

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**

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**JOINT MEETING OF THE BOARDS OF DIRECTORS**

**FEBRUARY 26, 2026**

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

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# MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

## Director Attendance Record

MEETING DATE	A. LENTS	J. HALE-HARRIS	C. MANRIQUEZ	R. STEIN	M. ZEVE	D. MCINTOSH	N. KNIGHT
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
12/11/25	Y	X	X	-	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, FEBRUARY 26, 2026, 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/89502485054?pwd=DzLiudBoXEujjoMWkgFoaEIO9TmaMz.1>

Meeting ID: 895 0248 5054

Passcode: 639587

**TO ATTEND VIA AUDIO ONLY:**

Dial: 1-346-248-7799

Meeting ID: 895 0248 5054

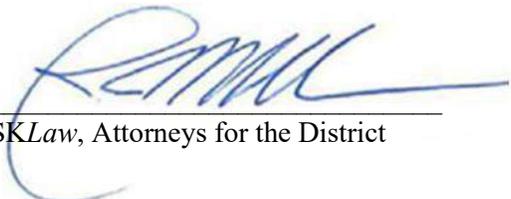
Passcode: 639587

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

1. **CALL TO ORDER:**
  - a) Receive comments and questions from the public;
2. **CONSENT AGENDA:**
  - a) **Minutes of previous meetings:**
    - i) Approve Authority minutes of December 11, 2025; **5**
    - ii) Approve Zone minutes of December 11, 2025; **12**
  - b) **Financial Matters (Authority only):**
    - i) Receive Financial Report Summary, including account and fund activity statements; **14**
    - ii) Receive Investment Report; **34**
    - iii) Authorize preparation of budget for fiscal year ending June 30, 2027;
3. **CHAIR REPORT (Authority only);**
4. **PRESIDENT REPORT (Authority only);**
5. **FINANCIAL MATTERS (Authority only):**
  - a) Authorize payment of invoices;
  - b) Personnel Matters:
    - i) Approve Second Amendment to Employment Agreement [President];
  - c) Authorize other appropriate action;
6. **PROJECTS AND ENGINEERING (Authority only):**
  - 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 Work Authorization [Quiddity No. 2]; **37**
    - ii) **White Oak at Green Leaf** [CIP Project T-0541]:
      - A) Update on project construction; **45**
  - b) **PROJECTS IN DESIGN:**
    - i) **Pedestrian Improvements Shepherd at Memorial** [CIP Project T-0510]:
      - A) Update on project design; **46**

- B) Approve Pedestrian Easement Agreement [STHS]; **47**
- C) Approve Infrastructure Reimbursement Agreement [COH]; **60**
- D) Approve updated cost estimate [Quiddity]; **65**
- ii) **18<sup>th</sup> Street & surrounding area pedestrian improvements** [CIP Project T-0512A]:
  - A) Update on project design;
  - B) Approve Work Authorization [Quiddity No. \_\_]; **68**
- iii) **Houston Avenue & White Oak Drive Intersection Improvements** [CIP Project T-0520]:
  - A) Update on project design;
- iv) **North Canal Project** [CIP Project T-0525]:
  - A) Update on project design;
  - B) Approve Work Authorization [Quiddity No. 2]; **83**
- v) **Zone Wide Safety & Mobility Projects & Congressional District 7 Sidewalk Improvement Project** [CIP Project T-0543] [IDS Engineering]:
  - A) Update on project design;
- vi) **Waugh Drive & South Heights Boulevard Safety Improvements** [CIP Project T-0535]:
  - A) Update on project design; **84**
  - B) Approve Work Authorization [TGC No. 29]; **85**
- vii) **Shepherd/Durham Cross Streets** [CIP Project T-0539]:
  - A) Update on project design; **89**
- viii) **Lorraine Cherry Nature Preserve/White Oak Bayou Connectivity Project** [CIP Project T-0540]:
  - A) Update on project design; **90**
- ix) **Nicholson & MKT Crossing Improvements** [CIP Project T-0542]:
  - A) Update on project design;
  - B) Approve Work Authorization [TGC No. \_\_]; **91**
- x) **Westcott Roundabout Greenspace** [CIP Project T-0544]:
  - A) Update on project design; **99**
- xi) **Traffic Safety Improvements at Washington/Westcott between I-10 & 610** [Planning Project P-2025]:
  - A) Update on project;
  - B) Approve Work Authorization [Quiddity No. 1]; **100**
- c) **PROJECTS IN PLANNING:**
  - i) **Stude Park Improvement** [CIP Project T-0526] [SWA]:
    - A) Update on planning project;
    - B) Approve Work Authorization [SWA No. \_\_];
  - ii) **Transportation Alternative Area Wide Study** [CIP Project T-0538] [TEI]:
    - A) Update on planning project;
  - iii) **20<sup>th</sup> Street Planning & Grant Evaluation** [CIP Project T-0549]:
    - A) Update on planning project;
  - iv) **Washington & Center Streets Planning & Grant Evaluation** [CIP Project T-0550]:
    - A) Update on planning project;
  - v) **Regional Parks Concept Evaluation** [CIP Project T-0548]:
    - A) Update on planning project;
    - B) Approve Work Authorization [SWA No. \_\_];
- d) **PROJECTS IN CLOSEOUT**
  - i) **Little Thicket** [CIP Project T-0521] [Landscape Art, Inc.]:
    - A) Update on project finalization;
  - ii) **Shepherd/Durham & Selected Cross Streets – Phase 1** [CIP Project T-0523A] [SER Construction Partners, LLC]:
    - A) Update on project finalization; **109**
    - B) Construction claims, damages, and litigation;
    - C) Approve Work Authorization [TGC No. 30]; **110**
  - iii) **Yale & Center Street Intersection** [CIP Project T-0529] [Main Lane Industries]:
    - A) Update on project finalization; **114**

- iv) **19<sup>th</sup> & Beall Area Pedestrian Safety Improvements** [CIP Project T-0534] [Garrett Shields Infrastructure]:
    - A) Update on project finalization;
  - v) **Washington & Center Corridor Railroad Study** [CIP Project T-0551]:
  - e) **PROJECTS IN DEVELOPMENT:**
    - i) **19<sup>th</sup> Street Reconstruction** [CIP Project T-0522B]:
      - A) Update on project development;
    - ii) **Public Facility Evaluation** [CIP Project T-0536]:
      - A) Update on project development;
    - iii) **Trail Connector Options** [CIP Project T-0547]:
      - A) Update on project development;
  - f) **GRANT APPLICATIONS:**
    - i) Review possible grant opportunities:
      - A) Confirm letter of intent for Harris County Precinct 1 Partnership Program; **115**
    - 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.**

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

**DECEMBER 11, 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 11<sup>th</sup> day of December, 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, except Directors Hale-Harris and Manriquez.

Also present for the meeting were:

**Staff & Consultants:** Sherry Weesner, President of the Authority; Kristen Hennings, and Erin Wiliford, of Quiddity-1, Inc. (“Quiddity”); Jim Webb and Madeline Hirsch of The Goodman Corporation (“TGC”); Clint McManus of TEI; Adam Scott of SWA; Melissa Morton of The Morton Accounting Services (“TMAS”); Erika Savarese of Medley, Inc.; John Kuhl and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SKLaw”);

**Government Entities:** Colin Gary of Houston METRO;

**Community Entities and General Public:** Kevin Strickland of Super Neighborhood 15 – Greater Heights; Emily Guyre, Sarah Hogan, and Anya Marmuscak of Houston Heights Association; and Chris Haine.

**DETERMINE QUORUM; CALL TO ORDER**

Chair Lents noted that a quorum was present and called the meeting to order.

**Receive comments or questions from the public**

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

**CONSENT AGENDA**

- a. Approve Authority minutes of November 3, 2025;
- b. Receive Developer Reports;
- c. Receive Financial Report Summary, Investment Report, and Disclosure Report; and
- d. Personnel Matters.

Chair Lents advised that no developer reports were presented, and stated that Item 2(d), Personnel Matters, would be pulled from the Consent Agenda and considered separately.

Upon motion by Director Knight, seconded by Director Zeve, and after full discussion, the Board voted unanimously to approve the Consent Agenda items, excluding items 2(b) and 2(d).

**PERSONNEL MATTERS**

Chair Lents advised that changes to the Authority’s 457(b) retirement plan are required due to changes involving the plan administrator. She stated the changes are subject to a January 1 approval deadline. She noted that the proposed modifications are administrative and legal in nature and will not

result in a material increase in costs. She proposed authorizing Director McIntosh to work with Authority staff and legal counsel to finalize any necessary documents, including pursuing an alternate provider if required to meet compliance or timing requirements.

Upon motion by Director McIntosh, seconded by Director Knight, and after full discussion, the Board voted unanimously to authorize finalization of a modified MHRA 457(b) Plan, or if necessary, seek a replacement plan, and to authorize Director McIntosh to review and execute any related documentation, if necessary.

### **CHAIR REPORT**

Chair Lents deferred her report.

### **PRESIDENT REPORT**

Ms. Weesner deferred her report.

### **CONFIRM AND APPROVE UPDATED FY 2026 BUDGET**

Ms. Weesner reviewed the updated FY 2026 budget with the Board and advised that the budget had been approved by COH with previously discussed modifications incorporated.

Upon motion by Director Knight, seconded by Director McIntosh, and after full discussion, the Board voted unanimously to confirm and approve the updated FY 2026 budget.

### **FINANCIAL MATTERS**

Ms. Weesner 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. Ms. Weesner 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.

### **PROJECTS AND ENGINEERING**

The Board next received updates on Authority projects.

### **PROJECTS IN CONSTRUCTION**

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

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

Ms. Williford advised that the COH contractor has mobilized, including installation of job trailers, and has begun reviewing and submitting required project submittals. She noted that right-of-way layout activities are underway and temporary traffic control installation is anticipated shortly. She further advised that potholing to identify underground utilities will commence, with limited temporary lane closures expected.

##### **Approve Change Order limits**

Ms. Weesner discussed the Authority's general policy for preliminary Change Order review and approval by the Projects Committee and the President. She reviewed authority for maximum net Change Orders and maximum aggregate Change Orders for Shepherd/Durham – Phase 2 [CIP Project T-0523B] in conjunction with any COH change order requests. Upon motion by Director Zeve, seconded by Director McIntosh, and after full discussion, the Board voted unanimously to approve the Change Order Limits as

presented.

### **White Oak at Greenleaf [T-0541]**

#### Update on project construction

Ms. Hennings advised that construction bids have been received by COH and are under review.

### **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 have been finalized, and that resubmittal of 60% plans is anticipated in January.

##### 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 and Ms. Hennings provided an update on project design, noting that Landscape Art will be constructing the improvements via change order.

##### Ratify construction change order

Ms. Weesner then reviewed Change Order No. 1, previously reviewed and approved by the Projects Committee and the President, in the amount of \$28,130, relating to the necessary repairs and associated improvements. She noted that utilizing an existing contractor will result in substantial cost savings.

Upon motion by Director Zeve, seconded by Director McIntosh, and after full discussion, the Board voted unanimously to ratify the construction Change Order, as previously reviewed and approved by the Projects Committee and the President.

#### **North Canal Project [T-0525]**

##### Update on project design

Ms. Weesner advised that project parameter development is ongoing and that drainage and flooding issues are being addressed.

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

##### Update on project design

Ms. Weesner provided an update, advising that a survey is anticipated in the coming months. She and Mr. Webb discussed use of the Authority's recipient status for federal grant funding.

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

##### Update on project design

Ms. Hennings provided an update, advising that a contract award is pending approval by COH.

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

#### Update on project design

Ms. Hennings provided a brief update noting that topographic surveying has commenced. Mr. Webb reviewed grant funding coordination.

### **Nicholson & MKT Crossing Improvements [T-0542]**

#### Update on project design

Mr. Webb advised that the project has been awarded approximately \$3.4 million in Transportation Alternatives funding through TXDOT. He noted that approval has been received for a FTA transfer which permits the Authority to use its recipient status.

#### Approve Work Authorization for Project Initiation Services [TGC No. 26]

Mr. Webb reviewed Work Authorization No. 26 to provide project initiation services, based on hourly billing not to exceed a total of \$37,500.

Upon motion by Director Zeve, seconded by Director McIntosh, and after full discussion, the Board voted unanimously to approve Work Authorization No. 26 as presented.

### **Westcott Roundabout Greenspace [T-0544]**

#### Update on project design

Ms. Hennings provided an update on the project design, noting that no bids were received for the project, and that other potential contracting options are being explored.

#### Work Authorization No. 3 (Quiddity)

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

### **PROJECTS IN PLANNING**

Chair Lents advised that the projects in planning would be taken out of order due to time constraints.

### **20<sup>th</sup> Street Planning & Grant Evaluation [T-0549]**

#### Update on planning

Mr. Webb provided an update on project planning progress, advising that a benefit cost analysis has been completed, and reviewed project timeframes.

Mr. Webb advised that the planning efforts will further evaluate scope, cost, and potential funding strategies for projects requested for evaluation by COH, and do not represent a commitment to construction.

#### Approve Work Authorization for Project Planning Services [TGC No. 24]

Mr. Webb reviewed Work Authorization No. 24 to provide additional project planning services, for an amount not to exceed a total of \$127,811.

Upon motion by Director Knight, seconded by Director Zeve, and after full discussion, the Board voted unanimously to approve Work Authorization No. 24 as presented.

### **Washington & Center Streets Planning & Grant Evaluation [T-0550]**

#### Update on planning

Mr. Webb provided an update on project planning progress, advising that a benefit cost analysis

has been completed, and reviewed project timeframes.

Approve Work Authorization for Project Planning Services [TGC No. 25]

Mr. Webb reviewed Work Authorization No. 25 to provide additional project planning services, for an amount not to exceed a total of \$169,355.

Upon motion by Director Knight, seconded by Director Zeve, and after full discussion, the Board voted unanimously to approve Work Authorization No. 25 as presented.

**Washington & Center Corridor Railroad Study [T-0551]**

Update on planning

Ms. Weesner provided a brief update on project development, advising that COH has not yet provided comments.

**PROJECTS IN CLOSEOUT**

**Little Thicket [T-0521]**

Update on project finalization

Ms. Weesner advised that the project is still in finalization and is anticipated to be closed out shortly.

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

Update on project construction

Ms. Williford advised that punch list items continue to be addressed, and close-out of the project is forthcoming.

**Yale and Center Street Intersection [T-0529]**

Update on project construction

Ms. Weesner advised that the project is still in finalization and is anticipated to be closed out shortly.

**19<sup>th</sup> and Beall Area Pedestrian Street Safety Improvements [T-0534]**

Update on project construction

Ms. Weesner advised that the project is still in finalization and is anticipated to be closed out shortly.

**GRANT APPLICATIONS**

Chair Lents advised that grant matters would be taken out of order due to time constraints.

**Work Authorization No. 27 (TGC) – Nicholson Trail Extension**

Mr. Webb advised that TXDOT has determined the Nicholson Trail project scope is too large. As such, he advised that TGC would like to move forward in pursuing H-GAC funding in order to provide a full and continuous shared use path throughout the entirety of the Nicholson Corridor.

Mr. Webb reviewed a related Work Authorization No. 27 to assist in the development and submission of a related grant application, for a total not to exceed \$52,224.

Upon motion by Director McIntosh, seconded by Director Zeve, and after full discussion, the Board voted unanimously to approve Work Authorization No. 27 as presented.

## Work Authorization No. 28 (TGC) – Shady Acres Sidewalks

Mr. Webb advised that sidewalk improvements are needed in the Shady Acres part of the Zone, and reviewed Work Authorization No. 28 to assist in the development and submission of a related grant application, for a total not to exceed \$55,603.

Upon motion by Director McIntosh, seconded by Director Zeve, and after full discussion, the Board voted unanimously to approve Work Authorization No. 28 as presented.

Mr. Webb then reviewed the submission process, advising that the application process is multi-phased, including an initial statement of interest and subsequent planning factor and benefit-cost components, and that costs would not be incurred for later phases if a project does not advance.

## **PROJECTS IN DEVELOPMENT**

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

Update on project development

Ms. Weesner advised that necessary data has been collected, and a meeting with COH is pending.

### **18th Street Pedestrian Improvements [T-0512A]**

Update on project development

Ms. Weesner provided a brief update, advising that additional survey data has been requested.

### **19<sup>th</sup> Street Reconstruction [T-0522B]**

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

### **Public Facility Evaluation [T-0536]**

Ms. Weesner advised that a decision on whether or not to move forward with this project will be made by COH, and that updates will be provided as received.

### **Trail Connector Options [T-0547]**

Ms. Weesner advised that a meeting with Harris County is scheduled in the coming weeks to conduct preliminary study work.

### **Regional Parks Concept Evaluation [T-0548]**

Ms. Weesner advised that meetings will be set up in the near future to determine a project scope.

## **COMMUNICATIONS**

Ms. Weesner advised that the communications update would be taken out of order.

### **Receive update from Communications Committee**

Ms. Weesner reviewed Authority communication and social media activities, including website restructuring updates, enhanced visibility of project-related announcements, and updates to the Authority's project overview map.

## **PROJECTS IN PLANNING (CONTINUED)**

### **Stude Park Improvement [T-0526]**

Mr. Scott presented a photographic overview and update on the Stude Park Vision Plan. He advised that the current focus is on phase one improvements centered on a new playscape near the

community center and pool. He advised that the design draws inspiration from the natural character of the bayou and incorporates themed, inclusive play elements for children of all ages and abilities, along with shaded gathering areas for multi-generational use.

Mr. Scott also reviewed the near-term plan, which also includes enhanced connectivity, a community plaza space, preservation of mature trees, landscaped buffering from freeway expansion, and a proposed adjustment to the White Oak Bayou Trail to create additional shade and a defined gateway. He advised that the concept has been reviewed with the Parks Department, and design development is ongoing.

#### **Transportation Alternative Area Wide Study [T-0538]**

Mr. McManus provided an update on the corridor needs analysis and connectivity study. He reminded the Board of the five established goals: safe crossings, school streets, network connectivity, complete sidewalks, and quality public spaces, which were developed based on Board and community input. He advised that working from these goals, the consultant team conducted a quantitative assessment of approximately 64 miles of streets within the Greater Heights area. He stated that the analysis evaluated sidewalk presence and condition, curb ramps, crosswalks, lighting, speed cushions, and proximity to schools and major corridors.

Mr. McManus explained that the data will support future funding applications and partnership opportunities by providing measurable justification for corridor improvements. He advised that the next phase would involve developing and prioritizing project recommendations in coordination with the project committee, including identifying potential partnerships and funding sources. He also advised that a public engagement meeting is anticipated in late February or early March to present preliminary project concepts.

#### **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.

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Secretary  
Memorial-Heights Redevelopment Authority

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

**DECEMBER 11, 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 11<sup>th</sup> day of December, 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, except Directors Hale-Harris and Manriquez.

Also present for the meeting were:

**Staff & Consultants:** Sherry Weesner, President of the Authority; Kristen Hennings, and Erin Wiliford, of Quiddity-1, Inc. ("Quiddity"); Jim Webb and Madeline Hirsch of The Goodman Corporation ("TGC"); Clint McManus of TEI; Adam Scott of SWA; Melissa Morton of The Morton Accounting Services ("TMAS"); Erika Savarese of Medley, Inc.; John Kuhl and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw");

**Government Entities:** Colin Gary of Houston METRO;

**Community Entities and General Public:** Kevin Strickland of Super Neighborhood 15 – Greater Heights; Emily Guyre, Sarah Hogan, and Anya Marmuscak of Houston Heights Association; and Chris Haine.

**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 November 3, 2025;

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

**CONFIRM AND APPROVE UPDATED FY 2026 BUDGET**

Ms. Weesner reviewed the updated FY 2026 budget with the Board and advised that the budget had been approved by COH with previously discussed modifications incorporated.

Upon motion by Director Knight, seconded by Director McIntosh, and after full discussion, the Board voted unanimously to confirm and approve the updated FY 2026 budget.

**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.

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Secretary  
Reinvestment Zone Number Five,  
City of Houston, Texas

DRAFT



THE MORTON ACCOUNTING SERVICES

**Memorial Heights Redevelopment Authority**  
**Monthly Financial Report Summary**  
**February Board Meeting**  
**Thursday, February 28, 2026**

At the beginning of November, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Cash Balance was \$66,250,011. TIRZ #5 received a total of \$172,237 from interest income. During the period, TIRZ #5 processed \$958,147 in disbursements. 88% of the disbursements related to disbursements to CDM Smith (\$96,403), Traffic Engineers (\$93,612), Landscape Art (\$125,766), for CIP Projects, and BB Landscape Development (\$526,998), for Developer Reimbursement. The ending balance as of month end November 30, 2025 was \$65,464,101.

At the beginning of December, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Cash Balance was \$65,454,101. TIRZ #5 received a total of \$167,822 from interest income. During the period, TIRZ #5 processed \$542,941 in disbursements. 82% of the disbursements related to disbursements to SER Construction (\$103,732), Traffic Engineers (\$51,681), CDM Smith (\$97,142), Quiddity Engineering (\$173,064), and SWA Group (\$22,017), for CIP Projects. The ending balance as of month end December 31, 2025 was \$66,088,982.

At the beginning of January, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Cash Balance was \$66,088,982. TIRZ #5 received a total of \$164,235 from interest income. During the period, TIRZ #5 processed \$20,965 in disbursements. 99% of the disbursements related to disbursements for Payroll and Payroll Taxes (\$20,875). The ending balance as of month end January 31, 2026 was \$65,232,252.

The invoices pending approval total \$885,365. See attached "Unpaid Bills Detail" Report for invoices pending approval on pages 4 and 5.

There was \$481,087 spent for Capital Projects for the period. The projects that utilized the majority of the funding was Transportation Area Study (\$168,305). See attached "Capital Improvement Projects" Report on pages 6 , 7, and 8.

**Memorial Heights Redevelopment Authority  
General Operating Fund  
As of January 31, 2026**

**General Operating Fund**

**BEGINNING BALANCE** \$ 66,250,011.40

**REVENUE**

Frost Money Market Interest	0.02	Interest
TexPool	115,777.65	Interest
Regions Project Fund	54,145.81	Interest
Regions Debt Service Fund	2,313.54	Interest
Frost Money Market Interest	0.01	Interest
TexPool	115,169.07	Interest
Regions Project Fund	50,495.51	Interest
Regions Debt Service Fund	2,157.60	Interest
Frost Money Market Interest	0.01	Interest
TexPool	112,004.76	Interest
Regions Project Fund	50,090.03	Interest
Regions Debt Service Fund	2,140.27	Interest
<b>Total Revenue</b>		<u>504,294.28</u>

**DISBURSEMENTS**

ACH Quickbooks Payroll Service	13,995.72	Admin Payroll
ACH United States Treasury	5,566.64	Payroll Taxes
ACH Schwab	1,925.00	Retirement
ACH CDM Smith	96,403.25	Capital Projects
ACH Traffic Engineers	93,611.54	Capital Projects
ACH McCall	14,250.00	2025 Audit Fees
ACH Goodman	18,061.91	Engineering Consultant
ACH BB Land Development	526,997.75	Developer Reimbursement
ACH The Morton Accounting Services	1,961.03	CPA Services
ACH Landscape Art, Inc.	125,765.96	Capital Projects
ACH Medley	4,827.72	Marketing Retainer
ACH Quiddity Engineering	20,169.62	Capital Projects
ACH Sanford Kuhl Hagan Kugle Parker	6,564.75	Legal Invoices
ACH SWA Group	28,046.12	Capital Projects
ACH Equi Tax	300.00	Tax Disclosure
ACH Goodman	15,259.39	Engineering Consultant
ACH Hunton Andrews Kurth	2,675.00	Legal Invoices
ACH Landscape Art, Inc.	6,511.96	Capital Projects
ACH Sanford Kuhl Hagan Kugle Parker	33,526.07	Legal Invoices
ACH SER Construction	103,732.23	Capital Projects
ACH The Morton Accounting Services	1,961.03	CPA Services
ACH Traffic Engineers	48,680.55	Capital Projects
ACH Futureplan	847.50	Retirement Fees
ACH Schwab	1,925.00	Retirement
ACH CDM Smith	97,142.27	Capital Projects
ACH Hunton Andrews Kurth	6,650.40	Legal Invoices
ACH Landscape Art, Inc.	4,072.36	Capital Projects
ACH Medley	2,013.86	Marketing Retainer
ACH Quiddity Engineering	173,063.80	Capital Projects
ACH SWA Group	22,017.35	Capital Projects
ACH Traffic Engineers	3,000.00	Capital Projects
ACH Quickbooks Payroll Service	13,995.72	Admin Payroll
ACH United States Treasury	5,566.65	Payroll Taxes
ACH Commerce Bank	90.00	Credit Card
ACH Quickbooks Payroll Service	12,947.44	Admin Payroll
ACH United States Treasury	7,927.78	Payroll Taxes
<b>Total Disbursements</b>		<u>1,522,053.37</u>

**ENDING BALANCE** \$ 65,232,252.31

**January 31, 2026  
Balance**

**LOCATION OF ASSETS**

Frost Checking	-
Frost Money Mkt	1,109.89
Frost Project Fund	12,987,141.67
Regions Debt Service Fund	679,576.73
Regions Project Fund	15,904,575.15
TexPool Investment	35,659,848.87
<b>Total Account Balance</b>	<u>\$ 65,232,252.31</u>

**Memorial Heights Redevelopment Authority**  
**Unpaid Bills Detail**  
**As of February 18, 2026**

Type	Date	Num	Memo	Due Date	Open Balance
<b>Goodman Corporation</b>					
Bill	12/31/2025	12-2025-89	MRA109 General Planning Support December 2025	01/10/2026	7,724.37
Bill	12/31/2025	12-2025-81	MRA113 Project - Phase I Construction Phase Grant Mn...	01/10/2026	4,582.06
Bill	12/31/2025	12-2025-82	MRA120 Project -HSIP Coordination Dec 2025	01/10/2026	142.16
Bill	12/31/2025	12-2025-83	MRA122 Project -11th Street Use Path Dec 2025	01/10/2026	961.80
Bill	12/31/2025	12-2025-84	MRA125 Project -TxDOT TA Planning Dec 2025	01/10/2026	253.35
Bill	12/31/2025	12-2025-85	MRA127 Project -Safe Sidewalk & Path Connections Dec...	01/10/2026	704.40
Bill	12/31/2025	12-2025-86	MRA129 Project- W18th Street Sidewalks Dec 2025	01/10/2026	1,268.55
Bill	12/31/2025	12-2025-87	MRA134 Nicholson Trail Extension Grant Application De...	01/10/2026	426.43
Bill	12/31/2025	12-2025-88	MRA135 Shady Acres Sidewalks Dec 2025	01/10/2026	460.23
Bill	01/31/2026	1-2026-114	MRA109 General Planning Support January 2026	02/10/2026	3,861.94
Bill	01/31/2026	1-2026-1	MRA113 Project - Phase I Construction Phase Grant Mn...	02/10/2026	2,754.27
Bill	01/31/2026	1-2026-36	MRA123 Project - Ped Improvements at Shepherd and M...	02/10/2026	221.10
Bill	01/31/2026	1-2026-37	MRA125 Project -TxDOT TA Planning Jan 2026	02/10/2026	253.35
Bill	01/31/2026	1-2026-38	MRA127 Project -Safe Sidewalk & Path Connections Jan...	02/10/2026	140.88
Bill	01/31/2026	1-2026-115	MRA130 General Planning Support January 202	02/10/2026	775.63
Bill	01/31/2026	1-2026-2	MRA131 Project - Conceptual Design Report 20th Jan 20...	02/10/2026	7,742.10
Bill	01/31/2026	1-2026-3	MRA132 Project - Conceptual Design Report Washingto...	02/10/2026	8,555.40
Bill	01/31/2026	1-2026-116	MRA133 Nicholson and MKT Trail Improvements T-542 J...	02/10/2026	155.45
Bill	01/31/2026	1-2026-105	MRA134 Nicholson Trail Extension Grant Application Jan...	02/10/2026	1,242.04
Bill	01/31/2026	1-2026-106	MRA135 Shady Acres Sidewalks Jan 2026	02/10/2026	1,377.21
Bill	01/31/2026	1-2026-4	MRA136 Rebid Support January 2026	02/10/2026	990.09
Total Goodman Corporation					44,592.81
<b>Hunton Andrews Kurth</b>					
Bill	12/31/2025	131830766	Nicholas Litinas Legal Services Through 12.31.25	01/10/2026	24,977.30
Bill	12/31/2025	131830767	TJHuston Properties Legal Services Through 12.31.25	01/10/2026	475.00
Total Hunton Andrews Kurth					25,452.30
<b>IDS Engineering Group, Inc.</b>					
Bill	01/31/2026	0181240	Safe Sidewalks and Path Connections Final Design Dec ...	02/10/2026	24,970.18
Total IDS Engineering Group, Inc.					24,970.18
<b>Masterson Advisors LLC</b>					
Bill	12/31/2025	25-344D	Continuing Disclosure Annual Fee FY 2025	01/10/2026	3,500.00
Total Masterson Advisors LLC					3,500.00
<b>McFarland PLLC</b>					
Bill	02/17/2026		HAK Payment Request	02/27/2026	100,000.00
Total McFarland PLLC					100,000.00
<b>Medley Inc.</b>					
Bill	02/17/2026	1449	Monthly Digital Retainer - FEBRUARY 2026	02/27/2026	2,013.86
Total Medley Inc.					2,013.86
<b>Quiddity Engineering, LLC</b>					
Bill	12/31/2025	ARIV1048...	Project Number:14760-0001-00 Dec 1- Dec 31, 2025	01/10/2026	6,112.50
Bill	12/31/2025	ARIV1048...	T0523A Shepherd Durham Cross Streets -Final Design P...	01/10/2026	1,995.84
Bill	12/31/2025	ARIV1048...	T0523A Shepherd Durham Cross Streets Dec 31, 2025	01/10/2026	810.00
Bill	12/31/2025	ARIV1048...	T-0525 North Canal Dec 31, 2025	01/10/2026	772.50
Bill	12/31/2025	ARIV1048...	West 19th Street and Beall Sidewalks - Through Dec 31, ...	01/10/2026	590.00
Bill	12/31/2025	ARIV1048...	Westcott Roundabout Greenspace - Through Dec 31, 2025	01/10/2026	528.00
Bill	12/31/2025	ARIV1048...	Shepherd @ Memorial - Through Dec 31, 2025	01/10/2026	17,750.82
Bill	12/31/2025	ARIV1048...	T-0540 West 11th Street Dec 31, 2025	01/10/2026	470.00
Bill	12/31/2025	ARIV1048...	T0521 Little Thicket-Through Dec 31, 2025	01/10/2026	1,442.50
Bill	12/31/2025	ARIV1048...	T-0523B Shepher Durham Phase 2 CPS Through Dec 3...	01/10/2026	9,511.57
Bill	12/31/2025	ARIV1048...	T-0539 Shepherd Durham Cross Streets DCR Through D...	01/10/2026	1,470.00
Total Quiddity Engineering, LLC					41,453.73
<b>Regions Corporate Trust</b>					
Bill	02/02/2026	#11879 M...	Debt Service Payment	02/12/2026	562,362.51
Total Regions Corporate Trust					562,362.51

**Memorial Heights Redevelopment Authority**  
**Unpaid Bills Detail**  
As of February 18, 2026

Type	Date	Num	Memo	Due Date	Open Balance
<b>Sanford Kuhl Hagan Kugle Parker Kahn LLP</b>					
Bill	12/31/2025	25-1799	Admin/Meeting through Dec 31, 2025	01/10/2026	1,120.00
Bill	12/31/2025	25-1800	Legal services through Dec 31, 2025	01/10/2026	8,958.90
Bill	12/31/2025	25-1801	Legal services through Dec 31, 2025	01/10/2026	260.00
Bill	12/31/2025	25-1807	Legal services through Dec 31, 2025	01/10/2026	260.00
Bill	12/31/2025	25-1802	Legal services through Dec 31, 2025	01/10/2026	2,725.00
Bill	12/31/2025	25-1803	Legal services through Dec 31, 2025	01/10/2026	517.50
Bill	12/31/2025	25-1804	Legal services through Dec 31, 2025	01/10/2026	195.00
Bill	12/31/2025	25-1805	Legal services through Dec 31, 2025	01/10/2026	335.00
Bill	12/31/2025	25-1806	Legal services through Dec 31, 2025	01/10/2026	260.00
Bill	01/31/2026	26-0144	Admin/Meeting through Jan 31, 2026	02/10/2026	100.00
Bill	01/31/2026	26-0145	Legal services through Jan 31, 2026	02/10/2026	1,840.00
Bill	01/31/2026	26-0146	Legal services through Jan 31, 2026	02/10/2026	2,535.00
Bill	01/31/2026	26-0148	Legal services through Jan 31, 2026	02/10/2026	650.00
Bill	01/31/2026	26-0149	Legal services through Jan 31, 2026	02/10/2026	3,445.00
Bill	01/31/2026	26-0150	Legal services through Jan 31, 2026	02/10/2026	582.50
Total Sanford Kuhl Hagan Kugle Parker Kahn LLP					23,783.90
<b>SWA Group</b>					
Bill	12/31/2025	207625	Stude Park December 2025	01/10/2026	10,000.00
Total SWA Group					10,000.00
<b>The Morton Accounting Services</b>					
Bill	01/31/2026	2805	January 2026 CPA Services	02/10/2026	1,961.03
Total The Morton Accounting Services					1,961.03
<b>Traffic Engineers, Inc.</b>					
Bill	01/31/2026	15234	Project # 12093-01 Through January 31, 2026	02/10/2026	45,274.42
Total Traffic Engineers, Inc.					45,274.42
<b>TOTAL</b>					<b>885,364.74</b>

**Memorial Heights Redevelopment Authority**  
**Capital Improvement Projects**  
November 2025 through January 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Capital Improvement Plan</b>					
<b>T-0510 Shepherd at Memorial</b>					
Bill	11/30/2025	25-1637	Sanford Kuhl ...	T-0510 Shepherd at Memorial	62.50
Bill	11/30/2025	ARIV1048...	Quiddity Engin...	T-0510	17,405.88
Bill	12/31/2025	ARIV1048...	Quiddity Engin...	T-0510	17,750.82
Bill	01/31/2026	1-2026-36	Goodman Cor...	MRA123 Task 1 - \$11,055	221.10
Bill	01/31/2026	26-0146	Sanford Kuhl ...	T-0510 Shepherd at Memorial	2,535.00
Total T-0510 Shepherd at Memorial					37,975.30
<b>T-0512A Mkt to Mkt C Bon/Shep</b>					
Bill	11/30/2025	11-2025-90	Goodman Cor...	MRA129 Task 1 - \$42,285	2,114.25
Bill	11/30/2025	ARIV1048...	Quiddity Engin...	T-0512A	33,480.00
Bill	12/31/2025	12-2025-86	Goodman Cor...	MRA129 Task 1 - \$42,285	1,268.55
Total T-0512A Mkt to Mkt C Bon/Shep					36,862.80
<b>T-0520 Houston Ave &amp; White Oak</b>					
Bill	12/31/2025	25-1801	Sanford Kuhl ...	T-0520 Houston Ave/White Oak Dec 31, 2025	260.00
Total T-0520 Houston Ave & White Oak					260.00
<b>T-0521 Little Thicket Park Impr</b>					
Bill	11/05/2025	Pay Req N...	Landscape Art...	WBS No. F-000936-0001-3 Payment Request No. 9 T...	6,511.96
Bill	11/26/2025	Pay Req N...	Landscape Art...	WBS No. F-000936-0001-3 Payment Request No. 10 ...	4,072.36
Bill	11/30/2025	ARIV1048...	Quiddity Engin...	T0521 Little Thicket-Through Nov 30, 2025	534.79
Bill	12/31/2025	Pay Req N...	Landscape Art...	WBS No. F-000936-0001-3 Payment Request No. 11 ...	4,195.77
Bill	12/31/2025	ARIV1048...	Quiddity Engin...	T0521 Little Thicket-Through Dec 31, 2025	1,442.50
Total T-0521 Little Thicket Park Impr					16,757.38
<b>T-0522 18th &amp; 19th Reconstruct</b>					
Bill	11/30/2025	15153	Traffic Engine...	Task 1: \$7,000.00	700.00
Bill	11/30/2025	15153	Traffic Engine...	Task 3: \$23,000.00	2,300.00
Bill	12/31/2025	15183	Traffic Engine...	Task 4: \$3,000.00	1,500.00
Total T-0522 18th & 19th Reconstruct					4,500.00
<b>T-0523A Shepherd Durham &amp; Cross</b>					
Bill	11/30/2025	25-0523	Sanford Kuhl ...	Shepher/Durham Recon Nov 30, 2025	975.00
Bill	11/30/2025	11-2025-85	Goodman Cor...	MRA113 Task 1 - \$127,929	1,555.59
Bill	11/30/2025	11-2025-85	Goodman Cor...	MRA113 Task 2 - \$172,439	2,143.43
Bill	11/30/2025	11-2025-85	Goodman Cor...	MRA113 Task 3 - \$72,617	883.04
Bill	11/30/2025	131830236	Hunton Andre...	Nicholas Litinas Legal Services Through 11.30.25	7,222.31
Bill	11/30/2025	131830237	Hunton Andre...	TJHuston Properties Legal Services Through 11.30.25	1,276.00
Bill	12/31/2025	131830766	Hunton Andre...	Nicholas Litinas Legal Services Through 12.31.25	24,977.30
Bill	12/31/2025	131830767	Hunton Andre...	TJHuston Properties Legal Services Through 12.31.25	475.00
Bill	12/31/2025	25-1802	Sanford Kuhl ...	Shepher/Durham Recon Dec 31, 2025	2,725.00
Bill	12/31/2025	ARIV1048...	Quiddity Engin...	T0523A Shepherd Durham Cross Streets -Final Desig...	1,995.84
Bill	12/31/2025	ARIV1048...	Quiddity Engin...	T0523A Shepherd Durham Cross Streets Dec 31, 2025	810.00
Bill	12/31/2025	12-2025-81	Goodman Cor...	MRA113 Task 1 - \$127,929	1,555.59
Bill	12/31/2025	12-2025-81	Goodman Cor...	MRA113 Task 2 - \$172,439	2,143.43
Bill	12/31/2025	12-2025-81	Goodman Cor...	MRA113 Task 3 - \$72,617	883.04
Bill	01/31/2026	1-2026-1	Goodman Cor...	MRA113 Task 1 - \$155,559	466.68
Bill	01/31/2026	1-2026-1	Goodman Cor...	MRA113 Task 2 - \$214,343	1,457.53
Bill	01/31/2026	1-2026-1	Goodman Cor...	MRA113 Task 3 - \$88,304	830.06
Bill	01/31/2026	26-0149	Sanford Kuhl ...	Shepher/Durham Recon Jan 31, 2026	3,445.00
Total T-0523A Shepherd Durham & Cross					55,819.84
<b>T-0525 North Canal</b>					
Bill	11/30/2025	ARIV1048...	Quiddity Engin...	T-0525 North Canal Nov 1 - Nov 30, 2025	1,175.00
Bill	12/31/2025	ARIV1048...	Quiddity Engin...	T-0525 North Canal Dec 31, 2025	772.50
Total T-0525 North Canal					1,947.50

**Memorial Heights Redevelopment Authority**  
**Capital Improvement Projects**  
**November 2025 through January 2026**

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>T-0526 Stude Park Improvement</b>					
Bill	11/25/2025	207083	SWA Group	Stude Park October 1 - October 31, 2025	22,017.35
Bill	11/30/2025	25-1657	Sanford Kuhl ...	Stude Park Nov 30, 2025	260.00
Bill	11/30/2025	207381	SWA Group	Stude Park November 2025	20,078.06
Bill	12/31/2025	25-1805	Sanford Kuhl ...	Stude Park Dec 31, 2025	335.00
Bill	12/31/2025	207625	SWA Group	Stude Park December 2025	10,000.00
Total T-0526 Stude Park Improvement					52,690.41
<b>T-0534 West 19th Beall Sidewalk</b>					
Bill	11/30/2025	11-2025-87	Goodman Cor...	MRA 121 Task 1 - \$6,731	33.66
Bill	11/30/2025	ARIV1048...	Quiddity Engin...	Additional Services Professional Engineer V	362.50
Bill	12/31/2025	ARIV1048...	Quiddity Engin...	Additional Services Professional Engineer V	590.00
Total T-0534 West 19th Beall Sidewalk					986.16
<b>T-0535 Safety &amp; Mobility Imp</b>					
Bill	11/30/2025	11-2025-86	Goodman Cor...	MRA120 Task 3 - \$28,432	142.16
Bill	11/30/2025	ARIV1048...	Quiddity Engin...	T0535 Waugh Safety - Through Nov 30, 2025	290.00
Bill	12/31/2025	12-2025-82	Goodman Cor...	MRA120 Task 3 - \$28,432	142.16
Bill	01/31/2026	26-0150	Sanford Kuhl ...	T-535 Waugh Safety Jan 31, 2026	582.50
Total T-0535 Safety & Mobility Imp					1,156.82
<b>T-0538 Transportation Area Stud</b>					
Bill	11/30/2025	11-2025-89	Goodman Cor...	MRA125 Task 3 - \$5,067	253.35
Bill	11/30/2025	15169	Traffic Engine...	Task 0: \$56,994.00	6,269.34
Bill	11/30/2025	15169	Traffic Engine...	Task 3: \$87,072.00	44,406.72
Bill	11/30/2025	15169	Traffic Engine...	Task 4: \$11,824.00	4,472.96
Bill	11/30/2025	15169	Traffic Engine...	Task 6: \$93,088.00	8,377.92
Bill	11/30/2025	15169	Traffic Engine...	Direct Costs	1,606.15
Bill	12/31/2025	15201	Traffic Engine...	Task 0: \$56,994.00	5,129.46
Bill	12/31/2025	15201	Traffic Engine...	Task 3: \$87,072.00	7,836.48
Bill	12/31/2025	15201	Traffic Engine...	Task 4: \$11,824.00	40,256.64
Bill	12/31/2025	15201	Traffic Engine...	Task 6: \$93,088.00	2,792.64
Bill	12/31/2025	15201	Traffic Engine...	Direct Costs	1,122.47
Bill	12/31/2025	12-2025-84	Goodman Cor...	MRA125 Task 3 - \$5,067	253.35
Bill	01/31/2026	1-2026-37	Goodman Cor...	MRA125 Task 3 - \$5,067	253.35
Bill	01/31/2026	15234	Traffic Engine...	Task 0: \$56,994.00	5,699.40
Bill	01/31/2026	15234	Traffic Engine...	Task 4: \$11,824.00	27,956.00
Bill	01/31/2026	15234	Traffic Engine...	Task 5: \$68,218.00	6,139.62
Bill	01/31/2026	15234	Traffic Engine...	Task 6: \$93,088.00	4,654.40
Bill	01/31/2026	15234	Traffic Engine...	Direct Costs	825.00
Total T-0538 Transportation Area Stud					168,305.25
<b>T-0539 Full Reconstruct Cross</b>					
Bill	11/30/2025	ARIV1048...	Quiddity Engin...	T-0539 Shepherd Durham Cross Streets DCR Throug...	1,705.50
Bill	12/31/2025	ARIV1048...	Quiddity Engin...	T-0539 Shepherd Durham Cross Streets DCR Throug...	1,470.00
Total T-0539 Full Reconstruct Cross					3,175.50
<b>T-0540 11th St Side Path</b>					
Bill	11/30/2025	25-1639	Sanford Kuhl ...	T-0540 Loraine Cherry	1,251.25
Bill	11/30/2025	11-2025-88	Goodman Cor...	MRA122 Task 1 - \$32,060	1,603.00
Bill	12/31/2025	25-1803	Sanford Kuhl ...	T-0540 Loraine Cherry	517.50
Bill	12/31/2025	ARIV1048...	Quiddity Engin...	T-0540 West 11th Street Dec 31, 2025	470.00
Bill	12/31/2025	12-2025-83	Goodman Cor...	MRA122 Task 1 - \$32,060	961.80
Total T-0540 11th St Side Path					4,803.55
<b>T-0542 Nicholson and MKT Cross</b>					
Bill	01/31/2026	1-2026-116	Goodman Cor...	Task 1- Project Initiation \$37,500	155.45
Total T-0542 Nicholson and MKT Cross					155.45

**Memorial Heights Redevelopment Authority**  
**Capital Improvement Projects**  
November 2025 through January 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>T-0543 Congressional Dist 7</b>					
Bill	12/31/2025	0180801	IDS Engineeri...	Design Services \$166,147	2,008.71
Bill	12/31/2025	0180801	IDS Engineeri...	Surveying \$82,900	36,658.88
Bill	12/31/2025	25-1804	Sanford Kuhl ...	T-0543 Sidewalk Improvements	195.00
Bill	12/31/2025	12-2025-85	Goodman Cor...	MRA127 Task 2 - \$14,088	704.40
Bill	01/31/2026	1-2026-38	Goodman Cor...	MRA127 Task 2 - \$14,088	140.88
Bill	01/31/2026	0181240	IDS Engineeri...	Design Services \$166,147	2,124.00
Bill	01/31/2026	0181240	IDS Engineeri...	Surveying \$82,900	22,846.18
Total T-0543 Congressional Dist 7					64,678.05
<b>T-0544 Westcott Roundabout</b>					
Bill	12/31/2025	25-1807	Sanford Kuhl ...	T-0544 Westcott Round About	260.00
Bill	12/31/2025	ARIV1048...	Quiddity Engin...	Westcott Roundabout	528.00
Bill	01/31/2026	26-0148	Sanford Kuhl ...	T-0544 Westcott Round About	650.00
Total T-0544 Westcott Roundabout					1,438.00
<b>T-5023B Phase 2 Construction</b>					
Bill	12/31/2025	ARIV1048...	Quiddity Engin...	T-0523B Shepher Durham Phase 2 CPS Through Dec...	9,511.57
Total T-5023B Phase 2 Construction					9,511.57
<b>Capital Improvement Plan - Other</b>					
Bill	12/31/2025	25-1806	Sanford Kuhl ...	547 Trail Connector Options	260.00
Bill	12/31/2025	12-2025-87	Goodman Cor...	MRA 134 Task 1 - Scope & Cost Refinement \$11,731	117.31
Bill	12/31/2025	12-2025-87	Goodman Cor...	MRA 134 Task 2 - Development & Submission \$15,456	309.12
Bill	12/31/2025	12-2025-88	Goodman Cor...	MRA 135 Task 1 - Scope & Cost Refinement \$15,109	151.09
Bill	12/31/2025	12-2025-88	Goodman Cor...	MRA 135 Task 2 - Development & Submission \$15,457	309.14
Bill	01/31/2026	1-2026-2	Goodman Cor...	MRA 131 Task 1 - Background Research \$8,783	6,148.10
Bill	01/31/2026	1-2026-2	Goodman Cor...	MRA 131 Task 1.2 - Preferred Alternative Definition \$...	1,594.00
Bill	01/31/2026	1-2026-3	Goodman Cor...	MRA 132 Task 1 - Background Research \$9,372	6,560.40
Bill	01/31/2026	1-2026-3	Goodman Cor...	MRA 132 Task 2 - Preferred Alternative Definition \$7,...	1,995.00
Bill	01/31/2026	1-2026-105	Goodman Cor...	MRA 134 Task 1 - Scope & Cost Refinement \$11,731	469.24
Bill	01/31/2026	1-2026-105	Goodman Cor...	MRA 134 Task 2 - Development & Submission \$15,456	772.80
Bill	01/31/2026	1-2026-106	Goodman Cor...	MRA 135 Task 1 - Scope & Cost Refinement \$15,109	604.36
Bill	01/31/2026	1-2026-106	Goodman Cor...	MRA 135 Task 2 - Development & Submission \$15,457	772.85
Total Capital Improvement Plan - Other					20,063.41
Total Capital Improvement Plan					481,086.99
<b>TOTAL</b>					<b>481,086.99</b>

**Memorial Heights Redevelopment Authority**  
**Profit & Loss Prev Year Comparison**  
**July 2025 through January 2026**

Accrual Basis

	Jul '25 - Jan 26	Jul '24 - Jan 25	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Grant Income	1,849,694.69	2,031,829.31	-182,134.62	-9.0%
Interest Income	869,200.06	920,285.04	-51,084.98	-5.6%
Interest Income - CIP	371,985.12	433,840.95	-61,855.83	-14.3%
Revenue - Other	0.00	592,500.00	-592,500.00	-100.0%
<b>Total Income</b>	3,090,879.87	3,978,455.30	-887,575.43	-22.3%
<b>Cost of Goods Sold</b>				
<b>Capital Improvement Plan</b>				
T-0510 Shepherd at Memorial	83,712.09	10,488.25	73,223.84	698.2%
T-0512A Mkt to Mkt C Bon/Shep	109,665.60	10,373.55	99,292.05	957.2%
T-0520 Houston Ave & White Oak	1,251.25	390.00	861.25	220.8%
T-0521 Little Thicket Park Impr	827,116.42	6,600.00	820,516.42	12,432.1%
T-0522 18th & 19th Reconstruct	43,725.00	0.00	43,725.00	100.0%
T-0522A 18th St & Surrounding	0.00	15,037.19	-15,037.19	-100.0%
T-0523A Shepherd Durham & Cross	642,636.48	7,995,414.51	-7,352,778.03	-92.0%
T-0525 North Canal	1,947.50	0.00	1,947.50	100.0%
T-0526 Stude Park Improvement	87,129.03	520.00	86,609.03	16,655.6%
T-0532 Zone Wide Safety & Mob	260.00	2,625.00	-2,365.00	-90.1%
T-0534 West 19th Beall Sidewalk	5,338.16	57,013.11	-51,674.95	-90.6%
T-0535 Safety & Mobility Imp	4,108.02	21,792.00	-17,683.98	-81.2%
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	345,147.39	21,407.75	323,739.64	1,512.3%
T-0539 Full Reconstruct Cross	3,175.50	16,885.67	-13,710.17	-81.2%
T-0540 11th St Side Path	7,151.60	23,054.00	-15,902.40	-69.0%
T-0541 White Oak @ Greenleaf	3,624.23	41,260.19	-37,635.96	-91.2%
T-0542 Nicholson and MKT Cross	155.45	0.00	155.45	100.0%
T-0543 Congressional Dist 7	67,916.85	10,454.26	57,462.59	549.7%
T-0544 Westcott Roundabout	6,964.20	9,090.65	-2,126.45	-23.4%
T-0599 Safe Sidewalk Program	4,100.00	0.00	4,100.00	100.0%
T-5023B Phase 2 Construction	9,511.57	7,638.75	1,872.82	24.5%
Capital Improvement Plan - Other	20,063.41	0.00	20,063.41	100.0%
<b>Total Capital Improvement Plan</b>	2,275,219.75	8,264,029.43	-5,988,809.68	-72.5%
<b>Total COGS</b>	2,275,219.75	8,264,029.43	-5,988,809.68	-72.5%
<b>Gross Profit</b>	815,660.12	-4,285,574.13	5,101,234.25	119.0%
<b>Expense</b>				
<b>Debt Service</b>				
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%
<b>Total Debt Service</b>	1,556,612.51	1,534,737.51	21,875.00	1.4%
<b>Developer Reimbursement</b>	526,997.75	1,198,892.06	-671,894.31	-56.0%
<b>Payroll Expenses</b>				
Payroll Taxes	6,726.25	7,359.61	-633.36	-8.6%
Retirement Expense	15,170.00	13,475.00	1,695.00	12.6%
Salary Payroll	134,750.00	134,750.00	0.00	0.0%
Payroll Expenses - Other	37.31	30.89	6.42	20.8%
<b>Total Payroll Expenses</b>	156,683.56	155,615.50	1,068.06	0.7%
<b>Program and Project Consultants</b>				
Engineering Consultants	42,268.99	58,530.00	-16,261.01	-27.8%
Legal Expense	33,143.18	36,356.75	-3,213.57	-8.8%
Planning Consultants	46,179.67	50,821.88	-4,642.21	-9.1%
<b>Total Program and Project Consultants</b>	121,591.84	145,708.63	-24,116.79	-16.6%
<b>TIRZ Administration &amp; Overhead</b>				
Accounting	13,727.21	14,919.52	-1,192.31	-8.0%
Administration	7,083.74	5,941.25	1,142.49	19.2%
Auditing	24,250.00	22,750.00	1,500.00	6.6%

No assurance is provided on these financial statements

**Memorial Heights Redevelopment Authority**  
**Profit & Loss Prev Year Comparison**  
 July 2025 through January 2026

Accrual Basis

	<u>Jul '25 - Jan 26</u>	<u>Jul '24 - Jan 25</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Office Expenses</b>				
Bank Service Charges	-14.56	0.00	-14.56	-100.0%
Office Expenses - Other	0.00	957.12	-957.12	-100.0%
<b>Total Office Expenses</b>	-14.56	957.12	-971.68	-101.5%
<b>Tax Consultant</b>	10,939.80	10,018.20	921.60	9.2%
<b>Total TIRZ Administration &amp; Overhead</b>	55,986.19	54,586.09	1,400.10	2.6%
<b>Total Expense</b>	2,417,871.85	3,089,539.79	-671,667.94	-21.7%
<b>Net Ordinary Income</b>	-1,602,211.73	-7,375,113.92	5,772,902.19	78.3%
<b>Net Income</b>	<u><b>-1,602,211.73</b></u>	<u><b>-7,375,113.92</b></u>	<u><b>5,772,902.19</b></u>	<u><b>78.3%</b></u>

# Memorial Heights Redevelopment Authority Balance Sheet Prev Year Comparison

As of January 31, 2026

Accrual Basis

	Jan 31, 26	Jan 31, 25	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Frost Bank Checking	0.00	1,197,795.84	-1,197,795.84	-100.0%
Frost Bank Money Mkt	1,109.89	2,886,033.94	-2,884,924.05	-100.0%
Frost Bank Project Fund	12,987,141.67	465.00	12,986,676.67	2,792,833.7%
Regions Debt Service Fund	679,576.73	673,413.85	6,162.88	0.9%
Regions Project Fund	15,904,575.15	15,262,220.06	642,355.09	4.2%
TexPool Investment	35,659,848.87	38,932,665.40	-3,272,816.53	-8.4%
<b>Total Checking/Savings</b>	65,232,252.31	58,952,594.09	6,279,658.22	10.7%
<b>Other Current Assets</b>				
Due from Other Funds	7,250,098.27	7,250,098.27	0.00	0.0%
<b>Total Other Current Assets</b>	7,250,098.27	7,250,098.27	0.00	0.0%
<b>Total Current Assets</b>	72,482,350.58	66,202,692.36	6,279,658.22	9.5%
<b>Fixed Assets</b>				
Fixed Assets	43,079.40	43,165.60	-86.20	-0.2%
<b>Total Fixed Assets</b>	43,079.40	43,165.60	-86.20	-0.2%
<b>TOTAL ASSETS</b>	<b>72,525,429.98</b>	<b>66,245,857.96</b>	<b>6,279,572.02</b>	<b>9.5%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
Accounts Payable	825,519.38	3,888,117.59	-3,062,598.21	-78.8%
<b>Total Accounts Payable</b>	825,519.38	3,888,117.59	-3,062,598.21	-78.8%
<b>Other Current Liabilities</b>				
Due to Other Funds	7,250,098.27	7,250,098.27	0.00	0.0%
Payroll Liabilities	5,446.91	2,051.00	3,395.91	165.6%
Retainage Payable	2,488,012.06	1,917,984.46	570,027.60	29.7%
<b>Total Other Current Liabilities</b>	9,743,557.24	9,170,133.73	573,423.51	6.3%
<b>Total Current Liabilities</b>	10,569,076.62	13,058,251.32	-2,489,174.70	-19.1%
<b>Total Liabilities</b>	10,569,076.62	13,058,251.32	-2,489,174.70	-19.1%
<b>Equity</b>				
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	-1,602,211.73	-7,375,113.92	5,772,902.19	78.3%
<b>Total Equity</b>	61,956,353.36	53,187,606.64	8,768,746.72	16.5%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>72,525,429.98</b>	<b>66,245,857.96</b>	<b>6,279,572.02</b>	<b>9.5%</b>

# Memorial Heights Redevelopment Authority

## Profit & Loss Detail

July 2025 through January 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Grant Income</b>					
Deposit	08/21/2025	ACH		FHWA Treas 310 Misc Pay	1,849,694.69
Total Grant Income					1,849,694.69
<b>Interest Income</b>					
Deposit	07/31/2025			Interest	0.03
Deposit	07/31/2025			Interest	318.32
Deposit	07/31/2025			Interest	127,502.70
Deposit	08/31/2025			Interest	0.03
Deposit	08/31/2025			Interest	127,767.17
Deposit	08/31/2025			Interest	7,383.05
Deposit	09/30/2025			Interest	0.03
Deposit	09/30/2025			Interest	122,563.91
Deposit	09/30/2025			Interest	7,866.08
Deposit	10/31/2025			Interest	123,798.59
Deposit	10/31/2025			Interest	0.02
Deposit	10/31/2025			Interest	2,437.20
Deposit	11/30/2025			Interest	0.02
Deposit	11/30/2025			Interest	2,313.54
Deposit	11/30/2025			Interest	115,777.65
Deposit	12/31/2025			Interest	0.01
Deposit	12/31/2025			Interest	115,169.07
Deposit	12/31/2025			Interest	2,157.60
Deposit	01/31/2026			Interest	0.01
Deposit	01/31/2026			Interest	112,004.76
Deposit	01/31/2026			Interest	2,140.27
Total Interest Income					869,200.06
<b>Interest Income - CIP</b>					
Deposit	07/31/2025			Interest	53,395.74
Deposit	08/31/2025			Interest	55,482.88
Deposit	09/30/2025			Interest	55,439.04
Deposit	10/31/2025			Interest	52,936.11
Deposit	11/30/2025			Interest	54,145.81
Deposit	12/31/2025			Interest	50,495.51
Deposit	01/31/2026			Interest	50,090.03
Total Interest Income - CIP					371,985.12
Total Income					3,090,879.87
<b>Cost of Goods Sold</b>					
<b>Capital Improvement Plan</b>					
<b>T-0510 Shepherd at Memorial</b>					
Bill	07/31/2025	25-1053	Sanford Kuh...	T-0510 Shepherd at Memorial	260.00
Bill	08/31/2025	8-2025-57	Goodman C...	MRA123 Task 1 - \$11,055	221.10
Bill	08/31/2025	25-1218	Sanford Kuh...	T-0510 Shepherd at Memorial	3,336.25
Bill	09/30/2025	9-2025-21	Goodman C...	MRA123 Task 1 - \$11,055	552.75
Bill	09/30/2025	25-1361	Sanford Kuh...	T-0510 Shepherd at Memorial	455.00
Bill	10/31/2025	25-1493	Sanford Kuh...	T-0510 Shepherd at Memorial	2,070.00
Bill	10/31/2025	ARIV1046093	Quiddity En...	T-0510	38,841.69
Bill	11/30/2025	25-1637	Sanford Kuh...	T-0510 Shepherd at Memorial	62.50
Bill	11/30/2025	ARIV1048210	Quiddity En...	T-0510	17,405.88
Bill	12/31/2025	ARIV1048732	Quiddity En...	T-0510	17,750.82
Bill	01/31/2026	1-2026-36	Goodman C...	MRA123 Task 1 - \$11,055	221.10
Bill	01/31/2026	26-0146	Sanford Kuh...	T-0510 Shepherd at Memorial	2,535.00
Total T-0510 Shepherd at Memorial					83,712.09

# Memorial Heights Redevelopment Authority

## Profit & Loss Detail

Accrual Basis

July 2025 through January 2026

Type	Date	Num	Name	Memo	Amount
<b>T-0512A Mkt to Mkt C Bon/Shep</b>					
Bill	08/31/2025	8-2025-60	Goodman C...	MRA129 Task 1 - \$42,285	2,114.25
Bill	10/31/2025	10-2025-87	Goodman C...	MRA129 Task 1 - \$42,285	1,268.55
Bill	10/31/2025	ARIV1046729	Quiddity En...	T-0512A	69,420.00
Bill	11/30/2025	11-2025-90	Goodman C...	MRA129 Task 1 - \$42,285	2,114.25
Bill	11/30/2025	ARIV1048213	Quiddity En...	T-0512A	33,480.00
Bill	12/31/2025	12-2025-86	Goodman C...	MRA129 Task 1 - \$42,285	1,268.55
Total T-0512A Mkt to Mkt C Bon/Shep					109,665.60
<b>T-0520 Houston Ave &amp; White Oak</b>					
Bill	10/31/2025	25-1494	Sanford Kuh...	T-0520 Houston Ave/White Oak Oct 31, 2025	991.25
Bill	12/31/2025	25-1801	Sanford Kuh...	T-0520 Houston Ave/White Oak Dec 31, 2025	260.00
Total T-0520 Houston Ave & White Oak					1,251.25
<b>T-0521 Little Thicket Park Impr</b>					
Bill	07/01/2025	Pay Req No...	Landscape ...	WBS No. F-000936-0001-3 Payment Request No. 5...	267,241.50
Bill	07/31/2025	ARIV1041514	Quiddity En...	T0521 Little Thicket-Through July 31, 2025	24,518.11
Bill	07/31/2025	Pay Req No...	Landscape ...	WBS No. F-000936-0001-3 Payment Request No. 6...	87,311.23
Bill	08/31/2025	Pay Req No...	Landscape ...	WBS No. F-000936-0001-3 Payment Request No.7 ...	284,745.22
Bill	08/31/2025	ARIV1043743	Quiddity En...	T0521 Little Thicket-Through Aug 31, 2025	13,419.37
Bill	09/30/2025	Pay Req No...	Landscape ...	WBS No. F-000936-0001-3 Payment Request No. 8...	125,765.96
Bill	09/30/2025	25-1364	Sanford Kuh...	T-0521 Little Thicket	75.00
Bill	09/30/2025	ARIV1044498	Quiddity En...	T0521 Little Thicket-Through Sept 30, 2025	4,024.78
Bill	10/31/2025	ARIV1046094	Quiddity En...	T0521 Little Thicket-Through Oct 31, 2025	3,257.87
Bill	11/05/2025	Pay Req No...	Landscape ...	WBS No. F-000936-0001-3 Payment Request No. 9...	6,511.96
Bill	11/26/2025	Pay Req No...	Landscape ...	WBS No. F-000936-0001-3 Payment Request No. 1...	4,072.36
Bill	11/30/2025	ARIV1048211	Quiddity En...	T0521 Little Thicket-Through Nov 30, 2025	534.79
Bill	12/31/2025	Pay Req No...	Landscape ...	WBS No. F-000936-0001-3 Payment Request No. 1...	4,195.77
Bill	12/31/2025	ARIV1048734	Quiddity En...	T0521 Little Thicket-Through Dec 31, 2025	1,442.50
Total T-0521 Little Thicket Park Impr					827,116.42
<b>T-0522 18th &amp; 19th Reconstruct</b>					
Bill	09/30/2025	15073	Traffic Engi...	Task 1: \$7,000.00	1,750.00
Bill	09/30/2025	15073	Traffic Engi...	Task 2: \$10,250.00	7,687.50
Bill	09/30/2025	15073	Traffic Engi...	Task 3: \$23,000.00	5,750.00
Bill	09/30/2025	15073	Traffic Engi...	Direct Costs	475.00
Bill	10/31/2025	15102	Traffic Engi...	Task 1: \$7,000.00	4,550.00
Bill	10/31/2025	15102	Traffic Engi...	Task 2: \$10,250.00	2,562.50
Bill	10/31/2025	15102	Traffic Engi...	Task 3: \$23,000.00	14,950.00
Bill	10/31/2025	15102	Traffic Engi...	Task 4: \$3,000.00	1,500.00
Bill	11/30/2025	15153	Traffic Engi...	Task 1: \$7,000.00	700.00
Bill	11/30/2025	15153	Traffic Engi...	Task 3: \$23,000.00	2,300.00
Bill	12/31/2025	15183	Traffic Engi...	Task 4: \$3,000.00	1,500.00
Total T-0522 18th & 19th Reconstruct					43,725.00
<b>T-0523A Shepherd Durham &amp; Cross</b>					
Gener...	07/01/2025	CPA 26-1	CDM Smith ...	Reverse of invoice for correction needed	-95,663.17
Bill	07/01/2025	90245312	CDM Smith ...	Project: Shepherd & Durham Major Investment Proj...	96,403.25
Bill	07/31/2025	ARIV1041511	Quiddity En...	Total Fee - \$364,200	3,927.12
Bill	07/31/2025	7-2025-27	Goodman C...	MRA113 Task 1 - \$127,929	3,080.07
Bill	07/31/2025	7-2025-27	Goodman C...	MRA113 Task 2 - \$172,439	4,629.81
Bill	07/31/2025	7-2025-27	Goodman C...	MRA113 Task 3 - \$72,617	1,757.25
Bill	07/31/2025	25-1055	Sanford Kuh...	Shepher/Durham Recon July 31, 2025	972.50
Bill	07/31/2025	131827658	Hunton Andr...	Nicholas Litinas Legal Services Through 07.31.25	3,191.00
Bill	07/31/2025	Pay Est #39	SER Constr...	Shepherd Dr, Durham Dr, Selected Cross Streets P...	103,732.23
Bill	07/31/2025	90245436	CDM Smith ...	Project: Shepherd & Durham Major Investment Proj...	101,238.79
Bill	08/31/2025	8-2025-55	Goodman C...	MRA113 Task 1 - \$127,929	3,080.07
Bill	08/31/2025	8-2025-55	Goodman C...	MRA113 Task 2 - \$172,439	4,629.81
Bill	08/31/2025	8-2025-55	Goodman C...	MRA113 Task 3 - \$72,617	1,757.25
Bill	08/31/2025	25-1219	Sanford Kuh...	Shepher/Durham Recon August 31, 2025	455.00
Bill	08/31/2025	90249589	CDM Smith ...	Project: Shepherd & Durham Major Investment Proj...	97,142.27
Bill	09/30/2025	9-2025-19	Goodman C...	MRA113 Task 1 - \$127,929	3,080.07
Bill	09/30/2025	9-2025-19	Goodman C...	MRA113 Task 2 - \$172,439	4,629.81
Bill	09/30/2025	9-2025-19	Goodman C...	MRA113 Task 3 - \$72,617	1,757.25
Bill	09/30/2025	9-2025-25	Goodman C...	MRA129 Task 1 - \$42,285	2,114.25
Bill	09/30/2025	131828918	Hunton Andr...	Nicholas Litinas Legal Services Through 09.30.25	462.00

No assurance is provided on these financial statements

# Memorial Heights Redevelopment Authority

## Profit & Loss Detail

Accrual Basis

July 2025 through January 2026

Type	Date	Num	Name	Memo	Amount
Bill	09/30/2025	131828919	Hunton Andr...	TJHuston Properties Legal Services Through 09.30.25	2,213.00
Bill	09/30/2025	25-1362	Sanford Kuh...	Shepher/Durham Recon Sept 30, 2025	585.00
Bill	09/30/2025	ARIV1044494	Quiddity En...	T0523A Shepherd Durham Cross Streets -Recon S...	27,853.57
Bill	09/30/2025	90250083	CDM Smith ...	Project: Shepherd & Durham Major Investment Proj...	108,933.10
Bill	10/31/2025	10-2025-82	Goodman C...	MRA113 Task 1 - \$127,929	3,080.07
Bill	10/31/2025	10-2025-82	Goodman C...	MRA113 Task 2 - \$172,439	4,629.81
Bill	10/31/2025	10-2025-82	Goodman C...	MRA113 Task 3 - \$72,617	1,757.25
Bill	10/31/2025	25-1495	Sanford Kuh...	Shepher/Durham Recon October 31, 2025	4,581.25
Bill	10/31/2025	131829604	Hunton Andr...	Nicholas Litinas Legal Services Through 10.31.25	6,650.40
Bill	10/31/2025	ARIV1046727	Quiddity En...	T0523A Shepherd Durham Cross Streets -Final Des...	1,823.10
Bill	10/31/2025	90253383	CDM Smith ...	Project: Shepherd & Durham Major Investment Proj...	82,333.46
Bill	11/30/2025	25-0523	Sanford Kuh...	Shepher/Durham Recon Nov 30, 2025	975.00
Bill	11/30/2025	11-2025-85	Goodman C...	MRA113 Task 1 - \$127,929	1,555.59
Bill	11/30/2025	11-2025-85	Goodman C...	MRA113 Task 2 - \$172,439	2,143.43
Bill	11/30/2025	11-2025-85	Goodman C...	MRA113 Task 3 - \$72,617	883.04
Bill	11/30/2025	131830236	Hunton Andr...	Nicholas Litinas Legal Services Through 11.30.25	7,222.31
Bill	11/30/2025	131830237	Hunton Andr...	TJHuston Properties Legal Services Through 11.30.25	1,276.00
Bill	12/31/2025	131830766	Hunton Andr...	Nicholas Litinas Legal Services Through 12.31.25	24,977.30
Bill	12/31/2025	131830767	Hunton Andr...	TJHuston Properties Legal Services Through 12.31.25	475.00
Bill	12/31/2025	25-1802	Sanford Kuh...	Shepher/Durham Recon Dec 31, 2025	2,725.00
Bill	12/31/2025	ARIV1048727	Quiddity En...	T0523A Shepherd Durham Cross Streets -Final Des...	1,995.84
Bill	12/31/2025	ARIV1048728	Quiddity En...	T0523A Shepherd Durham Cross Streets Dec 31, 2...	810.00
Bill	12/31/2025	12-2025-81	Goodman C...	MRA113 Task 1 - \$127,929	1,555.59
Bill	12/31/2025	12-2025-81	Goodman C...	MRA113 Task 2 - \$172,439	2,143.43
Bill	12/31/2025	12-2025-81	Goodman C...	MRA113 Task 3 - \$72,617	883.04
Bill	01/31/2026	1-2026-1	Goodman C...	MRA113 Task 1 - \$155,559	466.68
Bill	01/31/2026	1-2026-1	Goodman C...	MRA113 Task 2 - \$214,343	1,457.53
Bill	01/31/2026	1-2026-1	Goodman C...	MRA113 Task 3 - \$88,304	830.06
Bill	01/31/2026	26-0149	Sanford Kuh...	Shepher/Durham Recon Jan 31, 2026	3,445.00
Total T-0523A Shepherd Durham & Cross					642,636.48
<b>T-0525 North Canal</b>					
Bill	11/30/2025	ARIV1048208	Quiddity En...	T-0525 North Canal Nov 1 - Nov 30, 2025	1,175.00
Bill	12/31/2025	ARIV1048729	Quiddity En...	T-0525 North Canal Dec 31, 2025	772.50
Total T-0525 North Canal					1,947.50
<b>T-0526 Stude Park Improvement</b>					
Bill	07/31/2025	205775	SWA Group	Stude Park July 1 - July 31, 2025	4,000.00
Bill	07/31/2025	25-1059	Sanford Kuh...	Stude Park July 31, 2025	260.00
Bill	08/31/2025	25-1220	Sanford Kuh...	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, 2025	14,012.09
Bill	09/30/2025	25-1368	Sanford Kuh...	Stude Park Sept 30, 2025	325.00
Bill	10/31/2025	25-1500	Sanford Kuh...	Stude Park Oct 31, 2025	195.00
Bill	11/25/2025	207083	SWA Group	Stude Park October 1 - October 31, 2025	22,017.35
Bill	11/30/2025	25-1657	Sanford Kuh...	Stude Park Nov 30, 2025	260.00
Bill	11/30/2025	207381	SWA Group	Stude Park November 2025	20,078.06
Bill	12/31/2025	25-1805	Sanford Kuh...	Stude Park Dec 31, 2025	335.00
Bill	12/31/2025	207625	SWA Group	Stude Park December 2025	10,000.00
Total T-0526 Stude Park Improvement					87,129.03
<b>T-0532 Zone Wide Safety &amp; Mob</b>					
Bill	10/31/2025	25-1499	Sanford Kuh...	T-0532 Zone Wide Safety	260.00
Total T-0532 Zone Wide Safety & Mob					260.00
<b>T-0534 West 19th Beall Sidewalk</b>					
Bill	07/31/2025	ARIV1041512	Quiddity En...	Additional Services Professional Engineer I	360.00
Bill	08/31/2025	ARIV1043739	Quiddity En...	Additional Services Professional Engineer I	2,084.60
Bill	09/30/2025	ARIV1044598	Quiddity En...	Total Fee \$60,100	1,399.90
Bill	10/31/2025	ARIV1046091	Quiddity En...	Additional Services Professional Engineer I	507.50
Bill	11/30/2025	11-2025-87	Goodman C...	MRA 121 Task 1 - \$6,731	33.66
Bill	11/30/2025	ARIV1048209	Quiddity En...	Additional Services Professional Engineer V	362.50
Bill	12/31/2025	ARIV1048730	Quiddity En...	Additional Services Professional Engineer V	590.00
Total T-0534 West 19th Beall Sidewalk					5,338.16

# Memorial Heights Redevelopment Authority

## Profit & Loss Detail

Accrual Basis

July 2025 through January 2026

Type	Date	Num	Name	Memo	Amount
<b>T-0535 Safety &amp; Mobility Imp</b>					
Bill	07/31/2025	7-2025-28	Goodman C...	MRA120 Task 3 - \$28,432	568.64
Bill	08/31/2025	ARIV1043741	Quiddity En...	T0535 Waugh Safety - Through Aug 31, 2025	49.80
Bill	09/30/2025	9-2025-20	Goodman C...	MRA120 Task 3 - \$28,432	568.64
Bill	09/30/2025	25-1366	Sanford Kuh...	T-535 Waugh Safety Sept 30, 2025	715.00
Bill	09/30/2025	ARIV1044496	Quiddity En...	T0535 Waugh Safety - Through Sept 30, 2025	49.80
Bill	10/31/2025	10-2025-83	Goodman C...	MRA120 Task 3 - \$28,432	284.32
Bill	10/31/2025	25-1497	Sanford Kuh...	T-535 Waugh Safety Oct 31, 2025	715.00
Bill	11/30/2025	11-2025-86	Goodman C...	MRA120 Task 3 - \$28,432	142.16
Bill	11/30/2025	ARIV1048214	Quiddity En...	T0535 Waugh Safety - Through Nov 30, 2025	290.00
Bill	12/31/2025	12-2025-82	Goodman C...	MRA120 Task 3 - \$28,432	142.16
Bill	01/31/2026	26-0150	Sanford Kuh...	T-535 Waugh Safety Jan 31, 2026	582.50
Total T-0535 Safety & Mobility Imp					4,108.02
<b>T-0536 Public Facilities Imps</b>					
Bill	07/31/2025	25-1060	Sanford Kuh...	T-0536 Public Facilites Imps July 31, 2025	520.00
Total T-0536 Public Facilities Imps					520.00
<b>T-0538 Transportation Area Stud</b>					
Bill	07/31/2025	15022	Traffic Engi...	Task 0: \$56,994.00	8,549.10
Bill	07/31/2025	15022	Traffic Engi...	Task 1: \$49,540.00	19,816.00
Bill	07/31/2025	15022	Traffic Engi...	Task 6: \$93,088.00	13,963.20
Bill	07/31/2025	15022	Traffic Engi...	Direct Costs	6,000.00
Bill	07/31/2025	7-2025-29	Goodman C...	MRA125 Task 3 - \$5,067	101.34
Bill	07/31/2025	25-1057	Sanford Kuh...	T-0538 Transportation Area Study	617.50
Bill	08/31/2025	8-2025-58	Goodman C...	MRA125 Task 3 - \$5,067	101.34
Bill	08/31/2025	15046	Traffic Engi...	Task 0: \$56,994.00	2,849.70
Bill	08/31/2025	15046	Traffic Engi...	Task 1: \$49,540.00	27,247.00
Bill	08/31/2025	15046	Traffic Engi...	Task 6: \$93,088.00	13,963.20
Bill	09/30/2025	9-2025-22	Goodman C...	MRA125 Task 3 - \$5,067	760.05
Bill	09/30/2025	15083	Traffic Engi...	Task 0: \$56,994.00	6,839.28
Bill	09/30/2025	15083	Traffic Engi...	Task 1: \$49,540.00	1,486.20
Bill	09/30/2025	15083	Traffic Engi...	Task 2: \$9,985.00	7,788.30
Bill	09/30/2025	15083	Traffic Engi...	Task 3: \$87,072.00	12,190.08
Bill	09/30/2025	15083	Traffic Engi...	Task 6: \$93,088.00	5,585.28
Bill	10/31/2025	10-2025-85	Goodman C...	MRA125 Task 3 - \$5,067	304.02
Bill	10/31/2025	15129	Traffic Engi...	Task 0: \$56,994.00	5,129.46
Bill	10/31/2025	15129	Traffic Engi...	Task 1: \$49,540.00	990.80
Bill	10/31/2025	15129	Traffic Engi...	Task 2: \$9,985.00	2,196.70
Bill	10/31/2025	15129	Traffic Engi...	Task 3: \$87,072.00	22,638.72
Bill	10/31/2025	15129	Traffic Engi...	Task 6: \$93,088.00	16,755.84
Bill	10/31/2025	15129	Traffic Engi...	Direct Costs	969.03
Bill	11/30/2025	11-2025-89	Goodman C...	MRA125 Task 3 - \$5,067	253.35
Bill	11/30/2025	15169	Traffic Engi...	Task 0: \$56,994.00	6,269.34
Bill	11/30/2025	15169	Traffic Engi...	Task 3: \$87,072.00	44,406.72
Bill	11/30/2025	15169	Traffic Engi...	Task 4: \$11,824.00	4,472.96
Bill	11/30/2025	15169	Traffic Engi...	Task 6: \$93,088.00	8,377.92
Bill	11/30/2025	15169	Traffic Engi...	Direct Costs	1,606.15
Bill	12/31/2025	15201	Traffic Engi...	Task 0: \$56,994.00	5,129.46
Bill	12/31/2025	15201	Traffic Engi...	Task 3: \$87,072.00	7,836.48
Bill	12/31/2025	15201	Traffic Engi...	Task 4: \$11,824.00	40,256.64
Bill	12/31/2025	15201	Traffic Engi...	Task 6: \$93,088.00	2,792.64
Bill	12/31/2025	15201	Traffic Engi...	Direct Costs	1,122.47
Bill	12/31/2025	12-2025-84	Goodman C...	MRA125 Task 3 - \$5,067	253.35
Bill	01/31/2026	1-2026-37	Goodman C...	MRA125 Task 3 - \$5,067	253.35
Bill	01/31/2026	15234	Traffic Engi...	Task 0: \$56,994.00	5,699.40
Bill	01/31/2026	15234	Traffic Engi...	Task 4: \$11,824.00	27,956.00
Bill	01/31/2026	15234	Traffic Engi...	Task 5: \$68,218.00	6,139.62
Bill	01/31/2026	15234	Traffic Engi...	Task 6: \$93,088.00	4,654.40
Bill	01/31/2026	15234	Traffic Engi...	Direct Costs	825.00
Total T-0538 Transportation Area Stud					345,147.39

# Memorial Heights Redevelopment Authority Profit & Loss Detail

Accrual Basis

July 2025 through January 2026

Type	Date	Num	Name	Memo	Amount
<b>T-0539 Full Reconstruct Cross</b>					
Bill	11/30/2025	ARIV1048212	Quiddity En...	T-0539 Shepherd Durham Cross Streets DCR Throu...	1,705.50
Bill	12/31/2025	ARIV1048736	Quiddity En...	T-0539 Shepherd Durham Cross Streets DCR Throu...	1,470.00
Total T-0539 Full Reconstruct Cross					3,175.50
<b>T-0540 11th St Side Path</b>					
Bill	07/31/2025	25-1056	Sanford Kuh...	Legal services through July 31, 2025	62.50
Bill	08/31/2025	8-2025-56	Goodman C...	MRA122 Task 1 - \$32,060	320.60
Bill	09/30/2025	25-1365	Sanford Kuh...	T-0540 Loraine Cherry	712.50
Bill	10/31/2025	10-2025-84	Goodman C...	MRA122 Task 1 - \$32,060	641.20
Bill	10/31/2025	25-1496	Sanford Kuh...	T-0540 Loraine Cherry	611.25
Bill	11/30/2025	25-1639	Sanford Kuh...	T-0540 Loraine Cherry	1,251.25
Bill	11/30/2025	11-2025-88	Goodman C...	MRA122 Task 1 - \$32,060	1,603.00
Bill	12/31/2025	25-1803	Sanford Kuh...	T-0540 Loraine Cherry	517.50
Bill	12/31/2025	ARIV1048733	Quiddity En...	T-0540 West 11th Street Dec 31, 2025	470.00
Bill	12/31/2025	12-2025-83	Goodman C...	MRA122 Task 1 - \$32,060	961.80
Total T-0540 11th St Side Path					7,151.60
<b>T-0541 White Oak @ Greenleaf</b>					
Bill	07/31/2025	ARIV1041513	Quiddity En...	T-0541 White Oak at Greenleaf-Through July 31, 20...	1,170.00
Bill	07/31/2025	7-2025-30	Goodman C...	MRA126 Task 3 - \$8,881	266.43
Bill	08/31/2025	8-2025-59	Goodman C...	MRA126 Task 3 - \$8,881	177.62
Bill	08/31/2025	ARIV1043742	Quiddity En...	T-0541 White Oak at Greenleaf-Through Aug 31, 20...	290.00
Bill	09/30/2025	9-2025-23	Goodman C...	MRA126 Task 3 - \$8,881	177.62
Bill	09/30/2025	ARIV1044497	Quiddity En...	T-0541 White Oak at Greenleaf-Through Sept 30, 2...	512.50
Bill	10/31/2025	10-2025-86	Goodman C...	MRA126 Task 3 - \$8,881	88.81
Bill	10/31/2025	25-1501	Sanford Kuh...	T-0541 White Oak @ Greenleaf Oct 31, 2025	941.25
Total T-0541 White Oak @ Greenleaf					3,624.23
<b>T-0542 Nicholson and MKT Cross</b>					
Bill	01/31/2026	1-2026-116	Goodman C...	Task 1- Project Initiation \$37,500	155.45
Total T-0542 Nicholson and MKT Cross					155.45
<b>T-0543 Congressional Dist 7</b>					
Bill	07/31/2025	25-1058	Sanford Kuh...	T-0543 Sidewalk Improvements July 31, 2025	260.00
Bill	09/30/2025	9-2025-24	Goodman C...	MRA127 Task 2 - \$14,088	1,408.80
Bill	09/30/2025	25-1367	Sanford Kuh...	T-0543 Sidewalk Improvements	1,115.00
Bill	10/31/2025	25-1498	Sanford Kuh...	T-0543 Sidewalk Improvements	455.00
Bill	12/31/2025	0180801	IDS Engine...	Design Services \$166,147	2,008.71
Bill	12/31/2025	0180801	IDS Engine...	Surveying \$82,900	36,658.88
Bill	12/31/2025	25-1804	Sanford Kuh...	T-0543 Sidewalk Improvements	195.00
Bill	12/31/2025	12-2025-85	Goodman C...	MRA127 Task 2 - \$14,088	704.40
Bill	01/31/2026	1-2026-38	Goodman C...	MRA127 Task 2 - \$14,088	140.88
Bill	01/31/2026	0181240	IDS Engine...	Design Services \$166,147	2,124.00
Bill	01/31/2026	0181240	IDS Engine...	Surveying \$82,900	22,846.18
Total T-0543 Congressional Dist 7					67,916.85
<b>T-0544 Westcott Roundabout</b>					
Bill	07/31/2025	25-1054	Sanford Kuh...	T-0544 Westcott Round About	1,032.50
Bill	08/31/2025	ARIV1043740	Quiddity En...	Westcott Roundabout	794.60
Bill	09/30/2025	ARIV1044495	Quiddity En...	Westcott Roundabout	1,450.00
Bill	10/31/2025	ARIV1046092	Quiddity En...	Westcott Roundabout	2,249.10
Bill	12/31/2025	25-1807	Sanford Kuh...	T-0544 Westcott Round About	260.00
Bill	12/31/2025	ARIV1048731	Quiddity En...	Westcott Roundabout	528.00
Bill	01/31/2026	26-0148	Sanford Kuh...	T-0544 Westcott Round About	650.00
Total T-0544 Westcott Roundabout					6,964.20
<b>T-0599 Safe Sidewalk Program</b>					
Bill	07/31/2025	0178349	IDS Engine...	Sidewalk Evaluation/Recommendations \$82,000	4,100.00
Total T-0599 Safe Sidewalk Program					4,100.00

# Memorial Heights Redevelopment Authority

## Profit & Loss Detail

July 2025 through January 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>T-5023B Phase 2 Construction</b>					
Bill	12/31/2025	ARIV1048735	Quiddity En...	T-0523B Shepher Durham Phase 2 CPS Through D...	9,511.57
Total T-5023B Phase 2 Construction					9,511.57
<b>Capital Improvement Plan - Other</b>					
Bill	12/31/2025	25-1806	Sanford Kuh...	547 Trail Connector Options	260.00
Bill	12/31/2025	12-2025-87	Goodman C...	MRA 134 Task 1 - Scope & Cost Refinement \$11,731	117.31
Bill	12/31/2025	12-2025-87	Goodman C...	MRA 134 Task 2 - Development & Submission \$15,...	309.12
Bill	12/31/2025	12-2025-88	Goodman C...	MRA 135 Task 1 - Scope & Cost Refinement \$15,109	151.09
Bill	12/31/2025	12-2025-88	Goodman C...	MRA 135 Task 2 - Development & Submission \$15,...	309.14
Bill	01/31/2026	1-2026-2	Goodman C...	MRA 131 Task 1 - Background Research \$8,783	6,148.10
Bill	01/31/2026	1-2026-2	Goodman C...	MRA 131 Task 1.2 - Preferred Alternative Definition ...	1,594.00
Bill	01/31/2026	1-2026-3	Goodman C...	MRA 132 Task 1 - Background Research \$9,372	6,560.40
Bill	01/31/2026	1-2026-3	Goodman C...	MRA 132 Task 2 - Preferred Alternative Definition \$...	1,995.00
Bill	01/31/2026	1-2026-105	Goodman C...	MRA 134 Task 1 - Scope & Cost Refinement \$11,731	469.24
Bill	01/31/2026	1-2026-105	Goodman C...	MRA 134 Task 2 - Development & Submission \$15,...	772.80
Bill	01/31/2026	1-2026-106	Goodman C...	MRA 135 Task 1 - Scope & Cost Refinement \$15,109	604.36
Bill	01/31/2026	1-2026-106	Goodman C...	MRA 135 Task 2 - Development & Submission \$15,...	772.85
Total Capital Improvement Plan - Other					20,063.41
Total Capital Improvement Plan					2,275,219.75
Total COGS					2,275,219.75
Gross Profit					815,660.12
<b>Expense</b>					
<b>Debt Service</b>					
<b>Bond Principal</b>					
Bill	09/01/2025	#11879 SE...	Regions Cor...	Debt Service Payment	970,000.00
Total Bond Principal					970,000.00
<b>Interest Expense</b>					
Bill	09/01/2025	#11879 SE...	Regions Cor...	Debt Service Payment	586,612.51
Total Interest Expense					586,612.51
Total Debt Service					1,556,612.51
<b>Developer Reimbursement</b>					
Bill	11/06/2025	NOV 2025	BB Land De...		526,997.75
Total Developer Reimbursement					526,997.75
<b>Payroll Expenses</b>					
<b>Payroll Taxes</b>					
Check	07/01/2025	EFT	United State...		160.04
Paych...	07/31/2025	DD1051	Sherry Wee...	Direct Deposit	1,312.85
Paych...	07/31/2025	DD1051	Sherry Wee...	Direct Deposit	307.03
Paych...	07/31/2025	DD1051	Sherry Wee...	Direct Deposit	0.00
Paych...	08/29/2025	DD1052	Sherry Wee...	Direct Deposit	1,312.85
Paych...	08/29/2025	DD1052	Sherry Wee...	Direct Deposit	307.04
Paych...	08/29/2025	DD1052	Sherry Wee...	Direct Deposit	0.00
Paych...	09/30/2025	DD1053	Sherry Wee...	Direct Deposit	415.40
Paych...	09/30/2025	DD1053	Sherry Wee...	Direct Deposit	307.04
Paych...	09/30/2025	DD1053	Sherry Wee...	Direct Deposit	0.00
Paych...	10/31/2025	DD1054	Sherry Wee...	Direct Deposit	0.00
Paych...	10/31/2025	DD1054	Sherry Wee...	Direct Deposit	307.04
Paych...	10/31/2025	DD1054	Sherry Wee...	Direct Deposit	0.00
Paych...	11/28/2025	DD1055	Sherry Wee...	Direct Deposit	0.00
Paych...	11/28/2025	DD1055	Sherry Wee...	Direct Deposit	307.03
Paych...	11/28/2025	DD1055	Sherry Wee...	Direct Deposit	0.00
Paych...	12/31/2025	DD1056	Sherry Wee...	Direct Deposit	0.00
Paych...	12/31/2025	DD1056	Sherry Wee...	Direct Deposit	307.04
Paych...	12/31/2025	DD1056	Sherry Wee...	Direct Deposit	0.00
Paych...	01/30/2026	DD1057	Sherry Wee...	Direct Deposit	1,312.85

# Memorial Heights Redevelopment Authority

## Profit & Loss Detail

Accrual Basis

July 2025 through January 2026

Type	Date	Num	Name	Memo	Amount
Paych...	01/30/2026	DD1057	Sherry Wee...	Direct Deposit	307.04
Paych...	01/30/2026	DD1057	Sherry Wee...	Direct Deposit	63.00
Total Payroll Taxes					6,726.25
<b>Retirement Expense</b>					
Paych...	07/31/2025	DD1051	Sherry Wee...	Direct Deposit	1,925.00
Paych...	08/29/2025	DD1052	Sherry Wee...	Direct Deposit	1,925.00
Bill	08/31/2025	170922DF	Futureplan	Administration and Participant Fees 07.01.2024 - 12...	847.50
Paych...	09/30/2025	DD1053	Sherry Wee...	Direct Deposit	1,925.00
Paych...	10/31/2025	DD1054	Sherry Wee...	Direct Deposit	1,925.00
Paych...	11/28/2025	DD1055	Sherry Wee...	Direct Deposit	1,925.00
Bill	11/30/2025		Futureplan	Administration and Participant Fees	847.50
Paych...	12/31/2025	DD1056	Sherry Wee...	Direct Deposit	1,925.00
Paych...	01/30/2026	DD1057	Sherry Wee...	Direct Deposit	1,925.00
Total Retirement Expense					15,170.00
<b>Salary Payroll</b>					
Paych...	07/31/2025	DD1051	Sherry Wee...	Direct Deposit	19,250.00
Paych...	08/29/2025	DD1052	Sherry Wee...	Direct Deposit	19,250.00
Paych...	09/30/2025	DD1053	Sherry Wee...	Direct Deposit	19,250.00
Paych...	10/31/2025	DD1054	Sherry Wee...	Direct Deposit	19,250.00
Paych...	11/28/2025	DD1055	Sherry Wee...	Direct Deposit	19,250.00
Paych...	12/31/2025	DD1056	Sherry Wee...	Direct Deposit	19,250.00
Paych...	01/30/2026	DD1057	Sherry Wee...	Direct Deposit	19,250.00
Total Salary Payroll					134,750.00
<b>Payroll Expenses - Other</b>					
Liabili...	07/30/2025		QuickBooks...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabili...	07/30/2025		QuickBooks...	Sales Tax for TX	0.33
Liabili...	08/28/2025		QuickBooks...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabili...	08/28/2025		QuickBooks...	Sales Tax for TX	0.33
Liabili...	09/29/2025		QuickBooks...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabili...	09/29/2025		QuickBooks...	Sales Tax for TX	0.33
Liabili...	10/30/2025		QuickBooks...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabili...	10/30/2025		QuickBooks...	Sales Tax for TX	0.33
Liabili...	11/26/2025		QuickBooks...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabili...	11/26/2025		QuickBooks...	Sales Tax for TX	0.33
Liabili...	12/30/2025		QuickBooks...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabili...	12/30/2025		QuickBooks...	Sales Tax for TX	0.33
Liabili...	01/29/2026		QuickBooks...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabili...	01/29/2026		QuickBooks...	Sales Tax for TX	0.33
Total Payroll Expenses - Other					37.31
Total Payroll Expenses					156,683.56
<b>Program and Project Consultants</b>					
<b>Engineering Consultants</b>					
Bill	07/31/2025	ARIV1041510	Quiddity En...	Project Number: 14760-0001-00 July 1 - July 31, 2025	4,317.50
Bill	08/31/2025	ARIV1043738	Quiddity En...	Project Number:14760-0001-00 Aug 1- Aug 31, 2025	3,531.25
Bill	09/30/2025	ARIV1044597	Quiddity En...	Project Number:14760-0001-00 Sep 1- Sep 30, 2025	7,050.24
Bill	10/31/2025	ARIV1046723	Quiddity En...	Project Number:14760-0001-00 Oct 1- Oct 31, 2025	14,623.75
Bill	11/30/2025	ARIV1048207	Quiddity En...	Project Number:14760-0001-00 Nov 1- Nov 30, 2025	6,633.75
Bill	12/31/2025	ARIV1048726	Quiddity En...	Project Number:14760-0001-00 Dec 1- Dec 31, 2025	6,112.50
Total Engineering Consultants					42,268.99
<b>Legal Expense</b>					
Bill	07/31/2025	25-1052	Sanford Kuh...	Legal services through July 31, 2025	2,539.25
Bill	08/31/2025	25-1217	Sanford Kuh...	Legal services through August 31, 2025	1,161.00
Bill	09/30/2025	25-1360	Sanford Kuh...	Legal services through Sept 30, 2025	7,936.80
Bill	10/31/2025	25-1492	Sanford Kuh...	Legal services through Oct 31, 2025	7,251.77
Bill	11/30/2025	25-1636	Sanford Kuh...	Legal services through Nov 30, 2025	3,455.46
Bill	12/31/2025	25-1800	Sanford Kuh...	Legal services through Dec 31, 2025	8,958.90
Bill	01/31/2026	26-0145	Sanford Kuh...	Legal services through Jan 31, 2026	1,840.00
Total Legal Expense					33,143.18

No assurance is provided on these financial statements

# Memorial Heights Redevelopment Authority

## Profit & Loss Detail

Accrual Basis

July 2025 through January 2026

Type	Date	Num	Name	Memo	Amount
<b>Planning Consultants</b>					
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 C...	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 C...	Task 1- \$250,000 NTE	451.01
Bill	09/30/2025	9-2025-109	Goodman C...	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 C...	Task 1- \$250,000 NTE	3,205.36
Bill	11/30/2025	1417	Medley Inc.	Monthly Digital Retainer - November	2,000.00
Bill	11/30/2025	1417	Medley Inc.	Mail Chimp Subscription	13.86
Bill	11/30/2025	11-2025-84	Goodman C...	Task 1- \$250,000 NTE	3,111.16
Bill	12/31/2025	1424	Medley Inc.	Monthly Digital Retainer - December	2,000.00
Bill	12/31/2025	1424	Medley Inc.	Mail Chimp Subscription	13.86
Bill	12/31/2025	25-344D	Masterson ...	Continuing Disclosure Annual Fee FY 2025	3,500.00
Bill	12/31/2025	12-2025-89	Goodman C...	Task 1- \$325,000 NTE	7,724.37
Bill	01/05/2026	1437	Medley Inc.	Monthly Digital Retainer - January	2,000.00
Bill	01/05/2026	1437	Medley Inc.	Mail Chimp Subscription	13.86
Bill	01/31/2026	1-2026-114	Goodman C...	Task 1- \$325,000 NTE	3,861.94
Bill	01/31/2026	1-2026-115	Goodman C...	Task 1- Develop and Submit Application \$41,743	775.63
Bill	01/31/2026	1-2026-4	Goodman C...	Task 1- Rebid Support \$3,667	990.09
Total Planning Consultants					46,179.67
Total Program and Project Consultants					121,591.84
<b>TIRZ Administration &amp; Overhead</b>					
<b>Accounting</b>					
Bill	07/31/2025	2748	The Morton ...	July 2025	1,961.03
Bill	08/31/2025	2749	The Morton ...	August 2025	1,961.03
Bill	09/30/2025	2765	The Morton ...	September 2025	1,961.03
Bill	10/31/2025	2779	The Morton ...	October 2025	1,961.03
Bill	11/30/2025	2786	The Morton ...	November 2025	1,961.03
Bill	12/29/2025	2794	The Morton ...	December 2025	1,961.03
Bill	01/31/2026	2805	The Morton ...	January 2026	1,961.03
Total Accounting					13,727.21
<b>Administration</b>					
Bill	07/01/2025	06.19-07.18...	Commerce ...	ULI Membership & Microsoft Credit	707.14
Bill	07/31/2025	25-1051	Sanford Kuh...	Admin/Meeting through July 31, 2025	210.00
Bill	09/30/2025	25-1359	Sanford Kuh...	Admin/Meeting through Sept 30, 2025	2,150.00
Bill	10/22/2025	October	Commerce ...	Microsoft for TIRZ	767.60
Bill	10/22/2025	October	Commerce ...	Theater District Parking	14.00
Bill	10/31/2025	25-1491	Sanford Kuh...	Admin/Meeting through Oct 31, 2025	1,385.00
Bill	11/30/2025	25-1635	Sanford Kuh...	Admin/Meeting through Nov 30, 2025	540.00
Bill	12/31/2025	25-1799	Sanford Kuh...	Admin/Meeting through Dec 31 2025	1,120.00
Bill	01/29/2026	January 2026	Commerce ...	SquareSpace- Website Hosting	60.00
Bill	01/29/2026	January 2026	Commerce ...	Microsoft for TIRZ-TEAMS	30.00
Bill	01/31/2026	26-0144	Sanford Kuh...	Admin/Meeting through Jan 31, 2026	100.00
Total Administration					7,083.74
<b>Auditing</b>					
Bill	09/16/2025	2025 Audit I...	McCall Gibs...	2025 Audit Interim	10,000.00
Bill	10/15/2025	2025 Single ...	McCall Gibs...	2025 Single Audit Billing	9,000.00
Bill	10/15/2025	2025 Audit ...	McCall Gibs...	2025 Audit Final	5,250.00
Total Auditing					24,250.00

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

Accrual Basis

July 2025 through January 2026

Type	Date	Num	Name	Memo	Amount
<b>Office Expenses</b>					
<b>Bank Service Charges</b>					
Bill	07/01/2025	06.19-07.18....	Commerce ...	Returned Payment Fee Reversal	-29.00
Bill	07/01/2025	06.19-07.18....	Commerce ...	Finance Charge	7.59
Bill	09/01/2025	Sept	Commerce ...	Finance Charge	6.85
Total Bank Service Charges					-14.56
Total Office Expenses					-14.56
<b>Tax Consultant</b>					
Bill	07/01/2025	63612	Equi Tax Inc.	July 1 - December 31, 2025 2025 Tax Consulting	5,308.20
Bill	11/01/2025	64206	Equi Tax Inc.	Preparation of Continuing Disclosure	300.00
Bill	01/09/2026	64420	Equi Tax Inc.	Jan 1 - June 30, 2026 2026 Tax Consulting	5,331.60
Total Tax Consultant					10,939.80
Total TIRZ Administration & Overhead					55,986.19
Total Expense					2,417,871.85
Net Ordinary Income					-1,602,211.73
<b>Net Income</b>					<b>-1,602,211.73</b>

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

**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	\$35,547,844.11	\$115,169.07			3.8270%
January 31, 2026	\$35,659,848.87	\$112,004.76			3.7098%
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	\$15,844,485.12	\$50,495.51			3.83%
January 31, 2026	\$15,904,575.15	\$50,090.03			3.79%
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**

**February 2026**

**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	\$677,437/46	\$2,157.60			3.83%
January 31, 2026	\$679,577.73	\$2,140.27			3.79%
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

# MHRA Projects

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

**EXHIBIT "A"**

**Form of Task Order**

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

**Project No.T-0523B – Shepherd, Durham, and Selected Cross Streets Reconstruction Project  
Work Authorization No. 2 – Final Design for 13<sup>th</sup> Street Traffic Signals**

This WORK AUTHORIZATION authorizes professional engineering services to be performed by QUIDDITY ENGINEERING, LLC, fka JONES | CARTER (the "ENGINEER") pursuant to the Master Agreement for Professional Engineering Services ("AGREEMENT") between the ENGINEER and MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY/ TIRZ NO. 5 ("MHRA"). Unless otherwise defined herein, all capitalized terms used in this WORK AUTHORIZATION are defined in the Agreement.

This WORK AUTHORIZATION consists of the following:

- 1.0 PROJECT DESCRIPTION: The ENGINEER shall provide final design engineering services for the construction of Traffic Signals at the intersection of Shepherd and Durham at 13<sup>th</sup> Street, including Traffic Study Memorandum and final design of a new traffic signals.
- 2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as identified in the attached Scope of Services Final Design Phase Services for the project.
- 3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for a total fee not to exceed amount of \$67,025.00.

Basic Services – Quiddity	\$67,025.00
Additional Services	\$0.00
<b>Total</b>	<b>\$67,025.00</b>

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

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

**MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:**

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

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

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

**QUIDDITY ENGINEERING, LLC**

By: 

Name: Colby Wright

Title: Manager, Traffic Engineering

ATTEST: 

February 19, 2026

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

Re: Shepherd, Durham, and Selected Cross Streets Reconstruction Project (T-0523B)  
West 15<sup>th</sup> Street to IH-10 WBFR  
Proposal for Professional Services for Final Design for 13<sup>th</sup> Street Traffic Signals  
Houston, Texas

Dear Sherry:

Quiddity Engineering (QE) appreciates the opportunity to present this proposal for Final Design services to prepare Traffic Study Memorandum and Traffic Signal design at the intersection of Shepherd and Durham at 13<sup>th</sup> Street in connection with the Shepherd, Durham, and Selected Cross Streets Reconstruction Project for Memorial Heights Redevelopment Authority (MHRA)/TIRZ No. 5. QE will perform the service as described below.

The scope of work detailed below results from coordination with MHRA, and Houston Public Works (HPW) over the past few months. The project understanding and scope of work reflect our current understanding of the scope.

### **Project Understanding**

The project will include a brief traffic study memorandum including warrant analysis recommending a Traffic Signals for submission to the City of Houston to provide concurrence. Final Design will include project management, traffic study memorandum, data collection, and plan preparation for the 13<sup>th</sup> Street Traffic Signals at Shepherd and Durham.

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. Project Management and Coordination  
QE will provide continued project administration, including management of the project team, budget, and schedule and preparation/submission of monthly invoices.
2. Traffic Study Memorandum  
QE will prepare Traffic Study Memorandum recommending Traffic Signal Installations at 13<sup>th</sup> Street at Shepherd and Durham based on previously collected traffic data, local context and engineering judgement.



Shepherd, Durham, and Selected Cross Streets Reconstruction Project

Page 2

February 19, 2026

3. Data Collection

Research existing City of Houston public utility record drawings and records requests to CenterPoint Energy, AT&T, and other pertinent private utility record drawings. Conduct a site visit to collect pertinent first-hand knowledge of the existing roadway, its condition, context, adjacent land uses, and access needs related to the addition of pedestrian hybrid beacon. Assess electrical conditions for service to the new pedestrian hybrid beacon.

4. Plan Preparation for Traffic Signals

QE will prepare new design plans to install the traffic signals and prepare plan revisions to the sidewalks, ramps, signing and pavement marking plans to accommodate the new traffic signals in accordance with City of Houston standards and specifications, estimates of construction costs, project specifications, conduct internal QC reviews, conduct constructability review, construction duration calculations, and submit design packages to MHRA and HPW for design milestones (60%, 90%, 100%).

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

No Additional Services are anticipated with this project.

### Assumptions

1. This proposal is based on the recommendations made in collaboration between MHRA, QE, and HPW. Deviations from the recommendations may require revisions to QE's scope and fees or Additional Services.
2. The design of the 13th Street traffic signal project will be based on the requirements of the City of Houston *Infrastructure Design Manual*, dated November 27, 2023. Should the City change any criteria, it would likely result in a change in design scope and request for Additional Services. It is possible this could also impact the recommendations being assumed as part of this proposal and result in additional construction costs.

### Schedule

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

### Proposed Fee

QE is requesting a total fee of **\$67,025.00** for the Final design services described in this proposal. (\$67,025.00 in Basic Services as a lump sum fee and \$0.00 in Additional Services as hourly fees).



Shepherd, Durham, and Selected Cross Streets Reconstruction Project

Page 3

February 19, 2026

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

### Special Considerations

This proposal is based on the following special considerations:

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Colby W Wright".

Colby W Wright, PE, PTOE, RSP1  
Manager, Traffic Engineering

A handwritten signature in blue ink, appearing to read "Kristen Hennings".

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

### Attachments

V:\Practice Workspace\Transportation\Traffic\0 Projects\MHRA Wash Westcot at Schuler

		Practice Leader	PEV	PEIV	PEIII	PEII	PEI	DEII	DEI	Construction MV	Admin III	Sub-Total	Sub Cons.	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$315.00	\$295.00	\$275.00	\$250.00	\$220.00	\$195.00	\$165.00	\$135.00	\$250.00	\$135.00					
<b>BASIC SERVICES</b>																
<b>Task 200 - Final Design Phase Services</b>																
1	Project Management and Coordination		8					8			4	\$4,220			\$0.00	\$4,220.00
2	Traffic Study Memorandum		4		6			8				\$4,000			\$0.00	\$4,000.00
3	Data Collection		4					4				\$1,840			\$0.00	\$1,840.00
<b>Task 200 - Final Design Phase Services</b>																
4	<b>Plan Preparation for Traffic Signals (Lump Sum)</b>															
a	Design Plan Set (60%, 90%, 100%)											\$0			\$0.00	\$0.00
	Summary of Traffic Signal Quantities		3		6			12				\$4,365			\$0.00	\$4,365.00
	Existing Conditions Sheet (2 sheets)		1		2			8				\$2,115			\$0.00	\$2,115.00
	Sidewalk, Ramp, Signing and Pavement Marking Plan Revisions (4 sheets)		6		12			24				\$8,730			\$0.00	\$8,730.00
	Traffic Signal Plan Sheet (2 sheets)		8		16			32				\$11,640			\$0.00	\$11,640.00
	Traffic Signal Pole Schedule (2 sheets)		6		12			24				\$8,730			\$0.00	\$8,730.00
	Cable Schematic (4 sheets)		4		8			16				\$5,820			\$0.00	\$5,820.00
b	Prepare Estimations of Construction Costs (60%, 90%, 100%)		3		3			6				\$2,625			\$0.00	\$2,625.00
c	Prepare Project Specifications (60%, 90%, 100%)		3		3			6				\$2,625			\$0.00	\$2,625.00
d	Internal QC Review (60%, 90%, 100%)		4		8			8				\$4,500			\$0.00	\$4,500.00
e	Constructability Review (60%, 90%)		5		6							\$2,975			\$0.00	\$2,975.00
f	Design Review Submittal to MHRA and HPW (60%, 90%, 100%)		4		4			4				\$2,840			\$0.00	\$2,840.00
<b>Task 400 - Additional Engineering Services</b>																
<b>Task 500 - Surveying Services</b>																
<b>Hours Subtotal</b>																
		0	63	0	86	0	0	160	0	0	4					
<b>SUBTOTAL BASIC SERVICES</b>		\$ -	\$ 18,585	\$ -	\$ 21,500	\$ -	\$ -	\$ 26,400	\$ -	\$ -	\$ 540	\$67,025	\$0.00	\$0.00	\$0.00	\$67,025.00



**SCHEDULE OF HOURLY RATES**  
Effective September 2025 - Subject to Revision

**ENGINEERING PERSONNEL**

Graduate Engineer I	\$135
Graduate Engineer II	\$165
Professional Engineer I	\$195
Professional Engineer II	\$220
Professional Engineer III	\$250
Professional Engineer IV	\$275
Professional Engineer V	\$295
Professional Engineer VI	\$315

**ELECTRICAL ENGINEERING PERSONNEL**

Electrical Graduate Engineer I	\$145
Electrical Graduate Engineer II	\$175
Electrical Professional Engineer I	\$210
Electrical Professional Engineer II	\$235
Electrical Professional Engineer III	\$260
Electrical Professional Engineer IV	\$290
Electrical Professional Engineer V	\$310

**STRUCTURAL ENGINEERING PERSONNEL**

Structural Graduate Engineer I	\$140
Structural Graduate Engineer II	\$170
Structural Professional Engineer I	\$200
Structural Professional Engineer II	\$225
Structural Professional Engineer III	\$255
Structural Professional Engineer IV	\$280
Structural Professional Engineer V	\$300

**CONSTRUCTION PERSONNEL**

Construction Manager I	\$140
Construction Manager II	\$160
Construction Manager III	\$185
Construction Manager IV	\$210
Construction Manager V	\$250
Field Project Representative I	\$ 95
Field Project Representative II	\$115
Field Project Representative III	\$135
Specialist Field Project Representative I	\$150
Specialist Field Project Representative II	\$160
Senior Specialist Field Project Representative	\$170

**SPECIALIST PERSONNEL**

Specialist I	\$130
Specialist II	\$160
Specialist III	\$195
Specialist IV	\$230
Specialist V	\$265

**PLANNING PERSONNEL**

Planner I	\$115
Planner II	\$155
Planner III	\$195
Planner IV	\$265

**DESIGNER/DRAFTING PERSONNEL**

CAD Operator I	\$100
CAD Operator II	\$110
CAD Operator III	\$130
Designer I	\$145
Designer II	\$165
Designer III	\$185

**GIS PERSONNEL**

GIS I	\$105
GIS II	\$140
GIS III	\$170
GIS IV	\$230

**ENVIRONMENTAL SCIENCE PERSONNEL**

Environmental Scientist I	\$ 85
Environmental Scientist II	\$ 90
Environmental Scientist III	\$100
Environmental Scientist IV	\$115
Senior Scientist I	\$135
Senior Scientist II	\$155
Environmental Project Manager I	\$170
Environmental Project Manager II	\$185
Senior Environmental Project Manager I	\$200
Senior Environmental Project Manager II	\$240

**OFFICE PERSONNEL**

Engineer's Assistant I	\$ 85
Engineer's Assistant II	\$ 95
Admin I	\$ 85
Admin II	\$105
Admin III	\$135
Project Admin/Accountant	\$145



**SCHEDULE OF HOURLY RATES**  
Effective September 2025 - Subject to Revision

**SURVEYING PERSONNEL**

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1-Person Field Crew	\$160
2-Person Field Crew	\$210
3-Person Field Crew	\$255
4-Person Field Crew	\$290
Scanner Equipment	\$110
Survey Technician I	\$110
Survey Technician II	\$120
Project Surveyor I	\$125
Project Surveyor II	\$140
Project Surveyor III	\$160
Project Surveyor IV	\$195
Chief of Survey Crews	\$165
Certified Photogrammetrist	\$190
Remote Pilot	\$180
Visual Observer	\$105
LiDAR Tech	\$115
Aerial Tech	\$100
Registered Professional Land Surveyor	\$225
Survey Manager	\$265

**SCHEDULE OF REIMBURSABLE EXPENSES**

Effective September 2025 - Subject to Revision

1. Reproduction performed in office

<u>Size</u>	<u>Black &amp; White</u>	<u>Color</u>
8½ x 11 (single-sided)	\$0.05/page	\$0.50/page
8½ x 11 (double-sided)	\$0.15/page	\$1.00/page
8½ x 14	\$0.15/page	\$0.75/page
11 x 17	\$0.20/page	\$1.00/page
<u>Large Document Prints/Plots</u>	<u>Black &amp; White</u>	<u>Color</u>
Bond	\$0.20/sq ft	\$1.00/sq ft
Photographic Bond	\$4.00/sq ft	\$5.00/sq ft
Mylar (4 mil)	\$2.00/sq ft	\$8.00/sq ft
<u>Aerial Backgrounds</u>		
All sizes	\$5.50/sheet (plus above sq. ft. cost)	

2. Transportation (mileage): Standard IRS mileage rate in effect
3. Subcontracts and all other outside expenses and fees: Cost, plus 10% service charge
4. Deliveries, abstracting services, outside reproduction costs, and other reimbursable expenses charged at cost, plus 10%
5. GIS hosting will be charged at \$500/month.
6. Surveying Expenses
  - a. Crew Rates: Includes time charged portal to portal and the first 120 miles of transportation and standard survey equipment
  - b. Special Rental Equipment: Cost, plus 10%
  - c. Stakes: Cost, plus 10% service charge when an excessive number of wooden stakes or any special stakes are required
  - d. Iron Rods and Pipes: Cost, plus 10%
  - e. All-Terrain Vehicle (ATV): \$175/day
  - f. Overnight Stays: \$200/night
  - g. Sales Tax: To be paid on boundary-related services.
  - h. Abstracting services, and other reimbursable expenses charged at cost, plus 10%



QUIDDITY



# White Oak at Greenleaf Safety Improvements

Update (T-0541)

Memorial Heights Redevelopment Authority  
HSIP

February 2026

## 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 HSIP 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?*

- ✓ City time to transfer the project to construction.

## 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.



QUIDDITY



# Shepherd at Memorial Update (T-0510)

Memorial Heights Redevelopment Authority  
Houston Public Works  
METRO/ Council District C  
February 2026

## Monthly Discussion Topics

1. Scope – design of signal replacement at Sheperd Drive at Memorial Drive intersection, construction of new medians, 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?*

- ✓ Updated plans and estimates for the added work
- ✓ Traffic Signal team addressed the added scope
- ✓ Kicked of the Structural team to address the added scope
- ✓ Submitted updated 60% package to HPW for review January 30, 2026

## Upcoming Goals, Targets, and Critical Milestones

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

- ✓ Receive comments from HPW on the 60% submittal and address for the 90% submittal in Spring 2026
- ✓ Update utility mapping requests
- ✓ 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

## PEDESTRIAN EASEMENT AGREEMENT

**THIS PEDESTRIAN EASEMENT AGREEMENT** (“Agreement”) is made entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026 (“Effective Date”), by and between Saint Thomas High School, a Texas nonprofit corporation (“Owner”), and Memorial-Heights Redevelopment Authority, a Texas nonprofit local government corporation (“Authority”).

### **Background:**

A. Owner is the owner of certain real property located at 4500 Memorial Drive, Houston, Texas 77007, a portion of which is generally depicted on Exhibit A attached hereto (“Property”).

B. The Property is located within Reinvestment Zone Number Five, City of Houston, Texas (“Memorial-Heights Zone”), on the east side of Shepherd Drive, a public right-of-way maintained by the City of Houston, Texas (“City”).

C. The Authority was created pursuant to formal action of the City Council of the City and is responsible for implementing capital improvement projects to benefit the Memorial-Heights Zone, including the development of pedestrian-friendly streetscape enhancements such as wide, multi-use sidewalks.

D. The Authority desires to design and construct a sidewalk improvement project (“Project”) that will include the widening and improvement of the existing public sidewalk on the east side of Shepherd Drive adjacent to the Property (“Sidewalk Improvements”). The sidewalk, as improved, will continue to be owned by the City.

E. The Project will benefit the Memorial-Heights area by encouraging pedestrian traffic and enhancing pedestrian safety along Shepherd Drive.

F. In consideration of the benefit of the Project to the Memorial-Heights Zone and to the Property, and in exchange for the Authority’s design and construction of the Sidewalk Improvements at the Authority’s sole cost and expense, the Owner wishes to facilitate the Authority’s design and construction of the Project by agreeing to convey a public easement for pedestrian traffic to the City (“Pedestrian Easement”) upon, over, across and through a portion of the Property that directly abuts the east side of Shepherd Drive in the location shown on Exhibit A (“Proposed Easement Area”).

G. The Owner and the Authority wish to enter into this Agreement to set forth their mutual understanding with respect to the design and construction of the Sidewalk Improvements and the survey and conveyance of the Pedestrian Easement.

NOW, THEREFORE, for and in consideration of the sum of One and No/100 Dollars (\$1.00) and the mutual exchange of the covenants contained herein, the Owner and the Authority hereby agree as follows:

**ARTICLE 1.  
AUTHORITY'S OBLIGATIONS**

**1.1 Authority's Obligations: Conveyance Conditions.**

- A. Promptly following the Effective Date, the Authority will (i) commence, and thereafter diligently pursue with its third-party professionals, the design of the Sidewalk Improvements within the Proposed Easement Area, in compliance with all applicable laws, municipal regulations, and regulatory approval processes, and (ii) obtain all necessary City approvals of the plans and specifications for the Sidewalk Improvements (such City-approved plans and specifications, the "Plans").
- B. Promptly following approval by the City of the Plans, the Authority will (i) obtain a survey and a metes and bounds description of the portion of Owner's Property upon which the Pedestrian Easement will be situated ("Approved Easement Area") and (ii) obtain all necessary approvals from the City therefor (such City- approved survey and metes and bounds description of the Approved Easement Area, the "Survey").
- C. The City's approval of the Plans and the Survey shall be conditions to the Owner's conveyance to the City of the Pedestrian Easement (the "Conveyance Conditions"). Within ten (10) days of obtaining City approval of the Plans and the Survey, the Authority will provide notice to the Owner that the Conveyance Conditions have been satisfied.
- D. Promptly following the conveyance to the City of the Pedestrian Easement in accordance with Section 2.2 hereof, the Authority will commence, and thereafter diligently pursue to completion with its third-party professionals, the construction of the Sidewalk Improvements within the Approved Easement Area.

1.2 **Costs.** The Authority will pay or cause to be paid, at no cost to the Owner, all costs associated with the Project, including but not limited to all costs of (i) design of the Sidewalk Improvements, (ii) the Survey, and (iii) upon conveyance by the Owner to the City of the Pedestrian Easement, construction of the Sidewalk Improvements thereon. The Authority's obligations related to the Project are the sole responsibility of the Authority and will be at no cost to the Owner.

1.3 **Additional Costs.** To facilitate the Sidewalk Improvements, the Authority will also pay or cause to be paid, at no cost to the Owner, all costs associated with the removal of approximately 240 linear feet of existing chain link fencing along the Shepherd Drive frontage of the Owner's existing parking lot. Once the Sidewalk Improvements are completed, the Authority will install approximately 240 linear feet of metal fencing to replace the fencing removed that will coordinate with existing fencing along the Owner's frontage south of the parking lot. Neither the City nor the Authority shall have any maintenance, repair, replacement, or other obligation with respect to the replacement fencing after initial installation.

**ARTICLE 2.  
CONVEYANCE OF EASEMENT**

2.1 **Right of Entry: Term of Agreement.** Owner hereby grants to the Authority, and its agents, invitees, employees, contractors, licensees, successors and assigns, a right of entry upon the

Proposed Easement Area for purposes of conducting pre-construction activities thereon in furtherance of the Authority's pursuit of and satisfaction of the Conveyance Conditions, including design, inspection, investigation, and survey work, together with a right of ingress over and across the Property to conduct said pre-construction activities. The term of this Agreement, and the right of entry contemplated herein, will automatically terminate and expire without further documentation being required upon the Owner's delivery of the executed Pedestrian Easement to the Authority, provided, however, that the Authority's obligation to construct the Sidewalk Improvements within the Approved Easement Area shall survive the termination and expiration of the Agreement.

22 **Conveyance of Easement.** Within ten (10) days of receiving from the Authority notice that the Conveyance Conditions have been satisfied and a request to execute and deliver the Pedestrian Easement, the Owner will execute and deliver to the Authority the Pedestrian Easement, and the Authority will deliver the Pedestrian Easement to the City for recordation in the Official Public Records of Real Property of Harris County, Texas. To facilitate the conveyance of the Pedestrian Easement, a draft form of the Pedestrian Easement is attached to this Agreement as Exhibit B. The conveyance of the Pedestrian Easement may be made via alternative forms of easement agreed to by the City and the Owner, so long as the property conveyed to the City by the Owner is limited to, and includes the entirety of, the Easement Area.

### ARTICLE 3. MISCELLANEOUS

3.1 **Governing Law: Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, including all matters of construction, validity, performance and enforcement, and venue for the resolution of any such claim or controversy shall be in Harris County, Texas.

3.2 **Amendments and Modifications.** This Agreement may be amended, supplemented, restated, or otherwise modified only by a written instrument executed by both parties hereto or their respective successors and assigns.

3.3 **Entire Agreement.** This Agreement constitutes the entire agreement between the parties hereto and supersedes all prior agreements and understandings, oral and written, between the parties hereto with respect to the subject matter hereof.

3.4 **Successors and Assigns.** The terms, covenants, and agreements set forth in this Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties and their respective successors and permitted assigns.

3.5 **Notices.** Notices given pursuant to this Agreement will be in writing and will be given by personal service, by United States mail or by United States express mail or other established express delivery service (for example, Federal Express), postage or delivery charge prepaid, addressed to the appropriate party at the address set forth below:

Owner: Saint Thomas High School  
4500 Memorial Drive  
Houston, Texas 77007  
Attention: \_\_\_\_\_

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

Notices are effective upon receipt or refusal.

3.6 **Counterparts.** This Agreement may be executed in counterparts, each of which is deemed an original and all of which will constitute a single instrument. Each party may execute and deliver this Agreement electronically or by electronic means, and electronic transmittal of a signature, including a scanned signature page, will be as good, binding, and effective as an original signature. Signature pages may be detached from individual counterparts and attached to a single or multiple original(s) to form a single or multiple original(s) of this Agreement.

3.7 **Severability.** If any term, covenant or condition of this Agreement or the application thereof to any person or circumstance will, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of the term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, will not be affected thereby, and each and every remaining term, covenant or condition of this Agreement will be valid and enforced to the fullest extent permitted by law.

**IN WITNESS WHEREOF**, the Parties to this Agreement execute this Agreement to be effective as of the Effective Date.

**[SIGNATURE PAGE IMMEDIATELY FOLLOWS]**

**SIGNATURE PAGE TO AGREEMENT**

**OWNER:**

**SAINT THOMAS HIGH SCHOOL,**  
a Texas nonprofit corporation

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

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

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

Date: \_\_\_\_\_

**AUTHORITY:**

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY,**  
a Texas nonprofit local government corporation

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

Sherry Weesner, President

Date: \_\_\_\_\_

**EXHIBIT A**  
**PROPERTY**

DRAFT

The rendering on the preceding page is presented here solely to depict the portion of the Property upon which the Sidewalk Improvements will be located, as well as the approximate location of the Proposed Easement Area, and its approximate location within the Property. The Proposed Easement Area is depicted as the portion of the Property east of the “Existing ROW” line and west of the “Proposed Sidewalk” line. Boundaries shown are approximate.

DRAFT

**EXHIBIT B**

**FORM OF PEDESTRIAN EASEMENT CONVEYANCE**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**PUBLIC EASEMENT CONVEYANCE**

THE STATE OF TEXAS                   §  
  §       KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF HARRIS                 §

**GRANTOR:**

**SAINT THOMAS HIGH SCHOOL**, a Texas nonprofit corporation

**GRANTOR'S MAILING ADDRESS:**

4500 Memorial Drive, Houston, TX 77007

**GRANTEE:**

**THE CITY OF HOUSTON, TEXAS**, a municipal corporation situated in Harris, Fort Bend and Montgomery Counties, Texas

**GRANTEE'S MAILING ADDRESS:**

P.O. Box 1562, Houston, Texas 77521

**CONSIDERATION:**

One and No/100 Dollars (\$1.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**EASEMENT:**

A permanent, perpetual, non-exclusive (subject to the reservation of rights in favor of Grantor set forth herein), public easement and right-of-way upon, over, across and through that certain tract of land described on Exhibit A attached hereto and made a part hereof (the "Property") for the sole purposes of public sidewalks, passage and accommodation of public pedestrian traffic, streetscape, landscape and other related improvements (the "Grantee's Improvements") for public pedestrian traffic, including installing, repairing, maintaining, altering, replacing and relocating Grantee's Improvements within the tract of land described on Exhibit A attached hereto (the "Easement").

**EXCEPTIONS TO CONVEYANCE:**

This conveyance of the Easement is made subject to all restrictions, covenants, conditions, rights- of- way, easements, mineral reservations and royalty reservations of record, if any, in the office of the County Clerk of Harris County, Texas, but only to the extent that the same are valid and subsisting, are binding upon municipalities, and affect the Property (the "Permitted Exceptions").

***[IF THE PROPERTY IS SUBJECT TO A MORTGAGE OR DEED OF TRUST, INSERT THE FOLLOWING:*** Provided, however, this conveyance of the Easement shall not be subject to any liens including that certain \_\_\_\_\_ dated effective as of \_\_\_\_\_ executed by Grantor and filed for record under Clerk's File No. \_\_\_\_\_ (the "Existing Lien"). \_\_\_\_\_, as the lienholder under the Existing Lien, has joined herein for the sole purpose of consenting to this conveyance of the easement and subordinating the Existing Lien to the Easement./

**RESERVED RIGHTS OF GRANTOR:**

Grantor agrees that it shall not place, nor permit any of its employees, servants, agents, representatives, consultants, contractors, invitees or subcontractors (of any tier) to place, any structures, buildings or other improvements in, on, over, across or along the Property; provided, however, Grantor may enter upon and use the Property, as long as such use does not interfere with the use and enjoyment of the Easement by Grantee and the public or affect Grantee's Improvements, and, in all events, for the following purposes: (a) the right to install, construct, operate, repair, replace, and maintain sub-surface lines, conduits and other facilities under the surface of the Property for the provision of utilities (including sanitary sewer, potable water and storm water detention and discharge; collectively, the "Grantor Sub-Surface Improvements"); and (b) the construction, repair and replacement from time to time of driveways providing access to and from Grantor's property that is adjacent to the Property to Shepherd Drive. Grantor shall obtain the prior written consent of Grantee or its successor for any uses, temporary or permanent, of the Property not specifically authorized in this Public Easement Conveyance.

**ADDITIONAL GRANTOR RIGHT:**

Grantee agrees that this Easement is subject to and conditioned upon the following additional Grantor right: In connection with any building site owned by Grantor within the corridor of land immediately adjacent to the eastside of the Property, Grantor shall not be subject to City requirements for the planting or maintenance of shrubs along the perimeter or within a parking lot, including any requirements imposed by Section 33-127(b) of the City of Houston Code of Ordinances.

**GRANTOR SUB-SURFACE IMPROVEMENTS MAINTENANCE & GRANTEE ACCESS:**

Grantor shall, at its sole cost and expense, maintain all Grantor Sub-Surface Improvements. Grantee shall have the right at all times, but not the obligation, to enter the Easement to ensure safe and adequate ways for public pedestrian traffic, including altering, replacing, and relocating Grantee's Improvements within the Easement.

**NOTICES:**

Any notice sent under this Public Easement Conveyance (except as otherwise expressly required) shall be written and addressed to the receiving party at the addresses of Grantor and Grantee above, and shall be (i) mailed first class mail, return receipt requested, (ii) delivered personally with receipt of delivery or (iii) sent by nationally recognized overnight carrier (e.g. Federal Express) with electronic tracking.

**GRANT OF EASEMENT:**

Grantor, for the Consideration, does hereby grant, sell and convey and dedicate to Grantee for the benefit of the public, the Easement, together with, all and singular, the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee and Grantee's successors and assigns forever for the purposes herein provided. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Easement in and to the Property to Grantee and Grantee's successors or assigns, subject to the Permitted Exceptions, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise. The Easement and related rights and privileges granted by this Public Easement Conveyance are exclusive (subject to the reservation of rights in favor of Grantor set forth herein), and Grantor covenants not to convey any other easement or conflicting rights in or to the Property.

**GRANTOR OWNERSHIP:**

Grantor warrants that Grantor owns the land subject to this Easement in fee simple, that Grantor has the right, title, and power to convey the rights granted herein, and that Grantor shall execute any further assurance of title reasonably requested by Grantee and its successors or assigns.

**SUCCESSORS AND ASSIGNS:**

The terms, covenants, and agreements set forth in this Public Easement Conveyance shall run with the Property and each portion thereof and shall be binding on all parties having any right, title or interest in or to the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of the Grantee and its successors and assigns for the benefit of the public.

***REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK***

**IN WITNESS WHEREOF**, these presents have been executed by Grantor to become effective as of the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**GRANTOR:**

**SAINT THOMAS HIGH SCHOOL**, a Texas nonprofit corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of Saint Thomas High School, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

\_\_\_\_\_  
Notary Public, State of Texas

APPROVED AS TO FORM:

\_\_\_\_\_  
Assistant City Attorney

**[IF THE PROPERTY IS SUBJECT TO A MORTGAGE OR DEED OF TRUST, INSERT THE FOLLOWING EXECUTION PAGE FOR THE LIENHOLDER]**

The undersigned has joined herein solely for the purpose set forth in the Exceptions to Conveyance Section.

\_\_\_\_\_

a \_\_\_\_\_

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

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

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

THE STATE OF \_\_\_\_\_

§

§

COUNTY OF \_\_\_\_\_

§

The instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, on behalf of said \_\_\_\_\_.

\_\_\_\_\_

Notary Public, State of \_\_\_\_\_

**EXHIBIT A**

**PROPERTY DESCRIPTION**

[to be inserted]

DRAFT

## 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:**

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Randy Macchi  
Director, Houston Public Works

**COUNTERSIGNED**

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Chris Hollins  
City Controller



Item No.	Spec No.	Item Description	Unit	Quantity	Unit Price	Total Cost
<b>General Items and Site Work</b>						
1	01502	Mobilization	LS	1	\$135,000.00	\$135,000.00
2	01555	Traffic Control and Regulation	LS	1	\$100,000.00	\$100,000.00
3	01555	Uniformed Peace Officers and Flagmen	LS	1	\$5,000.00	\$5,000.00
4	02086	Adjust Existing Manhole Frame, Inlets, and Valve Boxes to Grade, Complete in Place	EA	7	\$1,000.00	\$7,000.00
5	02086	Adjust Existing Meter Box, Valve, or Pull Box to New Grade, Complete in Place	EA	3	\$500.00	\$1,500.00
<b>Total General and Site Work Items</b>						<b>\$248,500.00</b>
<b>Demolition Items</b>						
6	02221	Remove and Dispose Existing Concrete Curb or Curb and Gutter	LF	444	\$5.00	\$2,220.00
7	02221	Remove and Dispose Existing Sidewalks, Curb Ramps, and Driveways, All Depths and Materials	SY	981	\$10.00	\$9,810.00
8	02233	Clearing and Grubbing	AC	0.25	\$5,500.00	\$1,375.00
9	See Plans	Remove and Dispose Existing Sign Assembly, Including Pole and Foundation	EA	5	\$100.00	\$500.00
10	See Plans	Tree Trimming	EA	3	\$250.00	\$750.00
11	02221	Remove and Dispose Existing Asphalt Surface and Cement Stabilized Sand Base within Median, All Depths	SY	147	\$10.00	\$1,470.00
12	02221	Remove and Dispose Existing Traffic Signal Pole and Foundation	EA	2	\$7,000.00	\$14,000.00
<b>Total Demolition Items</b>						<b>\$30,125.00</b>
<b>Paving Items</b>						
13	02771	Furnish and Install 6-inch Doweled on Curb, Complete in Place	LF	536	\$20.00	\$10,720.00
14	02775	Furnish and Install 4 ½-inch Thick Concrete Sidewalk with Light Broom Finish, Complete in Place	SF	13,877	\$12.00	\$166,524.00
15	02775	Furnish and Install 7-inch Thick Concrete Driveway, Complete in Place	SF	1,491	\$25.00	\$37,275.00
16	02775	Furnish and Install Concrete Curb Ramp Structure, Complete in Place	SF	1,404	\$35.00	\$49,140.00
17	02772	Furnish and Install Concrete Median and Directional Island, Complete in Place	SY	227	\$150.00	\$34,050.00
18	See Plans	Furnish and Install Truncated Dome Detectable Warning Pavers, Including Concrete Subslab and Headers, Complete in Place	SF	338	\$40.00	\$13,520.00
19	See Plans	Furnish and Install Retaining Wall/Curbing on Back of Sidewalk, All Heights, Complete in Place	LF	349	\$75.00	\$26,175.00
20	02767	Furnish and Install Rectangular Flashing Beacon Assembly, Complete in Place	EA	4	\$7,500.00	\$30,000.00
21	02741	Mill & Overlay from Dickson Street through Memorial Intersection	SY	11,734	\$55.00	\$645,370.00
<b>Total Paving Items</b>						<b>\$1,012,774.00</b>
<b>Traffic Signal Items</b>						
22	02221	Remove Pedestal Pole Foundation to 12" Below Grade, Complete in Place	EA	2	\$2,000.00	\$4,000.00
23	02582/02582S	Furnish and Install 30-ft Galvanized Mast Arm Pole Assembly with Foundation, Complete in Place	EA	1	\$25,000.00	\$25,000.00
24	02582/02582S	Furnish and Install 40-ft Galvanized Mast Arm Pole Assembly with Foundation, Complete in Place	EA	1	\$30,000.00	\$30,000.00
25	02590	Furnish and Install Traffic Signal Pole Luminaire (106 watt led), complete in place	EA	2	\$1,000.00	\$2,000.00
26	02893	Furnish and Install Overhead Street Name Signs, Complete in Place	EA	2	\$650.00	\$1,300.00
27	02893	Furnish and Install Sign "Left On Green Arrow Only", R10-5 (30"x36"), Complete in Place	EA	1	\$400.00	\$400.00
28	02893	Furnish and Install Sign "One Way", R6-2L (24"x30"), Complete in Place	EA	1	\$400.00	\$400.00
29	02893	Furnish and Install Sign "One Way", R6-2R (24"x30"), Complete in Place	EA	1	\$400.00	\$400.00
30	02582	Furnish and Install 15' Pedestal Pole Assembly with Screw-in Anchor Foundation, Complete in Place	EA	14	\$5,000.00	\$70,000.00
31	02582	Furnish and Install 20' Pedestal Pole Assembly with Screw-in Anchor Foundation, Complete in Place	EA	2	\$5,500.00	\$11,000.00
32	02893	Remove and Salvage Existing Traffic Signal Equipment, Complete in Place	EA	1	\$4,000.00	\$4,000.00
33	16710	Furnish and Install Type "A" Pull Box with Apron, Gravel and Ground Rod, Complete in Place	EA	11	\$1,100.00	\$12,100.00
34	16710	Furnish and Install Type "B" Pull Box with Apron, Gravel and Ground Rod, Complete in Place	EA	8	\$1,500.00	\$12,000.00
35	16710	Furnish and Install Type "C" Pull Box with Apron, Gravel and Ground Rod, Complete in Place	EA	1	\$2,500.00	\$2,500.00
36	16710	Furnish and Install Junction Box, Complete in Place	EA	8	\$3,000.00	\$24,000.00
37	16711	Furnish and Install Conduit, 1-inch SCH 80 PVC Trench (Include bond wire and pull tape), Complete in Place	LF	60	\$12.00	\$720.00
38	16711	Furnish and Install Conduit, 2-inch SCH 80 PVC Trench (Include bond wire and pull tape), Complete in Place	LF	870	\$15.00	\$13,050.00
39	16711	Furnish and Install Conduit, 2-inch RMC (Include bond wire and pull tape), Complete in Place	LF	40	\$20.00	\$800.00
40	16711	Furnish and Install Conduit, 3-inch SCH 80 PVC Trench (Include bond wire and pull tape), Complete in Place	LF	160	\$25.00	\$4,000.00
41	16711	Furnish and Install Conduit, 3-inch SCH 80 PVC Bore (Include bond wire and pull tape), Complete in Place	LF	360	\$30.00	\$10,800.00
42	16711	Furnish and Install Conduit, 3-inch RMC (Include bond wire and pull tape), Complete in Place	LF	230	\$35.00	\$8,050.00
43	16711	Furnish and Install Conduit, 4-inch SCH 80 PVC Trench (Include bond wire and pull tape), Complete in Place	LF	120	\$30.00	\$3,600.00
44	16711	Furnish and Install Conduit, 4-inch SCH 80 PVC Bore (Include bond wire and pull tape), Complete in Place	LF	375	\$37.00	\$13,875.00
45	16711	Furnish and Install Conduit, 4-inch RMC (Include bond wire and pull tape), Complete in Place	LF	85	\$45.00	\$3,825.00
46	16715	Furnish and Install 3-Section Vehicle Signal Head Assembly (RYG) (Horizontal) (H3) (YLW REFL BDR), Complete in Place	EA	5	\$1,000.00	\$5,000.00
47	16715	Furnish and Install 3-Section Vehicle Signal Head Assembly (RYG) (Vertical) (V3) (YLW REFL BDR), Complete in Place	EA	3	\$1,000.00	\$3,000.00



Item No.	Spec No.	Item Description	Unit	Quantity	Unit Price	Total Cost
48	16715	Furnish and Install 4-Section Vehicle Signal Head Assembly (<R<R<Y<G) (Horizontal) (V4L) (YLW REFL BDR), Complete in Place	EA	1	\$1,300.00	\$1,300.00
49	16719	Furnish and Install LED Pedestrian Signal Head Assembly (Symbolic)(Countdown), Complete in Place	EA	16	\$1,000.00	\$16,000.00
50	16720	Furnish and Install Detector Lead-In Cable, #14 AWG (I.M.S.A. 50-2-1984) (DLC+50), Complete in Place	LF	8520	\$2.00	\$17,040.00
51	16720	Furnish and Install Traffic Signal Cables, 3/C-#14 AWG SOLID (Shield), Complete in Place	LF	4135	\$2.60	\$10,751.00
52	16720	Furnish and Install Traffic Signal Cables, 5/C-#14 AWG SOLID (Shield), Complete in Place	LF	4310	\$3.40	\$14,654.00
53	16720	Furnish and Install Traffic Signal Cables, 7/C-#14 AWG SOLID (Shield), Complete in Place	LF	2710	\$3.50	\$9,485.00
54	16720	Furnish and Install #8 AWG SOLID, Bare Bond, Solid Copper Bare Wire, Complete in Place	LF	2270	\$2.10	\$4,767.00
55	16720	Furnish and Install #10 AWG XHHW, Luminaire Wire ,Complete in Place	LF	1070	\$2.00	\$2,140.00
56	16720	Furnish and Install #12 AWG XHHW, Bare Luminaire Ground Wire, Complete in Place	LF	455	\$2.00	\$910.00
57	16727	Furnish and Install Loop Detector Sawcut & Loop Detector Wire, #14 AWG (I.M.S.A. 51-5-1985) (RLW+ LOOPS), Complete in Place	LF	1850	\$14.00	\$25,900.00
58	16750	Furnish and Install Accessible Pedestrian Push Button Station (Left or Right), Complete in Place	EA	15	\$1,200.00	\$18,000.00
59	16785	Furnish and Install GPS Serial Communication Module, Complete in Place	EA	1	\$700.00	\$700.00
60	16785	Furnish and Install UbiHub AI Camera (WiFi Access Point with Edge AI & Smart Street Lighting Controller), including all wiring and appertenances, Complete in Place	EA	1	\$7,800.00	\$7,800.00
61	See Plans	Structural Anchoring to Bridge for Traffic Signal, Street Lighting, and Under Bridge Lighting	LS	1	\$250,000.00	\$250,000.00
<b>Total Traffic Signal Items</b>						<b>\$646,000.00</b>
<b>Pavement Marking &amp; Signage Items</b>						
62	02767	Furnish and Install 12-inch Wide White Solid Pavement Markings, Complete in Place	LF	590	\$4.00	\$2,360.00
63	02767	Furnish and Install 24-inch Wide White Solid Pavement Markings, Complete in Place	LF	579	\$9.00	\$5,211.00
64	02767	Furnish and Install 6-inch Wide White Solid Pavement Markings, Complete in Place	LF	1,198	\$1.50	\$1,797.00
65	02767	Furnish and Install 4-inch Wide White Cat Track Pavement Markings, Complete in Place	LF	102	\$2.00	\$204.00
66	02767	Furnish and Install 4-inch Wide White Broken Pavement Markings, Complete in Place	LF	910	\$1.50	\$1,365.00
67	See Plans	Furnish and Install Ground Mounted Sign Assembly, Including Sign(s), Plaque(s), Pole(s), Foundation, Mounting(s), and Hardware, Complete in Place	EA	3	\$1,100.00	\$3,300.00
68	02767	Furnish and Install Thermoplastic Pavement Marking, Turning Arrows, Complete in Place	EA	12	\$150.00	\$1,800.00
69	02767	Furnish and Install Thermoplastic Pavement Marking, Elongated Word "ONLY", Complete in Place	EA	4	\$150.00	\$600.00
<b>Total Pavement Marking &amp; Signage Items</b>						<b>\$16,637.00</b>
<b>Storm Water Pollution Prevention Plan Items</b>						
70	01570	Storm Water Pollution Prevention Control, Implementation and Maintenance	LS	1	\$1,250.00	\$1,250.00
71	01570	Furnish and Install Inlet Protection Barriers, Maintain and Remove	LF	288	\$10.00	\$2,880.00
72	01570	Furnish and Install Reinforced Filter Fabric Barrier, Maintain and Remove	LF	515	\$5.00	\$2,575.00
<b>Total Storm Water Pollution Prevention Plan Items</b>						<b>\$6,705.00</b>
<b>Structural Items - Alternate Pedestrian Bridge East Crossing</b>						
73	See Plans	Remove Existing Guardrail on Bridge	LF	90	\$100.00	\$9,000.00
76	See Plans	Furnish and Install Bridge Deck	SF	750	\$350.00	\$262,500.00
77	See Plans	Furnish and Install Bridge Railing	LF	90	\$250.00	\$22,500.00
<b>Total Structural Items</b>						<b>\$294,000.00</b>
<b>St. Thomas Highschool Connection</b>						
78	See Plans	Remove Existing Tree	EA	1	\$1,000.00	\$1,000.00
79	See Plans	Tree Trimming (TxDOT)	EA	3	\$500.00	\$1,500.00
79	See Plans	Remove Chain Link Fence	LF	237	\$100.00	\$23,700.00
80	See Plans	Install Wrought Iron Fence	LF	237	\$300.00	\$71,100.00
<b>Total St. Thomas Highschool Connection Items</b>						<b>\$97,300.00</b>
<b>Extra Work Item</b>						
81	02318	Extra Hand Excavation	CY	20	\$20.00	\$400.00
82	02318	Excavation Around Obstructions	CY	30	\$20.00	\$600.00
<b>Total Extra Work Items</b>						<b>\$1,000.00</b>

SUBTOTAL CONSTRUCTION ITEMS	\$2,353,000.00
20% CONTINGENCY	\$471,000.00
<b>TOTAL CONSTRUCTION COST ESTIMATE</b>	<b>\$2,824,000.00</b>
ESTIMATED ENGINEERING FEE	\$197,700.00
<b>GRAND TOTAL</b>	<b>\$3,021,700.00</b>



Item No.	Spec No.	Item Description	Unit	Quantity	Unit Price	Total Cost
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						Pedestrian Improvements	\$1,073,000.00
						Traffic Signal Replacement and Change in Traffic Pattern	\$1,004,000.00
						Mill and Overlay of Lanes	\$944,000.00
All totals include 20% contingency plus estimated engineering fees							

**EXHIBIT "A"**

**Form of Task Order**

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

**Project No. T-0512A – West 18<sup>th</sup> Street Pedestrian Improvements Project**

**Work Authorization No. 3 – Final Design for Pedestrian Improvements (Nicholson Street to West 20<sup>th</sup> Street)**

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 prepare Final Design Plans and obtain approval from Houston Public Works for the construction of West 18<sup>th</sup> Street Pedestrian Improvements between Nicholson Street and West 20<sup>th</sup> Street (excluding between Shepherd Drive and Durham Drive).
- 2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as identified in the attached Scope of Services Final Design for the project. Additional Services include Traffic Control Plan, Storm Water Pollution Prevention Plan, Tree Protection/Mitigation, Public Meetings, and Surveying Services.
- 3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for an hourly not to exceed amount of \$298,800.00 (see **Exhibit "B" of the PSA** for applicable schedule of hourly rates). As a task-based work authorization, the ENGINEER shall inform MHRA when 75% of funds have been used.

Basic Services	\$195,000.00
Additional Services	\$98,400.00
Reimbursable Expenses	\$5,400.00
<b>Total</b>	<b>\$298,800.00</b>

- 4.0 PROJECT SCHEDULE: The schedule to complete this work is 12 months.

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

**MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:**

**QUIDDITY ENGINEERING, LLC**

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

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

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

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

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

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

ATTEST: \_\_\_\_\_

February 19, 2026

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

Re: West 18<sup>th</sup> Street Pedestrian Improvements between Nicholson and West 20<sup>th</sup> Street (T-0512A)  
Proposal for Professional Services for Final Design  
Houston, Texas

Dear Sherry:

Quiddity Engineering, LLC (QE) appreciates the opportunity to present this proposal for design, bid, and construction phase services in connection with the West 18<sup>th</sup> Pedestrian Improvements project for Memorial Heights Redevelopment Authority (MHRA)/TIRZ No. 5.

The scope of work detailed below results from coordination with the City of Houston and METRO during the Preliminary Engineering Report/Design Concept Report (DCR) Phase of the project. The project understanding and scope of work reflect our current understanding of the agreed upon project. Should details change later, future discussions shall occur to solidify any changes in scope and fee as a result.

### **Project Understanding**

The project will include the following components:

- Rehabilitation of West 18<sup>th</sup> Street from West 20<sup>th</sup> Street to Durham Drive including curb repairs and the construction and replacement of sidewalks to meet the City's 6-foot standard with ADA-compliant ramps. Improvements may include milling and overlaying of West 18<sup>th</sup> Street as funds allow.
- Rehabilitation of West 18<sup>th</sup> Street from Shepherd Drive to Nicholson Street including curb repairs and the construction and replacement of sidewalks to meet the City's 6-foot standard with ADA-compliant ramps. Improvements may include milling and overlaying of West 18<sup>th</sup> Street as funds allow.
- The proposed improvements on West 18<sup>th</sup> Street will tie into the improvements at Shepherd Drive and Durham Drive that were constructed under a separate project.

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. Data Collection



Data collection tasks include:

- a. Update Records Requests – Request, compile, and review existing City of Houston public utility record drawings and CenterPoint Energy, AT&T, and other pertinent private utility record drawings.
  - b. Site Visits – Conduct site visits to collect pertinent first-hand knowledge of the land, its condition, context, adjacent land uses, and access needs; assess electrical conditions; review survey data; and confirm conditions/proposed features during design.
2. Prepare Design Plan Set (60%, 90%, 100%)  
Based on City, MHRA, and design team coordination efforts, QE will design the pedestrian improvements and prepare plan sheets required for submittal to the City. Sidewalk horizontal and vertical alignments will be set to minimize impact to adjacent roadway paving and drainage. Sidewalk cross sections will follow City of Houston standards with input provided by HVJ.
  3. Prepare Estimations of Construction Costs (60%, 90%, 100%)  
An estimate of construction cost will also be provided at each submittal stage.
  4. Prepare Project Specifications (60%, 90%, 100%)  
The bid schedule and specifications for all disciplines will be included in the project manual, which will be provided to MHRA at the 60% and 90% submittal stages for review and finalized as part of the bid-ready construction documents along with the permitted plans.
  5. Internal QC Review (60%, 90%, 100%)  
Quality Control reviews shall be performed by each discipline at each stage of submittal.
  6. Constructability Review (60%, 90%)  
QE's construction manager will provide a constructability review on the plan documents at the 60% and 90% stages.
  7. Prepare Design Review Checklists (60%, 90%, 100%)  
Checklists are typically provided by the City of Houston and the QE team will prepare and submit checklists as required.
  8. Design Review Submittals to MHRA and HPW (60%, 90%, 100%)  
Package and submit plans for review. Coordinate, receive, and respond to comments.
  9. Construction Duration Calculations  
At the 90% and 100% phase, construction duration calculations shall be performed to determine the contract duration to be used in the bid documents.



West 18<sup>th</sup> Street Pedestrian Improvements

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February 19, 2026

10. Utility Company Signatures

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

11. HPW Signatures

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

12. Issue Bid Ready Documents

QE will issue the bid package on Civcast, conduct the pre-bid meeting, issue addenda as needed, tabulate bids received, and assist MHRA with bidder selection as requested.

13. Bid Phase Services

QE will lead MHRA through the standard process for bidding the work and selecting a contractor. The process includes receiving and reviewing bids and preparing a recommendation of award letter to the board prior to construction.

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

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

1. Traffic Control Plan (Hourly)

QE or their subconsultant shall provide project specific traffic control plans, detour plans, and details as needed to safely direct vehicular and pedestrian traffic around construction zones. QE will coordinate with MHRA and the City to discuss and consider scheduled events when developing the construction phasing and associated traffic control.

2. Storm Water Pollution Prevention Plan (SWPPP) Design (Lump Sum)

QE or their subconsultant shall provide storm water pollution prevention plans and details as needed for the project.

3. Tree Protection and Mitigation (Lump Sum)

QE or their subconsultant shall provide tree protection and mitigation services for the project.

4. Public Meeting (Hourly)

QE anticipates one public meeting for the project to inform the public of the project and educate regarding design components and construction expectations. The specific content of the public meeting will be coordinated with MHRA to achieve MHRA's goals for the meeting. Materials provided for the



West 18<sup>th</sup> Street Pedestrian Improvements

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public meeting may consist of a PowerPoint presentation, strip maps, presentation boards, and/or handouts for information purposes to be approved in advance by MHRA.

5. Geotechnical Investigation

HVJ Associates, Inc. (HVJ) will perform the geotechnical investigation for the project. For a more detailed breakdown of HVJ's scope of work, see Attachment B.

6. Surveying (Hourly)

QE will perform work in association with ROW purchase, monumentation and topographic survey updates for any condition changes along the project corridor.

Reimbursable Expenses will include:

1. TLDR Review & Inspection

Texas Accessibility Standards (TAS) review and inspection services will be provided in addition to hourly consulting services related to TAS compliance as requested.

2. Repro/Mileage/Parking/Civcast Expenses

Expenses for the project include mileage costs, printing costs, parking fees, and Civcast setup.

### **Assumptions**

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

### **Schedule**

QE understands there is an aggressive schedule for the project to complete the design phase in 12 months. QE will prepare a project schedule showing the tasks/milestone dates that need to be met to meet MHRA's scheduling needs.

### **Proposed Fee**

QE is requesting a fee including lump sum and hourly not to exceed task of **\$298,800.00** for the Final Design and Bid Phase Services described in this proposal.



West 18<sup>th</sup> Street Pedestrian Improvements

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February 19, 2026

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

### **Special Considerations**

This proposal is based on the following special considerations:

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

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

Sincerely,

Steve Templer, P.E.  
Senior Client Manager

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

### **Attachments**

*K:\14760\14760-0001-00 MHRA WA1\Project Management\Job Setup\T-0512A West 18th Street\WA3\2\_2026.02.19\_MHRA West 18th BOC Final Design Proposal Final.docx*



**ATTACHMENT A  
Fee Proposal**

**West 18th Street Pedestrian Improvements Final Design**

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

		Practice Leader	PE V	PE IV	PE III	PE II	PE I	DE II	DE I	Construction Mgr. V	Project Acct.	GIS Operator III	CAD III	Sub-Total	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget	
2	<b>Geotechnical Investigation (HVJ)(MWDBE)(Hourly)</b>	\$315.00	\$295.00	\$275.00	\$250.00	\$220.00	\$195.00	\$165.00	\$135.00	\$250.00	\$145.00	\$170.00	\$130.00					
3	<b>Traffic Control Plan (QE)(Lump Sum)</b>														\$13,967.00	\$15,084.36	\$15,084.36	
a	TCP Layouts (2 sheets)		2			4	8	20						\$6,330		\$0.00	\$6,330.00	
b	TCP Details		1			2	4							\$1,515		\$0.00	\$1,515.00	
4	<b>Storm Water Pollution Prevention Plan (QE)(Lump Sum)</b>																	
a	SWPPP Layouts (2 sheets)		1			6	10	12						\$5,545		\$0.00	\$5,545.00	
b	SWPPP Details		1			2	2	4						\$1,785		\$0.00	\$1,785.00	
5	<b>Tree Protection and Mitigation Plan (M2L) (Lump sum)</b>														\$16,000.00	\$17,280.00	\$17,280.00	
6	<b>Public Meetings (Hourly)</b>																\$0.00	
a	Prepare for Public Meeting (max 1)		20			20	16		16					\$15,580		\$0.00	\$15,580.00	
b	Conduct Public Meeting (max 1)		4			4	4							\$2,840		\$0.00	\$2,840.00	
7	<b>Surveying (QE)(MWDBE)(Hourly)</b>														\$10,000.00	\$10,800.00	\$10,800.00	
																\$0.00	\$0.00	
																\$0.00	\$0.00	
	<b>Total Additional Services</b>																<b>\$98,400.00</b>	
<b>Task 800 - Reimbursable Expenses</b>																		
1	<b>TDLR Review &amp; Inspection</b>															\$3,000.00	\$3,240.00	\$3,240.00
2	<b>Repro/Mileage/Parking/Civcast Expenses</b>															\$2,000.00	\$2,160.00	\$2,160.00
	<b>Total Reimbursable Expenses</b>																	<b>\$5,400.00</b>
	<b>Hours Subtotal</b>	5	151	0	0	228	44	378	454	0	0	0	0				1260	
<b>SUBTOTAL BASIC SERVICES AND ADDITIONAL SERVICES - DESIGN</b>		\$ 1,575	\$ 44,545	\$ -	\$ -	\$ 50,160	\$ 8,580	\$ 62,370	\$ 61,290	\$ -	\$ -	\$ -	\$ -	\$228,520	\$64,967.00	\$70,164.36	\$298,800.00	

**Potential Unknowns:**

- TxDOT/FHWA vs. City Criteria and associated variances (preparation) Enhancement Agreements with Adjacent Property Owners (adopt your frontage) Adopt-an-Esplanade for Landscaping
- Continued redevelopment and changes to topo (updates during design?) Potential irrigation
- Utility Relocation/Consolidation Costs Additional Lighting for Bicycle Facilities Additional Pedestrian Lighting
- Bidding on Civcast Trees for Houston Signature Bus Shelters Connection to IH 10
- Subsurface Utility Engineering (SUE) Driveway consolidation
- Temporary Construction Easements



Houston	6120 S. Dairy Ashford Rd.
Austin	Houston, TX 77072-1010
Dallas	281.933.7388 Ph
San Antonio	281.933.7293 Fax
	<a href="http://www.hvj.com">www.hvj.com</a>

February 18, 2026

Ms. Kristen Hennings, PE, CFM, LEED® Green Associate  
 Senior Project Manager  
 Quiddity  
 6330 West Loop South, Suite 150, Bellaire  
 Houston, Texas 77401

Re: Geotechnical Study  
 West 18<sup>th</sup> Street Pedestrian Walk Construction  
 Houston, Texas  
 Owner: Memorial Heights Redevelopment Authority (MHRA)  
 HVJ Proposal No. HGT260083

Dear Ms. Hennings:

HVJ Associates, Inc. is pleased to submit this revised proposal for providing a geotechnical study for the above-mentioned project. This proposal outlines our understanding of the scope of the project and presents our approach and our fees for providing the study.

### **Project Description**

The project involves construction of a sidewalk along West 18th Street between Bevis Street and Nicholson Street, except for the segment between Durham Drive and Shepherd Drive. We understand that a new sidewalk has recently been constructed along West 18th Street between Durham Drive and Shepherd Drive. Roadway pavement and utility construction are not included in this project.

### **Scope of work**

The geotechnical investigation will be performed in accordance with the City of Houston Infrastructure Design Manual (IDM), November 2023 edition. We note that the IDM does not specify borehole spacing requirements for sidewalk pavement design.

Our scope includes pavement thickness design and subgrade preparation recommendations for the proposed sidewalk. We propose to perform ten (10) borings to a depth of 5 feet. The borings will be continuously sampled to the termination depth.

Borings will be advanced using auger methods through the existing pavement. Therefore, detailed pavement thickness measurements and characterization of the existing pavement section will not be obtained.

Ms. Kristen Hennings, PE  
HGT260083  
February 18, 2026

Cohesive soils will be sampled using a 3-inch thin-walled (Shelby) tube sampler in accordance with ASTM D1587. Samples will be extruded in the field, visually classified, and their consistency estimated using a pocket penetrometer.

Cohesionless soils will be sampled using a split-spoon sampler in accordance with ASTM D1586. The depth at which groundwater is encountered during drilling will be measured and recorded. All borings will be backfilled with grout using the tremie method.

Selected soil samples will be tested to determine relevant physical and engineering properties. All laboratory tests will be performed in accordance with applicable ASTM standards and will include:

- Moisture content (ASTM D2216)
- Percent passing No. 200 sieve (ASTM D1140)
- Atterberg limits (ASTM D4318)
- Lime series testing by pH method

Field and laboratory data will be analyzed to develop engineering recommendations for sidewalk pavement design and subgrade preparation. A report will be prepared under the supervision of a licensed professional engineer specializing in geotechnical engineering.

The report will generally include:

- Description of site geology, subsurface conditions, and exploration methods
- A plan drawn to scale showing boring locations and north arrow
- Logs of exploratory borings, including:
  - Latitude and longitude coordinates obtained using a handheld GPS device
  - Surface elevations (if provided by others)
  - Thickness, description, and classification of each soil stratum
  - Groundwater observations
  - Subsurface stratigraphy
- Laboratory test results
- Pavement thickness design and subgrade preparation recommendations for the proposed sidewalk

### **Schedule**

We expect to complete this assignment in approximately 8 weeks, following our receipt of your written notice to proceed. If requested, verbal recommendations can be provided throughout the progress of the investigation as testing is completed.

### **Fees**

Based on the scope of work listed above, the fee for our services **\$13,967.00**. A detailed cost estimate for the proposed work is attached with this proposal. Our accounting procedures call for the submittal of invoices on a month-end basis or at the conclusion of project should its duration last less than a month. Our credit terms are net 30 days.

### **Conditions**

The following conditions have been assumed for the fee proposal:

Ms. Kristen Hennings, PE  
HGT260083  
February 18, 2026

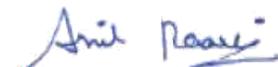
- HVJ will not be responsible for preparing construction drawings.
- Quiddity will provide relevant project drawings as needed to develop design recommendations.
- HVJ uses the Texas One Call System to locate buried utilities. Quiddity or their SUE contractor will be responsible for clearing the boring locations from utilities.
- We will take care to minimize damage to the existing facilities; however, our activities may result in damage to vegetation or unidentified existing utilities.
- The scope of work described is appropriate for the project configuration presented to us. If anomalous conditions are encountered, or if the project configuration changes significantly, a change in work scope may be required. HVJ Associates will recommend such changes when and if it is deemed necessary. No changes will be implemented without prior authorization from Quiddity.
- Traffic control services will be required and are included in the fee estimate.
- Borehole locations will be mutually agreed by Quiddity and HVJ.
- Drilling will be discontinued if contaminated soils are encountered.
- This estimate is given with the assumption that the locations are accessible to a truck-mounted drilling equipment.
- Survey information related to soil borings including northing, easting and elevation will be provided by Quiddity.
- Laboratory samples will be held for no more than a period of 3 months after completion of the draft report or 1 month after completion of the final report, whichever is less.

If this proposal meets with your approval, please forward a copy of the sub consultant agreement for our review and execution.

HVJ Associates, Inc. is pleased to be of service on this project. Please contact us if you have any questions or require additional information.

Sincerely,

**HVJ ASSOCIATES, INC.**



Anil K. Raavi, PE  
Professional Services Manager

**GEOTECHNICAL FEE ESTIMATE**

West 18th Street Pedestrian Walk Construction

Client: Quiddity

HVJ Proposal No. HGT260083

February 18, 2026

**COST BREAKDOWN FOR GEOTECHNICAL INVESTIGATION**

**Field Investigation (10-5')**

Mobilization/Demobilization of Drill Rig	1	@	\$746.00	lump sum	\$746.00
Drilling and Sampling (Continuous, 0-20')	50	ft @	\$27.00	per foot	\$1,350.00
Grouting (Tremie Method to full depth of the borings)	50	ft @	\$13.00	per foot	\$650.00
Project Engineer, PE (Field Coordination+Coordination with CDM Smith)	4	hr @	\$187.00	per hour	\$748.00
Field Technician (coordination, utilities, staking, etc)	14	hr @	\$69.00	per hour	\$966.00
Vehicle Charge (staking, utilities, logging, site clearance, etc)	10	hr @	\$13.00	per hour	\$130.00
Asphalt Coring (6" Dia. to 6" Thickness)	0	@	\$180.00	each	\$0.00
Reimbursable Expenses (cost +10%) - Traffic Control	2	@	\$820.00	per day	\$1,640.00
				<b>Subtotal</b>	<b>\$6,230.00</b>

**Laboratory Testing \***

Moisture Content (ASTM D-2216)	10	@	\$12.00	each	\$120.00
Atterberg Limits (ASTM D-4318)	10	@	\$76.00	each	\$760.00
Percent Passing #200 Sieve (ASTM D-1120)	10	@	\$59.00	each	\$590.00
Optimum Lime Content - pH Method (ASTM D-6276)	1	@	\$283.00	each	\$283.00
				<b>Subtotal</b>	<b>\$1,753.00</b>

**Project Management, Report Preparation**

Principal	3	hr @	\$266.00	per hour	\$798.00
Project Engineer, PE	14	hr @	\$187.00	per hour	\$2,618.00
Staff Engineer, EIT	18	hr @	\$126.00	per hour	\$2,268.00
Administrative Assistant	4	hr @	\$75.00	per hour	\$300.00
				<b>Subtotal</b>	<b>\$5,984.00</b>

**TOTAL GEOTECHNICAL SERVICES**

**\$13,967.00**

\*Note: The number and type of tests performed will depend on the actual soil conditions encountered.



**SCHEDULE OF HOURLY RATES**  
Effective September 2025 - Subject to Revision

**ENGINEERING PERSONNEL**

Graduate Engineer I	\$135
Graduate Engineer II	\$165
Professional Engineer I	\$195
Professional Engineer II	\$220
Professional Engineer III	\$250
Professional Engineer IV	\$275
Professional Engineer V	\$295
Professional Engineer VI	\$315

**ELECTRICAL ENGINEERING PERSONNEL**

Electrical Graduate Engineer I	\$145
Electrical Graduate Engineer II	\$175
Electrical Professional Engineer I	\$210
Electrical Professional Engineer II	\$235
Electrical Professional Engineer III	\$260
Electrical Professional Engineer IV	\$290
Electrical Professional Engineer V	\$310

**STRUCTURAL ENGINEERING PERSONNEL**

Structural Graduate Engineer I	\$140
Structural Graduate Engineer II	\$170
Structural Professional Engineer I	\$200
Structural Professional Engineer II	\$225
Structural Professional Engineer III	\$255
Structural Professional Engineer IV	\$280
Structural Professional Engineer V	\$300

**CONSTRUCTION PERSONNEL**

Construction Manager I	\$140
Construction Manager II	\$160
Construction Manager III	\$185
Construction Manager IV	\$210
Construction Manager V	\$250
Field Project Representative I	\$ 95
Field Project Representative II	\$115
Field Project Representative III	\$135
Specialist Field Project Representative I	\$150
Specialist Field Project Representative II	\$160
Senior Specialist Field Project Representative	\$170

**SPECIALIST PERSONNEL**

Specialist I	\$130
Specialist II	\$160
Specialist III	\$195
Specialist IV	\$230
Specialist V	\$265

**PLANNING PERSONNEL**

Planner I	\$115
Planner II	\$155
Planner III	\$195
Planner IV	\$265

**DESIGNER/DRAFTING PERSONNEL**

CAD Operator I	\$100
CAD Operator II	\$110
CAD Operator III	\$130
Designer I	\$145
Designer II	\$165
Designer III	\$185

**GIS PERSONNEL**

GIS I	\$105
GIS II	\$140
GIS III	\$170
GIS IV	\$230

**ENVIRONMENTAL SCIENCE PERSONNEL**

Environmental Scientist I	\$ 85
Environmental Scientist II	\$ 90
Environmental Scientist III	\$100
Environmental Scientist IV	\$115
Senior Scientist I	\$135
Senior Scientist II	\$155
Environmental Project Manager I	\$170
Environmental Project Manager II	\$185
Senior Environmental Project Manager I	\$200
Senior Environmental Project Manager II	\$240

**OFFICE PERSONNEL**

Engineer's Assistant I	\$ 85
Engineer's Assistant II	\$ 95
Admin I	\$ 85
Admin II	\$105
Admin III	\$135
Project Admin/Accountant	\$145



**SCHEDULE OF HOURLY RATES**  
Effective September 2025 - Subject to Revision

**SURVEYING PERSONNEL**

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1-Person Field Crew	\$160
2-Person Field Crew	\$210
3-Person Field Crew	\$255
4-Person Field Crew	\$290
Scanner Equipment	\$110
Survey Technician I	\$110
Survey Technician II	\$120
Project Surveyor I	\$125
Project Surveyor II	\$140
Project Surveyor III	\$160
Project Surveyor IV	\$195
Chief of Survey Crews	\$165
Certified Photogrammetrist	\$190
Remote Pilot	\$180
Visual Observer	\$105
LiDAR Tech	\$115
Aerial Tech	\$100
Registered Professional Land Surveyor	\$225
Survey Manager	\$265

**SCHEDULE OF REIMBURSABLE EXPENSES**

Effective September 2025 - Subject to Revision

1. Reproduction performed in office

<u>Size</u>	<u>Black &amp; White</u>	<u>Color</u>
8½ x 11 (single-sided)	\$0.05/page	\$0.50/page
8½ x 11 (double-sided)	\$0.15/page	\$1.00/page
8½ x 14	\$0.15/page	\$0.75/page
11 x 17	\$0.20/page	\$1.00/page
<u>Large Document Prints/Plots</u>	<u>Black &amp; White</u>	<u>Color</u>
Bond	\$0.20/sq ft	\$1.00/sq ft
Photographic Bond	\$4.00/sq ft	\$5.00/sq ft
Mylar (4 mil)	\$2.00/sq ft	\$8.00/sq ft
<u>Aerial Backgrounds</u>		
All sizes	\$5.50/sheet (plus above sq. ft. cost)	

2. Transportation (mileage): Standard IRS mileage rate in effect
3. Subcontracts and all other outside expenses and fees: Cost, plus 10% service charge
4. Deliveries, abstracting services, outside reproduction costs, and other reimbursable expenses charged at cost, plus 10%
5. GIS hosting will be charged at \$500/month.
6. Surveying Expenses
  - a. Crew Rates: Includes time charged portal to portal and the first 120 miles of transportation and standard survey equipment
  - b. Special Rental Equipment: Cost, plus 10%
  - c. Stakes: Cost, plus 10% service charge when an excessive number of wooden stakes or any special stakes are required
  - d. Iron Rods and Pipes: Cost, plus 10%
  - e. All-Terrain Vehicle (ATV): \$175/day
  - f. Overnight Stays: \$200/night
  - g. Sales Tax: To be paid on boundary-related services.
  - h. Abstracting services, and other reimbursable expenses charged at cost, plus 10%

**EXHIBIT "A"**

**Form of Task Order**

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

**Project No. T-0525 – Reconstruct Bridges Over White Oak Bayou  
Work Authorization No. 2 – Support Services**

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 gather information and develop a scope of services for the design of bridge modifications related to the North Canal project.
- 2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as directed by the MHRA related to the modification of five (5) bridges over White Oak Bayou in conjunction with the North Canal project. The ENGINEER shall work with MHRA to identify challenges and risks of the proposed modifications and to develop a schedule for the development of design documents and construction of the proposed improvements. Work may include gathering existing data, attending meetings with appropriate local agencies to develop a scope of design services for future phases of the project, and construction cost estimation.
- 3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for an hourly not to exceed amount of \$10,000.00 (see **Exhibit "B" of the PSA** for applicable schedule of hourly rates). As a task based work authorization, the ENGINEER shall inform MHRA when 75% of funds have been used.
- 4.0 PROJECT SCHEDULE: The schedule for this work is to be determined.

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

**MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:**

**QUIDDITY ENGINEERING, LLC**

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

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

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

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

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

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

ATTEST: \_\_\_\_\_



QUIDDITY



# Waugh Safety Improvements (T-0535) Update

Memorial Heights Redevelopment Authority  
Houston Public Works  
Council District H

February 2026

## 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/Willia Street, curb extensions on existing pavement along Waugh and Heights, pavement markings and signing, and sidewalk extension on Willia Street.
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?*

- ✓ Added a sheet for the Willia Street sidewalk to the Waugh plans
- ✓ Met with HPW and TxDOT the required environmental re-evaluation
- ✓ Met with HPW to discuss rebidding the project
- ✓ Provided plan updates for the rebid package

## Upcoming Goals, Targets, and Critical Milestones

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

- ✓ Receive final environmental clearance for the addition of Willia Street sidewalk
- ✓ 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

**EXHIBIT "A"**

**Form of Task Order**

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

**Project No. T-0535**

**The Goodman Corporation Work Authorization No. 29 – Project Rebid Support for HSIP FY2024 Project**

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:

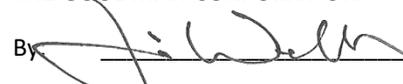
- 1.0 PROJECT DESCRIPTION: The CONSULTANT shall support MHRA in the areas of grant management, NEPA, and compliance services relative to the intersection improvements at Waugh and Heights at Feagan Street.
- 2.0 SCOPE OF SERVICES: The CONSULTANT shall provide the services as outlined in the scope of 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 \$3,667. 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 April 2026.

**IN WITNESS WHEREOF**, the parties have executed this TASK ORDER as of February 26, 2026.

**MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**THE GOODMAN CORPORATION**

By:   
Name: Jim Webb, AICP  
Title: Chief Executive Officer

## Memorial Heights Redevelopment Authority Rebid Support for

January 2026

The Goodman Corporation (TGC) proposes to provide rebid support of the 2024 Highway Safety Improvements package. The initial bid exceeded the engineer's estimate by 25% and project funding by 36%, leading all sponsors, including MHRA to recommend rejection. TxDOT agreed to rebid without impacting project funding. TGC has coordinated with TxDOT, the City of Houston (COH), and project sponsors throughout this process and will continue support through rebidding.

### Scope of Services

TGC will prepare a clean, complete bid package for COH advertisement:

- **Update Plan Set:** Remove all clouds/revision marks; incorporate addendum sheets.
- **Revise Cover Sheet:** Reflect updated plan sheets; secure TxDOT and COH approvals/seals.
- **Update Project Manual:** Remove revision marks; update drawings list, bid form, and Engineer of Record seal page.
- **Revise Cost Estimate:** Use recent local bid unit rates; include Item 01555 (Flagmen) per COH recommendation.
- **Bid Solicitation:** Notify and encourage local contractors to bid for competitive pricing.
- **Coordination:** Work with TxDOT, COH procurement, and Quiddity (Engineer of Record); provide updates to sponsors; attend pre-bid meeting; respond to RFIs; prepare bid analysis and recommendation.

### Deliverables:

- Updated combined plan set
- Updated project manual
- Updated cost estimate
- Pre-bid meeting participation
- RFI Responses
- Bid analysis and recommendation

**Excluded tasks:** Bid advertisement, opening, and publishing handled by COH.

### Project Schedule

Based on information obtained from the City project manager, here is the tentative timeline for the rebid process:

- Complete bid package: 01/30/2026
- TxDOT and COH Approval: 02/20/2026
- Bid Advertisement: 03/03/2026
- Bid Opening: 03/26/2026
- Bid Analysis & Recommendation: 04/30/2026

**Project Budget**

Progress payments will be made based on the percentage of completion of each task. 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.

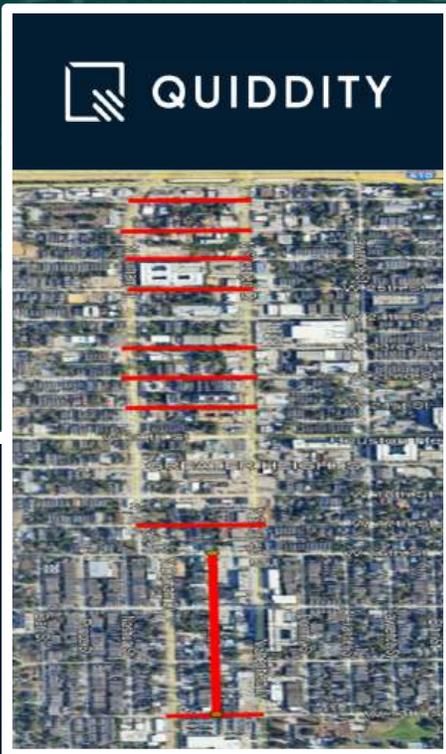
Task	Description	Cost
1	Rebid Support	\$3,667

**Level of Effort**

Detailed cost exhibit attached.

**Rebid Support**

Tasks		Admin I	Principal III	Engineer Associate II	Engineer Principal II	Total Hours	Labor Cost
Task 1	Update Plan Set	-	-	3.0	1.0	4.0	\$649
Task 2	Update Cover Sheet	-	-	1.5	0.5	2.0	\$325
Task 3	Update Project Manual	-	-	-	2.0	2.0	\$540
Task 4	Update Cost Estimate	-	0.5	-	2.0	2.5	\$695
Task 5	Bid Solicitation	2.0	-	-	0.5	2.5	\$337
Task 6	Coordination	-	1.0	-	3.0	4.0	\$1,121
<b>Total Hours</b>		<b>2.0</b>	<b>1.5</b>	<b>4.5</b>	<b>9.0</b>	<b>17.0</b>	
<b>Contract Labor Rate</b>		\$101	\$311	\$126	\$270		
<b>Total Cost - Per Category</b>		<b>\$202</b>	<b>\$466</b>	<b>\$569</b>	<b>\$2,430</b>		<b>\$3,667</b>
<b>Sub Totals</b>							
Subtotal: Labor Cost		\$3,667					
<b>Total Fee</b>		<b>\$3,667</b>					



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

Memorial Heights Redevelopment Authority  
Houston Public Works

February 2026

## Project Overview

1. Scope – prepare the Design Concept Report (DCR) for the remaining cross streets between Shepherd and Durham (West 28<sup>th</sup>, West 27<sup>th</sup>, West 26<sup>th</sup>, West 25<sup>th</sup>, West 23<sup>rd</sup>, West 22<sup>nd</sup>, West 21<sup>st</sup>, West 17<sup>th</sup>, West 13<sup>th</sup>, 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 HPW response requiring a formal Design Concept Report
- ✓ Prepared and submitted the formal Design Concept Report that includes updated drainage and mobility recommendations and updated cost estimates

## 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 and acceptance of the formal Design Concept Report

## Unforeseens, Corrective Plans of Action, and Lessons Learned

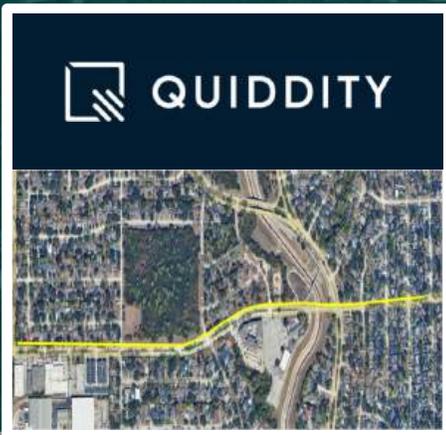
*What challenges are we working to overcome?*

- ✓ 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  
FTA Grant Funding

February 2026

## Monthly Discussion Topics

1. Scope – Construct new sidewalks and crosswalks along the north side of West 11<sup>th</sup> 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?*

- ✓ Completed topographic survey field work.
- ✓ Met with TIRZ 12 on December 3, 2025 to coordinate efforts at Ella Boulevard.
- ✓ Contacted private utilities for mapping of existing utilities and planned improvements.
- ✓ Kicked off final design.

## Upcoming Goals, Targets, and Critical Milestones

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

- ✓ Continue detailed final design.
- ✓ Finalize schedule for submittal of 60% plan set in the spring.

## 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. 31 – Nicholson Street Trail and MKT Trail Improvements Design**

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 the completion of project management, grant management, and engineering services for the Nicholson Street Trail 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 lump sum percent of completion basis not to exceed \$449,172. 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 December 2027.

**IN WITNESS WHEREOF**, the parties have executed this TASK ORDER as of February 26, 2026.

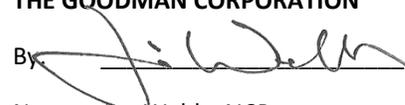
**MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:**

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

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

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

**THE GOODMAN CORPORATION**

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

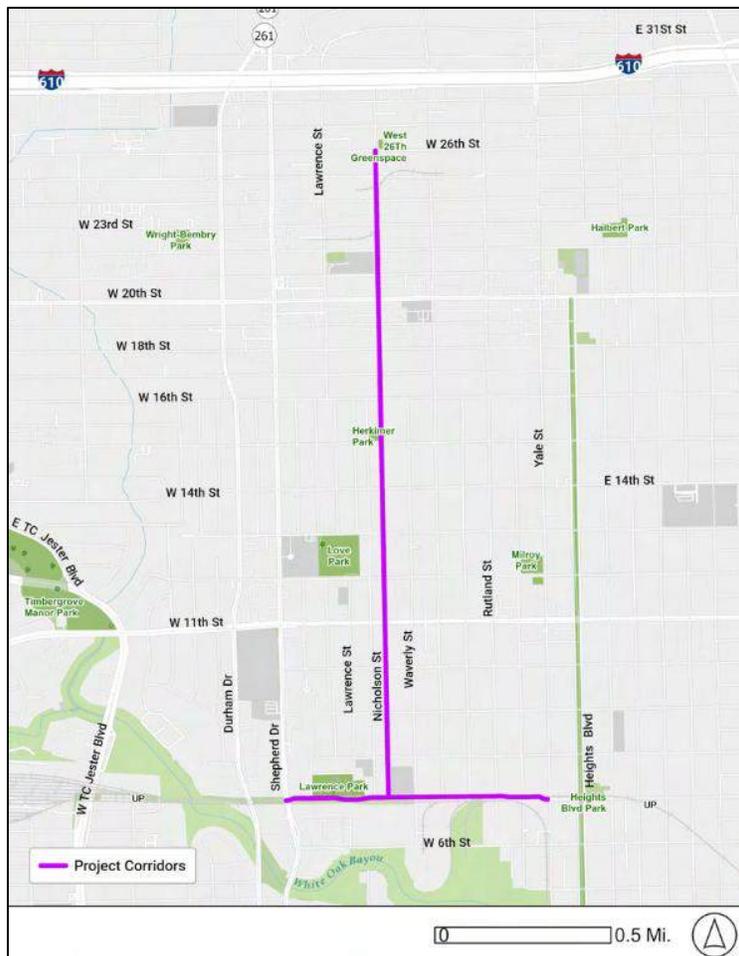
Name: Jim Webb, AICP

Title: Chief Executive Officer

**Nicholson Street Trail and MKT Trail Improvements Design  
 for  
 Memorial Height Redevelopment Authority (TIRZ No. 5)  
 February 2026**

The Goodman Corporation (TGC) is pleased to present this work authorization for design engineering, bid phase, and construction phase services for the Nicholson Street Trail and MKT Trail Improvements (Project) in the Memorial Heights Redevelopment Authority (MHRA) associated with the recent \$3,151,200 federal funding award (towards a \$3,939,000 project) made through the 2025 Texas Department of Transportation (TxDOT) Transportation Alternatives.

The Project will improve the Nicholson Street Trail from the MKT Trail to W 26th Street and the MKT Trail from N Shepherd Drive to Yale Street. A map of the project limits is shown in **Figure 1**.



**Figure 1 - Nicholson Street and MKT Trail Improvements Project Limits**

The proposed work includes crossing improvements such as high visibility crosswalks, new and upgraded ADA ramps, (limited) connecting sidewalks, safety signage, stop control on low volume local streets, speed cushions on higher volume local streets, and overhead rectangular rapid flashing beacons at major crossings. The project will also install dual mast pedestrian/roadway streetlight poles to illuminate the trail in sections where the existing lighting is inadequate.

The project limits and proposed development are limited as shown on the concept plans submitted for the grant application. The Project may require removal of existing pavement markings, partial removal of existing sidewalks, adjustments of existing utilities and adjustments of small roadway signs as required for the proposed improvements. The project scope is limited by the project description and cost estimate as submitted and approved through the TxDOT TA grant.

The Project will require a topographic and ROW survey to depict the existing conditions and location of utilities in the project area. The Project will also require a lighting design, including an assessment of the existing lighting condition to determine the lighting needs along the trail. The Project will require coordination with and input from the City of Houston for the lighting design.

The design for the proposed improvements will follow City of Houston (City) design standards. TGC will submit a Design Concept Report (DCR) intake form to the City to initiate design coordination with the City. A full DCR process is not anticipated for the Project; however, a Pedestrian Crossing Analysis Report is anticipated as part of the DCR intake process for all crossing improvements along the two trail corridors. TGC will also coordinate with Texas Department of Licensing and Regulations (TDLR) to obtain a plan review and inspection for ADA compliance.

This scope assumes that the project will be delivered via MHRA's FTA grantee status and will be directly let and managed by MHRA. This work authorization excludes construction inspection, management, and materials testing. A supplemental work authorization can be provided during bid phase, if requested. National Environmental Policy Act (NEPA) work will be completed as described under existing Work Authorization #26 (TGC Code MRA133) and is not otherwise included in this work authorization.

As the engineer of record, TGC will provide engineering support and document preparation during the bid phase and construction phase of the project. TGC will provide responses to RFIs, construction progress monitoring, compliance to funding requirements and payment approval services.

TGC will identify and secure the subconsultant services associated with survey. Subconsultants have been identified for these activities, but TGC has had insufficient time to provide detailed price proposals to meet the Authority Committee and Board Schedule.

### Task 1: Project Management and Grant Management

**Description:** TGC will provide Project Management services required for this project. This task includes:

- Coordination with MHRA, City of Houston, and other stakeholders to progress the project through the design development process, including any interlocal agreements
- Submit monthly invoices with progress reports and updated schedules and attend monthly board or committee meetings as requested by the Authority
- Internal coordination with the project team and subconsultants
- Grant management and disbursement assistance needed to deliver the project and receive reimbursements
- Provide technical assistance, exhibits, and other materials as requested by MHRA for project progress, board, or public meetings; participate and facilitate one public meeting
- Complete the TDLR Project Registration and Plan Review
- Quality Assurance and Quality Control (QA/QC) of all deliverables

#### Quality Assurance / Quality Control (QA/QC)

All TGC deliverables follow a thorough Quality Assurance/ Quality Control (QA/QC) plan to ensure design conformance with established codes and client specific standards, overall project constructability, and cost-estimate accuracy. The plans and specifications for this project will undergo various stages of internal review and follow up actions to meet TGC's QA/QC policy.

**Deliverables:** Monthly progress reports, other materials as necessary

### Task 2: Preliminary Design Services

**Description:** TGC will provide preliminary design services necessary to complete before the detailed design phase. This task includes:

- Pedestrian and Traffic Counts at locations where additional Pedestrian Crossing Analysis is required
- Submitting the DCR intake form with a pedestrian crossing analysis, and obtaining a “No DCR Required” letter from the City
- Complete project intake process with the City of Houston
- Obtaining a topographical and boundary survey
- Conduct data collection and field reconnaissance to validate existing site conditions with topographic survey and resolve identified utility or other conflicts with design
- Determining the lighting layout and spacing along the trail
- Impervious coverage calculations and associated documentation
- Coordinating with private utility companies for electrical connections
- Prepare an updated 30% schematic layout based on the survey data that includes key aspects of the project scope

**Deliverable:** “No DCR Required” Letter, Survey, Lighting Assessment, and 30% Schematic Layout

**Excluded tasks:** Sub-surface Utility Exploration (any level A and B SUE) survey, Geotechnical Exploration, Landscaping Improvements, Waterline Replacement

### Task 3: Detailed Design Services

**Description:** TGC will provide detailed design services to produce the plans, specifications, and estimate (PS&E) and related documents necessary for the construction project. This task includes:

- Set up plans according to COH standards, including cover sheet, index of sheets, general notes sheets, summary of quantity sheet, typical sections sheet, removal and demolition sheets, sidewalk layout sheets, signs and markings sheets, overhead RRFB plan and details sheets, illumination plan and detail sheets, traffic control plans, SWPPP plans, and construction detail sheets and title block
- Prepare and submit plans for 60%, 95%, and 100% review and final plans for approval by COH
- Conduct data collection and field reconnaissance to validate existing site conditions with topographic survey and resolve identified utility or other conflicts with design
- Perform Quantity Takeoff and prepare Engineer's Opinion of Probable Construction Cost for each plan review submittal
- Obtain utility signatures (CenterPoint Energy and AT&T) on final plans and participate in COH utility coordination process
- Prepare Technical Specifications
- Prepare Project Manual and Compliance Document including FTA documentation

**Deliverables:** Plan Submittal (60%, 95%, and 100%) for COH approval, Engineer's Opinion of Probable Construction Cost (60%, 95%, and 100%), and Technical Specifications

### Task 4: Bid Phase Services

**Description:** TGC will provide the following bid phase services:

- TGC will address comments to finalize the project bid package
- TGC will post the project in the Houston Business Journal and host the bid process on the Civcast platform
- TGC will attend the pre-bid meeting, respond to RFIs related to engineering design, and provide required documentation as needed
- TGC will prepare the bid tabulation and provide a recommendation for award of the construction contract

**Deliverable:** Bid tabulation and recommendation for contract award

### Task 5: Construction Phase Services

**Description:** TGC will provide the following construction phase services:

- Conduct and attend pre-construction and progress meetings
- Review and approve contractors' pay applications
- Review Submittals and Shop Drawings
- Respond to technical RFIs

- Provision of FTA LGPP services for compliance as consistent with 2 CFR 200 and FTA Circulars (BABA, Davis Bacon, Prompt Payment, Full and Open Competition, etc.)
- Conduct site visits and periodic inspections, as required
- Coordinate TDLR accessibility inspection
- Attend the substantial completion walkthrough
- Prepare as-built drawings

**Deliverable:** Conformed to construction plans

**Excluded tasks:** Design changes due to RFIs, As-Built Survey, Construction Supervision and Inspection Services, and Materials Testing

### Project Budget

Progress payments will be provided monthly per the table below. Invoices, including progress reports, will be provided each month. The costs within this scope are inclusive of all direct and indirect costs (e.g., travel, overhead, printing).

The survey costs (Task 2b) are estimates and will only be used to the extent required by the subconsultant. No markup has been separately applied.

Task	Description	Cost
<b>1</b>	Project Management and Grant Management	\$81,106
<b>2a</b>	Preliminary Design Services	\$56,030
<b>2b</b>	Boundary and Topo Surveys	\$74,723
<b>3</b>	Detailed Design Services	\$149,648
<b>4</b>	Bid Phase Services	\$27,064
<b>5</b>	Construction Phase Services	\$60,601
	<b>Total Authorized</b>	<b>\$449,172</b>

### Project Schedule

Preliminary design completion: July 2026 (accommodating survey, incorporation of findings, updates)

Estimated date of receipt of funding transfer by FTA: September 2026

Detail design completion: February 2027

Grant execution: February 2027

Bid phase: March/April 2027

Construction contract execution: May 2027

Construction substantially complete: December 2027

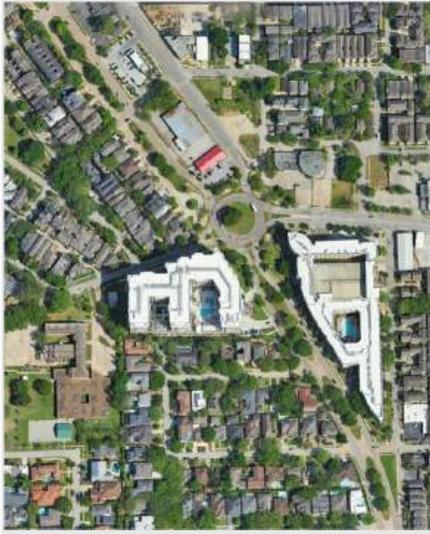
### Level of Effort

Attached

**Nicholson Street Trail and MKT Trail Improvements Design**

Tasks		Admin I	Senior Associate III	Principal I	Principal III	Engineer Associate II	Engineer Associate III	Engineer Senior Associate I	Engineer Senior Associate III	Engineer Principal I	Engineer Principal II	Total Hours	Labor Cost	Survey	Traffic Counts	TDLR	Mileage and Printing	HB/Civcast	Total Task Fee	
1.1	Project Management	-	-	-	6	-	-	16	56	-	-	78	\$16,368	-	-	-	\$750	-	\$17,118	
1.2	Exhibits, Materials, Public Meetings	-	-	24	8	-	-	8	40	-	-	80	\$17,605	-	-	-	-	-	\$17,605	
1.3	Grant Reporting and Disbursements	-	60	16	8	-	-	-	6	-	-	90	\$19,703	-	-	-	-	-	\$19,703	
1.4	TDLR	-	-	-	-	-	-	-	8	-	-	8	\$1,686	-	-	-	\$875	-	\$2,561	
1.5	QAQC	-	-	-	-	-	-	-	16	20	60	96	\$24,119	-	-	-	-	-	\$24,119	
2.1	DCR and Documentation	-	-	-	-	-	-	1	9	-	-	10	\$2,065	-	-	-	-	-	\$2,065	
2.2	Traffic	-	-	-	2	-	32	4	8	-	6	52	\$9,593	-	\$1,760	-	-	-	\$11,353	
2.3	Surveys	-	-	-	-	-	-	8	16	-	-	24	\$4,723	\$70,000	-	-	-	-	\$74,723	
2.4	Lighting Study	-	-	-	2	-	-	4	16	-	40	62	\$15,467	-	-	-	-	-	\$15,467	
2.5	Utilities	-	-	-	-	-	-	4	20	-	-	24	\$4,890	-	-	-	-	-	\$4,890	
2.6	Schematic	-	-	-	4	48	-	20	36	8	8	124	\$22,255	-	-	-	-	-	\$22,255	
3.1	Plans	-	-	-	4	280	-	140	280	-	16	720	\$123,605	-	-	-	-	-	\$123,605	
3.2	Specifications	-	4	8	4	-	-	4	20	40	-	80	\$17,840	-	-	-	-	-	\$17,840	
3.3	Estimate	-	-	-	1	-	-	4	24	-	8	37	\$8,203	-	-	-	-	-	\$8,203	
4.1	Posting and Procurement	-	-	40	1	-	-	-	20	20	-	81	\$17,973	-	-	-	-	\$250	\$18,223	
4.2	Bid Tabs and Award	-	-	-	1	-	-	4	20	16	-	41	\$8,841	-	-	-	-	-	\$8,841	
5.1	Construction Contract Administration	40	-	-	8	-	-	-	40	60	-	148	\$28,612	-	-	-	-	-	\$28,612	
5.2	Construction Phase Design Services	-	-	-	2	20	-	20	60	-	8	110	\$21,331	-	-	-	\$650	-	\$21,981	
5.3	Close Out	-	-	-	4	-	-	-	20	20	-	44	\$10,008	-	-	-	-	-	\$10,008	
Task 20	Title of Task Or Subtask	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Hours</b>		<b>40</b>	<b>64</b>	<b>88</b>	<b>55</b>	<b>348</b>	<b>32</b>	<b>237</b>	<b>715</b>	<b>184</b>	<b>146</b>	<b>1,909</b>								
<b>Contract Labor Rate</b>		<b>\$101</b>	<b>\$207</b>	<b>\$222</b>	<b>\$311</b>	<b>\$126</b>	<b>\$156</b>	<b>\$169</b>	<b>\$211</b>	<b>\$228</b>	<b>\$270</b>									
<b>Total Cost - Per Category</b>		<b>\$4,045</b>	<b>\$13,219</b>	<b>\$19,574</b>	<b>\$17,100</b>	<b>\$43,991</b>	<b>\$4,990</b>	<b>\$40,031</b>	<b>\$150,659</b>	<b>\$41,865</b>	<b>\$39,412</b>		<b>\$374,887</b>	<b>\$70,000</b>	<b>\$1,760</b>	<b>-</b>	<b>\$1,525</b>	<b>\$750</b>	<b>\$250</b>	<b>\$449,172</b>

Sub Totals			
Subtotal: Labor Cost	\$374,887	Project Design	\$341,804 9%
Subtotal: Sub-Contractor(s)	\$71,760	Grant Related	\$75,379 2%
Subtotal: Other Direct Expenses	\$2,525	Limited Construction Phase	\$31,989 1%
<b>Total Fee</b>	<b>\$449,172</b>	Est. Construction	\$3,939,000



# Westcott Roundabout Update

Memorial Heights Redevelopment Authority

February 2026

## Project Overview:

1. Scope – design of landscaping improvements for the greenspace within the Westcott Roundabout at Washington Ave.
2. Schedule – Rebidding
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
- ✓ Discuss options for including this work with an existing contractor or rebidding the work
- ✓ Discuss options for alternatives to include in the bid

## Upcoming Goals, Targets, and Critical Milestones

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

- ✓ List the project for bidding again
- ✓ 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-0546 – Pedestrian Improvements Washington/Westcott at Schuler  
Work Authorization No. 1 – Final Design for Pedestrian Hybrid Beacon**

This WORK AUTHORIZATION authorizes professional engineering services to be performed by QUIDDITY ENGINEERING, LLC, fka JONES | CARTER (the "ENGINEER") pursuant to the Master Agreement for Professional Engineering Services ("AGREEMENT") between the ENGINEER and MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY/ TIRZ NO. 5 ("MHRA"). Unless otherwise defined herein, all capitalized terms used in this WORK AUTHORIZATION are defined in the Agreement.

This WORK AUTHORIZATION consists of the following:

- 1.0 PROJECT DESCRIPTION: The ENGINEER shall provide final design engineering services for the construction of pedestrian improvements at the intersection of Washington/Westcott and Schuler Road, including traffic study memorandum and installation of a new pedestrian hybrid beacon.
- 2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as identified in the attached Scope of Services Final Design Phase Services for the project.
- 3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for a total fee not to exceed amount of \$57,085.00.

Basic Services – Quiddity	\$49,085.00
Additional Services	\$8,000.00
<b>Total</b>	<b>\$57,085.00</b>

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

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

**MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:**

By: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

**QUIDDITY ENGINEERING, LLC**

By:   
 Name: Colby Wright  
 Title: Manager, Traffic Engineering

ATTEST: 

February 19, 2026

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

Re: Pedestrian Improvements Washington/Westcott at Schuler Project (T-0546)  
Proposal for Professional Services for Final Design for Pedestrian Hybrid Beacon  
Houston, Texas

Dear Sherry:

Quiddity Engineering (QE) appreciates the opportunity to present this proposal for Final Design services to prepare Traffic Study Memorandum and Pedestrian Hybrid Beacon design at the intersection of Washington/Westcott at Schuler in connection with the Pedestrian Improvements Washington/Westcott at Schuler project for Memorial Heights Redevelopment Authority (MHRA)/TIRZ No. 5. QE will perform the service as described below.

The scope of work detailed below results from coordination with MHRA, and Houston Public Works (HPW) over the past few months. The project understanding and scope of work reflect our current understanding of the scope.

### **Project Understanding**

The project will include a brief traffic study memorandum including warrant analysis recommending a Pedestrian Hybrid Beacon (HAWK) for submission to the City of Houston to provide concurrence. Final Design will include project management, traffic study memorandum, data collection, plan preparation and surveying services for the Pedestrian Hybrid Beacon for the pedestrian crossing of Washington and Westcott near Schuler Road.

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. Project Management and Coordination  
QE will provide continued project administration, including management of the project team, budget, and schedule and preparation/submission of monthly invoices.
2. Traffic Study Memorandum  
QE will prepare a Traffic Study Memorandum recommending Pedestrian Hybrid Beacon (HAWK) for pedestrian crossing of Washington/Westcott at Schuler based on previously collected traffic data, local context and engineering judgement.



## Pedestrian Improvements Washington/Westcott at Schuler Project

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February 19, 2026

### 3. Data Collection

Research existing City of Houston public utility record drawings and records requests to CenterPoint Energy, AT&T, and other pertinent private utility record drawings. Conduct a site visit to collect pertinent first-hand knowledge of the existing roadway, its condition, context, adjacent land uses, and access needs related to the addition of pedestrian hybrid beacon. Assess electrical conditions for service to the new pedestrian hybrid beacon.

### 4. Plan Preparation for Pedestrian Hybrid Beacon

QE will prepare design plans to install new pedestrian hybrid beacon with sidewalks, wheelchair ramps, signing and pavement markings in accordance with City of Houston standards and specifications, estimates of construction costs, project specifications, conduct internal QC reviews, conduct constructability review, construction duration calculations, and submit design packages to MHRA and HPW for design milestones (60%, 90%, 100%).

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

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

#### 1. Surveying Services (Hourly)

QE will gather topographic survey within the Washington/Westcott at Schuler intersection to support the pedestrian hybrid beacon design.

## **Assumptions**

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

## **Schedule**

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



Pedestrian Improvements Washington/Westcott at Schuler Project

Page 3

February 19, 2026

### Proposed Fee

QE is requesting a total fee of **\$57,085.00** for the Final design services described in this proposal. (\$49,085 in Basic Services as a lump sum fee and \$8,000.00 in Additional Services as hourly fees).

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

### Special Considerations

This proposal is based on the following special considerations:

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Colby Wright".

Colby Wright, PE, PTOE, RSP1  
Manager, Traffic Engineering

A handwritten signature in blue ink, appearing to read "Kristen Hennings".

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



Pedestrian Improvements Washington/Westcot at Schuler Project

Page 4

February 19, 2026

#### Attachments

*V:\Practice Workspace\Transportation\Traffic\0 Projects\MHRA Wash Westcot at Schuler*

		Practice Leader	PEV	PEIV	PEIII	PEII	PEI	DEII	DEI	Construction MV	Admin III	Sub-Total	Sub Cons.	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$315.00	\$295.00	\$275.00	\$250.00	\$220.00	\$195.00	\$165.00	\$135.00	\$250.00	\$135.00					
<b>BASIC SERVICES</b>																
<b>Task 200 - Final Design Phase Services</b>																
1	Project Management and Coordination		8					8			4	\$4,220			\$0.00	\$4,220.00
2	Traffic Study Memorandum		4		6			8				\$4,000			\$0.00	\$4,000.00
3	Data Collection		4					4				\$1,840			\$0.00	\$1,840.00
<b>Task 200 - Final Design Phase Services</b>																
4	<b>Plan Preparation for Pedestrian Hybrid Beacon (Lump Sum)</b>															
a	Design Plan Set (60%, 90%, 100%)											\$0			\$0.00	\$0.00
	Cover Sheet		1		2			4				\$1,455			\$0.00	\$1,455.00
	Summary of Traffic Signal Quantities		2		4			6				\$2,580			\$0.00	\$2,580.00
	Existing Conditions Sheet		1		2			4				\$1,455			\$0.00	\$1,455.00
	Sidewalk and Ramp Sheet		3		6			12				\$4,365			\$0.00	\$4,365.00
	Signing & Pavement Marking Plans		3		6			12				\$4,365			\$0.00	\$4,365.00
	Traffic Signal Plan Sheet		4		8			16				\$5,820			\$0.00	\$5,820.00
	Traffic Signal Pole Schedule		2		4			8				\$2,910			\$0.00	\$2,910.00
	Cable Schematic		2		4			8				\$2,910			\$0.00	\$2,910.00
	Standard Details		2		2			4				\$1,750			\$0.00	\$1,750.00
b	Prepare Estimations of Construction Costs (60%, 90%, 100%)		3		3			3				\$2,130			\$0.00	\$2,130.00
c	Prepare Project Specifications (60%, 90%, 100%)		2		4			4				\$2,250			\$0.00	\$2,250.00
d	Internal QC Review (60%, 90%, 100%)		6		6							\$3,270			\$0.00	\$3,270.00
e	Constructability Review (60%, 90%)		3		3							\$1,635			\$0.00	\$1,635.00
f	Design Review Submittal to MHRA and HPW (60%, 90%, 100%)		3		3			3				\$2,130			\$0.00	\$2,130.00
<b>Task 400 - Additional Engineering Services</b>																
<b>Task 500 - Surveying Services</b>																
1	<b>Topographic or Boundary Survey (Hourly)</b>															
a	Survey As Needed for Traffic Signal Design											\$8,000.00			\$0.00	\$8,000.00
<b>Hours Subtotal</b>		<b>0</b>	<b>53</b>	<b>0</b>	<b>63</b>	<b>0</b>	<b>0</b>	<b>104</b>	<b>0</b>	<b>0</b>	<b>4</b>					
<b>SUBTOTAL BASIC SERVICES</b>		<b>\$ -</b>	<b>\$ 15,635</b>	<b>\$ -</b>	<b>\$ 15,750</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,160</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 540</b>	<b>\$57,085</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$57,085.00</b>



**SCHEDULE OF HOURLY RATES**  
Effective September 2025 - Subject to Revision

**ENGINEERING PERSONNEL**

Graduate Engineer I	\$135
Graduate Engineer II	\$165
Professional Engineer I	\$195
Professional Engineer II	\$220
Professional Engineer III	\$250
Professional Engineer IV	\$275
Professional Engineer V	\$295
Professional Engineer VI	\$315

**ELECTRICAL ENGINEERING PERSONNEL**

Electrical Graduate Engineer I	\$145
Electrical Graduate Engineer II	\$175
Electrical Professional Engineer I	\$210
Electrical Professional Engineer II	\$235
Electrical Professional Engineer III	\$260
Electrical Professional Engineer IV	\$290
Electrical Professional Engineer V	\$310

**STRUCTURAL ENGINEERING PERSONNEL**

Structural Graduate Engineer I	\$140
Structural Graduate Engineer II	\$170
Structural Professional Engineer I	\$200
Structural Professional Engineer II	\$225
Structural Professional Engineer III	\$255
Structural Professional Engineer IV	\$280
Structural Professional Engineer V	\$300

**CONSTRUCTION PERSONNEL**

Construction Manager I	\$140
Construction Manager II	\$160
Construction Manager III	\$185
Construction Manager IV	\$210
Construction Manager V	\$250
Field Project Representative I	\$ 95
Field Project Representative II	\$115
Field Project Representative III	\$135
Specialist Field Project Representative I	\$150
Specialist Field Project Representative II	\$160
Senior Specialist Field Project Representative	\$170

**SPECIALIST PERSONNEL**

Specialist I	\$130
Specialist II	\$160
Specialist III	\$195
Specialist IV	\$230
Specialist V	\$265

**PLANNING PERSONNEL**

Planner I	\$115
Planner II	\$155
Planner III	\$195
Planner IV	\$265

**DESIGNER/DRAFTING PERSONNEL**

CAD Operator I	\$100
CAD Operator II	\$110
CAD Operator III	\$130
Designer I	\$145
Designer II	\$165
Designer III	\$185

**GIS PERSONNEL**

GIS I	\$105
GIS II	\$140
GIS III	\$170
GIS IV	\$230

**ENVIRONMENTAL SCIENCE PERSONNEL**

Environmental Scientist I	\$ 85
Environmental Scientist II	\$ 90
Environmental Scientist III	\$100
Environmental Scientist IV	\$115
Senior Scientist I	\$135
Senior Scientist II	\$155
Environmental Project Manager I	\$170
Environmental Project Manager II	\$185
Senior Environmental Project Manager I	\$200
Senior Environmental Project Manager II	\$240

**OFFICE PERSONNEL**

Engineer's Assistant I	\$ 85
Engineer's Assistant II	\$ 95
Admin I	\$ 85
Admin II	\$105
Admin III	\$135
Project Admin/Accountant	\$145



**SCHEDULE OF HOURLY RATES**  
Effective September 2025 - Subject to Revision

**SURVEYING PERSONNEL**

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1-Person Field Crew	\$160
2-Person Field Crew	\$210
3-Person Field Crew	\$255
4-Person Field Crew	\$290
Scanner Equipment	\$110
Survey Technician I	\$110
Survey Technician II	\$120
Project Surveyor I	\$125
Project Surveyor II	\$140
Project Surveyor III	\$160
Project Surveyor IV	\$195
Chief of Survey Crews	\$165
Certified Photogrammetrist	\$190
Remote Pilot	\$180
Visual Observer	\$105
LiDAR Tech	\$115
Aerial Tech	\$100
Registered Professional Land Surveyor	\$225
Survey Manager	\$265

**SCHEDULE OF REIMBURSABLE EXPENSES**

Effective September 2025 - Subject to Revision

1. Reproduction performed in office

<u>Size</u>	<u>Black &amp; White</u>	<u>Color</u>
8½ x 11 (single-sided)	\$0.05/page	\$0.50/page
8½ x 11 (double-sided)	\$0.15/page	\$1.00/page
8½ x 14	\$0.15/page	\$0.75/page
11 x 17	\$0.20/page	\$1.00/page
<u>Large Document Prints/Plots</u>	<u>Black &amp; White</u>	<u>Color</u>
Bond	\$0.20/sq ft	\$1.00/sq ft
Photographic Bond	\$4.00/sq ft	\$5.00/sq ft
Mylar (4 mil)	\$2.00/sq ft	\$8.00/sq ft
<u>Aerial Backgrounds</u>		
All sizes	\$5.50/sheet (plus above sq. ft. cost)	

2. Transportation (mileage): Standard IRS mileage rate in effect
3. Subcontracts and all other outside expenses and fees: Cost, plus 10% service charge
4. Deliveries, abstracting services, outside reproduction costs, and other reimbursable expenses charged at cost, plus 10%
5. GIS hosting will be charged at \$500/month.
6. Surveying Expenses
  - a. Crew Rates: Includes time charged portal to portal and the first 120 miles of transportation and standard survey equipment
  - b. Special Rental Equipment: Cost, plus 10%
  - c. Stakes: Cost, plus 10% service charge when an excessive number of wooden stakes or any special stakes are required
  - d. Iron Rods and Pipes: Cost, plus 10%
  - e. All-Terrain Vehicle (ATV): \$175/day
  - f. Overnight Stays: \$200/night
  - g. Sales Tax: To be paid on boundary-related services.
  - h. Abstracting services, and other reimbursable expenses charged at cost, plus 10%

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

Budget	Initial Contract Amount	Contract Date	Initial Expected Completion Date	Change Order	Change Order Date	Change Order Description	Begin Contingency Balance	Change Order Amount	End Contingency Balance	Completion Date Change	% Change over Original Completion	New Contract Amount	Current Contract Amount/Original Contract Amount
\$47,000,000.00	\$50,431,020.89	4/18/2022	1/20/2025	1	7/7/2022	Phase 1 3-Step Construction (Shepherd & Durham From 15th St. to 20th St.)	\$0.00	-\$133,834.84	\$133,834.84	5/30/2023	12.9%	\$50,431,020.89	100.00%
				2	11/1/2022	Flashing School Zone Traffic Signals	\$133,834.84	\$25,113.53	\$108,721.31	N/A	0	\$50,431,020.89	100.00%
				3	11/1/2022	12-Inch Gate Valve Replacement	\$108,721.31	\$5,934.12	\$102,787.19	N/A	0	\$50,431,020.89	100.00%
				4	3/25/2023	#6 Electrical Cable	\$102,787.19	\$57,681.00	\$45,106.19	N/A	0	\$50,431,020.89	100.00%
				5	3/25/2023	8" & 12" Water Line Offsets	\$45,106.19	\$34,111.94	\$10,994.25	N/A	0	\$50,431,020.89	100.00%
				6	3/25/2023	4" Water Line in Steel Casing	\$10,994.25	\$34,508.76	\$0.00	N/A	0	\$50,454,535.40	100.05%
				7	3/25/2023	24" DI Water Line Cut & Plug and Wet Connect	\$0.00	\$12,651.15	\$0.00	N/A	0	\$50,467,186.55	100.07%
				8	4/25/2023	Remove & Replace Damaged Silva Cells	\$0.00	\$8,920.05	\$0.00	N/A	0	\$50,476,106.60	100.09%
				9	4/25/2023	High Early Strength Driveways	\$0.00	\$7,560.00	\$0.00	N/A	0	\$50,483,666.60	100.10%
				10	4/25/2023	Durham Sanitary Sewer Point Repair	\$0.00	\$5,186.52	\$0.00	N/A	0	\$50,488,853.12	100.11%
				11	6/25/2023	20th St. Yard Drain Connections	\$0.00	\$23,180.76	\$0.00	N/A	0	\$50,512,033.88	100.16%
				12	6/25/2023	Water Service Repairs	\$0.00	\$2,458.65	\$0.00	N/A	0	\$50,514,492.53	100.17%
				13	6/25/2023	Piper's Burgers Deck Removal	\$0.00	\$3,407.19	\$0.00	N/A	0	\$50,517,899.72	100.17%
				14	6/25/2023	24-inch Ductile Iron Water Line Removal	\$0.00	\$24,563.00	\$0.00	N/A	0	\$50,542,462.72	100.22%
				15	6/25/2023	Structural Soil Quantity Revision	\$0.00	-\$2,787,253.16	\$0.00	N/A	0	\$47,755,209.56	94.69%
				16	7/25/2023	Bike Lane Pre-formed Loops	\$0.00	\$3,630.55	\$0.00	N/A	0	\$47,758,840.11	94.70%
				17	7/25/2023	La Lucha Parking Lot Lights	\$0.00	\$1,771.00	\$0.00	N/A	0	\$47,760,611.11	94.70%
				18	8/25/2023	Adjust Transtar Fiber 17th - 21st	\$0.00	\$28,192.40	\$0.00	N/A	0	\$47,788,803.51	94.76%
				19	9/25/2023	Power Pole Bracing	\$0.00	\$1,000.00	\$0.00	N/A	0	\$47,789,803.51	94.76%
				20	9/25/2023	CPE Coordination Impact - 3/23/2023	\$0.00	\$1,853.50	\$0.00	N/A	0	\$47,791,657.01	94.77%
				21	9/25/2023	Shepherd @ 19th Traffic Signal Repairs	\$0.00	\$1,352.84	\$0.00	N/A	0	\$47,793,009.85	94.77%
				22	10/20/2023	21st St. Concrete Collars	\$0.00	\$2,886.94	\$0.00	N/A	0	\$47,795,896.79	94.77%
				23	10/25/2023	3-Step Construction (Durham Ph. 2 & 3, Shepherd Ph. 2)	\$0.00	\$750,700.81	\$0.00	TBD	TBD	\$48,546,597.60	96.26%
				24	10/25/2023	Additional Work for 20th St. Water Line	\$0.00	\$89,164.42	\$0.00	N/A	0	\$48,635,762.02	96.44%
				25	10/25/2023	Paver Material Changes	\$0.00	\$46,965.35	\$0.00	N/A	0	\$48,682,727.37	96.53%
				26	11/25/2023	Tree Planter Extensions	\$0.00	\$4,933.56	\$0.00	N/A	0	\$48,687,660.93	96.54%
				27	11/25/2023	Additional School Zone Flashers	\$0.00	\$25,872.68	\$0.00	N/A	0	\$48,713,533.61	96.59%
				28	11/25/2023	Adjust Transtar Fiber 21st - I-610	\$0.00	\$30,929.12	\$0.00	N/A	0	\$48,744,462.73	96.66%
				29	11/25/2023	Sanitary Sewer Manholes	\$0.00	\$15,950.00	\$0.00	N/A	0	\$48,760,412.73	96.69%
				30	11/25/2023	RRFBs Changed to Solar	\$0.00	\$23,170.38	\$0.00	N/A	0	\$48,783,583.11	96.73%
				31	1/25/2024	16th St. Light Pole Foundation	\$0.00	\$2,076.80	\$0.00	N/A	0	\$48,785,659.91	96.74%
				32	1/25/2024	Centerpoint Streetlight Risers	\$0.00	\$4,809.00	\$0.00	N/A	0	\$48,790,468.91	96.75%
				33	3/25/2024	Temporary Durham Sidewalk (24th - 610)	\$0.00	\$8,960.00	\$0.00	N/A	0	\$48,799,428.91	96.76%
				34	3/25/2024	Durham @ 24th Tree Removal	\$0.00	\$2,750.00	\$0.00	N/A	0	\$48,802,178.91	96.77%
				35	3/25/2024	Durham @ 24th Fiber Ground Box Adjustment	\$0.00	\$3,976.62	\$0.00	N/A	0	\$48,806,155.53	96.78%
				36	3/25/2024	3-Step Construction (Shepherd Ph. 3)	\$0.00	\$224,895.34	\$0.00	TBD	TBD	\$49,031,050.87	97.22%
				37	4/25/2024	Shepherd @ 19th Treen Planter Extensions	\$0.00	\$4,648.12	\$0.00	N/A	0	\$49,035,698.99	97.23%
				38	8/25/2024	Sidewalk Bollards	\$0.00	\$120,434.90	\$0.00	N/A	0	\$49,156,133.89	97.47%
				39	8/25/2024	Sidewalk Slotted Curb	\$0.00	\$26,167.75	\$0.00	N/A	0	\$49,182,301.64	97.52%
				40	8/25/2024	Durham @ 610 Additional TCP	\$0.00	\$44,717.87	\$0.00	N/A	0	\$49,227,019.51	97.61%
				41	8/25/2024	Tree Anchor Welding	\$0.00	\$29,853.26	\$0.00	N/A	0	\$49,256,872.77	97.67%
				42	8/25/2024	Extra 24-Inch Ductile Iron Water Pipe	\$0.00	\$62,829.00	\$0.00	N/A	0	\$49,319,701.77	97.80%
				43	8/25/2024	20th St. Parking Lot	\$0.00	\$8,294.11	\$0.00	N/A	0	\$49,327,995.88	97.81%
				44	8/25/2024	Centerpoint Streetlight Risers #2	\$0.00	\$1,707.00	\$0.00	N/A	0	\$49,329,702.88	97.82%
				45	10/25/2024	Durham Conflict Inlet	\$0.00	\$10,493.46	\$0.00	N/A	0	\$49,340,196.34	97.84%
				46	1/25/2025	Additional Tree Anchor Welding	\$0.00	\$15,146.74	\$0.00	N/A	0	\$49,355,343.08	97.87%
				47	1/25/2025	Centerpoint Streetlight Risers #3	\$0.00	\$397.00	\$0.00	N/A	0	\$49,355,740.08	97.87%
				48	1/25/2025	Tree Planter Extensions on 24th St.	\$0.00	\$9,044.86	\$0.00	N/A	0	\$49,364,784.94	97.89%
				49	1/25/2025	Additional Police Officers for 610 Work	\$0.00	\$18,676.25	\$0.00	N/A	0	\$49,383,461.19	97.92%
				50	4/25/2025	Shepherd @ 28th Sanitary Sewer Repairs	\$0.00	\$5,261.36	\$0.00	N/A	0	\$49,388,722.55	97.93%
				51	4/25/2025	Sod Installation	\$0.00	\$22,000.00	\$0.00	N/A	0	\$49,410,722.55	97.98%
				52		Additional Sidewalk Bollards	\$0.00	\$33,903.85	\$0.00	N/A	0	\$49,444,626.40	98.04%
				53		Streetlight Replacement Poles & Spare Poles	\$0.00	\$76,833.53	\$0.00	N/A	0	\$49,521,459.93	98.20%
				54		Fiber Optic Cable Relocation @ 11th St.	\$0.00	\$5,546.54	\$0.00	N/A	0	\$49,527,006.47	98.21%
				55		Fiber Optic Cable Connections @ Traffic Signals	\$0.00	\$58,121.25	\$0.00	N/A	0	\$49,585,127.72	98.32%
				56		Addition of Lane Designation Signs	\$0.00	\$38,961.31	\$0.00	N/A	0	\$49,624,089.03	98.40%
				57		4-Section Signal Head @ 19th St.	\$0.00	\$2,713.13	\$0.00	N/A	0	\$49,626,802.16	98.41%
				58		Bike & Pedestrian Stencils	\$0.00	\$11,715.00	\$0.00	N/A	0	\$49,638,517.16	98.43%
				59		Additional Signs Throughout Project	\$0.00	\$6,600.00	\$0.00	N/A	0	\$49,645,117.16	98.44%
				60		Surplus Planters & Silva Cells	\$0.00	\$107,886.48	\$0.00	N/A	0	\$49,753,003.64	98.66%
				61		RRFB Modifications	\$0.00	\$340,292.21	\$0.00	N/A	0	\$50,093,295.85	99.33%
				62		Tree Establishment Support	\$0.00	\$390,062.00	\$0.00	N/A	0	\$50,483,357.85	100.10%
				62		Project Quantity Close-out	\$0.00	TBD	\$0.00	N/A	0		

**EXHIBIT "A"**

**Form of Task Order**

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

**Project No. T-523A**

**The Goodman Corporation Work Authorization No. 30 – Shepherd Durham Phase 1 BUILD Grant Post-Construction Measurement**

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 completing BUILD grant performance measurement activities.
- 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 percent of completion basis not to exceed \$136,871. 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 December 2029.

**IN WITNESS WHEREOF**, the parties have executed this TASK ORDER as of February 26, 2026.

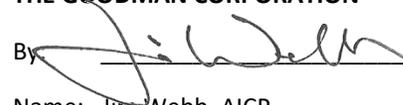
**MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:**

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

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

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

**THE GOODMAN CORPORATION**

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

Name: Jim Webb, AICP

Title: Chief Executive Officer

**Shepherd Durham Phase 1 BUILD Grant Post-Construction Measurement  
for  
Memorial Height Redevelopment Authority (TIRZ No. 5)  
February 2026**

USDOT BUILD Grant post-construction requirements include performance measurement reporting for three years following substantial completion of a project. As the Memorial Heights Shepherd and Durham Major Investment BUILD Project (Project ID 693JJ3214002) has reached this milestone, measurement recording and data collect is required to stay in compliance with the grant agreement.

The Goodman Corporation (TGC) has the capacity to document, obtain, analyze, and generate the required three annual Post-construction Performance Measurement Reports due: (1) June 30, 2027, (2) June 30, 2028, and (3) June 30, 2029, to USDOT. The scope below is structured to support the delivery of accurate and informative crash rates, transit passenger counts, and bike and pedestrian counts at key locations on the project corridor.

### **Task 1: Project Management**

#### **Description:**

- Meet with Memorial Heights Redevelopment Authority quarterly throughout three-year reporting period to discuss data findings and concerns.
- Coordinate progress with FWHA representative
- Share data with H-GAC and other regional partners upon request

### **Task 2: Counter Installation, Management, and Data Collection**

#### **Description:**

- Manage contract and maintain relationship with Eco-counter for the duration of the three-year measurement period.
- Attend Eco-counter training courses to better understand installation requirements, data dashboard utility, and overall product capabilities.
- Install and maintain six (6) Eco-counter pedestrian/bike counters for the duration of the three-year measurement period.
- Collect download, review, clean, and tabulate data monthly through the three-year reporting period.

**Task 3 – Year 1 Report Compilation (mid-June 2027)****Description:**

- Obtain data as defined in finalized Performance Measurement Table, including crash rates by type/severity, transit passenger counts, and bike and pedestrian counts for Year One Report.
- Create and populate performance measurement report.
- Submit Performance Measurement Report to Memorial Heights Redevelopment Authority for review two weeks prior to USDOT submission requirement date of June 30, 2027.

**Task 4 – Year 2 Report Compilation (mid-June 2028)****Description:**

- Obtain data as defined in finalized Performance Measurement Table, including crash rates by type/severity, transit passenger counts, and bike and pedestrian counts for Year Two Report.
- Create and populate performance measurement report.
- Submit Performance Measurement Report to Memorial Heights Redevelopment Authority for review two weeks prior to USDOT submission requirement date of June 30, 2028.

**Task 5 – Year 3 Report Compilation (mid-June 2029)****Description:**

- Obtain data as defined in finalized Performance Measurement Table, including crash rates by type/severity, transit passenger counts, and bike and pedestrian counts for Year Three Report.
- Create and populate performance measurement report.
- Submit Performance Measurement Report to Memorial Heights Redevelopment Authority for review two weeks prior to USDOT submission requirement date of June 30, 2029.

**Project Budget**

Progress payments will be provided monthly per the table below. Invoices, including progress reports, will be provided each month. The costs within this scope are inclusive of all direct and indirect costs (e.g., travel, overhead, printing).

Task	Description	Cost
1	Project Management	\$12,212
2	Counter Installation, Management, and Data Collection	\$104,555
3	Year 1 Report Compilation	\$4,699
4	Year 2 Report Compilation	\$4,699
5	Year 3 Report Compilation	\$4,699
	<b>Total Authorized</b>	<b>\$136,871</b>

**Shepherd Durham Phase 1 BUILD Grant Post-Construction Measurement**

Tasks		Associate III	Principal III	Engineer Senior Associate III	Engineer Principal I	Total Hours	Labor Cost	Sub-Contractor #1	Other Direct Expense #1
Task 1	Project Management	60	10	-	-	70	\$12,212	-	-
Task 2	Hardware Management	328	10	-	10	348	\$55,145	\$9,000	\$40,410
Task 3	Year 1 Report Compilation	20	4	2	-	26	\$4,699	-	-
Task 4	Year 2 Report Compilation	20	4	2	-	26	\$4,699	-	-
Task 5	Year 3 Report Compilation	20	4	2	-	26	\$4,699	-	-
<b>Total Hours</b>		<b>448</b>	<b>32</b>	<b>6</b>	<b>10</b>	<b>496</b>			
<b>Contract Labor Rate</b>		<b>\$152</b>	<b>\$311</b>	<b>\$211</b>	<b>\$228</b>				
<b>Total Cost - Per Category</b>		<b>\$67,966</b>	<b>\$9,949</b>	<b>\$1,264</b>	<b>\$2,275</b>		<b>\$81,454</b>	<b>\$9,000</b>	<b>\$40,410</b>

Sub Totals	
Subtotal: Labor Cost	\$81,454
Subtotal: Sub-Contractor(s)	\$9,000
Subtotal: Other Direct Expenses	\$40,410
FY27-29 Multiplier (4.59%)	\$6,007
<b>Total Fee</b>	<b>\$136,871</b>



# Safety/Mobility Projects Update

Memorial Heights Redevelopment Authority

February 2026

Funded by Various Grants  
Safety Improvement Projects

## Yale & Center (T-0529)

*Project Sponsor: TxDOT (HSIP)*

- ✓ Packaged with 3 other intersection projects
- ✓ Includes installation of a new traffic signal at the intersection of Yale Street and Center Street, curb improvements, and mill and overlay of the full intersection.
- ✓ Contractor: Main Lane Industries
- ✓ Construction Start: April 2025
- ✓ Contractor has completed the installation of proposed improvements, including the electrical service, and the new traffic signals are activated but has some final clean up on the site to complete.
- ✓ TxDOT has ordered the TDLR (ADA Accessibility) inspection

## West 19<sup>th</sup> and Beall (T-0534)

*Project Sponsor: HPW (HSIP)*

- ✓ Packaged with various projects within 3 other Districts
- ✓ Includes the installation of a shared use path along the north side of West 19<sup>th</sup> Street between Durham Drive and Bevis Street, new sidewalks along both sides of Beall Street south of West 19<sup>th</sup> Street, and new sidewalk along the west side of Bevis Street north of West 19<sup>th</sup> Street.
- ✓ Contractor: Garrett Shields Infrastructure
- ✓ Construction Start: June 6, 2025
- ✓ Contractor is addressing HPW and TDLR punchlists.
- ✓ TxDOT has approved 2 Change Orders
- ✓ Continue coordination with TxDOT and Garret Shields to assist in close out

## Heights/MKT Bike/Ped Safety

*Project Sponsor: MHRA*

- ✓ Received HPW final acceptance of all improvements



**MEMORIAL HEIGHTS**  
REDEVELOPMENT AUTHORITY

**February 9, 2026**

Office of Commissioner Rodney Ellis  
1001 Preston, 9<sup>th</sup> Floor  
Houston, Texas 77002

**Re: White Oak Bayou Trail Access Improvements (Design) Letter of Intent – HCP1 2026 Partnerships Program**

Dear Commissioner Ellis,

The Memorial Heights Redevelopment Authority (MHRA) appreciates the opportunity to submit this partnership proposal in support of advancing engineering-phase design for several critical connection points along the White Oak Bayou Trail system. These improvements are intended to close key gaps in the trail network by providing safe, accessible neighborhood connections, enhancing multimodal safety at a major intersection, and delivering an ADA-compliant bridge crossing where no accessible option exists today.

The proposed work builds on coordination with the Houston Parks Board and is a direct outgrowth of MHRA's Greater Heights Strategic Connections Plan, which is being developed with significant community input and advocacy. Collectively, these projects respond to long-standing safety and mobility concerns identified by residents, trail users, and partner agencies, and they represent some of the highest-priority connectivity needs along this segment of the White Oak Bayou corridor.

MHRA's intent is to use these partnership resources to develop practical, cost-effective, and constructible design solutions that improve safety, accessibility, and multimodal connectivity while positioning the projects for successful implementation. MHRA will work closely with the City of Houston and Harris County Precinct One to advance designs through the appropriate review and approval processes and, upon completion of design, will actively pursue a range of funding opportunities to deliver construction.

MHRA has a strong track record of leveraging local investments to secure external funding and deliver complex capital projects, having successfully obtained more than \$100 million in discretionary funding to support project delivery. We view this partnership as an important step toward advancing these critical connections and maximizing the return on public investment in the White Oak Bayou Trail system. In support of this effort, MHRA commits to delivering the design phase and contributing 20 percent of the associated design costs.

Sincerely,

*Sherry F. Weesner*

Sherry Weesner, PE  
President  
Memorial Heights Redevelopment Authority

**Memorial-Heights Redevelopment Authority and TIRZ No. 5**  
**Meeting Schedule - 2026**

**Time: 10:00 AM**

**Place: SKLaw  
1330 Post Oak Boulevard  
Suite 2650  
Houston, Texas 77056**

<b>2026 Schedule</b>
Board Meeting, Thursday, February 26 <sup>th</sup>
Board Meeting, Wednesday, April 22 <sup>nd</sup>
Board Meeting, Wednesday, June 24 <sup>th</sup>
Board Meeting, Wednesday, September 23 <sup>rd</sup>
Board Meeting, Wednesday*, October 28 <sup>th</sup>
Board Meeting, Wednesday**, December 9 <sup>th</sup>

*\*Fourth Wednesday of the month*

*\*\*Second Wednesday of the month*