenses					-14.56
Tax Consultant					
Bill	07/01/2025	63612	Equi Tax Inc.	July 1 - December 31, 2025 2025 Tax Con...	5,308.20
Total Tax Consultant					5,308.20
Total TIRZ Administration & Overhead					42,621.50
Total Expense					1,757,818.58
Net Ordinary Income					-649,297.90
Net Income					-649,297.90

Memorial Heights Redevelopment Authority – TIRZ 5
Investment Report
FY 2026 July 2025 - June 2026
October 2025

TEXPOOL

Date	Balance	Interest	Deposits/Withdrawals	Date Deposit/Withdrawal	Average Daily Yield
July 31, 2025	\$34,942,767.72	\$127,502.70			4.3120%
August 31, 2025	\$35,070,534.89	\$127,767.17			4.3052%
September 30, 2025	\$35,193,098.80	\$122,563.91			4.2520%
October 31, 2025	\$35,316,897.39	\$123,798.59			4.1418%
November 30, 2025	\$35,432,675.04	\$115,777.65			3.9885%
December 31, 2025					
January 31, 2026					
February 28, 2026					
March 31, 2026					
April 30, 2026					
May 31, 2026					
June 30, 2026					

*Transfer from Frost Account

** Transfer to Frost Account

Regions Project Fund

Date	Balance	Income	Deposits/Withdrawals	Date Deposit/Withdrawal	Average Yield at Market
July 31, 2025	\$15,585,985.77	\$53,395.74			4.13%
August 31, 2025	\$15,641,468.65	\$55,482.88			4.27%
September 30, 2025	\$15,696,907.69	\$55,439.05			4.25%
October 31, 2025	\$15,749,843.80	\$52,936.11			4.05%
November 30, 2025	\$15,803,989.61	\$54,145.81			4.13%
December 31, 2025					
January 31, 2026					
February 28, 2026					
March 31, 2026					
April 30, 2026					
May 31, 2026					
June 30, 2026					

Memorial Heights Redevelopment Authority – TIRZ 5**Investment Report****FY 2026 July 2025 - June 2026****October 2025****Regions Debt Service Fund**

Date	Balance	Income	Deposits/Withdrawals	Date Deposit/Withdrawal	Average Yield at Market
July 31, 2025	\$2,211,892.55	\$318.32	\$2,118,975.00	7/1/2025	4.13%
August 31, 2025	\$2,219,275.55	\$7,383.05			4.27%
September 30, 2025	\$670,529.12	\$7,866.08	-\$1,556,612.51	9/30/2025	4.25%
October 31, 2025	\$672,966.32	\$2,437.20			4.05%
November 30, 2025	\$675,279.86	\$2,313.54			4.13%
December 31, 2025					
January 31, 2026					
February 28, 2026					
March 31, 2026					
April 30, 2026					
May 31, 2026					
June 30, 2026					

***September 2025 Bond Payment**

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

Sherry F Weesner

Sherry F. Weesner, Investment Officer



Drew Masterson
Managing Director

November 3, 2025

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

Dear Sherry:

This letter is being provided to the Memorial Heights Redevelopment Authority pursuant to Municipal Securities Rulemaking Board Rule G-10, on Investor and Municipal Advisory Client Education and Protection. Municipal Advisors are required to provide certain written information to their municipal entity and obligated person clients which include the following:

- Masterson Advisors LLC is currently registered as a municipal advisor with the U.S. Securities and Exchange Commission (“SEC”) and the Municipal Securities Rulemaking Board.
- Within the Municipal Securities Rulemaking Board (“MSRB”) website at www.msrb.org, the Memorial Heights Redevelopment Authority may obtain the Municipal Advisory Client Brochure. The brochure describes the protections that may be provided by the MSRB Rules along with how to file a complaint with financial regulatory authorities.
- Masterson Advisors LLC’s most recent Form MA and each most recent Form MA-I are filed with the SEC. For purposes of accessing reports, Masterson Advisors LLC’s CIK number is 0001733756 and SEC number is 867-02338.

We greatly appreciate working with you.

Sincerely,

/s/ Drew Masterson

Drew Masterson
Managing Director

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET PROFILE

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

P R O F I L E	Base Year:	1996
	Base Year Taxable Value:	\$ 67,807,537
	Projected Taxable Value (TY2025):	\$ 4,295,121,727
	Current Taxable Value (TY2024):	\$ 4,078,617,235
	Acres:	1,455.73
	Administrator (Contact):	City of Houston
	Contact Number:	832-393-0985

N A R R A T I V E	Zone Purpose:
	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.

		Total Plan	Cumulative Expenses (to 6/30/24)	Variance
P R O J E C T P L A N	Capital Projects:			
	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
	Property Assemblage/Mitigation	52,100,000	882,382	51,217,618
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	Total Capital Projects	\$ 410,482,110	\$ 80,635,586	\$ 329,846,524
	Affordable Housing	33,332,210	7,262,210	26,070,000
	School & Education/Cultural Facilities	23,123,754	12,705,295	10,418,459
	Financing Costs	29,879,513	10,876,729	19,002,784
	Administration Costs/ Professional Services	11,513,853	10,112,167	1,401,686
	Creation Costs	175,300	175,300	-
	Total Project Plan	\$ 508,506,740	\$ 121,767,287	\$ 386,739,453

	Additional Financial Data	FY2025 Budget	FY2025 Estimate	FY2026 Budget
D E B T	<u>Debt Service</u>	\$ -	\$ 2,121,350	\$ 2,118,975
	Principal	\$ -	\$ 925,000	\$ 970,000
	Interest	\$ -	\$ 1,196,350	\$ 1,148,975
		Balance as of 6/30/24	Projected Balance as of 6/30/25	Projected Balance as of 6/30/26
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ 37,310,000	\$ 36,385,000	\$ 35,415,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 56,318,353	\$ 58,388,051	62,521,004
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	-
RESTRICTED Funds - Bond Debt Service	\$ 2,139,796	\$ 2,174,671	2,174,671
Beginning Balance	\$ 58,458,149	\$ 60,562,722	\$ 64,695,675
City tax revenue	\$ 14,782,369	\$ 14,600,363	\$ 15,709,087
County tax revenue	\$ -	\$ -	-
Incremental property tax revenue	\$ 14,782,369	\$ 14,600,363	15,709,087
COH TIRZ interest	\$ 4,210		\$ 4,210
Interest Income	\$ 25,000	\$ 2,313,881	\$ 500,000
Other Interest Income	\$ 29,210	\$ 2,313,881	\$ 504,210
	\$ -	\$ -	-
	\$ 9,706,969	\$ 4,219,999	\$ 2,002,969
Grant Proceeds	\$ 9,706,969	\$ 4,219,999	\$ 2,002,969
	\$ -	\$ -	-
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	-
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 82,976,697	81,696,965	82,911,941

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL**

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

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
EXPENDITURES			
Accounting	\$ 30,000	\$ 24,725	\$ 30,000
Administration Salaries & Benefits	\$ 300,000	\$ 270,410	\$ 300,000
Auditor	\$ 20,000	\$ 22,750	\$ 25,000
Bond Services/Trustee/Financial Advisor	\$ 15,000	\$ 13,518	\$ 15,000
Insurance	\$ 2,500	\$ 2,631	\$ 2,800
Office Administration	\$ 15,000	\$ 16,338	\$ 20,000
TIRZ Administration and Overhead	\$ 382,500	\$ 350,372	\$ 392,800
Engineering Consultants	\$ 75,000	\$ 111,165	\$ 125,000
Legal	\$ 100,000	\$ 55,764	\$ 100,000
Construction Audit	\$ 20,000	\$ -	\$ 20,000
Planning Consultants	\$ 125,000	\$ 104,160	\$ 125,000
Program and Project Consultants	\$ 320,000	\$ 271,089	\$ 370,000
Management consulting services	\$ 702,500	\$ 621,461	\$ 762,800
Capital Expenditures (See CIP Schedule)	\$ 33,674,494	12,168,917	\$ 28,926,411
TIRZ Capital Expenditures	\$ 33,674,494	\$ 12,168,917	\$ 28,926,411
	\$ -	\$ -	\$ -
Regents Square GID	\$ 1,590,000	\$ 725,202	\$ -
Hanover	\$ 1,500,000	\$ 473,690	\$ 550,000
Developer / Project Reimbursements	\$ 3,090,000	\$ 1,198,892	\$ 550,000
Bond Debt Service (Series 2021)			
Principal	\$ 925,000	\$ 925,000	\$ 970,000
Interest	\$ 1,196,350	\$ 1,196,350	\$ 1,148,975
System debt service	\$ 2,121,350	\$ 2,121,350	\$ 2,118,975
TOTAL PROJECT COSTS	\$ 39,588,344	16,110,620	\$ 32,358,186
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 739,118	\$ 730,018	\$ 785,454
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 160,652	\$ 160,652	\$ 160,652
	\$ -	\$ -	\$ -
Total Transfers	\$ 899,770	\$ 890,670	\$ 946,106
Total Budget	\$ 40,488,114	\$ 17,001,290	\$ 33,304,292
RESTRICTED Funds - Capital Projects	\$ 40,348,787	62,521,004	47,432,978
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 2,139,796	\$ 2,174,671	\$ 2,174,671
Ending Fund Balance	\$ 42,488,583	64,695,675	49,607,649
Total Budget & Ending Fund Balance	\$ 82,976,697	81,696,965	\$ 82,911,941

Notes:

2026 - 2030 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								
			Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
C	T-0510	Pedestrian Safety Improvements Shepherd@Memorial	\$ -	36,098	3,743,000	-	-	-	-	3,743,000	3,779,098
C, H	T-0512A	18th Street and surrounding area Pedestrian Improvements between Nicholson and 20th Street	\$ -	-	450,000	3,100,000	-	-	-	3,550,000	3,550,000
H	T-0520	Houston Avenue & White Oak Drive Intersection Improvements and MKT @Waverly Improvements	\$ 1,871,248	1,995	75,000	-	-	-	-	75,000	1,948,243
C	T-0521	Little Thicket Park Improvements	\$ 597,432	121,123	1,300,000	-	-	-	-	1,300,000	2,018,555
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)	\$ -	15,037	-	-	-	-	-	-	15,037
C	T-0522B	19th Street Reconstruction between Nicholson and 20th Street	\$ -	-	-	600,000	2,200,000	12,500,000	12,500,000	27,800,000	27,800,000
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	11,695,473	6,000,000	300,000	300,000	-	-	6,600,000	46,830,985
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	\$ -	-	8,133,000	4,483,000	3,883,000	-	-	16,499,000	16,499,000
C	T-0524	Street Trees	\$ -	-	-	-	-	-	-	-	-
C, H, I	T-0525	North Canal Project	\$ 1,261,220	5,000	5,000	6,005,000	12,000,000	6,000,000	-	24,010,000	25,276,220
H	T-0526	Stude Park Improvement	\$ -	7,354	400,000	1,000,000	-	-	-	1,400,000	1,407,354
O	T-0527	Heights Boulevard Pedestrian and Bicycle Safety Improvements and MKT Trail Bicycle and Pedestrian Safety	\$ -	-	-	-	-	-	-	-	-
C	T-0529	Yale and Center Intersection	\$ 91,187	-	300,000	-	-	-	-	300,000	391,187
C	T-0530	Segment of Trail between White Oak Bayou and Memorial Park	\$ -	-	-	-	-	-	-	-	-
C, H	T-0532	Zone Wide Safety and Mobility Projects	\$ 57,035	-	-	-	-	-	-	-	57,035
C, H	T-0533	Zone Wide Localized Stormwater Management Projects and Stormwater Management for Zone Wide Mobility Projects.	\$ -	-	-	-	-	-	-	-	-
C	T-0534	Safety Improvements 19th and Beall Area	\$ 106,011	85,164	400,000	-	-	-	-	400,000	591,175
H	T-0535	Safety and Mobility Improvements Waugh, South Heights, Yale and Waughford between the bridge over Memorial and Washington	\$ -	37,358	1,299,711	-	-	-	-	1,299,711	1,337,069
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	\$ -	13,985	-	-	-	-	-	-	13,985
C, H	T-0538	Transportation Alternative Area Wide Study	\$ -	15,874	605,000	-	-	-	-	605,000	620,874

2026 - 2030 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								FY26 - FY30 Total	Cumulative Total (To Date)
			Through 2024	Projected 2025	2026	2027	2028	2029	2030			
C	T-0539	Full Reconstruction of Remaining Cross Streets from Durham to Shepherd between I-10 and 610 (Phase 3) - including street drainage improvements	\$ -	21,154	2,500,000	10,000,000	10,000,000	6,000,000	-	28,500,000	28,521,154	
C	T-0540	Lorraine Cherry White Oak Bayou Connectivity Project	\$ -	1,087	200,000	1,728,247	-	-	-	1,928,247	1,929,334	
H	T-0541	White Oak @ Greenleaf	\$ -	\$ 33,690	\$ 325,700	\$ -	\$ -	\$ -	\$ -	325,700	359,390	
D, I	T-0542	Nicholson and MKT Crossing Improvements	\$ -	\$ -	\$ 370,000	\$ 3,600,000	\$ -	\$ -	\$ -	3,970,000	3,970,000	
C	T-0543	Congressional District 7 Sidewalk Improvement Project	\$ -	\$ 7,550	\$ 300,000	\$ 1,842,500	\$ -	\$ -	\$ -	2,142,500	2,150,050	
C	T-0544	Westcott Roundabout Greenspace	\$ -	\$ 14,416	\$ 280,000	\$ -	\$ -	\$ -	\$ -	280,000	294,416	
C, H	T-0545	Sidewalk Improvement Project (5310 Grant Application)	\$ -	\$ -	\$ 170,000	\$ 1,400,000	\$ -	\$ -	\$ -	1,570,000	1,570,000	
C	T-0546	Crossing Improvements Westcott	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	800,000	800,000	
C	T-0547	Trail Connector Options	\$ -	\$ -	\$ 85,000	\$ -	\$ -	\$ -	\$ -	85,000	85,000	
C	T-0548	Parks	\$ -	\$ -	\$ 275,000	\$ -	\$ -	\$ -	\$ -	275,000	275,000	
C	T-0549	20th Street	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	150,000	150,000	
C, H	T-0550	Washington/Center Streets	\$ -	\$ -	\$ 185,000	\$ -	\$ -	\$ -	\$ -	185,000	185,000	
C, H	T-0551	Washington Center Corridor RR Study	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	75,000	75,000	
C, H	T-0599	Safe Sidewalk Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	
Totals			32,519,645	\$ 12,112,358	\$ 28,926,411	\$ 34,058,747	\$ 28,383,000	\$ 24,500,000	12,500,000	128,368,158	\$ 173,000,161	

* NOTE:

** NOTE:

*** NOTE:

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
TIRZ Funds	23,701,116	11,991,235	25,127,442	24,708,747	28,383,000	24,500,000	12,500,000	115,219,189	150,911,540
City of Houston	-	121,123	1,776,000	500,000	-	-	-	2,276,000	2,397,123
Grants	8,818,529	-	2,002,969	8,850,000	-	-	-	10,852,969	19,671,498
Other	-	-	20,000	-	-	-	-	20,000	20,000
Project Total	32,519,645	12,112,358	28,926,411	34,058,747	28,383,000	24,500,000	12,500,000	128,368,158	173,000,161

Project: Pedestrian Safety Improvements Shepherd@Memorial		City Council District			Key Map:			WBS.:	T-0510		
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description:	Sidewalk improvement, intersection improvements and street crossing Improvements at Shepherd Dr. and Memorial Dr.				Operating and Maintenance Costs: (\$ Thousands)						
						2026	2027	2028	2029	2030	Total
					Personnel	-	-	-	-	-	\$ -
					Supplies	-	-	-	-	-	\$ -
Justification:	This location is very challenging for pedestrians and bicyclists to access Buffalo Bayou Park. The insection design creates confusion and conflicts for drivers. 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	-	-	-	-	-	\$ -
					Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					FTEs						-
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	10,000	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design		260,000	36,098	117,000		-	-	-	\$ 117,000	\$ 153,098
4	Construction	-	-	-	3,576,000			-	-	\$ 3,576,000	\$ 3,576,000
5	Equipment	-	-	-	-			-	-	\$ -	\$ -
6	Close-Out	-	-	-	-			-	-	\$ -	\$ -
7	Other - Compliance		-		50,000			-	-	\$ 50,000	\$ 50,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
Total Allocations		\$ -	\$ 270,000	\$ 36,098	\$ 3,743,000	\$ -	\$ -	\$ -	\$ -	\$ 3,743,000	\$ 3,779,098
Source of Funds											
TIRZ Funds		-	270,000	36,098	1,596,000	-	-	-	-	\$ 1,596,000	\$ 1,632,098
City of Houston		-	-	-	1,726,000	-		-	-	\$ 1,726,000	\$ 1,726,000
Grants		-	-	-	421,000			-	-	\$ 421,000	\$ 421,000
Other		-	-	-	-	-		-	-	\$ -	\$ -
Total Funds		\$ -	\$ 270,000	\$ 36,098	\$ 3,743,000	\$ -	\$ -	\$ -	\$ -	\$ 3,743,000	\$ 3,779,098

*NOTE:

This is a safety and transit access project with some funds provided by Metro's 5310 FTA program. This project includes all options under consideration for this location. Final design will be adjusted as needed. This includes all additional work requested by COH. COH has requested that new traffic lights and intersection realignment be included in this project. COH will reimburse the TIRZ for the work requested by COH.

Project: 18th Street and surrounding area Pedestrian Improvements between Nicholson and 20th Street				City Council District		Key Map:			WBS.:	T-0512A			
				Location:		C, H		Geo. Ref.:					
				Served:		C, H		Neighborhood:				14	
Description:	For 18th street, construct pedestrian improvements to include sidewalks, pedestrian ramps landscaping and mid-block crossings to create an overall safer pedestrian environment.			Operating and Maintenance Costs: (\$ Thousands)									
					2026	2027	2028	2029	2030	Total			
				Personnel	-	-	-	-	-	\$ -			
				Supplies	-	-	-	-	-	\$ -			
Justification:	Existing conditions for 18th include discontinuous sidewalk segments, open ditch, non-ADA compliance pedestrian environment.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
				FTEs									
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)		
Phase													
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	-	-	-	-	100,000		-	-	\$ 100,000	\$ 100,000		
		-	-	-	-	-		-	-	\$ -	\$ -		
		-	-	-	-	-		-	-	\$ -	\$ -		
		-	-	-	-	-		-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	-	100,000	-	-	-	\$ 100,000	\$ 100,000		
Total Allocations		\$ -	\$ -	\$ -	\$ 450,000	\$ 3,100,000	\$ -	\$ -	\$ -	\$ 3,550,000	\$ 3,550,000		
Source of Funds													
TIRZ Funds		-	-	-	450,000	100,000	-	-	-	\$ 550,000	\$ 550,000		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	3,000,000	-	-	-	\$ 3,000,000	\$ 3,000,000		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ -	\$ -	\$ 450,000	\$ 3,100,000	\$ -	\$ -	\$ -	\$ 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

Project: Houston Avenue & White Oak Drive Intersection Improvements and MKT @Waverly Improvements				City Council District		Key Map:				WBS.:		T-0520	
				Location: H		Geo. Ref.:							
				Served: H		Neighborhood:							
Description:		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. Intersection Project is complete - this project will rehabilitate damaged wall and sidewalk and install bollards to protect sidewalk and park. Project includes improvements to MKT trail and Waverly intersection		Operating and Maintenance Costs: (\$ Thousands)									
					2026	2027	2028	2029	2030	Total			
				Personnel	-	-	-	-	-	\$ -			
				Supplies	-	-	-	-	-	\$ -			
				Justification:		Park wall and sidewalk are damaged. MKT and Waverly intersection is highly traveled and improvements are needed to reduce conflicts and improve safety for all users.		Svcs. & Chgs.	-	-	-	-	-
Capital Outlay	-	-	-					-	-	\$ -			
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -			
FTEs													
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-		-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	1,995		-	-	-	-	\$ -	\$ 1,995		
4	Construction	1,871,248	50,000	-	75,000			-	-	\$ 75,000	\$ 1,946,248		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations		\$ 1,871,248	\$ 50,000	\$ 1,995	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 1,948,243		
Source of Funds													
TIRZ Funds		1,871,248	50,000	1,995	30,000	-	-	-	-	\$ 30,000	\$ 1,903,243		
City of Houston		-	-	-	25,000	-	-	-	-	\$ 25,000	\$ 25,000		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000		
Total Funds		\$ 1,871,248	\$ 50,000	\$ 1,995	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 1,948,243		

*NOTE:
Capital improvement to Parklet at White Oak and Houston Ave intersection
Project includes improvements to intersection at MKT and Waverly which is receiving District Service Funds from District C

Project: Little Thicket Park Improvements				City Council District		Key Map:		WBS.:		T-0521	
				Location: C		Geo. Ref.:					
				Served: C		Neighborhood:					
Description:	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.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Justification:	Bank Stabilization Project has been completed. This project will complete improvements to replace playground and other facilities that are past their useful life.			Svcs. & Chgs.	-	-	-
Capital Outlay	-	-	-					-	-	\$ -	
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -	
FTEs										-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-				-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-			-	-	-	\$ -	\$ -
4	Construction	-	1,100,000	117,138	1,300,000			-	-	\$ 1,300,000	\$ 1,417,138
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	597,432	-	3,985	-	-	-	-	-	\$ -	\$ 601,417
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		597,432	-	3,985	-	-	-	-	-	\$ -	\$ 601,417
Total Allocations		\$ 597,432	\$ 1,100,000	\$ 121,123	\$ 1,300,000	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000	\$ 2,018,555
Source of Funds											
TIRZ Funds		597,432	600,000	-	1,300,000	-	-	-	-	\$ 1,300,000	\$ 1,897,432
City of Houston		-	500,000	121,123		-	-	-	-	\$ -	\$ 121,123
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 597,432	\$ 1,100,000	\$ 121,123	\$ 1,300,000	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000	\$ 2,018,555

*NOTE:

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

Project:	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)			City Council District		Key Map:			WBS.:	T-0522A		
				Location:		C	Geo. Ref.:					
				Served:		C	Neighborhood:					
Description:	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.			Operating and Maintenance Costs: (\$ Thousands)								
					2026	2027	2028	2029	2030	Total		
				Personnel	-	-	-	-	-	\$ -		
				Supplies	-	-	-	-	-	\$ -		
				Justification:	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.			Svcs. & Chgs.	-	-	-	-
Capital Outlay	-	-	-					-	-	\$ -		
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -		
FTEs												
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	135,000	15,037			-			\$ -	\$ 15,037	
2	Acquisition	-	-	-	-	-	-			\$ -	\$ -	
3	Design	-	-	-						\$ -	\$ -	
4	Construction	-	-							\$ -	\$ -	
5	Equipment	-	-	-	-					\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-			\$ -	\$ -	
7	Other	-	-	-	-	-	-			\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ -	\$ 135,000	\$ 15,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,037	
Source of Funds												
TIRZ Funds		-	135,000	15,037	-	-	-	-	-	\$ -	\$ 15,037	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ 135,000	\$ 15,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,037	

*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).

Project: 19th Street Reconstruction between Nicholson and 20th Street				City Council District		Key Map:			WBS.:	T-0522B	
				Location: C		Geo. Ref.:					
				Served: All		Neighborhood:					
Description:	Roadway reconstruction, installation of storm water drainage system, curb and gutter, sidewalks, street lights and landscaping.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Existing conditions include poor roadway, discontinuous sidewalk segments, open ditch, non ADA compliance pedestrian environment.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	600,000	2,200,000			\$ 2,800,000	\$ 2,800,000
4	Construction	-	-	-	-	-		12,500,000	12,500,000	\$ 25,000,000	\$ 25,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations											
		\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 2,200,000	\$ 12,500,000	\$ 12,500,000	\$ 27,800,000	\$ 27,800,000
Source of Funds											
TIRZ Funds		-	-	-	-	600,000	2,200,000	12,500,000	12,500,000	\$ 27,800,000	\$ 27,800,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 2,200,000	\$ 12,500,000	\$ 12,500,000	\$ 27,800,000	\$ 27,800,000

*NOTE:

Project:		Shepherd Durham and Selected Cross Street Reconstruction Project 15 Street to 610 - Phase 2 has been moved to 523B			City Council District		Key Map:		WBS.:		T-0523A	
					Location: C		Geo. Ref.:					
					Served: C		Neighborhood:					
Description:		Roadway reconstruction between 15th and 610 loop North, including bike lanes, storm water drainage systems, curb and gutter section, streetlights, sidewalks and landscaping (Project will be completed in phases Phase 2 scheduled to bid by COH FY 2025).			Operating and Maintenance Costs: (\$ Thousands)							
						2026	2027	2028	2029	2030	Total	
					Personnel	-	-	-	-	-	\$ -	
					Supplies	-	-	-	-	-	\$ -	
Justification:		Major north/south arteries with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
					Capital Outlay	-	-	-	-	-	\$ -	
					Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
					FTEs						-	
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	
2	Acquisition	-		-	-	-	-	-	-	\$ -	\$ -	
3	Design				-	-		-	-	\$ -	\$ -	
4	Construction	28,535,512	18,400,000	11,695,473	6,000,000	300,000	300,000			\$ 6,600,000	\$ 46,830,985	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ 28,535,512	\$ 18,400,000	\$ 11,695,473	\$ 6,000,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ 6,600,000	\$ 46,830,985	
Source of Funds												
TIRZ Funds		19,716,983	10,200,000	11,695,473	6,000,000	300,000	300,000	-	-	\$ 6,600,000	\$ 38,012,456	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		8,818,529	8,200,000					-	-	\$ -	\$ 8,818,529	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ 28,535,512	\$ 18,400,000	\$ 11,695,473	\$ 6,000,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ 6,600,000	\$ 46,830,985	

*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 2

Project:	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	City Council District		Key Map:		WBS.:	T-0523B				
		Location:	C	Geo. Ref.:							
		Served:	ALL	Neighborhood:							
Description:	Roadway reconstruction between 15th Street and I-10, including pedestrian improvements, storm water drainage systems, curb and gutter section, streetlights, sidewalks and landscaping.	Operating and Maintenance Costs: (\$ Thousands)									
			2026	2027	2028	2029	2030	Total			
		Personnel	-	-	-	-	-	\$ -			
Justification:	Major north/south artery with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists.	Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs						-			
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	6,800,000	-	6,800,000	3,500,000	3,500,000	-	-	\$ 13,800,000	\$ 13,800,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other - TXDOT Administrative Fees	-	350,000	-	350,000	-	-	-	-	\$ 350,000	\$ 350,000
	Compliance	-	50,000	-	50,000	50,000	50,000	-	-	\$ 150,000	\$ 150,000
	COH Administrative Costs	-	600,000	-	600,000	600,000	-	-	-	\$ 1,200,000	\$ 1,200,000
	Engineering Construction Phase services /Coordination	-	600,000	-	333,000	333,000	333,000	-	-	\$ 999,000	\$ 999,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	1,600,000	-	1,333,000	983,000	383,000	-	-	\$ 2,699,000	\$ 2,699,000
Total Allocations		\$ -	\$ 8,400,000	\$ -	\$ 8,133,000	\$ 4,483,000	\$ 3,883,000	\$ -	\$ -	\$ 16,499,000	\$ 16,499,000
Source of Funds											
TIRZ Funds		-	8,400,000	-	8,133,000	4,483,000	3,883,000	-	-	\$ 16,499,000	\$ 16,499,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 8,400,000	\$ -	\$ 8,133,000	\$ 4,483,000	\$ 3,883,000	\$ -	\$ -	\$ 16,499,000	\$ 16,499,000

*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. MHRA will provide the local match for this project - the project has been approved for Transportation Development Credits - approximately \$6,000,000 will be provided directly to HGAC and the additional \$6,000,000 will be spent on other Transportation projects.

Project:		North Canal Project			City Council District		Key Map:				WBS.:		T-0525	
					Location:	C, H, I	Geo. Ref.:							
					Served:	C, H, I	Neighborhood:							
Description:		Part of North Canal project			Operating and Maintenance Costs: (\$ Thousands)									
						2026	2027	2028	2029	2030	Total			
					Personnel	-	-	-	-	-	\$ -			
					Supplies	-	-	-	-	-	\$ -			
					Svcs. & Chgs.	-	-	-	-	-	\$ -			
Justification:		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			Capital Outlay	-	-	-	-	-	-	\$ -		
					Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
					FTEs									
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	1,250,000	5,000	5,000	5,000	5,000	-	-	-	\$ 10,000	\$ 1,265,000			
4	Construction	-	-	-	-	6,000,000	12,000,000	6,000,000	-	\$ 24,000,000	\$ 24,000,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	11,220	-	-	-	-	-	-	-	\$ -	\$ 11,220			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		11,220	-	-	-	-	-	-	-	\$ -	\$ 11,220			
Total Allocations		\$ 1,261,220	\$ 5,000	\$ 5,000	\$ 5,000	\$ 6,005,000	\$ 12,000,000	\$ 6,000,000	\$ -	\$ 24,010,000	\$ 25,276,220			
Source of Funds														
TIRZ Funds		1,261,220	5,000	5,000	5,000	6,005,000	12,000,000	6,000,000	-	\$ 24,010,000	\$ 25,276,220			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ 1,261,220	\$ 5,000	\$ 5,000	\$ 5,000	\$ 6,005,000	\$ 12,000,000	\$ 6,000,000	\$ -	\$ 24,010,000	\$ 25,276,220			

*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.

Project: Stude Park Improvement				City Council District		Key Map:				WBS.:		T-0526			
				Location:		H		Geo. Ref.:							
				Served:		H		Neighborhood:							
Description:	Conceptual/Framework Plan and Improvement of Playground and some other facilities in Stude Park			Operating and Maintenance Costs: (\$ Thousands)											
					2026	2027	2028	2029	2030	Total					
				Personnel	-	-	-	-	-	\$ -					
				Supplies	-	-	-	-	-	\$ -					
				Svcs. & Chgs.	-	-	-	-	-	\$ -					
Justification:	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.			Capital Outlay	-	-	-	-	-	\$ -					
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
				FTEs											
				Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	7,354	200,000	-	-	-	-	\$ 200,000	\$ 207,354				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	250,000	-	200,000	-	-	-	-	\$ 200,000	\$ 200,000				
4	Construction	-	-	-	-	1,000,000	-	-	-	\$ 1,000,000	\$ 1,000,000				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Allocations		\$ -	\$ 250,000	\$ 7,354	\$ 400,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,400,000	\$ 1,407,354				
Source of Funds															
TIRZ Funds		-	250,000	7,354	400,000	500,000	-	-	-	\$ 900,000	\$ 907,354				
City of Houston		-	-	-	-	500,000	-	-	-	\$ 500,000	\$ 500,000				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ -	\$ 250,000	\$ 7,354	\$ 400,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,400,000	\$ 1,407,354				

*NOTE:

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

Project: Yale and Center Intersection				City Council District		Key Map:		WBS.:		T-0529	
				Location: C		Geo. Ref.:					
				Served: C		Neighborhood:					
Description:	Replace signal and improve pedestrian crossing at Yale Street at Center Street.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Justification:	This intersection has experienced 49 reported vehicle crashes between 2015 and 2017. The crash count for Yale at Center demonstrates the need for intersection improvements through enhanced and more visible signalization. The frequency of accidents for vehicle collision at the intersection are evident with over half of the accidents overlooking the existing stop control measures.			Svcs. & Chgs.	-	-	-
Capital Outlay	-	-	-					-	-	\$ -	
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -	
FTEs											
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	91,187	-	-	-	-	-	-	-	\$ -	\$ 91,187
4	Construction	-	600,000	-	300,000	-	-	-	-	\$ 300,000	\$ 300,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 91,187	\$ 600,000	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 391,187
Source of Funds											
TIRZ Funds		91,187	600,000	-	300,000	-	-	-	-	\$ 300,000	\$ 391,187
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 91,187	\$ 600,000	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 391,187

*NOTE:

This project is funded through an HSIP grant. MHRA completed the design. TXDOT lets the project and does construction. The project may be covered in full by TXDOT - the amount in the construction budget is 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 \$700,000.

Project: Safety Improvements 19th and Beall Area		City Council District		Key Map:				WBS.:	T-0534		
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description:	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.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	These are crash-prone segments of 19th Street, Beall Street, and Bevis Street and lack sidewalks and crosswalks.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	106,011		-	-	-	-	-	-	\$ -	\$ 106,011
4	Construction	-	400,000	85,164	400,000	-	-	-	-	\$ 400,000	\$ 485,164
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations											
		\$ 106,011	\$ 400,000	\$ 85,164	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 591,175
Source of Funds											
TIRZ Funds		106,011	375,000	85,164	375,000	-	-	-	-	\$ 375,000	\$ 566,175
City of Houston		-	25,000	-	25,000	-	-	-	-	\$ 25,000	\$ 25,000
Grants		-		-		-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 106,011	\$ 400,000	\$ 85,164	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 591,175

*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 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 \$1,196,166. The Grant award is \$739,692.

Project:	Safety and Mobility Improvements Waugh, South Heights, Yale and Waughford between the bridge over Memorial and Washington	City Council District		Key Map:			WBS.:	T-0535			
		Location:	H	Geo. Ref.:							
		Served:	H	Neighborhood:							
Description:	Add traffic signals and pavement markings at South Heights and Willia and Waugh and Fegan. Add sidewalks and ramps as needed to improve pedestrian safety in the area. Adjust merge on Waugh and South Heights south of Wilia and Fegan and exit to Memorial drive from Waugh.	Operating and Maintenance Costs: (\$ Thousands)									
			2026	2027	2028	2029	2030	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Justification:	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	-			-	-	-	-	\$ -			
Total	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -			
FTEs								-			
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	82,000	37,358	21,000	-	-	-	-	\$ 21,000	\$ 58,358
4	Construction	-	856,000	-	1,227,685	-	-	-	-	\$ 1,227,685	\$ 1,227,685
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other - compliance	-	41,000	-	41,000	-	-	-	-	\$ 41,000	\$ 41,000
	COH Fee	-	95,000	-	10,026	-	-	-	-	\$ 10,026	\$ 10,026
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	136,000	-	51,026	-	-	-	-	\$ 51,026	\$ 51,026
Total Allocations		\$ -	\$ 1,074,000	\$ 37,358	\$ 1,299,711	\$ -	\$ -	\$ -	\$ -	\$ 1,299,711	\$ 1,337,069
Source of Funds											
TIRZ Funds		-	255,000	37,358	480,711	-	-	-	-	\$ 480,711	\$ 518,069
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	819,000	-	819,000	-	-	-	-	\$ 819,000	\$ 819,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 1,074,000	\$ 37,358	\$ 1,299,711	\$ -	\$ -	\$ -	\$ -	\$ 1,299,711	\$ 1,337,069

*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 \$1,027,685.

Project: Public Facility Evaluation including fire stations, parks, community centers, and multi-service centers		City Council District		Key Map:				WBS.:		T-0536	
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description:	There are several parks and City facilities in or adjacent to the Zone. This project will evaluate the existing conditions and rehabilitation or replacement needs of these facilities.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Justification:	Public parks and public facilities support the quality of life and resilience of an area. The Zone does not currently have adequate detailed information about community needs and the condition of these facilities. The completion of this study will allow MHRA to work with the administration to evaluate potential future projects.			Svcs. & Chgs.	-	-	-
Capital Outlay	-	-	-					-	-	\$ -	
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -	
FTEs											
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	500,000	-	500,000	-	-	-	-	\$ 500,000	\$ 500,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
Source of Funds											
TIRZ Funds		-	500,000	-	500,000	-	-	-	-	\$ 500,000	\$ 500,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000

*NOTE:

Project: Transportation Alternative Area Wide Study				City Council District		Key Map:				WBS.:	T-0538			
				Location:		C, H		Geo. Ref.:						
				Served:		C, H		Neighborhood:						
Description:	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.			Operating and Maintenance Costs: (\$ Thousands)										
					2026	2027	2028	2029	2030	Total				
				Personnel	-	-	-	-	-	\$ -				
				Supplies	-	-	-	-	-	\$ -				
Justification:	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.			Svcs. & Chgs.	-	-	-	-	-	\$ -				
				Capital Outlay	-	-	-	-	-	\$ -				
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
				FTEs						-				
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	575,000	15,874	575,000	-	-	-	-	\$ 575,000	\$ 590,874			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -			
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -			
	Compliance	-	30,000	-	30,000	-	-	-	-	\$ 30,000	\$ 30,000			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	30,000	-	30,000	-	-	-	-	\$ 30,000	\$ 30,000			
Total Allocations		\$ -	\$ 605,000	\$ 15,874	\$ 605,000	\$ -	\$ -	\$ -	\$ -	\$ 605,000	\$ 620,874			
Source of Funds														
TIRZ Funds		-	145,000	15,874	145,000	-	-	-	-	\$ 145,000	\$ 160,874			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	460,000	-	460,000	-	-	-	-	\$ 460,000	\$ 460,000			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ -	\$ 605,000	\$ 15,874	\$ 605,000	\$ -	\$ -	\$ -	\$ -	\$ 605,000	\$ 620,874			

*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.

Project: Full Reconstruction of Remaining Cross Streets from Durham to Shepherd between I-10 and 610 (Phase 3) - including street drainage improvements				City Council District		Key Map:			WBS.:	T-0539		
				Location:		C	Geo. Ref.:					
				Served:		C	Neighborhood:					
Description:	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.			Operating and Maintenance Costs: (\$ Thousands)								
					2026	2027	2028	2029	2030	Total		
				Personnel	-	-	-	-	-	\$ -		
				Supplies	-	-	-	-	-	\$ -		
				Justification:	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.			Svcs. & Chgs.	-	-	-	-
Capital Outlay	-	-	-					-	-	\$ -		
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -		
FTEs										-		
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	100,000	21,154	-	-	-	-	\$ -	\$ -	\$ 21,154	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	500,000	-	2,500,000	-	-	-	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	
4	Construction	-	-	-	-	10,000,000	10,000,000	6,000,000	-	\$ 26,000,000	\$ 26,000,000	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ -	\$ 600,000	\$ 21,154	\$ 2,500,000	\$ 10,000,000	\$ 10,000,000	\$ 6,000,000	\$ -	\$ 28,500,000	\$ 28,521,154	
Source of Funds												
TIRZ Funds		-	600,000	21,154	2,500,000	10,000,000	10,000,000	6,000,000	-	\$ 28,500,000	\$ 28,521,154	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ 600,000	\$ 21,154	\$ 2,500,000	\$ 10,000,000	\$ 10,000,000	\$ 6,000,000	\$ -	\$ 28,500,000	\$ 28,521,154	

*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.

Project: Loraine Cherry White Oak Bayou Connectivity Project				City Council District		Key Map:				WBS.:		T-0540	
				Location: C		Geo. Ref.:							
				Served: C		Neighborhood:							
Description:	Construct sidewalks and crosswalks from Durham to Ella to improve access to transit, White Oak Bayou and Lorraine Cherry Nature Preserve and improve several crossings at intersections including ADA compliant ramps.. All improvements are back of curb with the exception of the pedestrian crossing improvements. This will be an FTA transfer project.			Operating and Maintenance Costs: (\$ Thousands)									
					2026	2027	2028	2029	2030	Total			
				Personnel	-	-	-	-	-	\$ -			
				Supplies	-	-	-	-	-	\$ -			
Justification:	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 Lorraine Nature Center, and the commercial areas on Shepherd, Durham and Ella.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	-	\$ -			
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
				FTEs									
				Fiscal Year Planned Expenses									
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	146,494	-	200,000	-	-	-	-	\$ 200,000	\$ 200,000		
4	Construction	-	-	-	-	1,655,000	-	-	-	\$ 1,655,000	\$ 1,655,000		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other - Compliance	-	-	1,087	-	73,247	-	-	-	\$ 73,247	\$ 74,334		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	1,087	-	73,247	-	-	-	\$ 73,247	\$ 74,334		
Total Allocations		\$ -	\$ 146,494	\$ 1,087	\$ 200,000	\$ 1,728,247	\$ -	\$ -	\$ -	\$ 1,928,247	\$ 1,929,334		
Source of Funds													
TIRZ Funds		-	146,494	1,087	200,000	528,247	-	-	-	\$ 728,247	\$ 729,334		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	1,200,000	-	-	-	\$ 1,200,000	\$ 1,200,000		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ 146,494	\$ 1,087	\$ 200,000	\$ 1,728,247	\$ -	\$ -	\$ -	\$ 1,928,247	\$ 1,929,334		

*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 Strategic Transportation Credit.

Project: White Oak @ Greenleaf				City Council District		Key Map:			WBS.:	T-0541	
				Location: H		Geo. Ref.:					
				Served: H		Neighborhood:					
Description:	Improved Pedestrian and Bicycle Crossing.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Svcs. & Chgs.	-	-	-	-	-	\$ -	
Justification:	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.			Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	23,000	33,690	20,000		-	-	-	\$ 20,000	\$ 53,690
4	Construction	-	239,000		267,000		-	-	-	\$ 267,000	\$ 267,000
5	Equipment	-	-		-		-	-	-	\$ -	\$ -
6	Close-Out	-	-		-		-	-	-	\$ -	\$ -
7	Other - Compliance	-	12,000		12,000		-	-	-	\$ 12,000	\$ 12,000
	COH Charge	-	-	-	26,700	-	-	-	-	\$ 26,700	\$ 26,700
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	12,000	-	38,700	-	-	-	-	\$ 38,700	\$ 38,700
Total Allocations		\$ -	\$ 274,000	\$ 33,690	\$ 325,700	\$ -	\$ -	\$ -	\$ -	\$ 325,700	\$ 359,390
Source of Funds											
TIRZ Funds		-	46,031	33,690	97,731	-	-	-	-	\$ 97,731	\$ 131,421
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	227,969	-	227,969	-	-	-	-	\$ 227,969	\$ 227,969
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 274,000	\$ 33,690	\$ 325,700	\$ -	\$ -	\$ -	\$ -	\$ 325,700	\$ 359,390

*NOTE:

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

Project: Nicholson and MKT Crossing Improvements				City Council District		Key Map:			WBS.:	T-0542	
				Location: D, I		Geo. Ref.:					
				Served: D, I		Neighborhood:		62			
Description:	Crossing improvements and lighting at various locations on the MKT and Nicholson trails.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Nicholson and MKT trails are heavily used trails in the area. Many road crossings are unimproved and do not have adequate lighting contributing to safety issues along the trail.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-		-	350,000		-	-	-	\$ 350,000	\$ 350,000
4	Construction	-	-	-		3,500,000	-	-	-	\$ 3,500,000	\$ 3,500,000
5	Equipment	-	-	-			-	-	-	\$ -	\$ -
6	Close-Out	-	-	-			-	-	-	\$ -	\$ -
7	Other	-	-	-	20,000	100,000	-	-	-	\$ 120,000	\$ 120,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	20,000	100,000	-	-	-	\$ 120,000	\$ 120,000
Total Allocations		\$ -	\$ -	\$ -	\$ 370,000	\$ 3,600,000	\$ -	\$ -	\$ -	\$ 3,970,000	\$ 3,970,000
Source of Funds											
TIRZ Funds		-	-	-	370,000	800,000	-	-	-	\$ 1,170,000	\$ 1,170,000
City of Houston		-	-	-	-	-				\$ -	\$ -
Grants		-	-	-	-	2,800,000			-	\$ 2,800,000	\$ 2,800,000
Other		-	-	-	-	-			-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 370,000	\$ 3,600,000	\$ -	\$ -	\$ -	\$ 3,970,000	\$ 3,970,000

*NOTE:

Project: Congressional District 7 Sidewalk Improvement Project				City Council District		Key Map:			WBS.:	T-0543	
				Location: C		Geo. Ref.:					
				Served: C		Neighborhood:					
Description:	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.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Memorial Heights Redevelopment Authority conducted a sidewalk evaluation and found that almost 25% of sidewalks in and adjacent to the district boundaries were in poor or non-existent condition, and over 40% of sidewalks were less than 5 feet in width. The project will help improve sections that are missing, in poor condition, or are undersized, providing safer paths and encouraging multimodal activity.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	100,000	-	300,000	-	-	-	-	\$ 300,000	\$ 300,000
4	Construction	-	-	-	-	1,800,000	-	-	-	\$ 1,800,000	\$ 1,800,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other - Compliance	-	-	7,550	-	42,500	-	-	-	\$ 42,500	\$ 50,050
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	7,550	-	42,500	-	-	-	\$ 42,500	\$ 50,050
Total Allocations		\$ -	\$ 100,000	\$ 7,550	\$ 300,000	\$ 1,842,500	\$ -	\$ -	\$ -	\$ 2,142,500	\$ 2,150,050
Source of Funds											
TIRZ Funds		-	100,000	7,550	300,000	992,500	-	-	-	\$ 1,292,500	\$ 1,300,050
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	850,000	-	-	-	\$ 850,000	\$ 850,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 100,000	\$ 7,550	\$ 300,000	\$ 1,842,500	\$ -	\$ -	\$ -	\$ 2,142,500	\$ 2,150,050

*NOTE:

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. MHRA has moved funds from T-532 to combine activities for efficiency and best prices for construction. The projects will be combined starting with design.

Project: Westcott Roundabout Greenspace				City Council District		Key Map:			WBS.:	T-0544	
				Location: C		Geo. Ref.:					
				Served: C		Neighborhood:					
Description:	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			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	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	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	20,000	14,416	20,000	-	-	-	-	\$ 20,000	\$ 34,416
4	Construction	-	220,000	-	260,000	-	-	-	-	\$ 260,000	\$ 260,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations											
		\$ -	\$ 240,000	\$ 14,416	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ 280,000	\$ 294,416
Source of Funds											
TIRZ Funds		-	240,000	14,416	280,000	-	-	-	-	\$ 280,000	\$ 294,416
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 240,000	\$ 14,416	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ 280,000	\$ 294,416

*NOTE:

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.

Project: Sidewalk Improvement Project (5310 Grant Application)				City Council District		Key Map:		WBS.:		T-0545	
				Location: C, H		Geo. Ref.:					
				Served: C, H		Neighborhood:					
Description:	This project would continue MHRA's efforts to repair and improve the sidewalk network to enhance access for seniors, the disabled, children, and all residents to transit, schools, commercial areas, and parks.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Sidewalks in and around the zone are in disrepair. MHRA has completed an evaluation of sidewalks in the Shepherd Durham area.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs							-
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	150,000	-	-	-	-	\$ 150,000	\$ 150,000
4	Construction	-	-	-	-	1,300,000	-	-	-	\$ 1,300,000	\$ 1,300,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	Compliance	-	-	-	20,000	100,000	-	-	-	\$ 120,000	\$ 120,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	20,000	100,000	-	-	-	\$ 120,000	\$ 120,000
Total Allocations		\$ -	\$ -	\$ -	\$ 170,000	\$ 1,400,000	\$ -	\$ -	\$ -	\$ 1,570,000	\$ 1,570,000
Source of Funds											
TIRZ Funds		-	-	-	95,000	400,000	-	-	-	\$ 495,000	\$ 495,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	75,000	1,000,000	-	-	-	\$ 1,075,000	\$ 1,075,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 170,000	\$ 1,400,000	\$ -	\$ -	\$ -	\$ 1,570,000	\$ 1,570,000

*NOTE:

Project: Crossing Improvements Westcott				City Council District		Key Map:				WBS.:		T-0546	
				Location: C		Geo. Ref.:							
				Served: C		Neighborhood:							
Description:	Crossing improvements at the Schuler, Washington and Westcott intersection. This improvement would provide a safer crossing for all users.			Operating and Maintenance Costs: (\$ Thousands)									
					2026	2027	2028	2029	2030	Total			
				Personnel	-	-	-	-	-	\$ -			
				Supplies	-	-	-	-	-	\$ -			
				Svcs. & Chgs.	-	-	-	-	-	\$ -			
Justification:	Washington and Westcott are parallel roads with heavy traffic. Many people cross these streets to access businesses and Memorial Park. The attendance zone for the elementary school on the west side of Westcott includes homes on the east side of Washington. Children are crossing the street at Schuler to get to school.			Capital Outlay	-	-	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs									
				Fiscal Year Planned Expenses									
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000		
4	Construction	-	-	-	750,000	-	-	-	-	\$ 750,000	\$ 750,000		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other - Compliance	-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations		\$ -	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000	\$ 800,000		
Source of Funds													
TIRZ Funds		-	-	-	800,000	-	-	-	-	\$ 800,000	\$ 800,000		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000	\$ 800,000		

*NOTE:

Project: Trail Connector Options		City Council District		Key Map:				WBS.:		T-0547	
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description:	Study connector options from Lorraine Cherry Preserve to I-10 near Washington Avenue.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	There are limited north south connections in this area for the public. This work will evaluate possible options.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	85,000	-	-	-	-	\$ 85,000	\$ 85,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-		-	-	-	-	-	-	\$ -	\$ -
4	Construction	-		-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 85,000	\$ -	\$ -	\$ -	\$ -	\$ 85,000	\$ 85,000
Source of Funds											
TIRZ Funds		-	-	-	85,000	-	-	-	-	\$ 85,000	\$ 85,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-		-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 85,000	\$ -	\$ -	\$ -	\$ -	\$ 85,000	\$ 85,000

*NOTE:

Project: Parks				City Council District		Key Map:		WBS.:		T-0548			
				Location:		C						Geo. Ref.:	
				Served:		C						Neighborhood:	
Description:	Study Stude Park/White Oak/Freed Park/Woodland and other nearby parks from a regional perspective on connectivity, utilization of facilities, greenspace and programs and facility improvements.			Operating and Maintenance Costs: (\$ Thousands)									
					2026	2027	2028	2029	2030	Total			
				Personnel	-	-	-	-	-	\$ -			
				Supplies	-	-	-	-	-	\$ -			
Justification:	These parks have not been improved for many years. In order to make the best possible decisions from a regional perspective the facilities need to be evaluated together.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs							-		
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	275,000	-	-	-	-	\$ 275,000	\$ 275,000		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -		
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other#REF!		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations													
		\$ -	\$ -	\$ -	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 275,000		
Source of Funds													
TIRZ Funds		-	-	-	275,000	-	-	-	-	\$ 275,000	\$ 275,000		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ -	\$ -	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 275,000		

*NOTE:

Project: 20th Street				City Council District		Key Map:			WBS.:	T-0549		
				Location:		C	Geo. Ref.:					
				Served:		C	Neighborhood:					
Description:	Basic design, implementation and financing from East TC Jester to I-45.			Operating and Maintenance Costs: (\$ Thousands)								
					2026	2027	2028	2029	2030	Total		
				Personnel	-	-	-	-	-	\$ -		
				Supplies	-	-	-	-	-	\$ -		
Justification:	Various segments in this corridor have different conditions, land uses, and mobility needs. This work will evaluate options and look at phasing and financing options.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							-	
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	150,000	-	-	-	-	\$ 150,000	\$ 150,000	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -	
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000	
Source of Funds												
TIRZ Funds		-	-	-	150,000	-	-	-	-	\$ 150,000	\$ 150,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000	

*NOTE:

Project:		Washington/Center Streets			City Council District		Key Map:				WBS.:		T-0550			
					Location:		C, H		Geo. Ref.:							
					Served:		C, H		Neighborhood:							
Description:		Study implementation, phasing and funding.			Operating and Maintenance Costs: (\$ Thousands)											
						2026	2027	2028	2029	2030	Total					
					Personnel	-	-	-	-	-	\$ -					
					Supplies	-	-	-	-	-	\$ -					
					Svcs. & Chgs.	-	-	-	-	-	\$ -					
					Capital Outlay	-	-	-	-	-	\$ -					
					Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Justification:		The Washington/Center Corridor from Downtown to I-10 is an important mobility corridor and gateway to downtown. The City has just completed a corridor study to evaluate possible design options. This work will evaluate, options, for phasing, funding and partnerships for a future reconstruction project.			FTEs											
					Fiscal Year Planned Expenses											
					Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
					Phase											
					1	Planning	-	-	-	185,000	-	-	-	-	\$ 185,000	\$ 185,000
					2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
					3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -					
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -					
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -					
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -					
		-	-	-	-	-	-	-	-	\$ -	\$ -					
		-	-	-	-	-	-	-	-	\$ -	\$ -					
		-	-	-	-	-	-	-	-	\$ -	\$ -					
		-	-	-	-	-	-	-	-	\$ -	\$ -					
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -					
Total Allocations		\$ -	\$ -	\$ -	\$ 185,000	\$ -	\$ -	\$ -	\$ -	\$ 185,000	\$ 185,000					
Source of Funds																
TIRZ Funds		-	-	-	185,000	-	-	-	-	\$ 185,000	\$ 185,000					
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -					
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -					
Other		-	-	-	-	-	-	-	-	\$ -	\$ -					
Total Funds		\$ -	\$ -	\$ -	\$ 185,000	\$ -	\$ -	\$ -	\$ -	\$ 185,000	\$ 185,000					

*NOTE:

Project:		Washington Center Corridor RR Study			City Council District		Key Map:				WBS.:		T-0551			
					Location:		C, H		Geo. Ref.:							
					Served:		C, H		Neighborhood:							
Description:		Support COH efforts to assess the feasibility of grade separations and other changes to improve mobility and safety in this area. (COH Grant application)			Operating and Maintenance Costs: (\$ Thousands)											
						2026	2027	2028	2029	2030	Total					
					Personnel	-	-	-	-	-	\$ -					
					Supplies	-	-	-	-	-	\$ -					
					Justification:		The Washington/Center Corridor from Downtown to I-10 is an important mobility corridor and gateway to downtown. There are 3 separate tracks that run through this area. Rail traffic causes significant safety issues and traffic delays throughout the corridor.			Svcs. & Chgs.		-		-		\$ -
Capital Outlay		-		-						\$ -						
Total		\$ -		\$ -						\$ -						
FTEs																
Fiscal Year Planned Expenses																
Project Allocation			Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)				
Phase																
1	Planning		-	-	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000				
2	Acquisition		-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design		-	-	-	-	-	-	-	-	\$ -	\$ -				
4	Construction		-	-	-	-	-	-	-	-	\$ -	\$ -				
5	Equipment		-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out		-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
			-	-	-	-	-	-	-	-	\$ -	\$ -				
			-	-	-	-	-	-	-	-	\$ -	\$ -				
			-	-	-	-	-	-	-	-	\$ -	\$ -				
			-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:			-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Allocations			\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000				
Source of Funds																
TIRZ Funds			-	-	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000				
City of Houston			-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants			-	-	-	-	-	-	-	-	\$ -	\$ -				
Other			-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds			\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000				

*NOTE:

Project: Safe Sidewalk Program				City Council District		Key Map:		WBS.:		T-0599	
				Location: C, H		Geo. Ref.:					
				Served: C, H		Neighborhood:					
Description:	Program to improve small sections of sidewalk.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Sidewalk program to improve walkability.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

MHRA Projects

Development	Planning	Design	In Review	Construction	Close Out Activities
T-522B 19th Street Reconstruction (complete reconstruction Nicholson to 20th)	T-526 Stude Park Evaluation and Improvements(Park Vision plan and playground improvements)	T-512A 18th Street Pedestrian Improvements (TIP funded)(FTA Transfer)(Sidewalk and Crossing Improvements Nicholson to 20th)		T-520 Houston Ave. & White Oak reconstruction (Repair of Houston Ave. Parklett)	
T-536 Public Facility Evaluation (Evaluation of Faciities within the Zone)	T-538 Transportation Alternative Study (TASA funded)(Evaluation of Zone and additional areas for Safety and Mobility enhancements)	T-510 Shepherd & Memorial (FTA- Metro Grant) (Sidewalk Crossing and intersection improvements)		T-523B Shepherd Durham Phase 2 (TIP Funded - COH Construction)	T- 521 Little Thicket (Partnership with Parks Department (Park improvements - Playground, trails, pavillion)
T-546 Westcott and Washington - Crossing Improvements	T-549 20th Street Planning and Grant Evaluation	T-525 North Canal (MHRA is a Funding Partner with COH)		T-535 Waugh Feagan Safety Improvements (HSIP Funded - COH Contruction) (Traffic Signals and merge adjustments to improve safety)	T-523 A Shepherd Durham Phase 1 (FHWA Grant)
T-547 Trail Connector Options (COH and Precinct 4 evaluation Project)	T-550 Washington Center Streets Planning and Grant Evaluation	T-539 Shepherd Durham Cross Streets		T-541 White Oak & Greenleaf (HSIP Funded - COH Construction) (New marked crossing to improve safety)	T-529 Yale and Center (HSIP Funded (TXDOT Construction) (New Traffic Signals)
T-548 Regional Parks Concept Evaluation	T-551 Washington and Center Corridor RR Study (Providing Support for City of Houston Grant Application)	T-540 Lorraine Cherry -White Oak Bayou Connectivity (TIP Funded)(FTA Transfer) (Sidewalk and Crossing Improvements Durham to Ella)			T-534 19th and Beall Safety Projet (HSIP Funded - TXDOT Contruction) (Sidewalk improvements on 19th from Durham to Bevis)
		T-543 Zone Wide and District 7 Safety and Sidewalk Improvements (Sidewalk improvements between Durham and TC Jester)			
		T-544 Westcott Roundabout Greenspace (Landscape iimprovements in the Westcott Roundabout)			
		T-542 Nicholson@MKT Crossing Improvements (Grant Funded)			

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
APPROVED CONSTRUCTION CONTRACT CHANGE ORDER LIMITS TRACKING**

Project	Maximum Net Change Order	Maximum Aggregate Change Order	Approved by Board of Directors
Shepherd/Durham Phase 2 [T-0523B]	2%	25%	December 11, 2025

DRAFT



QUIDDITY



White Oak at Greenleaf Safety Improvements

Update (T-0541)

Memorial Heights Redevelopment Authority
HSIP

December 2025

Monthly Discussion Topics

1. Scope – design of sidewalks, ramps, pavement marking, signage and streetlighting at the intersection of White Oak at Greenleaf.
2. Schedule – awaiting project award.
3. Estimated Grant Cost - \$267,000.

Last Month's Accomplishments

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

- ✓ Project was bid by HPW with one other project.
- ✓ Two bids were received on September 25, 2025.
- ✓ Received and review bid tabulation and recommended award to the apparent low bidder (Brizo).

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Assist HPW to transfer project to the construction phase.
- ✓ Provide engineering services for the White Oak at Greenleaf project during construction.

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, HPW, and TGC on the expectations of the project and coordination with the project partners.



Shepherd at Memorial Update (T-0510)

Memorial Heights Redevelopment Authority
Houston Public Works
METRO
Council District C
December 2025

Monthly Discussion Topics

1. Scope – design of signal replacement at Sheperd Drive at Memorial Drive intersection, construction of new sidewalks, ramps, extension of existing bridge, and paving markings to ensure better connectivity.
2. Schedule – Submit updated 60% plans in January 2026.
3. Estimated Project Cost – \$3.6M.

Last Month's Accomplishments

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

- ✓ Received approved work authorization to replace traffic signals in the intersection and add a larger center median.
- ✓ Kicked off Traffic Signal team to begin addressing the added scope.

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Update design plans and estimates with added work and resubmit the 60% package for review.
- ✓ Update utility mapping requests.
- ✓ Coordinate with structural team on added elements on the existing bridge.
- ✓ Continue coordination of proposed improvements along Shepherd Drive with St. Thomas High School.

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.

INFRASTRUCTURE REIMBURSEMENT AGREEMENT

THIS INFRASTRUCTURE REIMBURSEMENT AGREEMENT (“Agreement”) is entered into as of the date of the City’s countersignature below (“Effective Date”), between the **CITY OF HOUSTON, TEXAS** (“City”), a Texas home-rule city principally situated in Harris County, and the **MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY** (“Authority”), a local government corporation created pursuant to Chapter 431, Subchapter C, Texas Transportation Code.

1. This Agreement is being executed in connection with City’s contribution of funds for roadway and pedestrian improvements on Shepherd Drive between Dickson Street and Memorial Drive, as described below (the “Project”), undertaken pursuant to and in accordance with the Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Five, City of Houston, Texas (the “Zone”) approved by the City Council of the City by Ordinance No. 2018-1022, passed and adopted on December 19, 2018. The Authority shall be responsible for designing and constructing, including hiring the necessary contractor(s), to undertake the Project in accordance with the following Scope of Work:
 - Replacement of the existing ramps, crosswalks, and other pedestrian safety improvements within the intersection of Shepherd Drive and Memorial drive (the “Intersection”);
 - Installation of new sidewalks connecting adjacent METRO bus stop pads to the crossing locations in the Intersection;
 - Installation of a pedestrian structure over Memorial Drive adjacent to the east side of the roadway for Shepherd Drive that connects to the pedestrian bridge mounted under the Shepherd bridge;
 - Replacement and modification of the existing traffic signal poles, arms, and other facilities to meet current City of Houston standards;
 - Installation of a raised center median to better channel traffic movement through the Intersection;
 - Installation of a raised median and pedestrian refuge on the south end of the intersection to better channel traffic movement entering the Intersection and to provide refuge space for pedestrians crossing the south side of the Intersection;
 - Milling of the existing pavement surface and the installation of an overlay to improve pavement conditions extending at grade from the southern edge of Dickson Street to the southern edge of Memorial Drive, but excluding the bridge over memorial Drive, Buffalo Bayou, and Kirby Drive;
 - In conjunction with the pavement resurfacing, new pavement markings will be installed; and
 - Installation of new signage.

2. Upon completion of the Project, the City shall reimburse the Authority for a portion of the total Project cost in an amount not to exceed \$ _____ on the basis of Project invoices submitted by the Authority and approved by the Houston Public Works Director or his designee (“Director”), showing the work performed on the Project and corresponding itemized actual costs or expenses of that work. The City shall submit reimbursement to the Authority at its address for notices within 30 days of receipt of an approved invoice.
3. The total amount paid by the City to the Authority for the City’s portion of the total Project cost under this Agreement shall not exceed the total cumulative amount of \$ _____, and City shall have no obligation to pay more than such amount. The Authority recognizes that, under Sections 19 and 19a of the City’s Charter and Article XI, Section 5 of the Texas Constitution, the City may not obligate itself by contract to pay more money than the amount the City Council appropriates; and the Authority further recognizes that the City Council has appropriated and allocated only \$ _____ to the Authority for a portion of the total Project cost under this Agreement. The City’s obligation to the Authority under this Agreement shall not exceed \$ _____, unless both of the following events occur: (a) the City Council makes further appropriations for this Agreement, and (b) the City issues a duly authorized amendment to this Agreement prior to its termination.
4. Addresses for notice shall be as follows:

City:

Houston Public Works Director
City of Houston, Texas
P.O. Box 1562
Houston, Texas 77002

Authority:

Memorial-Heights Redevelopment Authority
c/o SKLaw
Attention: John Kuhl
1330 Post Oak Blvd., Suite 2650
Houston, Texas 77056

5. **THE AUTHORITY SHALL (AND SHALL CAUSE ITS CONTRACTOR TO) AGREE TO AND RELEASE THE CITY, ITS AGENTS, EMPLOYEES, OFFICERS, AND LEGAL REPRESENTATIVES (COLLECTIVELY THE “CITY”) FROM ALL LIABILITY FOR INJURY, DEATH, DAMAGE, OR LOSS TO PERSONS OR PROPERTY SUSTAINED IN CONNECTION WITH OR INCIDENTAL TO PERFORMANCE UNDER THIS AGREEMENT, EVEN IF THE INJURY, DEATH, DAMAGE, OR LOSS IS CAUSED BY THE CITY’S SOLE OR CONCURRENT NEGLIGENCE AND/OR THE CITY’S STRICT PRODUCTS LIABILITY OR STRICT STATUTORY LIABILITY. THE AUTHORITY HEREBY COVENANTS AND AGREES NOT TO SUE THE CITY FOR ANY CLAIMS, DEMANDS, OR CAUSES OF ACTION DIRECTLY OR INDIRECTLY RELATED TO ITS RELEASE UNDER THIS SECTION. FOR THE AVOIDANCE OF DOUBT, THIS COVENANT NOT TO SUE DOES NOT APPLY TO CLAIMS FOR BREACH OF THIS AGREEMENT.**

6. The requirements and terms of the City of Houston's Zero Tolerance Policy for Human Trafficking and Related Activities, as set forth in Executive Order 1-56, as revised from time to time, are incorporated into this Agreement for all purposes. The Authority has reviewed Executive Order 1-56, as revised, and shall comply with its terms and conditions as they are set out at the time of this Agreement's effective date. The Authority shall notify the City's Chief Procurement Officer, City Attorney, and the City's Chief Economic Development Officer ("CEDO") of any information regarding possible violation by the Authority or its contractors or subcontractors providing services or goods under this Agreement within 7 days of the Authority becoming aware of or having a reasonable belief that such violations may have occurred, have occurred, or are reasonably likely to occur.
7. The Director or the CEDO may terminate this Agreement at any time upon thirty (30) days' notice in writing to Authority.
8. This Agreement shall expire on November 30, 2030, or when terminated by the Director or CEDO, whichever comes first.
9. This Agreement, as well as any written specifications, statement of work, work write-up, other project plan, or any mutually agreed written amendments hereto contain all the agreements between the Parties relating to the subject matter hereof and are the full and final expression of the agreement between the parties.
10. This Agreement may be executed in multiple copies, each of which shall be an original.

[The rest of this page left blank intentionally.]

APPROVED:

**MEMORIAL-HEIGHTS
REDEVELOPMENT AUTHORITY**

Sherry Weesner, President

Date: _____, 2025

DRAFT

APPROVED:

CITY OF HOUSTON

John Whitmire
Mayor of the City of Houston

ATTEST:

Pat Jefferson Daniel
City Secretary

APPROVED AND RECOMMENDED:

Randy Macchi
Director, Houston Public Works

COUNTERSIGNED

Chris Hollins
City Controller

CHANGE ORDER NO. 001
DATE: December 2, 2025

Project: Little Thicket Park

Quiddity Job No.: 14760-0026-01

Owner: Memorial Heights Redevelopment Authority

Contractor: Landscape Art, Inc.

Description of Changes: Repairs to the sign wall at Houston Avenue and White Oak Drive and striping at the intersection of Waverly St. at the MKT Trail.

Reason for Changes: Repair work due to a traffic accident and additional striping at the intersections above are being added to the contract via change order.

Summary of Changes:

	PRICE	TIME
Original Contract:	\$965,398.18	180 Calendar Days
Net previous change(s):	\$0.00	0 Calendar Days
Contract prior to this change order:	\$965,398.18	180 Calendar Days
Net increase from this change order:	\$28,130.00	180 Calendar Days
Revised Contract Amount:	\$993,528.18	360 Calendar Days
Cumulative % Change in Contract:	2.91 %	100.00 %
Substantial Completion Date:	Original: August 23, 2025	Revised: February 19, 2026
Final Completion Date:	30 Calendar Days from Substantial Completion Date	

APPROVED BY:

Memorial Heights Redevelopment Authority



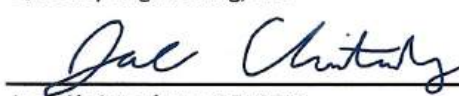
Representative

12/2/2025

Date

RECOMMENDED BY:

Quiddity Engineering, LLC



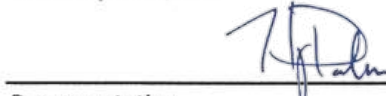
Jack Christenbury, PE, CCM

12/2/25

Date

ACCEPTED BY:

Landscape Art, Inc.



Representative

12/05/2025

Date

Enclosures: Attachment No. 001

K:\14760\14760-0026-01 Little Thicket Park Improvements\3 Construction Phase\Change Orders



Waugh Safety Improvements (T-0535) Update

Memorial Heights Redevelopment Authority
Houston Public Works
Council District H

December 2025

Monthly Discussion Topics

1. Scope – installation 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 and signing.
2. Schedule – Project bidding November 7, 2025.
3. Estimated Grant Cost - \$886,231.

Last Month's Accomplishments

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

- ✓ Completed collection topographic and boundary survey data along Willa Street east of S. Heights Boulevard.
- ✓ Prepared plans for the extension of sidewalk to Spotts Park and submitted for approval.
- ✓ Coordinated with HPW on the addition of the sidewalk to the Waugh plans and submittal to TxDOT for approval.
- ✓ HPW and TxDOT are coordinating with TGC on documenting the addition in the environmental documents.

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Coordinate with HPW to move project into the construction phase.
- ✓ Provide engineering services for the Waugh Safety project during construction.

Unforeseens, Corrective Plans of Action, and Lessons Learned

What challenges are we working to overcome?

- ✓ None.

External Assistance Required

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

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



Shepherd-Durham Remaining Cross Streets (T-0539) Design Concept Report (DCR)

Memorial Heights Redevelopment Authority
Houston Public Works

December 2025

Project Overview

1. Scope – prepare the Design Concept Report (DCR) for the remaining cross streets between Shepherd and Durham (West 28th, West 27th, West 26th, West 25th, West 23rd, West 22nd, West 21st, West 17th, West 13th, and Laird)
2. Schedule – Final DCR in Spring 2026
3. Design Cost - \$231,037.50

Last Month's Accomplishments

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

- ✓ Received approved work authorization to begin the Design Concept Report process.
- ✓ Submitted the DCR Intake form to HPW.
- ✓ Contacted private utilities to request updated mapping and planned improvements.
- ✓ Reviewed topographic survey plan with survey team.

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Formally kick off the topographic and boundary survey efforts.
- ✓ Coordinate with HPW on approval of the DCR Intake form and need for a formal Design Concept Report.
- ✓ Begin preparation of updated construction cost estimates for the proposed improvements.

Unforeseens, Corrective Plans of Action, and Lessons Learned

What challenges are we working to overcome?

- ✓ None at this time.

External Assistance Required

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

- ✓ Continued support from MHRA as the project advances towards design.



Lorraine Cherry/White Oak Bayou Connectivity (T-0540) Update

Memorial Heights Redevelopment Authority
Grant Funding

December 2025

Monthly Discussion Topics

1. Scope – Construct new sidewalks and crosswalks along the north side of West 11th Street from Durham to Ella to improve mobility and safety.
2. Schedule – Complete design by Fall 2026.
3. Estimated Construction Cost - \$1,655,000.

Last Month's Accomplishments

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

- ✓ Kicked off surveyor to complete topographic survey work.
- ✓ Met with TIRZ 12 on December 3, 2025 to coordinate efforts at Ella Boulevard.

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Complete topographic surveying field work.
- ✓ Contact private utilities for mapping of existing utilities and planned improvements.
- ✓ Begin detailed final design.

Unforeseens, Corrective Plans of Action, and Lessons Learned

What challenges are we working to overcome?

- ✓ None.

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.

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

Project No. T-542

The Goodman Corporation Work Authorization No. 26 – Project Initiation Services for Nicholson and MKT Trail Improvements

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

This WORK AUTHORIZATION consists of the following:

- 1.0 PROJECT DESCRIPTION: The CONSULTANT shall support MHRA in initiating the Nicholson and MKT Trail Improvements Project.
- 2.0 SCOPE OF SERVICES: The CONSULTANT shall provide the services as outlined in the scope of services below.
- 3.0 FEE AND PAYMENT: The CONSULTANT shall complete the tasks in this WORK AUTHORIZATION on a time and materials basis not to exceed \$37,500. If tasks or subtasks are determined not to be necessary, TGC will not perform or invoice those services.
- 4.0 PROJECT SCHEDULE: The schedule for this work is anticipated to be completed by May 2026.

IN WITNESS WHEREOF, the parties have executed this TASK ORDER as of December 11, 2025.

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:

By: _____

Name: _____

Title: _____

THE GOODMAN CORPORATION

By:  _____

Name: Jim Webb, AICP, ENV SP

Title: Chief Executive Officer

**Project Initiation Services for Nicholson and MKT Trail Improvements
for
Memorial Height Redevelopment Authority (TIRZ No. 5)
November 2025**

TGC is pleased to submit this task order to provide project initiation services for the Nicholson and MKT Trail Improvements Project. This project recently was awarded \$3,426,400 in funding through the Texas Department of Transportation.

This work order will allow TGC to complete project initiation activities associated with the project and navigating the process associated with TxDOT grant agreements or a FTA transfer.

Task 1: Project Initiation

Description:

Path 1 (FTA):

1. Coordinate with TxDOT Houston District re: the ability to transfer funds
2. If possible, coordinate with TxDOT and H-GAC on the transfer process, develop a budget in TrAMS, complete the associated environmental documentation, and execute the grant.
3. Identify a project implementation strategy, in consultation with the Authority, related to design, construction, and construction phase services.

Path 2 (TxDOT):

4. If not possible to transfer the funds, TGC will coordinate with TxDOT to complete the AFA intake documentation, SPA form, and other required materials towards receiving a draft AFA. TGC will assist in the development and review of the AFA and route it locally for execution.
5. Develop trade off analysis and identify preferred alternative with MHRA staff. If the funds stay with TxDOT, TGC will complete the environmental documentation via a separate task order, post-AFA, due to how the TxDOT project development process works.
6. Identify a project implementation strategy, in consultation with the Authority, related to design, construction, and construction phase services.

Deliverables: Executed grant agreement with FTA or TxDOT.

Project Budget

Payments will be made based on the hours accrued and submitted on a monthly basis. Monthly invoices, including progress reports, will be provided with hours and activities. The hourly rates are inclusive of all reasonable direct and indirect costs (Houston-region travel, overhead, and printing). These rates are effective as of January 2026 and are subject to annual revision in January 2027.

Task	Description	Cost
1	Project Initiation	\$37,500
	Total Authorized	\$37,500

The Goodman Corporation	
Rate Category	2026 Hourly Rate
Admin I	\$101.11
Associate I	\$109.52
Associate II	\$122.71
Associate III	\$151.71
Senior Associate I	\$161.89
Senior Associate II	\$180.86
Senior Associate III	\$206.55
Principal I	\$222.44
Principal II	\$262.16
Principal III	\$310.90
Engineer Associate I	\$109.52
Engineer Associate II	\$126.41
Engineer Associate III	\$155.95
Engineer Senior Associate I	\$168.91
Engineer Senior Associate II	\$189.66
Engineer Senior Associate III	\$210.71
Engineer Principal I	\$227.53
Engineer Principal II	\$269.95
Engineer Principal III	\$328.72



Westcott Roundabout Update

Memorial Heights Redevelopment Authority

December 2025

Project Overview:

1. Scope – design of landscaping improvements for the greenspace within the Westcott Roundabout at Washington Ave.
2. Schedule – HOLDING
3. Project Cost - \$100,000

Last Month's Accomplishments

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

- ✓ Continued to reach out to potential bidders.
- ✓ Coordination with Greystar on the start of construction.

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Secure a contractor.
- ✓ Transfer project to the construction phase.

Unforeseens, Corrective Plans of Action, and Lessons Learned

What challenges are we working to overcome?

- ✓ We did not expect that no one would bid the project.
- ✓ The size and content of the project may have deterred some smaller contractors who perform similar work, but cannot secure bonding.

External Assistance Required

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

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

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

Project No. T-0544 – Westcott Roundabout Greenspace Project

Work Authorization No. 3 – 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 landscape improvements within the Westcott Roundabout at Washington Avenue.
- 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 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 \$24,740.00.

Basic Services – Construction Phase	\$6,900.00
Basic Services – Construction Management	\$14,870.00
Reimbursable Expenses	\$2,970.00
Total	\$24,740.00

- 4.0 PROJECT SCHEDULE: This work will require two (2) 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: Matt Kainer, P.E.

Title: Construction Manager

ATTEST: 

October 16, 2025

Ms. Sherry Weesner
President
Memorial Heights Redevelopment Authority/ TIRZ No. 5
1330 Post Oak Boulevard, Suite 2650
Houston, TX 77056

Re: Westcott Roundabout Greenspace Project (T-0544)
Proposal for Professional Services for Construction Phase and Construction Management Services
Houston, Texas

Dear Sherry:

Quiddity Engineering, LLC (QE) appreciates the opportunity to present this proposal for construction phase and construction management services in connection with the Westcott Roundabout Greenspace project for Memorial Heights Redevelopment Authority (MHRA)/TIRZ No. 5.

The project understanding and scope of work detailed below 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 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. 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 (4 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.

2. 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

3. 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

4. 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 the plan set entitled Westcott Roundabout Landscape, dated September 26, 2025 prepared by M2L Associates. 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.



T-0544 Westcott Roundabout Greenspace WA#3

Page 4

October 16, 2025

Schedule

The work proposed will require approximately two (2) months to complete.

Proposed Fee

QE is requesting an hourly not to exceed fee of **\$24,740.00** for the services described in this proposal.

Special Considerations

This proposal is based on the following special considerations:

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

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

Sincerely,

A handwritten signature in blue ink that reads "Erin E. Williford".

Erin E. Williford, P.E.
Client Manager

A handwritten signature in blue ink that reads "Matt Kainer".

Matt Kainer, P.E.
Senior Project Manager

Attachments

K:\14760\14760-0001-00 MHRA WA1\Project Management\Job Setup\T-0544 Westcott Roundabout\WA3 - Construction\2_2025.10.16_MHRA Westcott Construction Proposal.docx


		Practice Leader	PEV	PEIV	PEIII	PEI	DEII	Construction MIII	Project Rep III	Project Rep II	Admin III		Sub-Total	Sub Cons.	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$295.00	\$290.00	\$265.00	\$235.00	\$180.00	\$155.00	\$170.00	\$120.00	\$100.00	\$125.00						
BASIC SERVICES																	
Task 300 - Construction Phase Services (2 Months)																	
1	Project Management and Administration		8								2		\$2,570			\$0.00	\$2,570.00
2	Submittal Review		2			4	4						\$1,920			\$0.00	\$1,920.00
3	RFI Review		2			2	2						\$1,250			\$0.00	\$1,250.00
4	Pay Estimate Review		4										\$1,160			\$0.00	\$1,160.00
Task 600 - Field Project Representation																	
1	Field Project Representation - Inspector								60				\$7,200			\$0.00	\$7,200.00
2	Field Project Representation - Engineer		8					30					\$7,420			\$0.00	\$7,420.00
3	Field Project Representation - Admin										2		\$250			\$0.00	\$250.00
Task 800 - Reimbursable Expenses																	
1	Construction Materials Testing													\$2,000.00		\$2,160.00	\$2,160.00
2	Repro/Mileage/Civcast/Kahua Expenses													\$750.00		\$810.00	\$810.00
3	Drone Photography															\$0.00	\$0.00
	Hours Subtotal	0	24	0	0	6	6	30	60	0	4						
SUBTOTAL BASIC SERVICES		\$ -	\$ 6,960	\$ -	\$ -	\$ 1,080	\$ 930	\$ 5,100	\$ 7,200	\$ -	\$ 500		\$21,770	\$2,750.00	\$0.00	\$2,970.00	\$24,740.00

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

Project No. T-XXX

The Goodman Corporation Work Authorization No. 24 – Project Planning Services for 20th Street Reconstruction

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

This WORK AUTHORIZATION consists of the following:

- 1.0 PROJECT DESCRIPTION: The CONSULTANT shall support MHRA completing project planning activities for the reconstruction of 20th Street.
- 2.0 SCOPE OF SERVICES: The CONSULTANT shall provide the services as outlined in the scope of services below.
- 3.0 FEE AND PAYMENT: The CONSULTANT shall complete the tasks in this WORK AUTHORIZATION on a lump sum percentage of completion basis not to exceed \$127,811. If tasks or subtasks are determined not to be necessary, TGC will not perform or invoice those services.
- 4.0 PROJECT SCHEDULE: The schedule for this work is anticipated to be completed by May 2026.

IN WITNESS WHEREOF, the parties have executed this TASK ORDER as of October 23, 2025.

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:

By: _____

Name: _____

Title: _____

THE GOODMAN CORPORATION

By:  _____

Name: Jim Webb, AICP, ENV SP

Title: Chief Executive Officer

**Project Planning Services for 20th Street Reconstruction
for
Memorial Height Redevelopment Authority (TIRZ No. 5)
October 2025**

The Goodman Corporation is pleased to submit this task order to provide project planning services related to the reconstruction of 20th Street from TC Jester to IH-45. The purpose of this analysis is to identify the following, utilizing precedent information from previous study efforts:

- Define project purpose and need
- Summarize and present various alternatives for reconstruction
- Summarize and present estimated full turnkey costs for reconstruction (detail design, construction, CE&I, administration, management)
- Quantify and summarize project benefits based on current USDOT criteria
- Identify phasing and recommendations, focusing on feasibility (drainage, traffic function), fundability (benefits, costs) and economic development potential
- Identify project timelines and funding strategy

Task 1: 20th Street

Description:

1. Review precedent documentation and compile reconstruction options for consideration; identify factors which will impact the BCA including roadway capacity, intersection design, new signalization, and multimodal/transit access; develop purpose and need statement
2. Develop trade off analysis and identify preferred alternative with MHRA staff
3. Review and extrapolate opinions of probable construction cost to accommodate entire length of the project; develop cost by logical sections to accommodate future phasing discussions
4. Identify potential for future TIRZ benefit based on current land uses and potential for future redevelopment supported by the infrastructure project
5. Complete safety, state of good repair, and other USDOT benefits metrics, identifying a no-build and build condition
6. For congestion, to reduce cost, TGC will utilize the regional model to identify the five most congested intersections. Utilizing engineering judgement and the precedent materials, TGC will develop delay mitigations for those intersections and process it in SYNCHRO to identify and quantify congestion benefits. will include the collection of turning movement counts. TGC will assume other intersections will operate, from a delay perspective, largely as they do today.
7. Identify phasing options based on factors noted above
8. Develop funding and implementation strategy
9. Identify tentative project schedule

Deliverables: Grant readiness document and executive summary which packages and describes the information above

Project Budget

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

Task	Description	Cost
1.1	Background Research	\$8,783
1.2	Preferred Alternative Definition	\$6,376
1.3	Costing	\$17,117
1.4	Economic and Land Use Benefits	\$10,813
1.5	USDOT Benefits (Less Congestion)	\$38,170
1.6	Congestion Benefit and Analysis	\$31,128
1.7	Phasing Plan	\$5,283
1.8	Funding and Implementation	\$6,336
1.9	Future Schedule Development	\$3,806
Total Authorized		\$127,811

Level of Effort

MRA131												
Category	Category Rate	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Task 8	Task 9	General ODC	Totals
Admin I	\$98.18											
Associate I	\$106.36											
Associate II	\$119.16											
Associate III	\$147.31	16	16	8	8	44	44	4	4	4		\$21,802
Senior Associate I	\$158.88											
Senior Associate II	\$180.01											
Senior Associate III	\$200.53	20	8	40	36		4	4	8	4		\$24,866
Principal I	\$215.96								8			\$1,728
Principal II	\$254.52						20					\$5,090
Principal III	\$301.88	8	8	4	8	100	22	4	8	8		\$51,320
Engineer Associate I	\$106.36											
Engineer Associate II	\$122.71											
Engineer Associate III	\$151.40						80					\$12,112
Engineer Senior Associate I	\$167.75			40				16				\$9,394
Engineer Senior Associate II	\$184.10											
Engineer Senior Associate III	\$204.54											
Engineer Principal I	\$220.89											
Engineer Principal II	\$261.85											
Engineer Principal III	\$319.15											
Staff Hours By Task		44	32	92	52	144	170	28	28	16	606	\$126,311
Subtotals												
Subtotal: Staff Expense		\$8,783	\$6,376	\$17,117	\$10,813	\$36,670	\$31,128	\$5,283	\$6,336	\$3,806		\$126,311
Subtotal: Other Direct Expenses						\$1,500						\$1,500
Subtotal: Sub-Contractor												
Totals		\$8,783	\$6,376	\$17,117	\$10,813	\$38,170	\$31,128	\$5,283	\$6,336	\$3,806		\$127,811

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

Project No. T-XXX

The Goodman Corporation Work Authorization No. 25 – Project Planning Services for Washington and Center Streets Reconstruction

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

This WORK AUTHORIZATION consists of the following:

- 1.0 PROJECT DESCRIPTION: The CONSULTANT shall support MHRA completing project planning activities for the reconstruction of Washington and Center Streets.
- 2.0 SCOPE OF SERVICES: The CONSULTANT shall provide the services as outlined in the scope of services below.
- 3.0 FEE AND PAYMENT: The CONSULTANT shall complete the tasks in this WORK AUTHORIZATION on a lump sum percentage of completion basis not to exceed \$169,355. If tasks or subtasks are determined not to be necessary, TGC will not perform or invoice those services.
- 4.0 PROJECT SCHEDULE: The schedule for this work is anticipated to be completed by May 2026.

IN WITNESS WHEREOF, the parties have executed this TASK ORDER as of October 23, 2025.

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:

By: _____

Name: _____

Title: _____

THE GOODMAN CORPORATION

By:  _____

Name: Jim Webb, AICP, ENV SP

Title: Chief Executive Officer

**Project Planning Services for Washington and Center Streets Reconstruction
for
Memorial Height Redevelopment Authority (TIRZ No. 5)
October 2025**

The Goodman Corporation is pleased to submit this task order to provide project planning services related to the reconstruction of Washington and Center Streets from IH-10 to Bagby Street to include Westcott Street. The purpose of this analysis is to identify the following, utilizing precedent information from previous study efforts:

- Define project purpose and need
- Summarize and present various alternatives for reconstruction
- Summarize and present estimated full turnkey costs for reconstruction (detail design, construction, CE&I, administration, management)
- Quantify and summarize project benefits based on current USDOT criteria
- Identify phasing and recommendations, focusing on feasibility (drainage, traffic function), fundability (benefits, costs) and economic development potential
- Identify project timelines and funding strategy

Task 1: Washington and Center Streets Reconstruction Street

Description:

1. Review precedent documentation and compile reconstruction options for consideration; identify factors which will impact the BCA including roadway capacity, intersection design, new signalization, and multimodal/transit access; develop purpose and need statement
2. Develop trade off analysis and identify preferred alternative with MHRA staff
3. Review and extrapolate opinions of probable construction cost to accommodate entire length of the project; develop cost by logical sections to accommodate future phasing discussions
4. Identify potential for future TIRZ benefit based on current land uses and potential for future redevelopment supported by the infrastructure project
5. Complete safety, state of good repair, and other USDOT benefits metrics, identifying a no-build and build condition
6. For congestion, to reduce cost, TGC will utilize the regional model to identify the 10 most congested intersections. Utilizing engineering judgement and the precedent materials, TGC will develop delay mitigations for those intersections and process it in SYNCHRO to identify and quantify congestion benefits. will include the collection of turning movement counts. TGC will assume other intersections will operate, from a delay perspective, largely as they do today.
7. Identify phasing options based on factors noted above
8. Develop funding and implementation strategy

9. Identify tentative project schedule

Deliverables: Grant readiness document and executive summary which packages and describes the information above

Project Budget

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

Task	Description	Cost
1.1	Background Research	\$9,372
1.2	Preferred Alternative Definition	\$7,980
1.3	Costing	\$20,472
1.4	Economic and Land Use Benefits	\$17,238
1.5	USDOT Benefits (Less Congestion)	\$42,707
1.6	Congestion Benefit and Analysis	\$54,952
1.7	Phasing Plan	\$6,490
1.8	Funding and Implementation	\$6,336
1.9	Future Schedule Development	\$3,806
Total Authorized		\$169,355

Level of Effort

MRA132												
Category	Category Rate	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Task 8	Task 9	General ODC	Totals
Admin I	\$98.18											
Associate I	\$106.36											
Associate II	\$119.16											
Associate III	\$147.31	20	16	8	8	44	44	4	4	4		\$22,391
Senior Associate I	\$158.88											
Senior Associate II	\$180.01											
Senior Associate III	\$200.53	20	16	40	56		4	4	8	4		\$30,481
Principal I	\$215.96								8			\$1,728
Principal II	\$254.52						40					\$10,181
Principal III	\$301.88	8	8	4	16	120	34	8	8	8		\$64,602
Engineer Associate I	\$106.36											
Engineer Associate II	\$122.71											
Engineer Associate III	\$151.40						160					\$24,224
Engineer Senior Associate I	\$167.75			60				16				\$12,749
Engineer Senior Associate II	\$184.10											
Engineer Senior Associate III	\$204.54											
Engineer Principal I	\$220.89											
Engineer Principal II	\$261.85											
Engineer Principal III	\$319.15											
Staff Hours By Task		48	40	112	80	164	282	32	28	16	802	\$166,355
Subtotals												
Subtotal: Staff Expense		\$9,372	\$7,980	\$20,472	\$17,238	\$42,707	\$51,952	\$6,490	\$6,336	\$3,806		\$166,355
Subtotal: Other Direct Expenses							\$3,000					\$3,000
Subtotal: Sub-Contractor												
Totals		\$9,372	\$7,980	\$20,472	\$17,238	\$42,707	\$54,952	\$6,490	\$6,336	\$3,806		\$169,355



Safety/Mobility Projects Update

Memorial Heights Redevelopment Authority

December 2025

Grant Funded
Safety Improvement Projects

Yale & Center (T-0529)

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: Originally anticipated July 2024. Construction started in April 2025.
- ✓ Contractor has completed the installation of proposed improvements, including the electrical service, and the new traffic signals are activated.
- ✓ HPW has completed their Substantial Completion inspection and provided their punchlist for the contractor to address.
- ✓ Contractor has installed the wrong battery back up unit for the traffic signal controller and will replace the unit in January 2026.
- ✓ TxDOT has ordered the TDLR (ADA Accessibility) inspection.

West 19th and Beall (T-0534)

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, 2025, at this project location.
- ✓ The punch list walk with HPW has been requested.
- ✓ Continue coordination with TxDOT and Garret Shields to assist in close out.

Heights/MKT Bike/Ped Safety

Project Sponsor: MHRA

- ✓ Installation of various bike/ped improvements across the Zone.
- ✓ Construction complete.
- ✓ Coordinating with HPW on formal final acceptance.

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

Project No. T-XXX

The Goodman Corporation Work Authorization No. 27 – Nicholson Trail Extension Grant Application

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

This WORK AUTHORIZATION consists of the following:

- 1.0 PROJECT DESCRIPTION: The CONSULTANT shall support MHRA in developing an application for the H-GAC TA Call for Projects, for the Nicholson Trail Extension Project.
- 2.0 SCOPE OF SERVICES: The CONSULTANT shall provide the services as outlined in the scope of services below.
- 3.0 FEE AND PAYMENT: The CONSULTANT shall complete the tasks in this WORK AUTHORIZATION on a time and materials basis not to exceed \$52,224. If tasks or subtasks are determined not to be necessary, TGC will not perform or invoice those services.
- 4.0 PROJECT SCHEDULE: The schedule for this work is anticipated to be completed by October 2026.

IN WITNESS WHEREOF, the parties have executed this TASK ORDER as of December 11, 2025.

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:

By: _____

Name: _____

Title: _____

THE GOODMAN CORPORATION

By:  _____

Name: Jim Webb, AICP, ENV SP

Title: Chief Executive Officer

Memorial Heights Redevelopment Authority Nicholson Trail Extension Grant Application

December 2025

The Memorial Heights Redevelopment Authority, is interested in submitting an application through the Houston-Galveston Area Council's (H-GAC) Transportation Alternatives Program for the extension of the Nicholson Trail. This scope of work will allow TGC to develop a project scope and cost estimate and for TGC to develop and submit a grant application through the program. It is anticipated that statements of project interest must be submitted by December 12, 2025 with planning factors and benefit-cost analysis due through August 2026.

In addition to addressing the evaluation criteria in a narrative format, a benefit-cost analysis (BCA) will be required. The BCA will need to follow United States Department of Transportation (USDOT) criteria and will identify the project's benefits (health, safety, mode shift, etc.) compared to the project's costs. The BCA will be evaluated and scored by H-GAC in relation to other projects submitted.

Services included in this scope are the following:

- Refine the project scope and cost estimate.
- Development and submission of a Statement of Project Interest.
- Development and submission of the project's evaluation criteria.
- Development and submission of the BCA.
- Completion of project schedule and budget spreadsheets to allow for benefits and costs to be reflected and discounted (based on the utilization of a standardized year of expenditure) commensurate with all projects submitted.

Project Budget

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

Task	Description	Cost
1	Project Scope and Cost Refinement	\$11,731
2	Development and Submission of Project Evaluation Criteria	\$15,457
3	Development and Submission of Benefit-Cost Analysis	\$25,037
	Total Authorized	\$52,224

Level of Effort

MRA134					
Category	Category Rate	Task 1	Task 2	Task 3	Totals
Admin I	\$101.11				
Associate I	\$109.52				
Associate II	\$122.71				
Associate III	\$151.71		80	80	\$24,217
Senior Associate I	\$161.89				
Senior Associate II	\$180.86				
Senior Associate III	\$206.55				
Principal I	\$222.44		4		\$890
Principal II	\$262.16			16	\$4,195
Principal III	\$310.90	16	8	28	\$16,167
Engineer Associate I	\$109.52				
Engineer Associate II	\$126.41				
Engineer Associate III	\$155.95				
Engineer Senior Associate I	\$168.91	40			\$6,756
Engineer Senior Associate II	\$189.66				
Engineer Senior Associate III	\$210.71				
Engineer Principal I	\$227.53				
Engineer Principal II	\$269.95				
Engineer Principal III	\$328.72				
Staff Hours By Task		56	92	124	\$52,224
Subtotals					
Subtotal: Staff Expense		\$11,731	\$15,457	\$25,037	\$52,224
Subtotal: Other Direct Expenses					
Totals		\$11,731	\$15,457	\$25,037	\$52,224

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

Project No. T-XXX

The Goodman Corporation Work Authorization No. 28 – Shady Acres Sidewalks Grant Application

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

This WORK AUTHORIZATION consists of the following:

- 1.0 PROJECT DESCRIPTION: The CONSULTANT shall support MHRA in developing an application for the H-GAC TA Call for Projects, for the Shady Acres Sidewalks Project.
- 2.0 SCOPE OF SERVICES: The CONSULTANT shall provide the services as outlined in the scope of services below.
- 3.0 FEE AND PAYMENT: The CONSULTANT shall complete the tasks in this WORK AUTHORIZATION on a time and materials basis not to exceed \$55,603. If tasks or subtasks are determined not to be necessary, TGC will not perform or invoice those services.
- 4.0 PROJECT SCHEDULE: The schedule for this work is anticipated to be completed by October 2026.

IN WITNESS WHEREOF, the parties have executed this TASK ORDER as of December 11, 2025.

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:

By: _____

Name: _____

Title: _____

THE GOODMAN CORPORATION

By:  _____

Name: Jim Webb, AICP, ENV SP

Title: Chief Executive Officer

Memorial Heights Redevelopment Authority Shady Acres Sidewalks

December 2025

The Memorial Heights Redevelopment Authority, is interested in submitting an application through the Houston-Galveston Area Council's (H-GAC) Transportation Alternatives Program for the Shady Acres Sidewalks Project. This scope of work will allow TGC to develop a project scope and cost estimate and for TGC to develop and submit a grant application through the program. It is anticipated that statements of project interest must be submitted by December 12, 2025 with planning factors and benefit-cost analysis due through August 2026.

In addition to addressing the evaluation criteria in a narrative format, a benefit-cost analysis (BCA) will be required. The BCA will need to follow United States Department of Transportation (USDOT) criteria and will identify the project's benefits (health, safety, mode shift, etc.) compared to the project's costs. The BCA will be evaluated and scored by H-GAC in relation to other projects submitted.

Services included in this scope are the following:

- Refine the project scope and cost estimate.
- Development and submission of a Statement of Project Interest.
- Development and submission of the project's evaluation criteria.
- Development and submission of the BCA.
- Completion of project schedule and budget spreadsheets to allow for benefits and costs to be reflected and discounted (based on the utilization of a standardized year of expenditure) commensurate with all projects submitted.

Project Budget

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

Task	Description	Cost
1	Project Scope and Cost Refinement	\$15,109
2	Development and Submission of Project Evaluation Criteria	\$15,457
3	Development and Submission of Benefit-Cost Analysis	\$25,037
	Total Authorized	\$55,603

Level of Effort

MRA135					
Category	Category Rate	Task 1	Task 2	Task 3	Totals
Admin I	\$101.11				
Associate I	\$109.52				
Associate II	\$122.71				
Associate III	\$151.71		80	80	\$24,217
Senior Associate I	\$161.89				
Senior Associate II	\$180.86				
Senior Associate III	\$206.55				
Principal I	\$222.44		4		\$890
Principal II	\$262.16			16	\$4,195
Principal III	\$310.90	16	8	28	\$16,167
Engineer Associate I	\$109.52				
Engineer Associate II	\$126.41				
Engineer Associate III	\$155.95				
Engineer Senior Associate I	\$168.91	60			\$10,135
Engineer Senior Associate II	\$189.66				
Engineer Senior Associate III	\$210.71				
Engineer Principal I	\$227.53				
Engineer Principal II	\$269.95				
Engineer Principal III	\$328.72				
Staff Hours By Task		76	92	124	\$55,603
Subtotals					
Subtotal: Staff Expense		\$15,109	\$15,457	\$25,037	\$55,603
Subtotal: Other Direct Expenses					
Totals		\$15,109	\$15,457	\$25,037	\$55,603