

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

APRIL 22, 2026

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

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Update on project construction 110

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

Director Attendance Record

MEETING DATE	A. LENTS	J. HALE-HARRIS	C. MANRIQUEZ	R. STEIN	M. ZEVE	D. MCINTOSH	N. KNIGHT
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
02/26/26	Y	Y	Y	-	X	X	Y

Y = Attended (V = Video)

X = Did not attend (A = Audio Only)

AMENDED AND RESTATED

**NOTICE OF JOINT MEETING
MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
AND**

REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS

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

Notice is hereby given that the Board of Directors of the Memorial-Heights Redevelopment Authority (the “Authority”) will hold a joint meeting with the Board of Directors of Reinvestment Zone Number Five, City of Houston, Texas (the “Zone”), open to the public, on **WEDNESDAY, APRIL 22, 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/83058793758?pwd=MTbbafMwGHgqvb41aVfXG7MQi4RgNa.1>

Meeting ID: 830 5879 3758

Passcode: 605339

TO ATTEND VIA AUDIO ONLY:

Dial: 1-346-248-7799

Meeting ID: 830 5879 3758

Passcode: 605339

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 February 26, 2026; **5**
- ii) Approve Zone minutes of February 26, 2026; **13**

b) **Financial Matters (Authority only):**

- i) Receive Financial Report Summary, including account and fund activity statements; **15**
- ii) Receive Investment Report; **34**

3. **CHAIR REPORT (Authority only);**

4. **PRESIDENT REPORT (Authority only);**

5. **FINANCIAL MATTERS (Authority only):**

- a) Authorize payment of invoices;
- b) Receive update on budget development for fiscal year ending June 30, 2027;
- c) Confirm engagement of Auditor for fiscal year ending June 30, 2026;
- d) Authorize other appropriate action;

6. **PROJECTS AND ENGINEERING (Authority only):**

a) **PROJECTS IN CONSTRUCTION:**

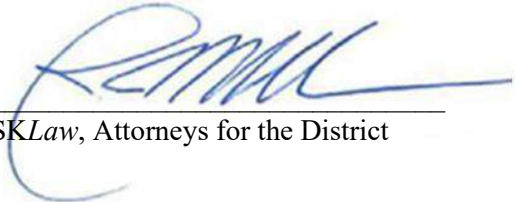
- i) **Shepherd/Durham & Selected Cross Streets – Phase 2** [CIP Project T-0523B] [COH - Harper Brothers Construction, LLC]:
 - A) Update on project construction;
- ii) **White Oak at Green Leaf** [CIP Project T-0541] [COH]:
 - A) Update on project construction; **38**

b) **PROJECTS IN DESIGN:**

- i) **Pedestrian Improvements Shepherd at Memorial** [CIP Project T-0510]:
 - A) Update on project design;

- ii) **18th Street & surrounding area pedestrian improvements** [CIP Project T-0512A]:
 - A) Update on project design;
- 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;
- v) **Stude Park Improvement** [CIP Project T-0526] [SWA]:
 - A) Update on planning project;
 - B) Approve Work Authorization [SWA No. 3]; **39**
 - C) Approve Revised Interlocal Agreement [COH]; **48**
- vi) **Wagh Drive & South Heights Boulevard Safety Improvements** [CIP Project T-0535]:
 - A) Update on project design; **59**
- vii) **Shepherd/Durham Cross Streets** [CIP Project T-0539]:
 - A) Update on project design; **60**
 - B) Approve Work Authorization [Quiddity No. 3]; **61**
- viii) **Lorraine Cherry Nature Preserve/White Oak Bayou Connectivity Project** [CIP Project T-0540]:
 - A) Update on project design; **85**
- ix) **Nicholson & MKT Crossing Improvements** [CIP Project T-0542]:
 - A) Update on project design;
- x) **Zone Wide Safety & Mobility Projects & Congressional District 7 Sidewalk Improvement Project** [CIP Project T-0543] [IDS Engineering]:
 - A) Update on project design;
- xi) **Westcott Roundabout Greenspace** [CIP Project T-0544]:
 - A) Update on project design;
 - B) Receive bids and award contract;
- xii) **Pedestrian Improvements Washington/Westcott at Schuler** [CIP Project T-0546]:
 - A) Update on project;
 - B) Approve Work Authorization [Quiddity No. 2]; **92**
 - C) Approve Infrastructure Reimbursement Agreement [COH]; **100**
- c) **PROJECTS IN PLANNING:**
 - i) **Transportation Alternative Area Wide Study** [CIP Project T-0538] [TEI]:
 - A) Update on planning project;
 - ii) **20th Street Planning & Grant Evaluation** [CIP Project T-0549]:
 - A) Update on planning project;
 - iii) **Washington & Center Streets Planning & Grant Evaluation** [CIP Project T-0550]:
 - A) Update on planning project;
 - iv) **Regional Parks Concept Evaluation** [CIP Project T-0548]:
 - A) Update on planning project;
 - v) **Trail Connector Options** [CIP Project T-0547]:
 - A) Update on planning project;
 - B) Approve Work Authorization [TEI No. 1]; **105**
- 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;
 - B) Construction claims, damages, and litigation;
 - iii) **Yale & Center Street Intersection** [CIP Project T-0529] [Main Lane Industries]:
 - A) Update on project finalization; **110**
 - iv) **19th & Beall Area Pedestrian Safety Improvements** [CIP Project T-0534] [Garrett Shields Infrastructure]:
 - A) Update on project finalization;

- e) **GRANT APPLICATIONS:**
 - i) Review possible grant applications and opportunities;
 - ii) Authorize appropriate action;
- f) **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;
- 7. **COMMUNICATIONS** (*Authority only*):
 - a) Receive update from Communications Committee;
 - b) Authorize appropriate action;
- 8. **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;
- 9. **CONSIDER CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY, AS NECESSARY** (*Zone only*);
- 10. **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.**

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

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

FEBRUARY 26, 2026

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 26th day of February, 2026, 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 McIntosh and Zeve.

Also present for the meeting were:

Staff & Consultants: Sherry Weesner, President of the Authority; Kristen Hennings, Matt Kainer, and Erin Wiliford, of Quiddity-1, Inc. (“Quiddity”); Jim Webb and Madeline Hirsch of The Goodman Corporation (“TGC”); Clint McManus of TEI; Scott McCreedy and Olivia Pinner 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; Sarah Hogan of Houston Heights Association; Ross Mattern of West End Civic Club; Chris Parma; Laura Gallier; Katie Johnson; and Chris Huddleson.

DETERMINE QUORUM; CALL TO ORDER

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

Receive comments or questions from the public

The next item on the agenda was to receive comments and questions from the public.

Mr. Strickland commented on the Nicholson project, noting its potential to be highly transformative for the community. He highlighted ongoing concerns along the corridor, including requests for four-way stops at multiple intersections and safety issues related to increased traffic and detours from nearby projects, and encouraged early, proactive community engagement to build awareness and support prior to implementation.

CONSENT AGENDA

- a. Approve Authority minutes of December 11, 2025;
- b. Receive Financial Report Summary, Investment Report, and Disclosure Report; and
- c. Authorize preparation of budget for fiscal year ending June 30, 2027

Chair Lents advised that a revised financial report has been provided to correct typographical errors on the cover page, with no substantive changes to the report. She also noted that the Consent Agenda includes preparation of the fiscal year 2027 budget.

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

CHAIR REPORT

Chair Lents advised that due to scheduling constraints and to ensure quorum, the Board will move its regular meeting schedule from Thursday mornings to Wednesday mornings beginning in April.

PRESIDENT REPORT

Ms. Weesner stated that her report will consist of comments during the project reports.

FINANCIAL MATTERS

Director Hale-Harris next reported to the Board on financial matters.

Authorize payment of invoices

The Board reviewed the invoices submitted for payment. Ms. Weesner advised that an additional invoice related to the Shepherd/Durham Phase 2 project has been provided to the Board. She noted that the Authority's share will be paid in two installments and that the Authority will be responsible for its portion of any change orders. She also advised that the match requirement for the project was reduced from 20% to 10% through participation in transportation development credits.

Chair Lents advised that the Projects Committee has reviewed project-related invoices, and recommends approval. Ms. Weesner advised that the Finance Committee has also reviewed the invoices put before it and recommends 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.

Personnel matters

Approve Second Amendment to Employment Agreement (President)

Chair Lents stated that the second amendment provides for a compensation adjustment to the President's employment agreement. She advised that she and Director McIntosh have reviewed a proposed adjustment, along with available market data from comparable entities, and that the adjustment is consistent with market averages. Based on their findings, she stated they support the adjustment.

Upon motion by Director Manriquez, seconded by Director Knight, and after full discussion, the Board voted unanimously to approve the second amendment to the President's employment agreement, as 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

Mr. Kainer provided a photographic review of project progress to date. He reviewed current construction activities, including installation of temporary pavement to facilitate traffic control, ongoing utility work, and installation of a 36-inch sanitary sewer line. He advised that because the project involves significant depth and complexity, there is a potential for minor delays in progress during early phases of construction. He further noted that unforeseen field conditions have been encountered, including existing infrastructure conflicts and older drainage structures not designed for current traffic loads. He stated that these conditions may require adjustments and potential change orders as work progresses, but that progress is expected to accelerate once the underground work is complete and surface improvements begin. He also noted that no reconstruction of the Shepherd bridge is included in the project scope, aside from restriping and minor associated work.

Approve Work Authorization No. 2 (Quiddity)

Ms. Weesner reviewed Work Authorization No. 2, advising that Quiddity will provide final design engineering services for the construction of traffic signals at the intersection of Shepherd 13th Street, including a Traffic Study Memorandum, for an amount not to exceed \$67,025.

Upon motion by Director Knight, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve Work Authorization No. 2 as presented, and to authorize execution by the President. Chair Lents noted the work will provide significant safety improvements.

White Oak at Greenleaf [T-0541]

Update on project construction

Ms. Hennings advised that the crosswalk and connectivity improvements are part of a COH-administered safety improvement project, and that a contractor has been selected by COH and award and notice to proceed are pending. She noted that the Authority will provide support as needed during construction.

PROJECTS IN DESIGN

Pedestrian Improvements Shepherd at Memorial [T-0510]

Update on project design

Ms. Hennings advised that revised 60% plans were submitted at the end of January and comments from reviewing agencies are being received and addressed. She advised that all comments are expected shortly and that preparation of 90% plans will follow.

Pedestrian Easement Agreement

Ms. Weesner reviewed a pedestrian easement agreement with St. Thomas High School ("STHS") which provides for the conveyance by STHS of an easement for sidewalk and pedestrian access along the Shepherd frontage.

Infrastructure Reimbursement Agreement

Ms. Weesner then reviewed an infrastructure reimbursement agreement with COH for the project. She noted that, as previously discussed, the work will include roadway reconfiguration and resurfacing, new traffic signals, and significant pedestrian access and safety enhancements. She advised that the COH share has now been determined at \$1,948,000, and that number will be inserted into the agreement.

Updated cost estimate

Ms. Weesner and Ms. Hennings reviewed an updated construction cost estimate, which has been prepared for funding and budget purposes.

Upon motion by Director Knight, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve the Pedestrian Easement Agreement, Infrastructure Reimbursement Agreement, and updated cost estimate, and to authorize execution by the President, subject to finalization modifications determined necessary by COH, STHS, or the President.

18th Street Pedestrian Improvements [T-0512A]

Update on project development

Ms. Weesner advised that the project provides for the construction of pedestrian improvements on West 18th Street between Nicholson Street and West 20th Street. She noted that additional survey data has been requested.

Approve Work Authorization No. 3 (Quiddity)

Ms. Weesner reviewed Work Authorization No. 3, advising that Quiddity will prepare final design plans and obtain approval from Houston Public Works, for an amount not to exceed \$298,800.

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

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

Update on project design

Ms. Hennings provided an update on project design, noting that Landscape Art will be constructing the improvements via change order. She advised that the contractor is waiting for materials to begin construction, and that a bollard will be installed as a preventative measure.

North Canal Project [T-0525]

Update on project design

Chair Lents provided a brief update, advising that a design consensus continues to be developed.

Approve Work Authorization No. 2 (Quiddity)

Chair Lents presented Work Authorization No. 2, advising that Quiddity will gather information and develop a scope of services for the design of modifications, including five (5) bridges over White Oak Bayou, for an amount not to exceed \$10,000.

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

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 the project is in preliminary design. She noted that survey work has been completed with preliminary layouts expected in early April, and design to proceed through the COH review process.

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

Update on project design

Ms. Hennings provided an update, advising that COH rejected the initial bids and is rebidding the project. She noted that bids are due in March.

Approve Work Authorization No. 29 (TGC)

Mr. Webb reviewed Work Authorization 29, stating that TGC would provide project rebid support, including grant management, NEPA, and compliance services, for an amount not to exceed \$3,667.

Upon motion by Director Manriquez, seconded by Director Knight, and after full discussion, the Board voted unanimously to approve Work Authorization No. 29 as presented, and to authorize execution by the President.

Shepherd/Durham Cross Streets [T-0539]

Ms. Hennings provided a brief update, noting that a DCR report has been submitted to COH and comments are anticipated. She further noted that the project will follow the same design approach as previously completed improvements to ensure consistency.

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

Update on project design

Ms. Hennings provided an update on proposed pedestrian and bicycle improvements along the north side of 11th Street, extending from the Phase 2 project near Durham Drive to Ella Boulevard. She advised that the project will complete existing path connections and tie into current infrastructure.

Ms. Weesner noted that a DCR intake form has been submitted and a determination has been received, and that survey and utility coordination efforts are underway. She clarified that the project will not impact the roadway, travel lanes, or medians.

Nicholson & MKT Crossing Improvements [T-0542]

Update on project design

Ms. Weesner provided an update on project design, noting that preliminary schematic work associated with grant funding has been completed and the project is advancing into design. She advised that approximately \$3.1 million in funding has been secured and that, through the Authority's status, the project may be locally administered, providing additional flexibility.

Approve Work Authorization No. 31 (TGC)

Mr. Webb reviewed Work Authorization No. 31, advising that the proposed scope includes project management, grant management, and engineering services, for a total not to exceed \$449,172.

Upon motion by Director Zeve, seconded by Director McIntosh, and after full discussion, the Board voted unanimously to approve Work Authorization No. 31 as presented, and to authorize execution by the President.

Westcott Roundabout Greenspace [T-0544]

Update on project design

Ms. Hennings provided an update, noting that for the recent bid solicitation, no bids were received for construction of the project. She advised that after exploring other potential contracting options, alternative materials, and approaches, the design team has decided to rebid the project. She advised that staff is also communicating with potential contractors to generate additional interest.

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

Update on project development

Ms. Weesner advised that multiple locations have been identified as safety concerns, particularly for pedestrian crossings. She noted that COH has concurred that a HAWK signal is appropriate for at least one location.

Approve Work Authorization No. 1 (Quiddity)

Ms. Weesner reviewed Work Authorization No. 1, advising that Quiddity will 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, for an amount not to exceed \$57,085.

Upon motion by Director Knight, seconded by Director Manriquez, and after full discussion, the

Board voted unanimously to approve Work Authorization No. 1 as presented, and to authorize execution by the President.

PROJECTS IN PLANNING

20th Street Planning & Grant Evaluation [T-0549]

Update on planning

Ms. Weesner provided a brief update on project planning.

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

Update on planning

Ms. Weesner provided a brief update on project planning.

Regional Parks Concept Evaluation [T-0548]

Ms. Weesner reviewed the high-level study of multiple park and connectivity areas. She noted that the study will evaluate opportunities for coordination, connectivity, and potential efficiencies across several sites.

Approve Work Authorization No. 1 (SWA)

Ms. Weesner reviewed Work Authorization No. 1, advising that SWA will assist COH in determining whether to advance further detailed planning.

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

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

Mr. Kainer discussed needed change orders and advised that punch list items continue to be addressed, and that close-out of the project is forthcoming. He noted that the change orders relate to items outside the original scope, including additional safety improvements and adjustments required due to field conditions. He highlighted other key items, including modifications to pedestrian crossing signals (RRFBs) to improve visibility and compliance, and additional work related to tree establishment and other site conditions.

Chair Lents expressed appreciation to the project team for an on-time and on-budget performance.

Construction claims, damages, and litigation

Chair Lents then announced that a settlement has been reached in the Litinas case, and noted that details have been provided to the Board. The Board concurred with the settlement resolution and actions.

Approve Work Authorization No. 30 (TGC)

Mr. Webb reviewed Work Authorization No. 30 for completion of a required post-construction BUILD grant performance measurement report, for a total not to exceed \$136,871.

Upon motion by Director Manriquez, seconded by Director Hale-Harris, and after full discussion, the Board voted unanimously to approve Work Authorization No. 30 as presented, and to authorize execution by the President.

Yale and Center Street Intersection [T-0529]

Update on project construction

Ms. Weesner advised that the project is in finalization and is expected to wrap-up shortly. She noted that coordination with TXDOT is ongoing.

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

Update on project construction

Ms. Weesner advised that the project is also in finalization and is anticipated to be closed out shortly. She noted that coordination with TXDOT is ongoing.

Washington & Center Corridor Railroad Study [T-0551]

Ms. Weesner advised that COH has decided not to move forward with the project and that it will no longer appear on Authority agendas.

PROJECTS IN DEVELOPMENT

Ms. Weesner advised that there is no report for projects in development.

GRANT APPLICATIONS

Confirm letter of intent for Harris County Precinct 1 Partnership Program

Ms. Weesner reviewed a letter of intent supporting advancement of engineering-phase design for several connection points along the White Oak Bayou Trail. She advised that the letter includes a commitment for the Authority to deliver the design phase and to contribute 20% of the associated design costs.

COMMUNICATIONS

Receive update from Communications Committee

Director Hale-Harris reviewed Authority communications and social media activities, including updates to website restructuring. Ms. Savarese then reviewed the ongoing website refresh, noting improvements to streamline user experience. Ms. Weesner advised the refresh is expected to be online in April.

PROJECTS IN PLANNING (CONTINUED)

Stude Park Improvement [T-0526]

Mr. McCready and Ms. Pinner provided a photographic overview of project planning to date.

Mr. McCready reviewed existing conditions, noting the Park's location along White Oak Bayou, aging infrastructure, and its importance as a community asset. He further noted the Park serves multiple user groups and connects to the White Oak Bayou Trail, with increasing demand for accessibility, safety, and connectivity. He presented a conceptual master plan focused on consolidating athletic facilities, enhancing community spaces, improving access and safety, and preserving existing trees and natural features, with public input emphasizing shade, accessibility, safety, and multigenerational amenities.

Ms. Pinner then presented a proposed first-phase playground improvement, including upgraded play equipment, shade elements, seating areas, and a misting feature, as well as design elements inspired

by the bayou's natural ecology. She noted the design enhances connectivity to adjacent facilities and overall user experience.

The Board discussed the proposed improvements and noted the opportunity to advance the project in phases, subject to budget considerations and coordination with COH.

Approve Work Authorization (SWA)

Ms. Weesner advised that the Work Authorization would be deferred to a future Board meeting.

Transportation Alternative Area Wide Study [T-0538]

Mr. McManus provided a photographic overview of the planning to date. He summarized prior work including existing conditions, community engagement, and needs analysis, and outlined a proposed network of improvements totaling more than 50 miles. He noted the recommendations are intended as a long-term vision to enhance safety, accessibility, and connectivity, including improved crossings, expanded sidewalks, and connections to the White Oak Bayou Trail, and highlighted high-impact "catalyst projects."

Mr. McManus advised that implementation would require coordination with multiple agencies, as many projects extend beyond the Authority's boundaries. The Board discussed prioritization and phased implementation, noting the plan represents a long-term effort. He outlined next steps, including additional community engagement, development of cost estimates, and coordination with partner agencies, with a final report anticipated at a future meeting.

After discussion, the Board took the update under advisement.

EXECUTIVE SESSION

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

ADJOURNMENT

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

Secretary
Memorial-Heights Redevelopment Authority

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

FEBRUARY 26, 2026

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 26th day of February, 2026, 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 McIntosh and Zeve.

Also present for the meeting were:

Staff & Consultants: Sherry Weesner, President of the Authority; Kristen Hennings, Matt Kainer, and Erin Wiliford, of Quiddity-1, Inc. ("Quiddity"); Jim Webb and Madeline Hirsch of The Goodman Corporation ("TGC"); Clint McManus of TEI; Scott McCready and Olivia Pinner 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; Sarah Hogan of Houston Heights Association; Ross Mattern of West End Civic Club; Chris Parma; Laura Gallier; Katie Johnson; and Chris Huddleson.

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 December 11, 2025;

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

CONSIDER, CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY

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

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

Secretary
Reinvestment Zone Number Five,
City of Houston, Texas

DRAFT



THE MORTON ACCOUNTING SERVICES

Memorial Heights Redevelopment Authority

Monthly Financial Report Summary

April Board Meeting

Wednesday, April 22, 2026

At the beginning of February, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Cash Balance was \$65,232,252. TIRZ #5 received a total of \$151,603 from interest income. During the period, TIRZ #5 processed \$946,305 in disbursements. 71% of the disbursements related to disbursements to CDM Smith (\$292,505), Traffic Engineers (\$192,607), IDS Engineering (\$38,668), Quiddity Engineering (\$61,587), SWA Group (\$30,078), for CIP Projects, and Goodman (\$56,433), for Consulting. The ending balance as of month end February 28, 2026 was \$64,437,551.

At the beginning of March, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Cash Balance was \$64,437,551. TIRZ #5 received a total of \$157,253 from interest income. During the period, TIRZ #5 processed \$4,395,687 in disbursements. 86% of the disbursements are related to a disbursements to Houston Public Works (\$3,802,809), for CIP Projects. The ending balance as of month end March 31, 2026 was \$60,199,114.

The invoices pending approval total \$4,059,471. See attached "Unpaid Bills Detail" Report for invoices pending approval on page 3.

There was \$8,323,612 spent for Capital Projects for the period. The projects that utilized the majority of the funding was Shepherd Durham & Cross Streets (\$7,798,747). See attached "Capital Improvement Projects" Report on pages 4, 5, and 6.

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

General Operating Fund

BEGINNING BALANCE \$ 65,232,252.31

REVENUE

Frost Money Market Interest	0.01	Interest
TexPool	100,684.14	Interest
Regions Project Fund	48,832.24	Interest
Regions Debt Service Fund	2,086.52	Interest
Frost Money Market Interest	0.01	Interest
TexPool	111,537.93	Interest
Regions Project Fund	43,841.52	Interest
Regions Debt Service Fund	1,873.28	Interest

Total Revenue 308,855.65

DISBURSEMENTS

ACH Quickbooks Payroll Service	12,947.44	Admin Payroll
ACH Schwab	3,850.00	Retirement
ACH CDM Smith	292,505.35	Capital Projects
ACH Texas Workforce	30.00	Unemployment Tax
ACH IDS Engineering	38,667.59	Capital Projects
ACH Goodman	11,839.64	Engineering Consultant
5000 McFarland PLLC	100,000.00	HAK Payment Request
ACH The Morton Accounting Services	3,922.06	CPA Services
ACH Landscape Art, Inc.	4,195.77	Capital Projects
ACH Medley	4,027.72	Marketing Retainer
ACH Quiddity Engineering	61,587.42	Capital Projects
ACH Sanford Kuhl Hagan Kugle Parker	6,544.21	Legal Invoices
ACH SWA Group	20,078.06	Capital Projects
ACH Equi Tax	5,331.60	Tax Consultant
ACH Goodman	44,592.81	Engineering Consultant
ACH Hunton Andrews Kurth	8,498.31	Legal Invoices
ACH IDS Engineering	24,970.18	Capital Projects
ACH Sanford Kuhl Hagan Kugle Parker	23,783.90	Legal Invoices
ACH Schwab	1,925.00	CPA Services
ACH Traffic Engineers	147,333.28	Capital Projects
ACH The Morton Accounting Services	1,961.03	CPA Services
ACH Masterson Advisors	3,500.00	Annual Fee
ACH Hunton Andrews Kurth	25,452.30	Legal Invoices
ACH Medley	2,013.86	Marketing Retainer
ACH Quiddity Engineering	41,453.73	Capital Projects
ACH SWA Group	10,000.00	Capital Projects
ACH Traffic Engineers	45,274.42	Capital Projects
ACH Commerce Bank	19.00	Credit Card
ACH Regions Corporate Trust	562,362.51	Debt service Payment
ACH United States Treasury	7,927.78	Payroll Taxes
ACH United States Treasury	8,553.24	Payroll Taxes
ACH Quickbooks Payroll Service	14,038.54	Admin Payroll
ACH Houston Public Works	3,802,806.76	Capital Projects

Total Disbursements 5,341,993.51

ENDING BALANCE \$ 60,199,114.45

-
**March 31, 2026
Balance**

LOCATION OF ASSETS

Frost Checking	-
Frost Money Mkt	1,109.91
Frost Project Fund	15,726,318.91
Regions Debt Service Fund	121,174.02
Regions Project Fund	8,478,440.67
TexPool Investment	35,872,070.94

Total Account Balance \$ 60,199,114.45

Memorial Heights Redevelopment Authority
Unpaid Bills Detail
As of April 17, 2026

Type	Date	Num	Memo	Due Date	Open Balance
eLsqrd Media Group					
Bill	04/02/2026	362	Yearly Retainer 2026	04/12/2026	4,788.00
Total eLsqrd Media Group					4,788.00
Goodman Corporation					
Bill	03/31/2026	3-2026-68	MRA113 Project - Phase I Construction Phase Grant ...	04/10/2026	1,219.32
Bill	03/31/2026	3-2026-69	MRA122 Project - 11th Street Use Path Mar 2026	04/10/2026	320.60
Bill	03/31/2026	3-2026-70	MRA125 Project -TxDOT TA Planning Mar 2026	04/10/2026	506.70
Bill	03/31/2026	3-2026-71	MRA129 Project- W18th Street Sidewalks Mar 2026	04/10/2026	422.85
Bill	03/31/2026	3-2026-72	MRA131 Project - Conceptual Design Report 20th Ma...	04/10/2026	15,149.95
Bill	03/31/2026	3-2026-73	MRA132 Project - Conceptual Design Report Washin...	04/10/2026	24,694.50
Bill	03/31/2026	3-2026-74	MRA134 Nicholson Trail Extension Grant Application ...	04/10/2026	6,102.70
Bill	03/31/2026	3-2026-75	MRA135 Shady Acres Sidewalks Mar 2026	04/10/2026	6,609.60
Bill	03/31/2026	3-20226-76	MRA136 Rebid Support Mar 2026	04/10/2026	256.69
Bill	03/31/2026	3-2026-1	MRA137 Project - Shepher Durham Phase 1 Build M...	04/10/2026	2,457.46
Bill	03/31/2026	3-2026-115	MRA138 Nicholson Street Trail Mar 2026	04/10/2026	4,000.00
Bill	03/31/2026	3-2026-128	MRA109 General Planning Support Mar 2026	04/10/2026	3,847.17
Bill	03/31/2026	3-2026-129	MRA133 Project -Project Initiation Mar 2026	04/10/2026	2,910.00
Total Goodman Corporation					68,497.54
Houston Public Works					
Bill	03/30/2026	Invoice #2	Shepherd Durham Phase 2 Mar 2026	04/09/2026	3,802,806.75
Total Houston Public Works					3,802,806.75
IDS Engineering Group, Inc.					
Bill	03/31/2026	0181864	Safe Sidewalks and Path Connections Final Design F...	04/10/2026	16,417.41
Total IDS Engineering Group, Inc.					16,417.41
Quiddity Engineering, LLC					
Bill	03/31/2026	ARIV1053...	Project Number:14760-0001-00 Mar 2026	04/10/2026	16,136.25
Bill	03/31/2026	ARIV1053...	T0523A Shepherd Durham Cross Streets -Final Desi...	04/10/2026	550.00
Bill	03/31/2026	ARIV1053...	Westcott Roundabout Greenspace - Through Mar 31,...	04/10/2026	3,907.23
Bill	03/31/2026	ARIV1053...	Shepherd @ Memorial - Through Mar 31, 2026	04/10/2026	5,352.88
Bill	03/31/2026	ARIV1053...	T-0540 West 11th Street Mar 31, 2026	04/10/2026	41,131.25
Bill	03/31/2026	ARIV1053...	T0521 Little Thicket-Through Mar 31, 2026	04/10/2026	1,848.75
Bill	03/31/2026	ARIV1053...	T-0523B Shepher Durham Phase 2 CPS Through Ma...	04/10/2026	22,911.15
Bill	03/31/2026	ARIV1053...	T-0539 Shepherd Durham Cross Streets DCR Throug...	04/10/2026	3,409.60
Total Quiddity Engineering, LLC					95,247.11
Regions Corporate Trust					
Bill	04/01/2026	129559- #1...	Annual Fee - Bond	04/11/2026	3,500.00
Total Regions Corporate Trust					3,500.00
SWA Group					
Bill	03/01/2026	208368	Stude Park February 2026	03/11/2026	16,094.24
Total SWA Group					16,094.24
The Morton Accounting Services					
Bill	03/31/2026	2825	March 2026 CPA Services	04/10/2026	1,961.03
Total The Morton Accounting Services					1,961.03
Traffic Engineers, Inc.					
Bill	03/31/2026	15314	Project # 12093-01 Through March 31, 2026	04/10/2026	50,156.65
Total Traffic Engineers, Inc.					50,156.65
TOTAL					4,059,468.73

Memorial Heights Redevelopment Authority
Capital Improvement Projects
February through March 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Capital Improvement Plan					
T-0510 Shepherd at Memorial					
Bill	02/01/2026	ARIV1050...	Quiddity Engineering, LLC	T-0510	22,363.75
Bill	02/28/2026	ARIV1051...	Quiddity Engineering, LLC	T-0510	39,056.60
Bill	02/28/2026	26-0333	Sanford Kuhl Hagan Kugl...	T-0510 Shepherd at Memorial	130.00
Bill	03/31/2026	ARIV1053...	Quiddity Engineering, LLC	T-0510	5,352.88
Total T-0510 Shepherd at Memorial					66,903.23
T-0512A Mkt to Mkt C Bon/Shep					
Bill	02/28/2026	2-2026-73	Goodman Corporation	MRA129 Task 1 - \$42,285	2,114.25
Bill	03/31/2026	3-2026-71	Goodman Corporation	MRA129 Task 1 - \$42,285	422.85
Total T-0512A Mkt to Mkt C Bon/Shep					2,537.10
T-0521 Little Thicket Park Impr					
Bill	02/01/2026	ARIV1050...	Quiddity Engineering, LLC	T0521 Little Thicket-Through Jan ...	1,438.37
Bill	02/28/2026	ARIV1051...	Quiddity Engineering, LLC	T0521 Little Thicket-Through Feb ...	645.00
Bill	03/31/2026	ARIV1053...	Quiddity Engineering, LLC	T0521 Little Thicket-Through Mar ...	1,848.75
Total T-0521 Little Thicket Park Impr					3,932.12
T-0523A Shepherd Durham & Cross					
Bill	02/01/2026	131831316	Hunton Andrews Kurth	Nicholas Litinas Legal Services T...	36,057.80
Bill	02/01/2026	ARIV1050...	Quiddity Engineering, LLC	T0523A Shepherd Durham Cross ...	285.12
Bill	02/17/2026		McFarland PLLC	HAK Payment Request	100,000.00
Bill	02/23/2026	Invoice #1	Houston Public Works	Shepherd Durham Phase 2 Feb 2...	3,802,806.76
Bill	02/28/2026	2-2026-70	Goodman Corporation	-MULTIPLE-	1,219.32
Bill	02/28/2026	2-2026-79	Goodman Corporation	-MULTIPLE-	40,715.30
Bill	02/28/2026	131831898	Hunton Andrews Kurth	Nicholas Litinas Legal Services T...	6,965.60
Bill	02/28/2026	131831900	Hunton Andrews Kurth	TJHuston Properties Legal Servic...	1,550.00
Bill	02/28/2026	26-0335	Sanford Kuhl Hagan Kugl...	Shepher/Durham Recon Feb 28, ...	2,112.86
Bill	03/30/2026	Invoice #2	Houston Public Works	Shepherd Durham Phase 2 Mar 2...	3,802,806.75
Bill	03/31/2026	3-2026-68	Goodman Corporation	-MULTIPLE-	1,219.32
Bill	03/31/2026	3-2026-1	Goodman Corporation	-MULTIPLE-	2,457.46
Bill	03/31/2026	ARIV1053...	Quiddity Engineering, LLC	T0523A Shepherd Durham Cross ...	550.00
Total T-0523A Shepherd Durham & Cross					7,798,746.29
T-0526 Stude Park Improvement					
Bill	02/01/2026	208051	SWA Group	Stude Park January 2026	20,011.88
Bill	03/01/2026	208368	SWA Group	Stude Park February 2026	16,094.24
Total T-0526 Stude Park Improvement					36,106.12
T-0534 West 19th Beall Sidewalk					
Bill	02/01/2026	ARIV1050...	Quiddity Engineering, LLC	Additional Services Professional ...	551.25
Bill	02/28/2026	ARIV1051...	Quiddity Engineering, LLC	Additional Services Professional ...	222.50
Total T-0534 West 19th Beall Sidewalk					773.75
T-0535 Safety & Mobility Imp					
Bill	02/28/2026	ARIV1051...	Quiddity Engineering, LLC	T0535 Waugh Safety - Through F...	290.00
Total T-0535 Safety & Mobility Imp					290.00
T-0538 Transportation Area Stud					
Bill	02/28/2026	2-2026-72	Goodman Corporation	MRA125 Task 3 - \$5,067	506.70
Bill	02/28/2026	15251	Traffic Engineers, Inc.	-MULTIPLE-	72,437.62
Bill	03/31/2026	3-2026-70	Goodman Corporation	MRA125 Task 3 - \$5,067	506.70
Bill	03/31/2026	15314	Traffic Engineers, Inc.	-MULTIPLE-	50,156.65
Total T-0538 Transportation Area Stud					123,607.67
T-0539 Full Reconstruct Cross					
Bill	02/01/2026	ARIV1050...	Quiddity Engineering, LLC	T-0539 Shepherd Durham Cross ...	9,692.35
Bill	02/28/2026	ARIV1051...	Quiddity Engineering, LLC	T-0539 Shepherd Durham Cross ...	17,317.50
Bill	03/31/2026	ARIV1053...	Quiddity Engineering, LLC	T-0539 Shepherd Durham Cross ...	3,409.60
Total T-0539 Full Reconstruct Cross					30,419.45

Memorial Heights Redevelopment Authority
Capital Improvement Projects
February through March 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
T-0540 11th St Side Path					
Bill	02/01/2026	ARIV1050...	Quiddity Engineering, LLC	T-0540 West 11th Street Jan 31, ...	737.50
Bill	02/28/2026	2-2026-71	Goodman Corporation	MRA122 Task 1 - \$32,060	961.80
Bill	02/28/2026	ARIV1051...	Quiddity Engineering, LLC	T-0540 West 11th Street Feb 28,...	16,486.25
Bill	03/31/2026	3-2026-69	Goodman Corporation	MRA122 Task 1 - \$32,060	320.60
Bill	03/31/2026	ARIV1053...	Quiddity Engineering, LLC	T-0540 West 11th Street Mar 31,...	41,131.25
Total T-0540 11th St Side Path					59,637.40
T-0542 Nicholson and MKT Cross					
Bill	02/28/2026	2-2026-81	Goodman Corporation	Task 1- Project Initiation \$37,500	310.90
Bill	03/31/2026	3-2026-115	Goodman Corporation	-MULTIPLE-	4,000.00
Bill	03/31/2026	3-2026-129	Goodman Corporation	MRA133 Task 1 - \$37,500	2,910.00
Total T-0542 Nicholson and MKT Cross					7,220.90
T-0543 Congressional Dist 7					
Bill	02/28/2026	0181634	IDS Engineering Group, Inc.	-MULTIPLE-	23,777.24
Bill	03/31/2026	0181864	IDS Engineering Group, Inc.	Design Services \$166,147	16,417.41
Total T-0543 Congressional Dist 7					40,194.65
T-0544 Westcott Roundabout					
Bill	02/01/2026	ARIV1050...	Quiddity Engineering, LLC	Westcott Roundabout	147.50
Bill	02/28/2026	ARIV1051...	Quiddity Engineering, LLC	Westcott Roundabout	442.50
Bill	02/28/2026	26-0334	Sanford Kuhl Hagan Kugl...	T-0544 Westcott Round About	455.00
Bill	03/31/2026	ARIV1053...	Quiddity Engineering, LLC	Westcott Roundabout	3,907.23
Total T-0544 Westcott Roundabout					4,952.23
T-5023B Phase 2 Construction					
Bill	02/01/2026	ARIV1050...	Quiddity Engineering, LLC	T-0523B Shepher Durham Phase ...	18,620.50
Bill	02/28/2026	ARIV1051...	Quiddity Engineering, LLC	T-0523B Shepher Durham Phase ...	16,563.80
Bill	02/28/2026	26-0336	Sanford Kuhl Hagan Kugl...	Shepher/Durham Ohase 2 Feb 28...	1,690.00
Bill	03/31/2026	ARIV1053...	Quiddity Engineering, LLC	T-0523B Shepher Durham Phase ...	22,911.15
Total T-5023B Phase 2 Construction					59,785.45
Capital Improvement Plan - Other					
Bill	02/28/2026	2-2026-74	Goodman Corporation	-MULTIPLE-	10,570.20
Bill	02/28/2026	2-2026-75	Goodman Corporation	-MULTIPLE-	9,809.00
Bill	02/28/2026	2-2026-76	Goodman Corporation	-MULTIPLE-	7,446.68
Bill	02/28/2026	2-2026-77	Goodman Corporation	-MULTIPLE-	8,122.61
Bill	03/31/2026	3-2026-72	Goodman Corporation	-MULTIPLE-	15,149.95
Bill	03/31/2026	3-2026-73	Goodman Corporation	-MULTIPLE-	24,694.50
Bill	03/31/2026	3-2026-74	Goodman Corporation	-MULTIPLE-	6,102.70
Bill	03/31/2026	3-2026-75	Goodman Corporation	-MULTIPLE-	6,609.60
Total Capital Improvement Plan - Other					88,505.24
Total Capital Improvement Plan					8,323,611.60
TOTAL					8,323,611.60

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

Accrual Basis

	Jul '25 - Mar 26	Jul '24 - Mar 25	\$ Change	% Change
Ordinary Income/Expense				
Income				
Grant Income	1,849,694.69	4,219,999.42	-2,370,304.73	-56.2%
Interest Income	1,085,381.95	1,198,922.09	-113,540.14	-9.5%
Interest Income - CIP	464,658.88	539,927.63	-75,268.75	-13.9%
Revenue - Other	0.00	592,500.00	-592,500.00	-100.0%
Total Income	3,399,735.52	6,551,349.14	-3,151,613.62	-48.1%
Cost of Goods Sold				
Capital Improvement Plan				
T-0510 Shepherd at Memorial	150,615.32	13,256.75	137,358.57	1,036.1%
T-0512A Mkt to Mkt C Bon/Shep	112,202.70	24,388.00	87,814.70	360.1%
T-0520 Houston Ave & White Oak	1,251.25	1,087.50	163.75	15.1%
T-0521 Little Thicket Park Impr	831,048.54	74,234.32	756,814.22	1,019.5%
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	8,441,382.77	10,773,965.51	-2,332,582.74	-21.7%
T-0525 North Canal	1,947.50	0.00	1,947.50	100.0%
T-0526 Stude Park Improvement	123,235.15	6,776.50	116,458.65	1,718.6%
T-0532 Zone Wide Safety & Mob	260.00	2,625.00	-2,365.00	-90.1%
T-0534 West 19th Beall Sidewalk	6,111.91	82,715.13	-76,603.22	-92.6%
T-0535 Safety & Mobility Imp	4,398.02	43,896.72	-39,498.70	-90.0%
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	468,755.06	22,441.55	446,313.51	1,988.8%
T-0539 Full Reconstruct Cross	33,594.95	16,885.67	16,709.28	99.0%
T-0540 11th St Side Path	66,789.00	25,813.30	40,975.70	158.7%
T-0541 White Oak @ Greenleaf	3,624.23	51,481.11	-47,856.88	-93.0%
T-0542 Nicholson and MKT Cross	7,376.35	0.00	7,376.35	100.0%
T-0543 Congressional Dist 7	108,111.50	11,050.18	97,061.32	878.4%
T-0544 Westcott Roundabout	11,916.43	13,969.56	-2,053.13	-14.7%
T-0599 Safe Sidewalk Program	4,100.00	0.00	4,100.00	100.0%
T-5023B Phase 2 Construction	69,297.02	10,505.25	58,791.77	559.6%
Capital Improvement Plan - Other	108,568.65	0.00	108,568.65	100.0%
Total Capital Improvement Plan	10,598,831.35	11,204,113.79	-605,282.44	-5.4%
Total COGS	10,598,831.35	11,204,113.79	-605,282.44	-5.4%
Gross Profit	-7,199,095.83	-4,652,764.65	-2,546,331.18	-54.7%
Expense				
Debt Service				
Bond Principal	970,000.00	925,000.00	45,000.00	4.9%
Interest Expense	1,148,975.02	1,196,350.02	-47,375.00	-4.0%
Total Debt Service	2,118,975.02	2,121,350.02	-2,375.00	-0.1%
Developer Reimbursement	526,997.75	1,198,892.06	-671,894.31	-56.0%
Payroll Expenses				
Payroll Taxes	10,129.26	10,599.38	-470.12	-4.4%
Retirement Expense	19,178.33	17,325.00	1,853.33	10.7%
Salary Payroll	174,833.33	173,250.00	1,583.33	0.9%
Payroll Expenses - Other	580.03	41.55	538.48	1,296.0%
Total Payroll Expenses	204,720.95	201,215.93	3,505.02	1.7%
Program and Project Consultants				
Engineering Consultants	79,833.99	87,223.75	-7,389.76	-8.5%
Legal Expense	40,568.23	46,286.58	-5,718.35	-12.4%
Planning Consultants	66,295.10	69,688.24	-3,393.14	-4.9%
Total Program and Project Consultants	186,697.32	203,198.57	-16,501.25	-8.1%
TIRZ Administration & Overhead				
Accounting	17,267.21	18,841.58	-1,574.37	-8.4%
Administration	8,877.74	7,821.25	1,056.49	13.5%
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 March 2026

Accrual Basis

	<u>Jul '25 - Mar 26</u>	<u>Jul '24 - Mar 25</u>	<u>\$ Change</u>	<u>% Change</u>
Office Expenses				
Bank Service Charges	-14.56	0.00	-14.56	-100.0%
Office Expenses - Other	41.40	957.12	-915.72	-95.7%
Total Office Expenses	26.84	957.12	-930.28	-97.2%
Tax Consultant	10,939.80	10,018.20	921.60	9.2%
Total TIRZ Administration & Overhead	61,361.59	60,388.15	973.44	1.6%
Total Expense	3,098,752.63	3,785,044.73	-686,292.10	-18.1%
Net Ordinary Income	-10,297,848.46	-8,437,809.38	-1,860,039.08	-22.0%
Net Income	<u>-10,297,848.46</u>	<u>-8,437,809.38</u>	<u>-1,860,039.08</u>	<u>-22.0%</u>

Memorial Heights Redevelopment Authority Balance Sheet Prev Year Comparison

As of March 31, 2026

Accrual Basis

	Mar 31, 26	Mar 31, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Frost Bank Checking	0.00	2,893,286.80	-2,893,286.80	-100.0%
Frost Bank Money Mkt	1,109.91	186,104.54	-184,994.63	-99.4%
Frost Bank Project Fund	15,726,318.91	465.00	15,725,853.91	3,381,904.1%
Regions Debt Service Fund	121,174.02	91,482.19	29,691.83	32.5%
Regions Project Fund	8,478,440.67	15,368,306.74	-6,889,866.07	-44.8%
TexPool Investment	35,872,070.94	39,206,551.00	-3,334,480.06	-8.5%
Total Checking/Savings	60,199,114.45	57,746,196.27	2,452,918.18	4.3%
Other Current Assets				
Due from Other Funds	7,250,098.27	7,250,098.27	0.00	0.0%
Total Other Current Assets	7,250,098.27	7,250,098.27	0.00	0.0%
Total Current Assets	67,449,212.72	64,996,294.54	2,452,918.18	3.8%
Fixed Assets				
Fixed Assets	43,079.40	43,165.60	-86.20	-0.2%
Total Fixed Assets	43,079.40	43,165.60	-86.20	-0.2%
TOTAL ASSETS	67,492,292.12	65,039,460.14	2,452,831.98	3.8%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	4,489,784.92	3,746,340.23	743,444.69	19.8%
Total Accounts Payable	4,489,784.92	3,746,340.23	743,444.69	19.8%
Other Current Liabilities				
Due to Other Funds	7,250,098.27	7,250,098.27	0.00	0.0%
Payroll Liabilities	3,680.24	126.00	3,554.24	2,820.8%
Retainage Payable	2,488,012.06	1,917,984.46	570,027.60	29.7%
Total Other Current Liabilities	9,741,790.57	9,168,208.73	573,581.84	6.3%
Total Current Liabilities	14,231,575.49	12,914,548.96	1,317,026.53	10.2%
Total Liabilities	14,231,575.49	12,914,548.96	1,317,026.53	10.2%
Equity				
Fund Balance Equity CIP	18,077,713.74	18,077,713.74	0.00	0.0%
Retained Earnings	45,480,851.35	42,485,006.82	2,995,844.53	7.1%
Net Income	-10,297,848.46	-8,437,809.38	-1,860,039.08	-22.0%
Total Equity	53,260,716.63	52,124,911.18	1,135,805.45	2.2%
TOTAL LIABILITIES & EQUITY	67,492,292.12	65,039,460.14	2,452,831.98	3.8%

Memorial Heights Redevelopment Authority
Profit & Loss Detail
July 2025 through March 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Ordinary Income/Expense					
Income					
Grant Income					
Deposit	08/21/2025	ACH		FHWA Treas 310 Misc Pay	1,849,694.69
Total Grant Income					1,849,694.69
Interest Income					
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
Deposit	02/28/2026			Interest	2,086.52
Deposit	02/28/2026			Interest	0.01
Deposit	02/28/2026			Interest	100,684.14
Deposit	03/31/2026			Interest	0.01
Deposit	03/31/2026			Interest	1,873.28
Deposit	03/31/2026			Interest	111,537.93
Total Interest Income					1,085,381.95
Interest Income - CIP					
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
Deposit	02/28/2026			Interest	48,832.24
Deposit	03/31/2026			Interest	43,841.52
Total Interest Income - CIP					464,658.88
Total Income					3,399,735.52
Cost of Goods Sold					
Capital Improvement Plan					
T-0510 Shepherd at Memorial					
Bill	07/31/2025	25-1053	Sanford Kuhl H...	T-0510 Shepherd at Memorial	260.00
Bill	08/31/2025	8-2025-57	Goodman Corp...	MRA123 Task 1 - \$11,055	221.10
Bill	08/31/2025	25-1218	Sanford Kuhl H...	T-0510 Shepherd at Memorial	3,336.25
Bill	09/30/2025	9-2025-21	Goodman Corp...	MRA123 Task 1 - \$11,055	552.75
Bill	09/30/2025	25-1361	Sanford Kuhl H...	T-0510 Shepherd at Memorial	455.00
Bill	10/31/2025	25-1493	Sanford Kuhl H...	T-0510 Shepherd at Memorial	2,070.00
Bill	10/31/2025	ARIV10460...	Quiddity Engin...	T-0510	38,841.69
Bill	11/30/2025	25-1637	Sanford Kuhl H...	T-0510 Shepherd at Memorial	62.50
Bill	11/30/2025	ARIV10482...	Quiddity Engin...	T-0510	17,405.88
Bill	12/31/2025	ARIV10487...	Quiddity Engin...	T-0510	17,750.82
Bill	01/31/2026	1-2026-36	Goodman Corp...	MRA123 Task 1 - \$11,055	221.10
Bill	01/31/2026	26-0146	Sanford Kuhl H...	T-0510 Shepherd at Memorial	2,535.00
Bill	02/01/2026	ARIV10502...	Quiddity Engin...	T-0510	22,363.75

No assurance is provided on these financial statements

Memorial Heights Redevelopment Authority
Profit & Loss Detail
July 2025 through March 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Bill	02/28/2026	ARIV10516...	Quiddity Engin...	T-0510	39,056.60
Bill	02/28/2026	26-0333	Sanford Kuhl H...	T-0510 Shepherd at Memorial	130.00
Bill	03/31/2026	ARIV10530...	Quiddity Engin...	T-0510	5,352.88
Total T-0510 Shepherd at Memorial					150,615.32
T-0512A Mkt to Mkt C Bon/Shep					
Bill	08/31/2025	8-2025-60	Goodman Corp...	MRA129 Task 1 - \$42,285	2,114.25
Bill	10/31/2025	10-2025-87	Goodman Corp...	MRA129 Task 1 - \$42,285	1,268.55
Bill	10/31/2025	ARIV10467...	Quiddity Engin...	T-0512A	69,420.00
Bill	11/30/2025	11-2025-90	Goodman Corp...	MRA129 Task 1 - \$42,285	2,114.25
Bill	11/30/2025	ARIV10482...	Quiddity Engin...	T-0512A	33,480.00
Bill	12/31/2025	12-2025-86	Goodman Corp...	MRA129 Task 1 - \$42,285	1,268.55
Bill	02/28/2026	2-2026-73	Goodman Corp...	MRA129 Task 1 - \$42,285	2,114.25
Bill	03/31/2026	3-2026-71	Goodman Corp...	MRA129 Task 1 - \$42,285	422.85
Total T-0512A Mkt to Mkt C Bon/Shep					112,202.70
T-0520 Houston Ave & White Oak					
Bill	10/31/2025	25-1494	Sanford Kuhl H...	T-0520 Houston Ave/White Oak Oct 31, 2025	991.25
Bill	12/31/2025	25-1801	Sanford Kuhl H...	T-0520 Houston Ave/White Oak Dec 31, 2025	260.00
Total T-0520 Houston Ave & White Oak					1,251.25
T-0521 Little Thicket Park Impr					
Bill	07/01/2025	Pay Req N...	Landscape Art...	WBS No. F-000936-0001-3 Payment Request No. 5...	267,241.50
Bill	07/31/2025	ARIV10415...	Quiddity Engin...	T0521 Little Thicket-Through July 31, 2025	24,518.11
Bill	07/31/2025	Pay Req N...	Landscape Art...	WBS No. F-000936-0001-3 Payment Request No. 6...	87,311.23
Bill	08/31/2025	Pay Req N...	Landscape Art...	WBS No. F-000936-0001-3 Payment Request No.7 ...	284,745.22
Bill	08/31/2025	ARIV10437...	Quiddity Engin...	T0521 Little Thicket-Through Aug 31, 2025	13,419.37
Bill	09/30/2025	Pay Req N...	Landscape Art...	WBS No. F-000936-0001-3 Payment Request No. 8...	125,765.96
Bill	09/30/2025	25-1364	Sanford Kuhl H...	T-0521 Little Thicket	75.00
Bill	09/30/2025	ARIV10444...	Quiddity Engin...	T0521 Little Thicket-Through Sept 30, 2025	4,024.78
Bill	10/31/2025	ARIV10460...	Quiddity Engin...	T0521 Little Thicket-Through Oct 31, 2025	3,257.87
Bill	11/05/2025	Pay Req N...	Landscape Art...	WBS No. F-000936-0001-3 Payment Request No. 9...	6,511.96
Bill	11/26/2025	Pay Req N...	Landscape Art...	WBS No. F-000936-0001-3 Payment Request No. 1...	4,072.36
Bill	11/30/2025	ARIV10482...	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. 1...	4,195.77
Bill	12/31/2025	ARIV10487...	Quiddity Engin...	T0521 Little Thicket-Through Dec 31, 2025	1,442.50
Bill	02/01/2026	ARIV10502...	Quiddity Engin...	T0521 Little Thicket-Through Jan 31, 2026	1,438.37
Bill	02/28/2026	ARIV10516...	Quiddity Engin...	T0521 Little Thicket-Through Feb 28, 2026	645.00
Bill	03/31/2026	ARIV10530...	Quiddity Engin...	T0521 Little Thicket-Through Mar 31, 2026	1,848.75
Total T-0521 Little Thicket Park Impr					831,048.54
T-0522 18th & 19th Reconstruct					
Bill	09/30/2025	15073	Traffic Enginee...	Task 1: \$7,000.00	1,750.00
Bill	09/30/2025	15073	Traffic Enginee...	Task 2: \$10,250.00	7,687.50
Bill	09/30/2025	15073	Traffic Enginee...	Task 3: \$23,000.00	5,750.00
Bill	09/30/2025	15073	Traffic Enginee...	Direct Costs	475.00
Bill	10/31/2025	15102	Traffic Enginee...	Task 1: \$7,000.00	4,550.00
Bill	10/31/2025	15102	Traffic Enginee...	Task 2: \$10,250.00	2,562.50
Bill	10/31/2025	15102	Traffic Enginee...	Task 3: \$23,000.00	14,950.00
Bill	10/31/2025	15102	Traffic Enginee...	Task 4: \$3,000.00	1,500.00
Bill	11/30/2025	15153	Traffic Enginee...	Task 1: \$7,000.00	700.00
Bill	11/30/2025	15153	Traffic Enginee...	Task 3: \$23,000.00	2,300.00
Bill	12/31/2025	15183	Traffic Enginee...	Task 4: \$3,000.00	1,500.00
Total T-0522 18th & 19th Reconstruct					43,725.00

Memorial Heights Redevelopment Authority

Profit & Loss Detail

July 2025 through March 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
T-0523A Shepherd Durham & Cross					
Gener...	07/01/2025	CPA 26-1	CDM Smith Inc.	Reverse of invoice for correction needed	-95,663.17
Bill	07/01/2025	90245312	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Proj...	96,403.25
Bill	07/31/2025	ARIV10415...	Quiddity Engin...	Total Fee - \$364,200	3,927.12
Bill	07/31/2025	7-2025-27	Goodman Corp...	MRA113 Task 1 - \$127,929	3,080.07
Bill	07/31/2025	7-2025-27	Goodman Corp...	MRA113 Task 2 - \$172,439	4,629.81
Bill	07/31/2025	7-2025-27	Goodman Corp...	MRA113 Task 3 - \$72,617	1,757.25
Bill	07/31/2025	25-1055	Sanford Kuhl H...	Shepher/Durham Recon July 31, 2025	972.50
Bill	07/31/2025	131827658	Hunton Andrew...	Nicholas Litinas Legal Services Through 07.31.25	3,191.00
Bill	07/31/2025	Pay Est #39	SER Constructi...	Shepherd Dr, Durham Dr, Selected Cross Streets P...	103,732.23
Bill	07/31/2025	90245436	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Proj...	101,238.79
Bill	08/31/2025	8-2025-55	Goodman Corp...	MRA113 Task 1 - \$127,929	3,080.07
Bill	08/31/2025	8-2025-55	Goodman Corp...	MRA113 Task 2 - \$172,439	4,629.81
Bill	08/31/2025	8-2025-55	Goodman Corp...	MRA113 Task 3 - \$72,617	1,757.25
Bill	08/31/2025	25-1219	Sanford Kuhl H...	Shepher/Durham Recon August 31, 2025	455.00
Bill	08/31/2025	90249589	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Proj...	97,142.27
Bill	09/30/2025	9-2025-19	Goodman Corp...	MRA113 Task 1 - \$127,929	3,080.07
Bill	09/30/2025	9-2025-19	Goodman Corp...	MRA113 Task 2 - \$172,439	4,629.81
Bill	09/30/2025	9-2025-19	Goodman Corp...	MRA113 Task 3 - \$72,617	1,757.25
Bill	09/30/2025	9-2025-25	Goodman Corp...	MRA129 Task 1 - \$42,285	2,114.25
Bill	09/30/2025	131828918	Hunton Andrew...	Nicholas Litinas Legal Services Through 09.30.25	462.00
Bill	09/30/2025	131828919	Hunton Andrew...	TJHuston Properties Legal Services Through 09.30.25	2,213.00
Bill	09/30/2025	25-1362	Sanford Kuhl H...	Shepher/Durham Recon Sept 30, 2025	585.00
Bill	09/30/2025	ARIV10444...	Quiddity Engin...	T0523A Shepherd Durham Cross Streets -Recon S...	27,853.57
Bill	09/30/2025	90250083	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Proj...	108,933.10
Bill	10/31/2025	10-2025-82	Goodman Corp...	MRA113 Task 1 - \$127,929	3,080.07
Bill	10/31/2025	10-2025-82	Goodman Corp...	MRA113 Task 2 - \$172,439	4,629.81
Bill	10/31/2025	10-2025-82	Goodman Corp...	MRA113 Task 3 - \$72,617	1,757.25
Bill	10/31/2025	25-1495	Sanford Kuhl H...	Shepher/Durham Recon October 31, 2025	4,581.25
Bill	10/31/2025	131829604	Hunton Andrew...	Nicholas Litinas Legal Services Through 10.31.25	6,650.40
Bill	10/31/2025	ARIV10467...	Quiddity Engin...	T0523A Shepherd Durham Cross Streets -Final Des...	1,823.10
Bill	10/31/2025	90253383	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Proj...	82,333.46
Bill	11/30/2025	25-0523	Sanford Kuhl H...	Shepher/Durham Recon Nov 30, 2025	975.00
Bill	11/30/2025	11-2025-85	Goodman Corp...	MRA113 Task 1 - \$127,929	1,555.59
Bill	11/30/2025	11-2025-85	Goodman Corp...	MRA113 Task 2 - \$172,439	2,143.43
Bill	11/30/2025	11-2025-85	Goodman Corp...	MRA113 Task 3 - \$72,617	883.04
Bill	11/30/2025	131830236	Hunton Andrew...	Nicholas Litinas Legal Services Through 11.30.25	7,222.31
Bill	11/30/2025	131830237	Hunton Andrew...	TJHuston Properties Legal Services Through 11.30.25	1,276.00
Bill	12/31/2025	131830766	Hunton Andrew...	Nicholas Litinas Legal Services Through 12.31.25	24,977.30
Bill	12/31/2025	131830767	Hunton Andrew...	TJHuston Properties Legal Services Through 12.31.25	475.00
Bill	12/31/2025	25-1802	Sanford Kuhl H...	Shepher/Durham Recon Dec 31, 2025	2,725.00
Bill	12/31/2025	ARIV10487...	Quiddity Engin...	T0523A Shepherd Durham Cross Streets -Final Des...	1,995.84
Bill	12/31/2025	ARIV10487...	Quiddity Engin...	T0523A Shepherd Durham Cross Streets Dec 31, 2...	810.00
Bill	12/31/2025	12-2025-81	Goodman Corp...	MRA113 Task 1 - \$127,929	1,555.59
Bill	12/31/2025	12-2025-81	Goodman Corp...	MRA113 Task 2 - \$172,439	2,143.43
Bill	12/31/2025	12-2025-81	Goodman Corp...	MRA113 Task 3 - \$72,617	883.04
Bill	01/31/2026	1-2026-1	Goodman Corp...	MRA113 Task 1 - \$155,559	466.68
Bill	01/31/2026	1-2026-1	Goodman Corp...	MRA113 Task 2 - \$214,343	1,457.53
Bill	01/31/2026	1-2026-1	Goodman Corp...	MRA113 Task 3 - \$88,304	830.06
Bill	01/31/2026	26-0149	Sanford Kuhl H...	Shepher/Durham Recon Jan 31, 2026	3,445.00
Bill	02/01/2026	131831316	Hunton Andrew...	Nicholas Litinas Legal Services Through 01.31.26	36,057.80
Bill	02/01/2026	ARIV10502...	Quiddity Engin...	T0523A Shepherd Durham Cross Streets -Final Des...	285.12
Bill	02/17/2026		McFarland PLLC	HAK Payment Request	100,000.00
Bill	02/23/2026	Invoice #1	Houston Public...	Shepherd Durham Phase 2 Feb 2026	3,802,806.76
Bill	02/28/2026	2-2026-70	Goodman Corp...	MRA113 Task 1 - \$155,559	777.80
Bill	02/28/2026	2-2026-70	Goodman Corp...	MRA113 Task 3 - \$88,304	441.52
Bill	02/28/2026	2-2026-79	Goodman Corp...	MRA 137 Task 1 - Project Management \$12,212	305.30
Bill	02/28/2026	2-2026-79	Goodman Corp...	MRA 137 Task 2 - Counter Installation \$104,555	40,410.00
Bill	02/28/2026	131831898	Hunton Andrew...	Nicholas Litinas Legal Services Through 02.28.26	6,965.60
Bill	02/28/2026	131831900	Hunton Andrew...	TJHuston Properties Legal Services Through 02.28.26	1,550.00
Bill	02/28/2026	26-0335	Sanford Kuhl H...	Shepher/Durham Recon Feb 28, 2026	2,112.86
Bill	03/30/2026	Invoice #2	Houston Public...	Shepherd Durham Phase 2 Mar 2026	3,802,806.75
Bill	03/31/2026	3-2026-68	Goodman Corp...	MRA113 Task 1 - \$155,559	777.80
Bill	03/31/2026	3-2026-68	Goodman Corp...	MRA113 Task 3 - \$88,304	441.52
Bill	03/31/2026	3-2026-1	Goodman Corp...	MRA 137 Task 1 - Project Management \$12,212	366.36

Memorial Heights Redevelopment Authority
Profit & Loss Detail
July 2025 through March 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Bill	03/31/2026	3-2026-1	Goodman Corp...	MRA 137 Task 2 - Counter Installation \$104,555	2,091.10
Bill	03/31/2026	ARIV10530...	Quiddity Engin...	T0523A Shepherd Durham Cross Streets -Final Des...	550.00
Total T-0523A Shepherd Durham & Cross					8,441,382.77
T-0525 North Canal					
Bill	11/30/2025	ARIV10482...	Quiddity Engin...	T-0525 North Canal Nov 1 - Nov 30, 2025	1,175.00
Bill	12/31/2025	ARIV10487...	Quiddity Engin...	T-0525 North Canal Dec 31, 2025	772.50
Total T-0525 North Canal					1,947.50
T-0526 Stude Park Improvement					
Bill	07/31/2025	205775	SWA Group	Stude Park July 1 - July 31, 2025	4,000.00
Bill	07/31/2025	25-1059	Sanford Kuhl H...	Stude Park July 31, 2025	260.00
Bill	08/31/2025	25-1220	Sanford Kuhl H...	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 Kuhl H...	Stude Park Sept 30, 2025	325.00
Bill	10/31/2025	25-1500	Sanford Kuhl H...	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 Kuhl H...	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 H...	Stude Park Dec 31, 2025	335.00
Bill	12/31/2025	207625	SWA Group	Stude Park December 2025	10,000.00
Bill	02/01/2026	208051	SWA Group	Stude Park January 2026	20,011.88
Bill	03/01/2026	208368	SWA Group	Stude Park February 2026	16,094.24
Total T-0526 Stude Park Improvement					123,235.15
T-0532 Zone Wide Safety & Mob					
Bill	10/31/2025	25-1499	Sanford Kuhl H...	T-0532 Zone Wide Safety	260.00
Total T-0532 Zone Wide Safety & Mob					260.00
T-0534 West 19th Beall Sidewalk					
Bill	07/31/2025	ARIV10415...	Quiddity Engin...	Additional Services Professional Engineer I	360.00
Bill	08/31/2025	ARIV10437...	Quiddity Engin...	Additional Services Professional Engineer I	2,084.60
Bill	09/30/2025	ARIV10445...	Quiddity Engin...	Total Fee \$60,100	1,399.90
Bill	10/31/2025	ARIV10460...	Quiddity Engin...	Additional Services Professional Engineer I	507.50
Bill	11/30/2025	11-2025-87	Goodman Corp...	MRA 121 Task 1 - \$6,731	33.66
Bill	11/30/2025	ARIV10482...	Quiddity Engin...	Additional Services Professional Engineer V	362.50
Bill	12/31/2025	ARIV10487...	Quiddity Engin...	Additional Services Professional Engineer V	590.00
Bill	02/01/2026	ARIV10502...	Quiddity Engin...	Additional Services Professional Engineer V	551.25
Bill	02/28/2026	ARIV10516...	Quiddity Engin...	Additional Services Professional Engineer V	222.50
Total T-0534 West 19th Beall Sidewalk					6,111.91
T-0535 Safety & Mobility Imp					
Bill	07/31/2025	7-2025-28	Goodman Corp...	MRA120 Task 3 - \$28,432	568.64
Bill	08/31/2025	ARIV10437...	Quiddity Engin...	T0535 Waugh Safety - Through Aug 31, 2025	49.80
Bill	09/30/2025	9-2025-20	Goodman Corp...	MRA120 Task 3 - \$28,432	568.64
Bill	09/30/2025	25-1366	Sanford Kuhl H...	T-535 Waugh Safety Sept 30, 2025	715.00
Bill	09/30/2025	ARIV10444...	Quiddity Engin...	T0535 Waugh Safety - Through Sept 30, 2025	49.80
Bill	10/31/2025	10-2025-83	Goodman Corp...	MRA120 Task 3 - \$28,432	284.32
Bill	10/31/2025	25-1497	Sanford Kuhl H...	T-535 Waugh Safety Oct 31, 2025	715.00
Bill	11/30/2025	11-2025-86	Goodman Corp...	MRA120 Task 3 - \$28,432	142.16
Bill	11/30/2025	ARIV10482...	Quiddity Engin...	T0535 Waugh Safety - Through Nov 30, 2025	290.00
Bill	12/31/2025	12-2025-82	Goodman Corp...	MRA120 Task 3 - \$28,432	142.16
Bill	01/31/2026	26-0150	Sanford Kuhl H...	T-535 Waugh Safety Jan 31, 2026	582.50
Bill	02/28/2026	ARIV10516...	Quiddity Engin...	T0535 Waugh Safety - Through Feb 28, 2026	290.00
Total T-0535 Safety & Mobility Imp					4,398.02
T-0536 Public Facilities Imps					
Bill	07/31/2025	25-1060	Sanford Kuhl H...	T-0536 Public Facilites Imps July 31, 2025	520.00
Total T-0536 Public Facilities Imps					520.00

Memorial Heights Redevelopment Authority

Profit & Loss Detail

July 2025 through March 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
T-0538 Transportation Area Stud					
Bill	07/31/2025	15022	Traffic Enginee...	Task 0: \$56,994.00	8,549.10
Bill	07/31/2025	15022	Traffic Enginee...	Task 1: \$49,540.00	19,816.00
Bill	07/31/2025	15022	Traffic Enginee...	Task 6: \$93,088.00	13,963.20
Bill	07/31/2025	15022	Traffic Enginee...	Direct Costs	6,000.00
Bill	07/31/2025	7-2025-29	Goodman Corp...	MRA125 Task 3 - \$5,067	101.34
Bill	07/31/2025	25-1057	Sanford Kuhl H...	T-0538 Transportation Area Study	617.50
Bill	08/31/2025	8-2025-58	Goodman Corp...	MRA125 Task 3 - \$5,067	101.34
Bill	08/31/2025	15046	Traffic Enginee...	Task 0: \$56,994.00	2,849.70
Bill	08/31/2025	15046	Traffic Enginee...	Task 1: \$49,540.00	27,247.00
Bill	08/31/2025	15046	Traffic Enginee...	Task 6: \$93,088.00	13,963.20
Bill	09/30/2025	9-2025-22	Goodman Corp...	MRA125 Task 3 - \$5,067	760.05
Bill	09/30/2025	15083	Traffic Enginee...	Task 0: \$56,994.00	6,839.28
Bill	09/30/2025	15083	Traffic Enginee...	Task 1: \$49,540.00	1,486.20
Bill	09/30/2025	15083	Traffic Enginee...	Task 2: \$9,985.00	7,788.30
Bill	09/30/2025	15083	Traffic Enginee...	Task 3: \$87,072.00	12,190.08
Bill	09/30/2025	15083	Traffic Enginee...	Task 6: \$93,088.00	5,585.28
Bill	10/31/2025	10-2025-85	Goodman Corp...	MRA125 Task 3 - \$5,067	304.02
Bill	10/31/2025	15129	Traffic Enginee...	Task 0: \$56,994.00	5,129.46
Bill	10/31/2025	15129	Traffic Enginee...	Task 1: \$49,540.00	990.80
Bill	10/31/2025	15129	Traffic Enginee...	Task 2: \$9,985.00	2,196.70
Bill	10/31/2025	15129	Traffic Enginee...	Task 3: \$87,072.00	22,638.72
Bill	10/31/2025	15129	Traffic Enginee...	Task 6: \$93,088.00	16,755.84
Bill	10/31/2025	15129	Traffic Enginee...	Direct Costs	969.03
Bill	11/30/2025	11-2025-89	Goodman Corp...	MRA125 Task 3 - \$5,067	253.35
Bill	11/30/2025	15169	Traffic Enginee...	Task 0: \$56,994.00	6,269.34
Bill	11/30/2025	15169	Traffic Enginee...	Task 3: \$87,072.00	44,406.72
Bill	11/30/2025	15169	Traffic Enginee...	Task 4: \$11,824.00	4,472.96
Bill	11/30/2025	15169	Traffic Enginee...	Task 6: \$93,088.00	8,377.92
Bill	11/30/2025	15169	Traffic Enginee...	Direct Costs	1,606.15
Bill	12/31/2025	15201	Traffic Enginee...	Task 0: \$56,994.00	5,129.46
Bill	12/31/2025	15201	Traffic Enginee...	Task 3: \$87,072.00	7,836.48
Bill	12/31/2025	15201	Traffic Enginee...	Task 4: \$11,824.00	40,256.64
Bill	12/31/2025	15201	Traffic Enginee...	Task 6: \$93,088.00	2,792.64
Bill	12/31/2025	15201	Traffic Enginee...	Direct Costs	1,122.47
Bill	12/31/2025	12-2025-84	Goodman Corp...	MRA125 Task 3 - \$5,067	253.35
Bill	01/31/2026	1-2026-37	Goodman Corp...	MRA125 Task 3 - \$5,067	253.35
Bill	01/31/2026	15234	Traffic Enginee...	Task 0: \$56,994.00	5,699.40
Bill	01/31/2026	15234	Traffic Enginee...	Task 4: \$11,824.00	27,956.00
Bill	01/31/2026	15234	Traffic Enginee...	Task 5: \$68,218.00	6,139.62
Bill	01/31/2026	15234	Traffic Enginee...	Task 6: \$93,088.00	4,654.40
Bill	01/31/2026	15234	Traffic Enginee...	Direct Costs	825.00
Bill	02/28/2026	2-2026-72	Goodman Corp...	MRA125 Task 3 - \$5,067	506.70
Bill	02/28/2026	15251	Traffic Enginee...	Task 0: \$56,994.00	5,699.40
Bill	02/28/2026	15251	Traffic Enginee...	Task 4: \$11,824.00	39,138.40
Bill	02/28/2026	15251	Traffic Enginee...	Task 5: \$68,218.00	23,876.30
Bill	02/28/2026	15251	Traffic Enginee...	Task 6: \$93,088.00	3,723.52
Bill	03/31/2026	3-2026-70	Goodman Corp...	MRA125 Task 3 - \$5,067	506.70
Bill	03/31/2026	15314	Traffic Enginee...	Task 0: \$56,994.00	5,129.46
Bill	03/31/2026	15314	Traffic Enginee...	Task 5: \$68,218.00	30,698.10
Bill	03/31/2026	15314	Traffic Enginee...	Task 6: \$93,088.00	13,963.20
Bill	03/31/2026	15314	Traffic Enginee...	Direct Costs	365.89
Total T-0538 Transportation Area Stud					468,755.06
T-0539 Full Reconstruct Cross					
Bill	11/30/2025	ARIV10482...	Quiddity Engin...	T-0539 Shepherd Durham Cross Streets DCR Throu...	1,705.50
Bill	12/31/2025	ARIV10487...	Quiddity Engin...	T-0539 Shepherd Durham Cross Streets DCR Throu...	1,470.00
Bill	02/01/2026	ARIV10502...	Quiddity Engin...	T-0539 Shepherd Durham Cross Streets DCR Throu...	9,692.35
Bill	02/28/2026	ARIV10516...	Quiddity Engin...	T-0539 Shepherd Durham Cross Streets DCR Throu...	17,317.50
Bill	03/31/2026	ARIV10530...	Quiddity Engin...	T-0539 Shepherd Durham Cross Streets DCR Throu...	3,409.60
Total T-0539 Full Reconstruct Cross					33,594.95

Memorial Heights Redevelopment Authority
Profit & Loss Detail
July 2025 through March 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
T-0540 11th St Side Path					
Bill	07/31/2025	25-1056	Sanford Kuhl H...	Legal services through July 31, 2025	62.50
Bill	08/31/2025	8-2025-56	Goodman Corp...	MRA122 Task 1 - \$32,060	320.60
Bill	09/30/2025	25-1365	Sanford Kuhl H...	T-0540 Loraine Cherry	712.50
Bill	10/31/2025	10-2025-84	Goodman Corp...	MRA122 Task 1 - \$32,060	641.20
Bill	10/31/2025	25-1496	Sanford Kuhl H...	T-0540 Loraine Cherry	611.25
Bill	11/30/2025	25-1639	Sanford Kuhl H...	T-0540 Loraine Cherry	1,251.25
Bill	11/30/2025	11-2025-88	Goodman Corp...	MRA122 Task 1 - \$32,060	1,603.00
Bill	12/31/2025	25-1803	Sanford Kuhl H...	T-0540 Loraine Cherry	517.50
Bill	12/31/2025	ARIV10487...	Quiddity Engin...	T-0540 West 11th Street Dec 31, 2025	470.00
Bill	12/31/2025	12-2025-83	Goodman Corp...	MRA122 Task 1 - \$32,060	961.80
Bill	02/01/2026	ARIV10502...	Quiddity Engin...	T-0540 West 11th Street Jan 31, 2026	737.50
Bill	02/28/2026	2-2026-71	Goodman Corp...	MRA122 Task 1 - \$32,060	961.80
Bill	02/28/2026	ARIV10516...	Quiddity Engin...	T-0540 West 11th Street Feb 28, 2026	16,486.25
Bill	03/31/2026	3-2026-69	Goodman Corp...	MRA122 Task 1 - \$32,060	320.60
Bill	03/31/2026	ARIV10530...	Quiddity Engin...	T-0540 West 11th Street Mar 31, 2026	41,131.25
Total T-0540 11th St Side Path					66,789.00
T-0541 White Oak @ Greenleaf					
Bill	07/31/2025	ARIV10415...	Quiddity Engin...	T-0541 White Oak at Greenleaf-Through July 31, 20...	1,170.00
Bill	07/31/2025	7-2025-30	Goodman Corp...	MRA126 Task 3 - \$8,881	266.43
Bill	08/31/2025	8-2025-59	Goodman Corp...	MRA126 Task 3 - \$8,881	177.62
Bill	08/31/2025	ARIV10437...	Quiddity Engin...	T-0541 White Oak at Greenleaf-Through Aug 31, 20...	290.00
Bill	09/30/2025	9-2025-23	Goodman Corp...	MRA126 Task 3 - \$8,881	177.62
Bill	09/30/2025	ARIV10444...	Quiddity Engin...	T-0541 White Oak at Greenleaf-Through Sept 30, 2...	512.50
Bill	10/31/2025	10-2025-86	Goodman Corp...	MRA126 Task 3 - \$8,881	88.81
Bill	10/31/2025	25-1501	Sanford Kuhl H...	T-0541 White Oak @ Greenleaf Oct 31, 2025	941.25
Total T-0541 White Oak @ Greenleaf					3,624.23
T-0542 Nicholson and MKT Cross					
Bill	01/31/2026	1-2026-116	Goodman Corp...	Task 1- Project Initiation \$37,500	155.45
Bill	02/28/2026	2-2026-81	Goodman Corp...	Task 1- Project Initiation \$37,500	310.90
Bill	03/31/2026	3-2026-115	Goodman Corp...	MRA 138 Task 1 - Project & Grant \$81,106	1,700.00
Bill	03/31/2026	3-2026-115	Goodman Corp...	MRA 138 Task 2a - Preliminary Design \$56,030	2,300.00
Bill	03/31/2026	3-2026-129	Goodman Corp...	MRA133 Task 1 - \$37,500	2,910.00
Total T-0542 Nicholson and MKT Cross					7,376.35
T-0543 Congressional Dist 7					
Bill	07/31/2025	25-1058	Sanford Kuhl H...	T-0543 Sidewalk Improvements July 31, 2025	260.00
Bill	09/30/2025	9-2025-24	Goodman Corp...	MRA127 Task 2 - \$14,088	1,408.80
Bill	09/30/2025	25-1367	Sanford Kuhl H...	T-0543 Sidewalk Improvements	1,115.00
Bill	10/31/2025	25-1498	Sanford Kuhl H...	T-0543 Sidewalk Improvements	455.00
Bill	12/31/2025	0180801	IDS Engineerin...	Design Services \$166,147	2,008.71
Bill	12/31/2025	0180801	IDS Engineerin...	Surveying \$82,900	36,658.88
Bill	12/31/2025	25-1804	Sanford Kuhl H...	T-0543 Sidewalk Improvements	195.00
Bill	12/31/2025	12-2025-85	Goodman Corp...	MRA127 Task 2 - \$14,088	704.40
Bill	01/31/2026	1-2026-38	Goodman Corp...	MRA127 Task 2 - \$14,088	140.88
Bill	01/31/2026	0181240	IDS Engineerin...	Design Services \$166,147	2,124.00
Bill	01/31/2026	0181240	IDS Engineerin...	Surveying \$82,900	22,846.18
Bill	02/28/2026	0181634	IDS Engineerin...	Design Services \$166,147	6,603.24
Bill	02/28/2026	0181634	IDS Engineerin...	City of Houston Record Drawings- Reimbursable	25.00
Bill	02/28/2026	0181634	IDS Engineerin...	Surveying \$82,900	17,149.00
Bill	03/31/2026	0181864	IDS Engineerin...	Design Services \$166,147	16,417.41
Total T-0543 Congressional Dist 7					108,111.50

Memorial Heights Redevelopment Authority
Profit & Loss Detail
July 2025 through March 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
T-0544 Westcott Roundabout					
Bill	07/31/2025	25-1054	Sanford Kuhl H...	T-0544 Westcott Round About	1,032.50
Bill	08/31/2025	ARIV10437...	Quiddity Engin...	Westcott Roundabout	794.60
Bill	09/30/2025	ARIV10444...	Quiddity Engin...	Westcott Roundabout	1,450.00
Bill	10/31/2025	ARIV10460...	Quiddity Engin...	Westcott Roundabout	2,249.10
Bill	12/31/2025	25-1807	Sanford Kuhl H...	T-0544 Westcott Round About	260.00
Bill	12/31/2025	ARIV10487...	Quiddity Engin...	Westcott Roundabout	528.00
Bill	01/31/2026	26-0148	Sanford Kuhl H...	T-0544 Westcott Round About	650.00
Bill	02/01/2026	ARIV10502...	Quiddity Engin...	Westcott Roundabout	147.50
Bill	02/28/2026	ARIV10516...	Quiddity Engin...	Westcott Roundabout	442.50
Bill	02/28/2026	26-0334	Sanford Kuhl H...	T-0544 Westcott Round About	455.00
Bill	03/31/2026	ARIV10530...	Quiddity Engin...	Westcott Roundabout	3,907.23
Total T-0544 Westcott Roundabout					11,916.43
T-0599 Safe Sidewalk Program					
Bill	07/31/2025	0178349	IDS Engineerin...	Sidewalk Evaluation/Recommendations \$82,000	4,100.00
Total T-0599 Safe Sidewalk Program					4,100.00
T-5023B Phase 2 Construction					
Bill	12/31/2025	ARIV10487...	Quiddity Engin...	T-0523B Shepher Durham Phase 2 CPS Through D...	9,511.57
Bill	02/01/2026	ARIV10502...	Quiddity Engin...	T-0523B Shepher Durham Phase 2 CPS Through J...	18,620.50
Bill	02/28/2026	ARIV10516...	Quiddity Engin...	T-0523B Shepher Durham Phase 2 CPS Through F...	16,563.80
Bill	02/28/2026	26-0336	Sanford Kuhl H...	Shepher/Durham Ohase 2 Feb 28, 2026	1,690.00
Bill	03/31/2026	ARIV10530...	Quiddity Engin...	T-0523B Shepher Durham Phase 2 CPS Through M...	22,911.15
Total T-5023B Phase 2 Construction					69,297.02
Capital Improvement Plan - Other					
Bill	12/31/2025	25-1806	Sanford Kuhl H...	547 Trail Connector Options	260.00
Bill	12/31/2025	12-2025-87	Goodman Corp...	MRA 134 Task 1 - Scope & Cost Refinement \$11,731	117.31
Bill	12/31/2025	12-2025-87	Goodman Corp...	MRA 134 Task 2 - Development & Submission \$15,...	309.12
Bill	12/31/2025	12-2025-88	Goodman Corp...	MRA 135 Task 1 - Scope & Cost Refinement \$15,109	151.09
Bill	12/31/2025	12-2025-88	Goodman Corp...	MRA 135 Task 2 - Development & Submission \$15,...	309.14
Bill	01/31/2026	1-2026-2	Goodman Corp...	MRA 131 Task 1 - Background Research \$8,783	6,148.10
Bill	01/31/2026	1-2026-2	Goodman Corp...	MRA 131 Task 1.2 - Preferred Alternative Definition ...	1,594.00
Bill	01/31/2026	1-2026-3	Goodman Corp...	MRA 132 Task 1 - Background Research \$9,372	6,560.40
Bill	01/31/2026	1-2026-3	Goodman Corp...	MRA 132 Task 2 - Preferred Alternative Definition \$...	1,995.00
Bill	01/31/2026	1-2026-105	Goodman Corp...	MRA 134 Task 1 - Scope & Cost Refinement \$11,731	469.24
Bill	01/31/2026	1-2026-105	Goodman Corp...	MRA 134 Task 2 - Development & Submission \$15,...	772.80
Bill	01/31/2026	1-2026-106	Goodman Corp...	MRA 135 Task 1 - Scope & Cost Refinement \$15,109	604.36
Bill	01/31/2026	1-2026-106	Goodman Corp...	MRA 135 Task 2 - Development & Submission \$15,...	772.85
Bill	02/28/2026	2-2026-74	Goodman Corp...	MRA 131 Task 1 - Background Research \$8,783	1,756.60
Bill	02/28/2026	2-2026-74	Goodman Corp...	MRA 131 Task 1.2 - Preferred Alternative Definition ...	4,144.40
Bill	02/28/2026	2-2026-74	Goodman Corp...	MRA 131 Task 1.6 Congestion Benefit \$31,128	4,669.20
Bill	02/28/2026	2-2026-75	Goodman Corp...	MRA 132 Task 1 - Background Research \$9,372	1,874.40
Bill	02/28/2026	2-2026-75	Goodman Corp...	MRA 132 Task 2 - Preferred Alternative Definition \$...	5,187.00
Bill	02/28/2026	2-2026-75	Goodman Corp...	MRA 132 Task 6 - Congestion Benefit \$54,952	2,747.60
Bill	02/28/2026	2-2026-76	Goodman Corp...	MRA 134 Task 1 - Scope & Cost Refinement \$11,731	2,346.20
Bill	02/28/2026	2-2026-76	Goodman Corp...	MRA 134 Task 2 - Development & Submission \$15,...	5,100.48
Bill	02/28/2026	2-2026-77	Goodman Corp...	MRA 135 Task 1 - Scope & Cost Refinement \$15,109	3,021.80
Bill	02/28/2026	2-2026-77	Goodman Corp...	MRA 135 Task 2 - Development & Submission \$15,...	5,100.81
Bill	03/31/2026	3-2026-72	Goodman Corp...	MRA 131 Task 1 - Background Research \$8,783	439.15
Bill	03/31/2026	3-2026-72	Goodman Corp...	MRA 131 Task 1.2 - Preferred Alternative Definition ...	318.80
Bill	03/31/2026	3-2026-72	Goodman Corp...	MRA 131 Task 1.6 Congestion Benefit \$31,128	7,782.00
Bill	03/31/2026	3-2026-72	Goodman Corp...	MRA 131 TASK 1.3 Costing \$17,117.00	1,711.70
Bill	03/31/2026	3-2026-72	Goodman Corp...	MRA 131 Task 1.4 Economic and Land Use Benefit...	1,081.30
Bill	03/31/2026	3-2026-72	Goodman Corp...	MRA 131 Task 1.5 USDOT \$38,170.00	3,817.00
Bill	03/31/2026	3-2026-73	Goodman Corp...	MRA 132 Task 1 - Background Research \$9,372	468.60
Bill	03/31/2026	3-2026-73	Goodman Corp...	MRA 132 Task 2 - Preferred Alternative Definition \$...	399.00
Bill	03/31/2026	3-2026-73	Goodman Corp...	MRA 132 Task 6 - Congestion Benefit \$54,952	13,738.00
Bill	03/31/2026	3-2026-73	Goodman Corp...	MRA 132 Task 3 - Costing \$20,472	4,094.40
Bill	03/31/2026	3-2026-73	Goodman Corp...	MRA 132 Task 4 Economic and Land Use \$17,238	1,723.80
Bill	03/31/2026	3-2026-73	Goodman Corp...	MRA 132 Task 5 USDOT \$42,707	4,270.70
Bill	03/31/2026	3-2026-74	Goodman Corp...	MRA 134 Task 1 - Scope & Cost Refinement \$11,731	1,759.65
Bill	03/31/2026	3-2026-74	Goodman Corp...	MRA 134 Task 2 - Development & Submission \$15,...	3,091.20
Bill	03/31/2026	3-2026-74	Goodman Corp...	MRA 134 Task 3 - Development \$25,037	1,251.85
Bill	03/31/2026	3-2026-75	Goodman Corp...	MRA 135 Task 1 - Scope & Cost Refinement \$15,109	2,266.35

No assurance is provided on these financial statements

Memorial Heights Redevelopment Authority
Profit & Loss Detail
July 2025 through March 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Bill	03/31/2026	3-2026-75	Goodman Corp...	MRA 135 Task 2 - Development & Submission \$15,...	3,091.40
Bill	03/31/2026	3-2026-75	Goodman Corp...	MRA 135 Task 3 - Development \$25,037	1,251.85
Total Capital Improvement Plan - Other					108,568.65
Total Capital Improvement Plan					10,598,831.35
Total COGS					10,598,831.35
Gross Profit					-7,199,095.83
Expense					
Debt Service					
Bond Principal					
Bill	09/01/2025	#11879 SE...	Regions Corpo...	Debt Service Payment	970,000.00
Total Bond Principal					970,000.00
Interest Expense					
Bill	09/01/2025	#11879 SE...	Regions Corpo...	Debt Service Payment	586,612.51
Bill	02/02/2026	#11879 M...	Regions Corpo...	Debt Service Payment	562,362.51
Total Interest Expense					1,148,975.02
Total Debt Service					2,118,975.02
Developer Reimbursement					
Bill	11/06/2025	NOV 2025	BB Land Devel...		526,997.75
Total Developer Reimbursement					526,997.75
Payroll Expenses					
Payroll Taxes					
Check	07/01/2025	EFT	United States ...		160.04
Paych...	07/31/2025	DD1051	Sherry Weesner	Direct Deposit	1,312.85
Paych...	07/31/2025	DD1051	Sherry Weesner	Direct Deposit	307.03
Paych...	07/31/2025	DD1051	Sherry Weesner	Direct Deposit	0.00
Paych...	08/29/2025	DD1052	Sherry Weesner	Direct Deposit	1,312.85
Paych...	08/29/2025	DD1052	Sherry Weesner	Direct Deposit	307.04
Paych...	08/29/2025	DD1052	Sherry Weesner	Direct Deposit	0.00
Paych...	09/30/2025	DD1053	Sherry Weesner	Direct Deposit	415.40
Paych...	09/30/2025	DD1053	Sherry Weesner	Direct Deposit	307.04
Paych...	09/30/2025	DD1053	Sherry Weesner	Direct Deposit	0.00
Paych...	10/31/2025	DD1054	Sherry Weesner	Direct Deposit	0.00
Paych...	10/31/2025	DD1054	Sherry Weesner	Direct Deposit	307.04
Paych...	10/31/2025	DD1054	Sherry Weesner	Direct Deposit	0.00
Paych...	11/28/2025	DD1055	Sherry Weesner	Direct Deposit	0.00
Paych...	11/28/2025	DD1055	Sherry Weesner	Direct Deposit	307.03
Paych...	11/28/2025	DD1055	Sherry Weesner	Direct Deposit	0.00
Paych...	12/31/2025	DD1056	Sherry Weesner	Direct Deposit	0.00
Paych...	12/31/2025	DD1056	Sherry Weesner	Direct Deposit	307.04
Paych...	12/31/2025	DD1056	Sherry Weesner	Direct Deposit	0.00
Paych...	01/30/2026	DD1057	Sherry Weesner	Direct Deposit	1,312.85
Paych...	01/30/2026	DD1057	Sherry Weesner	Direct Deposit	307.04
Paych...	01/30/2026	DD1057	Sherry Weesner	Direct Deposit	63.00
Check	02/23/2026	EFT	Texas Workfor...		30.00
Paych...	02/27/2026	DD1058	Sherry Weesner	Direct Deposit	1,312.85
Paych...	02/27/2026	DD1058	Sherry Weesner	Direct Deposit	307.04
Paych...	02/27/2026	DD1058	Sherry Weesner	Direct Deposit	0.00
Paych...	03/31/2026	DD1059	Sherry Weesner	Direct Deposit	1,420.83
Paych...	03/31/2026	DD1059	Sherry Weesner	Direct Deposit	332.29
Paych...	03/31/2026	DD1059	Sherry Weesner	Direct Deposit	0.00
Total Payroll Taxes					10,129.26

Memorial Heights Redevelopment Authority
Profit & Loss Detail
July 2025 through March 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Retirement Expense					
Paych...	07/31/2025	DD1051	Sherry Weesner	Direct Deposit	1,925.00
Paych...	08/29/2025	DD1052	Sherry Weesner	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 Weesner	Direct Deposit	1,925.00
Paych...	10/31/2025	DD1054	Sherry Weesner	Direct Deposit	1,925.00
Paych...	11/28/2025	DD1055	Sherry Weesner	Direct Deposit	1,925.00
Bill	11/30/2025		Futureplan	Administration and Participant Fees	847.50
Paych...	12/31/2025	DD1056	Sherry Weesner	Direct Deposit	1,925.00
Paych...	01/30/2026	DD1057	Sherry Weesner	Direct Deposit	1,925.00
Paych...	02/27/2026	DD1058	Sherry Weesner	Direct Deposit	1,925.00
Paych...	03/31/2026	DD1059	Sherry Weesner	Direct Deposit	2,083.33
Total Retirement Expense					19,178.33
Salary Payroll					
Paych...	07/31/2025	DD1051	Sherry Weesner	Direct Deposit	19,250.00
Paych...	08/29/2025	DD1052	Sherry Weesner	Direct Deposit	19,250.00
Paych...	09/30/2025	DD1053	Sherry Weesner	Direct Deposit	19,250.00
Paych...	10/31/2025	DD1054	Sherry Weesner	Direct Deposit	19,250.00
Paych...	11/28/2025	DD1055	Sherry Weesner	Direct Deposit	19,250.00
Paych...	12/31/2025	DD1056	Sherry Weesner	Direct Deposit	19,250.00
Paych...	01/30/2026	DD1057	Sherry Weesner	Direct Deposit	19,250.00
Paych...	02/27/2026	DD1058	Sherry Weesner	Direct Deposit	19,250.00
Paych...	03/31/2026	DD1059	Sherry Weesner	Direct Deposit	20,833.33
Total Salary Payroll					174,833.33
Payroll Expenses - Other					
Liabili...	07/30/2025		QuickBooks Pa...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabili...	07/30/2025		QuickBooks Pa...	Sales Tax for TX	0.33
Liabili...	08/28/2025		QuickBooks Pa...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabili...	08/28/2025		QuickBooks Pa...	Sales Tax for TX	0.33
Liabili...	09/29/2025		QuickBooks Pa...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabili...	09/29/2025		QuickBooks Pa...	Sales Tax for TX	0.33
Liabili...	10/30/2025		QuickBooks Pa...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabili...	10/30/2025		QuickBooks Pa...	Sales Tax for TX	0.33
Liabili...	11/26/2025		QuickBooks Pa...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabili...	11/26/2025		QuickBooks Pa...	Sales Tax for TX	0.33
Liabili...	12/30/2025		QuickBooks Pa...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabili...	12/30/2025		QuickBooks Pa...	Sales Tax for TX	0.33
Liabili...	01/29/2026		QuickBooks Pa...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabili...	01/29/2026		QuickBooks Pa...	Sales Tax for TX	0.33
Liabili...	02/26/2026		QuickBooks Pa...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabili...	02/26/2026		QuickBooks Pa...	Sales Tax for TX	0.33
Bill	02/28/2026	2820	The Morton Ac...	Payroll Fees (Monthly 2025)	66.03
Bill	02/28/2026	2820	The Morton Ac...	Annual Payroll Fees	150.00
Bill	02/28/2026	2820	The Morton Ac...	Payroll Processing	125.00
Liabili...	03/30/2026		QuickBooks Pa...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Liabili...	03/30/2026		QuickBooks Pa...	Sales Tax for TX	0.33
Bill	03/31/2026	2825	The Morton Ac...	Payroll Fees (Monthly 2025)	66.03
Bill	03/31/2026	2825	The Morton Ac...	Payroll Processing	125.00
Total Payroll Expenses - Other					580.03
Total Payroll Expenses					204,720.95

Memorial Heights Redevelopment Authority
Profit & Loss Detail
July 2025 through March 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Program and Project Consultants					
Engineering Consultants					
Bill	07/31/2025	ARIV10415...	Quiddity Engin...	Project Number: 14760-0001-00 July 1 - July 31, 2025	4,317.50
Bill	08/31/2025	ARIV10437...	Quiddity Engin...	Project Number:14760-0001-00 Aug 1- Aug 31, 2025	3,531.25
Bill	09/30/2025	ARIV10445...	Quiddity Engin...	Project Number:14760-0001-00 Sep 1- Sep 30, 2025	7,050.24
Bill	10/31/2025	ARIV10467...	Quiddity Engin...	Project Number:14760-0001-00 Oct 1- Oct 31, 2025	14,623.75
Bill	11/30/2025	ARIV10482...	Quiddity Engin...	Project Number:14760-0001-00 Nov 1- Nov 30, 2025	6,633.75
Bill	12/31/2025	ARIV10487...	Quiddity Engin...	Project Number:14760-0001-00 Dec 1- Dec 31, 2025	6,112.50
Bill	02/01/2026	ARIV10502...	Quiddity Engin...	Project Number:14760-0001-00 Jan 2026	4,868.75
Bill	02/28/2026	ARIV10516...	Quiddity Engin...	Project Number:14760-0001-00 Feb 2026	16,560.00
Bill	03/31/2026	ARIV10530...	Quiddity Engin...	Project Number:14760-0001-00 Mar 2026	16,136.25
Total Engineering Consultants					79,833.99
Legal Expense					
Bill	07/31/2025	25-1052	Sanford Kuhl H...	Legal services through July 31, 2025	2,539.25
Bill	08/31/2025	25-1217	Sanford Kuhl H...	Legal services through August 31, 2025	1,161.00
Bill	09/30/2025	25-1360	Sanford Kuhl H...	Legal services through Sept 30, 2025	7,936.80
Bill	10/31/2025	25-1492	Sanford Kuhl H...	Legal services through Oct 31, 2025	7,251.77
Bill	11/30/2025	25-1636	Sanford Kuhl H...	Legal services through Nov 30, 2025	3,455.46
Bill	12/31/2025	25-1800	Sanford Kuhl H...	Legal services through Dec 31, 2025	8,958.90
Bill	01/31/2026	26-0145	Sanford Kuhl H...	Legal services through Jan 31, 2026	1,840.00
Bill	02/28/2026	26-0332	Sanford Kuhl H...	Legal services through Feb 28, 2026	7,425.05
Total Legal Expense					40,568.23
Planning Consultants					
Bill	07/31/2025	1387	Medley Inc.	Monthly Digital Retainer - July	2,000.00
Bill	07/31/2025	1387	Medley Inc.	Mail Chimp Subscription	13.86
Bill	07/31/2025	7-2025-102	Goodman Corp...	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 Corp...	Task 1- \$250,000 NTE	451.01
Bill	09/30/2025	9-2025-109	Goodman Corp...	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 Corp...	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 Corp...	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 Adv...	Continuing Disclosure Annual Fee FY 2025	3,500.00
Bill	12/31/2025	12-2025-89	Goodman Corp...	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 Corp...	Task 1- \$325,000 NTE	3,861.94
Bill	01/31/2026	1-2026-115	Goodman Corp...	Task 1- Develop and Submit Application \$41,743	775.63
Bill	01/31/2026	1-2026-4	Goodman Corp...	Task 1- Rebid Support \$3,667	990.09
Bill	02/17/2026	1449	Medley Inc.	Monthly Digital Retainer - February	2,000.00
Bill	02/17/2026	1449	Medley Inc.	Mail Chimp Subscription	13.86
Bill	02/28/2026	2-2026-80	Goodman Corp...	Task 1- \$325,000 NTE	9,559.57
Bill	02/28/2026	2-2026-78	Goodman Corp...	Task 1- Rebid Support \$3,667	2,016.85
Bill	03/03/2026	1459	Medley Inc.	Monthly Digital Retainer - March	2,000.00
Bill	03/03/2026	1459	Medley Inc.	Mail Chimp Subscription	13.86
Bill	03/03/2026	1459	Medley Inc.	Flyer Design	100.00
Bill	03/03/2026	1459	Medley Inc.	Flyer Printing The Shepherd Durham Project	307.43
Bill	03/31/2026	3-20226-76	Goodman Corp...	Task 1- Rebid Support \$3,667	256.69
Bill	03/31/2026	3-2026-128	Goodman Corp...	Task 1- \$325,000 NTE	3,847.17
Total Planning Consultants					66,295.10
Total Program and Project Consultants					186,697.32

Memorial Heights Redevelopment Authority
Profit & Loss Detail
July 2025 through March 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
TIRZ Administration & Overhead					
Accounting					
Bill	07/31/2025	2748	The Morton Ac...	July 2025	1,961.03
Bill	08/31/2025	2749	The Morton Ac...	August 2025	1,961.03
Bill	09/30/2025	2765	The Morton Ac...	September 2025	1,961.03
Bill	10/31/2025	2779	The Morton Ac...	October 2025	1,961.03
Bill	11/30/2025	2786	The Morton Ac...	November 2025	1,961.03
Bill	12/29/2025	2794	The Morton Ac...	December 2025	1,961.03
Bill	01/31/2026	2805	The Morton Ac...	January 2026	1,961.03
Bill	02/28/2026	2820	The Morton Ac...	January 2026	1,770.00
Bill	03/31/2026	2825	The Morton Ac...	March 2026	1,770.00
Total Accounting					17,267.21
Administration					
Bill	07/01/2025	06.19-07.1...	Commerce Bank	ULI Membership & Microsoft Credit	707.14
Bill	07/31/2025	25-1051	Sanford Kuhl H...	Admin/Meeting through July 31, 2025	210.00
Bill	09/30/2025	25-1359	Sanford Kuhl H...	Admin/Meeting through Sept 30, 2025	2,150.00
Bill	10/22/2025	October	Commerce Bank	Microsoft for TIRZ	767.60
Bill	10/22/2025	October	Commerce Bank	Theater District Parking	14.00
Bill	10/31/2025	25-1491	Sanford Kuhl H...	Admin/Meeting through Oct 31, 2025	1,385.00
Bill	11/30/2025	25-1635	Sanford Kuhl H...	Admin/Meeting through Nov 30, 2025	540.00
Bill	12/31/2025	25-1799	Sanford Kuhl H...	Admin/Meeting through Dec 31 2025	1,120.00
Bill	01/29/2026	January 2026	Commerce Bank	SquareSpace- Website Hosting	60.00
Bill	01/29/2026	January 2026	Commerce Bank	Microsoft for TIRZ-TEAMS	30.00
Bill	01/31/2026	26-0144	Sanford Kuhl H...	Admin/Meeting through Jan 31, 2026	100.00
Bill	02/19/2026	February 2...	Commerce Bank	Parking - Meeting with COH	19.00
Bill	02/28/2026	26-0331	Sanford Kuhl H...	Admin/Meeting through Feb 28, 2026	1,775.00
Total Administration					8,877.74
Auditing					
Bill	09/16/2025	2025 Audit ...	McCall Gibson ...	2025 Audit Interim	10,000.00
Bill	10/15/2025	2025 Single...	McCall Gibson ...	2025 Single Audit Billing	9,000.00
Bill	10/15/2025	2025 Audit ...	McCall Gibson ...	2025 Audit Final	5,250.00
Total Auditing					24,250.00
Office Expenses					
Bank Service Charges					
Bill	07/01/2025	06.19-07.1...	Commerce Bank	Returned Payment Fee Reversal	-29.00
Bill	07/01/2025	06.19-07.1...	Commerce Bank	Finance Charge	7.59
Bill	09/01/2025	Sept	Commerce Bank	Finance Charge	6.85
Total Bank Service Charges					-14.56
Office Expenses - Other					
Bill	02/28/2026	2820	The Morton Ac...	1099 and W2 Mailing Distribution and Electronic Fili...	41.40
Total Office Expenses - Other					41.40
Total Office Expenses					26.84
Tax Consultant					
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					61,361.59
Total Expense					3,098,752.63
Net Ordinary Income					-10,297,848.46
Net Income					-10,297,848.46

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	\$37,760,533.01	\$100,684.14			3.6806%
March 31, 2026	\$35,872,070.94	\$111,537.93			3.6724%
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	\$15,953,407.39	\$48,832.24			3.69%
March 31, 2026	\$8,478,440.67	\$43,841.52	\$7,518,808.24*	3/17/2026	3.3%
April 30, 2026					
May 31, 2026					
June 30, 2026					

*Project Expense Reimbursement

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	\$681,664.25	\$2,086.52			3.69%
March 31, 2026	\$121,175.02	\$1,873.28	\$562,362.51**	3/2/2026	3.3%
April 30, 2026					
May 31, 2026					
June 30, 2026					

*September 2025 Bond Payment

**March 2026 Bond Interest 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
T-522B 19th Street Reconstruction (complete reconstruction Nicholson to 20th) (Scheduled to start design late FY 2027)	T-526 Stude Park Evaluation and Improvements (Park Vision plan and playground improvements)	T-512A 18th Street Pedestrian Improvements (TIP funded)(FTA Transfer)(Sidewalk and Crossing Improvements Nicholson to 20th)			T-520 Houston Ave. & White Oak reconstruction (Repair of Houston Ave. Parklett) (Partners - Greater Northside MMD, CM Castillo)
T-536 Public Facility Evaluation (Evaluation of Facilities within the Zone)	T-538 Transportation Alternative Study (TASA funded)(Evaluation of Zone and additional areas for Safety and Mobility enhancements)	T-510 Shepherd & Memorial (FTA- Metro Grant) (Sidewalk Crossing and intersection improvements)(City IRA for additional work)		T-523B Shepherd Durham Phase 2 (TIP Funded - COH Construction)	T- 521 Little Thicket (Partnership with Parks Department (Park improvements - Playground, trails, pavillion)
	T-547 Trail Connector Options (COH and Precinct 4 evaluation Project)	T-525 North Canal (MHRA is a Funding Partner with COH)		T-535 Waugh Feagan Safety Improvements (HSIP Funded - COH Construction) (Traffic Signals and merge adjustments to improve safety)	T-523 A Shepherd Durham Phase 1 (FHWA Grant)
	T-548 Regional Parks Concept Evaluation	T-526 Stude Park Playground Improvement		T-541 White Oak & Greenleaf (HSIP Funded - COH Construction) (New marked crossing to improve safety)	T-529 Yale and Center (HSIP Funded (TXDOT Construction) (New Traffic Signals)
	T-549 20th Street Planning and Grant Evaluation	T-539 Shepherd Durham Cross Streets			T-534 19th and Beall Safety Projeet (HSIP Funded - TXDOT Construction) (Sidewalk improvements on 19th from Durham to Bevis)
	T-550 Washington Center Streets Planning and Grant Evaluation	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 crosswalks)			T-551 Washington and Center Corridor RR Study (Providing Support for City of Houston Grant Application)(City Cancelled Project)
		T-543 Zone Wide and District 7 Safety and Sidewalk Improvements (Sidewalk improvements between Durham and TC Jester)			
		T-544 Westcott Roundabout Greenspace (Landscape iimprovements in the Westcott Roundabout)			
		T-542 Nicholson@MKT Crossing Improvements (Grant Funded)			
		T-546 Westcott and Washington - Crossing Improvements			



White Oak at Greenleaf Safety Improvements

Update (T-0541)

Memorial Heights Redevelopment Authority
HSIP

April 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 – Construction Summer 2026
3. Estimated HSIP Grant Cost - \$267,000.

Last Month's Accomplishments

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

- ✓ Project was awarded by HPW with one other project in late March
- ✓ Attend HPW-scheduled Pre-Construction Conference on April 21, 2026

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.



Shepherd at Memorial Update (T-0510)

Memorial Heights Redevelopment Authority
Houston Public Works
METRO/ Council District C
April 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 90% plans in May 2026
3. Estimated Project Cost – \$3.6M

Last Month's Accomplishments

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

- ✓ Received comments on the updated 60% package from HPW March 3 and 11, 2026
- ✓ Began addressing comments
- ✓ Received a request from HPW to add RRFs at Shepherd and Dickson intersection
- ✓ Requested updated utility mapping
- ✓ Added fencing detail for area along St. Thomas High School

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Complete 90% submittal for submittal to HPW, METRO, and private utilities in May 2026
- ✓ 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

SWA Houston

The Jones on Main
712 Main Street, 6th Floor
Houston, Texas 77002
+1.713.868.1676
www.swagroup.com

April 10, 2026

Memorial Heights Redevelopment Authority
1330 Post Oak Boulevard, Suite 2650
Houston, Texas 77056

Attn: Ms. Sherry Weesner
Re: Scope of Services for Stude Park Playground Detail Design
MHRA Work Order #3
(Houston, Texas)

Dear Sherry:

We are pleased to submit the following proposal for Professional Services in connection with the project referenced above. This Agreement is by and between SWA Group (SWA), a California corporation, and Memorial Heights Redevelopment Authority (the Client), Houston, Texas.

SWA shall provide professional services on the project referenced above, the extent of which may be generally described as the area within Stude Park, west of the existing Community Center building, bounded by the White Oak Hike and Bike Trail to the south and west, and Forester Street to the North, as well as pedestrian trail and crosswalk enhancements between the playground north to Usener Street.

APPROACH AND UNDERSTANDING

This project encompasses detailed design and construction administration for a new playground facility and associated site improvements at Stude Park, building on the conceptual design completed by SWA in March 2026. The playground represents the first phase of a broader vision for Stude Park, delivering critical recreational infrastructure for the surrounding communities.

Positioned on the north bank of White Oak Bayou, the facility will provide high-quality outdoor recreation for users of all ages and abilities through an inclusive, universally designed play environment. The design will draw on the distinctive character of its setting, incorporating interpretive elements that reflect the unique ecology and cultural history of White Oak Bayou. Supplemental site work will address access, safety, connectivity, and deferred maintenance needs, all to be developed and incorporated into the final improvements package.

I. SCOPE OF SERVICES

- A. SWA will provide schematic design, design development, construction documentation, bidding period, and construction observation services, as later described, for the following scope items:
 - 1. Site preparation, inclusive of demolition of existing play features and site structures, tree protection, stockpiling of existing soils and related preparation items.
 - 2. Preparation of conceptual grading plans indicating the grading design through the use of contours and/or spot elevations.
 - 3. Finish grading and surface drainage of pedestrian pavements and planting areas, addressing Drainage, Aesthetics and Accessibility.
 - 4. Pedestrian and multi-use pavements.

5. Crosswalk enhancements
 6. Pedestrian trails
 7. Landscape walls, steps, railings, and related site elements not a part of the buildings, if any.
 8. Fences, trellises, shade structures, decks, and fixed seating devices, if any.
 9. Site furnishings, including benches, tables, umbrellas, trash receptacles, bike racks, and drinking fountains, if any.
 10. Child play layout and specification of resilient surfacing and specification of pre-fabricated play equipment.
 11. Outdoor game sets, including Bocce Courts (2), and corn hole (2).
 12. Subsurface drainage, as required for resilient play surfacing.
 13. Thematic design and fabrication coordination of custom play features.
 14. Relocation and/or replacement of existing site lighting, based on HPARD requirements
 - a. Coordination with public works/safety.
 - b. Photometric analysis to be developed by light fixture representatives.
 15. Planting.
 16. Landscape soils management.
 17. Irrigation: High efficiency, weather/ET-based irrigation system downstream from the mainline point-of-connection.
 18. Coordination of site graphics, in any.
 19. Coordination of site artwork, if any.
 20. Establishment of maintenance period requirements (Base Bid: 6 month / Alternate: 1 year).
- B. Sub-consultants Contracted to SWA
- The following subconsultants will be contracted to SWA for execution of the work.
1. Surveyor – Quiddity
 2. Geotechnical Engineer – Terracon
 3. Civil Engineer – Quiddity
 4. Structural Engineer – Fractal Structural
 5. Electrical Engineer – Teliosity Engineering
 6. Irrigation Design – Sweeney and Associates
- C. Limitations of SWA Scope of Work
1. The contribution of SWA to the project shall be limited to areas of design and aesthetics. SWA does not assume responsibility for the work of others in the production of construction documents or the sufficiency thereof necessary to the execution of the work.
- D. Sub-consultants Not Contracted to SWA

If required, SWA will retain and direct the services of the following professional consultants. Fees for such services are not included in this contract and shall be the subject of future agreements.

1. Site lighting photometric analysis.
2. Soils consultant.
3. Graphic design, wayfinding, signage, communications, website design, multi-media.
4. Playground safety consultant.
5. Arborist, horticultural consultants.

II. PROCEDURE

A. Schematic Design

1. The SWA project team will coordinate the development of a project survey and geotechnical investigations based on the approved conceptual design scope and project area. All fieldwork will be coordinated with City of Houston staff prior to site work. Once survey data is received, a composite base plan will be generated for use in developing technical drawings for the project.
2. SWA and key consultant team members will meet with representatives from MHRA and HPARD to review the conceptual design package to outline design refinements and project priorities. Critical site information uncovered through survey and geotechnical investigations will be reviewed for consideration in the development of detailed design.
3. Based on feedback from project stakeholders and site investigations, SWA will prepare schematic design drawings that further define the overall character and treatment of the landscape architectural design. At this time, a preliminary estimate of probable landscape construction cost based on the schematic will be developed.
4. Deliverables:
 - a. Landscape concept diagram.
 - b. Illustrative schematic landscape plan.
 - c. Conceptual grading plan.
 - d. Lighting concept diagram.
 - e. Preliminary plant list, materials, and precedents.
 - f. Preliminary outline of civil, electrical, and structural engineering requirements.
 - g. Preliminary estimate of probable construction costs.
 - h. Digital 3D massing model (Sketch-Up or Rhino).
5. Attend up to two (2) meetings with the Client during this phase, if needed.
6. The duration to complete this phase is estimated to be four (6-8) weeks.

B. Design Development

1. Following written approval of the schematic design plans and the Client's authorization to commence design development, the SWA project team shall prepare design development drawings and refine the preliminary estimate of probable construction cost for the work. The design development plans will define the project's character and essentials, including material selection. An overall strategy for site soils will be identified, including

recommended analysis, stockpiling, removal, amendments, etc. Plant selections will be refined based on soil suitability or limitations. Stormwater management, utility, structural, electrical and related engineering requirements will be developed at this time.

2. Deliverables:
 - a. Layout and materials plan.
 - b. Grading plan.
 - c. Planting plan.
 - d. Mainline irrigation layout.
 - e. Site furnishings, lighting, materials images.
 - f. Plant list.
 - g. Sections and/or elevations.
 - h. Design development, key element details.
 - i. Utility engineering plan.
 - j. Stormwater mitigation plan.
 - k. Electrical site plan.
 - l. Preliminary Structural Engineering plans and details.
 - m. Outline specifications.
 - n. Updated estimate of probable construction costs.
 3. Attend up to two (2) meetings with the Client during this phase, if needed.
 4. The duration to complete this phase is estimated to be four (4-6) weeks.
- C. Construction Documentation
1. Upon the Client's approval of the design development plans and preliminary cost estimate, SWA will develop working drawings and technical sections of specifications to construct the work in one (1) drawing package and shall prepare a final estimate of probable construction cost. Technical sections of specifications shall be prepared in the Construction Specifications Institute (CSI) MasterFormat. The Client shall be responsible for Bidding and Contract Requirements and General Requirements divisions of the specifications.
 2. The SWA project team shall prepare working drawings and technical sections of specifications to reasonably conform to applicable codes and regulations of governmental bodies having jurisdiction over the work at the time of preparation.
 3. In developing working drawings and technical sections of specifications, SWA shall coordinate its services with those of other project team consultants and to maintain a construction budget in accordance with the preliminary design estimate of probable construction cost accepted by the Client at the end of the preliminary design phase.
 4. Deliverables:
 - a. Materials schedules.
 - b. Layout plan.

- c. Area enlargement plans.
 - d. Fine grading and drainage plan.
 - e. Irrigation plan.
 - f. Irrigation water use calculations, as required.
 - g. Tree planting plan.
 - h. Ground plane planting plan.
 - i. Plant list.
 - j. Construction, irrigation, & planting details for all landscape elements.
 - k. Civil engineering plans.
 - l. Structural engineering plans.
 - m. Electrical engineering plans.
 - n. Mock up details.
 - o. Technical landscape specifications in CSI format.
 - p. Updated cost estimate.
5. Attend up to four (4) meetings with the Client during this phase, if needed.
6. The duration to complete this phase is estimated to be six (6-8) weeks.
- D. The SWA project team will submit plans for permitting as required for approvals from local agencies having jurisdiction over the project.
- E. Bidding Period
- The project team will work with the client to secure bids for the construction of the project, including notification of potential bidders, coordination of advertising of bids, conduction pre-bid meeting and answering of bidder questions, and final receipt and tabulation of bids.
- 1. Bid Advertising
 - 2. Attend a pre-bid meeting.
 - 3. Assistance with bidder inquiries.
 - 4. Services including negotiating proposals, and assistance in awarding and preparing contracts for construction are not included in this fee proposal, however may be provided as Additional Services.
 - 5. Revising drawings to incorporate RFIs to create the construction set.
 - 6. If requested by the Client, SWA shall assist the Client in reviewing and evaluating bids.
 - 7. Deliverables:
 - a. Written evaluations of bid proposals.
- F. Construction Observation
- 1. SWA shall make periodic visits to the site, to the extent outlined in Item V. below, to familiarize itself generally with the progress and quality of construction and to determine in general if the construction is proceeding in

accordance with SWA's design intent and construction documents. On the basis of its observations while at the site, SWA will keep the Client informed of the progress of construction. SWA may recommend to the Client the rejection of work failing to conform to the contract documents.

2. SWA shall select and pre-tag specimen plant materials that are to be Owner-supplied or proprietarily selected.
 3. SWA shall prepare and process change orders with prior approval of the Client.
 4. SWA shall endeavor to secure compliance by the contractor with the plans and specifications. SWA shall not be responsible for construction means, methods, techniques, sequences or procedures, or job-site safety, in connection with the work and the Client agrees to hold SWA harmless from and against any and all losses, claims, or damages arising out of or related to contractor's errors or omissions, or failure to carry out the work in accordance with the contract documents.
 5. Deliverables:
 - a. Site visit reports.
 - b. Submittals review.
 - c. Review of mock-ups and shop drawings.
 - d. Field sketches for clarification purposes.
 - e. Responses to RFI's.
 - f. Punch list report.
- G. Submittals and Approvals
1. SWA will provide landscape documentation as required for the submittals listed below. For each submittal, SWA will provide one (1) round of revisions responding to agency comments for each submittal. Additional revisions or re-submittals will be provided as additional services.
 2. Submittals:
 - a. Design Review.
 - b. Parks, Landscape, Public Works Department.
 - c. 50% CD.
 - d. 100% CD/Permit.

III. DEVELOPMENT BUDGETS

- A. Based upon the current level of information on the project and our understanding of the present concept, we estimate that the approximate budget for construction of items under the above scope of services should be established at \$1,800,000. The fee quoted in this proposal is based, in part, upon our understanding of the present concept and this budgetary figure, inclusive of a 15% contingency to be carried through the design process.
- B. As part of the Schematic Design Phase, a proposed landscape construction budget for all items of work under the Scope of Services shall be established and approved.
- C. This budget shall be revised and approved at the completion of the Design Development Phase and Construction Documentation Phase.
- D. In the event that this budget is reduced or increased by more than 10% between the time of approval of the schematic

design phase and the time of award of a construction contract, cost of modification of drawings and specifications to meet the changed project budget shall be considered Additional Services.

IV. DESIGN APPROVAL

Ms. Sherry Weesner has been designated as the person responsible for design direction to SWA for this project and has the authority for design approval. In the event that the design, as approved by Ms. Weesner is rejected by others, and redesign is required, such redesign services shall be compensated as Additional Services.

V. MEETINGS AND CONSTRUCTION SITE VISITS

- A. This proposal includes Professional Service time for up to twelve (6) in-person meetings and weekly virtual online meetings for coordination or presentations with the Client, agencies, consultants or the Owner, as outlined above, and:
 - B. Twelve (12) site visit/construction observation meetings, will be provided:
 - 1. Client pre-construction coordination.
 - 2. Pre-construction meeting with contractor.
 - 3. Layout of hardscape elements.
 - 4. Mockup review.
 - 5. Fine grading.
 - 6. Irrigation.
 - 7. Nursery visit.
 - 8. Planting.
 - 9. Punch list/substantial completion (begin establishment period).
 - 10. End of establishment period/final acceptance.
 - C. Additional meetings or site visits, if required, shall be provided as Additional Services. Travel expenses shall be billed as Reimbursable Costs.

VI. EXCLUSIONS TO SCOPE OF SERVICES

The Client shall provide the following information or services as required for the performance of the work. SWA assumes no responsibility for the accuracy of such information or services and shall not be liable for errors or omissions therein. Should SWA be required to provide services in obtaining or coordinating the compilation of this information, such services shall be charged as Additional Services.

- 1. Construction soils testing and/or engineering.
- 2. Existing site engineering and utility base information.
- 3. Engineering other than that provided within the Scope of Services.
- 4. Any item not specifically addressed in this proposal.

VII. FEES AND TERMS

Services described above shall be provided for the fixed sum of Two Hundred Eighty-Six Thousand (\$286,000) Dollars, not including reimbursable expenses and those excluded services, in accordance with the terms and conditions in Appendix A attached hereto and which is incorporated and made part of this Agreement by reference.

The following is an estimated breakdown of fees based on professional services provided:

Role:	Firm:	Fee:
Prime Consultant:		
Landscape Architecture	SWA	\$160,000
Site Investigations:		
Surveyor	Quiddity	\$18,000 <i>(estimated)</i>
Geotechnical Engineering	Terracon	\$15,000 <i>(estimated)</i>
Site Engineering:		
Civil Engineering	Quiddity	\$56,000
Structural Engineering	Fractal Engineering	\$10,000
Electrical Engineering	Teliosity	\$15,000
Irrigation Design	Sweeney & Associates	\$15,000
Total Fee		\$289,000

We estimate the following fee breakdown by phase:

Phase	Fee
Schematic Design/Site Investigations	\$88,000
Design Development	\$57,000
Construction Documentation	\$88,000
Biding Period	\$14,000
Construction Observation	\$42,000
Fee Total	\$289,000

Reimbursable Expenses:

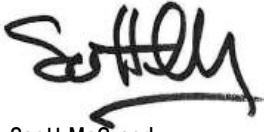
We estimate that Reimbursable Costs for the project will not exceed \$11,000 without further authorization from the Client. Additionally, SWPPP and SWQMP Reports, as may be required by the City of Houston will be billed as a reimbursable expense *(est. fees to be \$9,000)*.

We would be pleased to answer questions you may have or to clarify the various points above.

If this proposal meets with your approval, please sign below and return one copy for our files.

Sincerely yours,

SWA Group



Scott McCready

Principal

Landscape Architect, TX License #3140

Landscape Architects are licensed by the State of Texas.

Kinder Baumgardner

Contracting Agent

TX License #2700

Sm/kb

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REVISED INTERLOCAL AGREEMENT FOR IMPROVEMENTS AT STUDE PARK

**THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

**ARTICLE 1
PARTIES**

THIS REVISED INTERLOCAL AGREEMENT FOR IMPROVEMENTS AT STUDE PARK (“Agreement”) is made on the Countersignature Date between the **CITY OF HOUSTON, TEXAS** (“City”), a Texas home-rule city, and the **MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY** (“Authority”), a nonprofit local government corporation, organized and existing under the laws of the State of Texas.

1.1. Addresses

The initial addresses of the parties, which one party may change by giving written notice of its changed address to the other party, are as follows:

City

City of Houston
Director, Parks and Recreation
Department
2999 S. Wayside Drive
Houston, Texas 77023

Authority

Memorial-Heights Redevelopment
Authority
c/o SK Law
1330 Post Oak Blvd., Suite 2650
Houston, Texas 77056

The parties agree as follows:

1.2. Table of Contents

This Agreement consists of the following sections:

	Page No.
ARTICLE 1 PARTIES	1
ARTICLE 2 DEFINITIONS	4
ARTICLE 3 DUTIES OF THE AUTHORITY	4
ARTICLE 4 DUTIES OF CITY	6
ARTICLE 5 TERM AND TERMINATION	6
ARTICLE 6 MISCELLANEOUS PROVISIONS	7
EXHIBIT:	
A Scope of Work for Improvements at Stude Park	

1.3. Parts Incorporated

The exhibit described above is incorporated into this Agreement.

1.4. Controlling Parts

If a conflict between the sections of this Agreement and the exhibit arises, the sections control over the exhibit.

1.5. Signatures

The parties have executed this Agreement in multiple copies, each of which is an original.

**THE AUTHORITY:
MEMORIAL-HEIGHTS
REDEVELOPMENT AUTHORITY**

**THE CITY:
CITY OF HOUSTON, TEXAS**

By: _____
Sherry Weesner, President

Mayor

Tax ID No.: 134251016-20009

ATTEST/SEAL:

City Secretary
APPROVED AND RECOMMENDED:

Director, Parks and Recreation Department
APPROVED AND RECOMMENDED:

Chief Development Officer
COUNTERSIGNED BY:

City Controller
DATE COUNTERSIGNED:

APPROVED AS TO FORM:

Senior Assistant City Attorney
L.D. File No. _____

ARTICLE 2 DEFINITIONS

As used in this Agreement, the following terms shall have meanings set out below:

- 2.1. “Authority”** is defined in Article 1 of this Agreement and includes the Authority’s successors and assigns.
- 2.2. “Authority Contribution”** is defined in Section 3.1.1 of this Agreement.
- 2.3. “City”** is defined in Article 1 of this Agreement and includes its successors and assigns.
- 2.4. “City Contribution”** is defined in Section 4.1.1 of this Agreement.
- 2.5. “Countersignature Date”** is the date of countersignature by the City Controller of the City of Houston.
- 2.6. “Director”** means the Director of the City of Houston Parks and Recreation Department or the Director’s designee.
- 2.7. “Park”** means Stude Park.
- 2.8. “Project”** means improvements at the Park, as described more fully in Exhibit A.
- 2.9. “Project Costs”** means the costs associated with the Project.

ARTICLE 3 DUTIES OF THE AUTHORITY

3.1. Authority Contribution; Scope of Work

1. The Authority shall contribute at least \$750,000.00 under this Agreement (“Authority Contribution”) for Project Costs.

2. The Authority will provide for the planning and design of the Project as contemplated by the Stude Park Vision Plan prepared by SWA in collaboration with the Parks and Recreation Department. The Authority shall pay and coordinate preparation of design and construction plans and specifications as well as construction administrative services associated with the Project. The Authority shall submit copies of the plans for

the Project to the City at intervals of 30%, 60% and 90% completion for the City's review. The Authority shall also provide permitted plans for the City's files. At substantial completion, the Authority shall provide documentation needed for the City to capitalize the project.

3. The Authority will also provide all labor, material, and supervision necessary to construct the Project, including surveying. The Authority, its contractors and subcontractors, will be responsible any additional permits required for the Project and all consents required to be obtained from any applicable governmental agency. The City, as owner of the land comprising the Park, agrees to cooperate fully in the Authority's applications for such permits and consents.

The Authority shall administer bidding, construction, inspection, materials testing and surveying for the Project.

The Authority shall serve as the "governmental entity" for advertising and receiving bids for the construction of the Project and the City shall have no responsibility for administration of the bidding process and shall incur no obligation to any bidder thereby. The Authority will advertise and receive bids for construction of the Project in accordance with applicable competitive bidding laws. At the time of advertisement for construction of the Project, the Authority shall submit to the City a copy of the publication notice.

The parties agree that if the bids received for the Project are higher than the Project budget, the parties will jointly discuss and decide what elements and related costs may be eliminated from the Project.

3.2. Insurance and Indemnification

The Authority shall comply with the provisions of Sections XIII and XV of the First Amended and Restated Tri-Party Agreement by and between the City, the Authority and Reinvestment Zone Number Five, City of Houston, Texas, made effective June 22, 2001, as may be amended from time to time (the "Tri-Party Agreement"), relating to insurance and indemnification. Prior to beginning construction, the Authority shall require each contractor to provide the City with copies of bonds covering faithful performance of this Agreement and payment of obligations arising under it as required pursuant to Chapter 2253 of the Texas Government Code. Each contractor shall name the City as dual obligee on such bonds.

3.3. Minority and Women Business Enterprises

The Authority shall comply with the provisions of Section X of the Tri-Party Agreement relating to Minority and Women Business Enterprises.

3.4 Accounting Report

Upon completion of the Project, the Authority shall provide the Director with an accounting report that itemizes the Project Costs funded by the City Contribution, for the Director's review and approval. The Director shall approve the accounting report if, in the

Director's opinion, the City Contribution has been expended in accordance with this Agreement.

ARTICLE 4 DUTIES OF CITY

4.1. City Contribution; Conditions of Expenditure; Use of Excess Funds

1. The City shall contribute \$1,250,000.00 for Project Costs to the Authority under this Agreement ("City Contribution") for construction of the Project. Within sixty (60) days of the City's receipt of the publication notice described in Section 3.1.3. of this Agreement, the City shall remit the City Contribution to the Authority at its address for notices.

2. The City shall have no responsibility for the planning and design of the Project, including construction plans and specifications. The costs for such work are the sole responsibility of the Authority.

3. The City Contribution must be expended in accordance with the purposes authorized under this Agreement. If the Authority expends any portion of the City Contribution for purposes inconsistent with the terms of this Agreement, the Authority shall be in default of this Agreement and shall immediately return to the City the applicable portion of the City Contribution in accordance with the provisions of Section 5.2 of this Agreement.

4. The City Contribution must be expended in accordance with the purposes authorized under Section 42-255(d) of the City Code of Ordinances. If the Authority expends any portion of the City Contribution for purposes inconsistent with Section 42-255(d) or the terms of this Agreement, the Authority shall be in default of this Agreement and shall immediately return to the City the applicable portion of the City Contribution in accordance with the provisions of Section 5.2 of this Agreement.

4.2. Taxes

The City is exempt from payment of Federal Excise and Transportation Tax and Texas Limited Sales and Use Tax. The Authority's invoices to the City must not contain assessments of any of these taxes. The Director will furnish the City's exemption certificate and federal tax identification number to the Authority.

ARTICLE 5 TERM AND TERMINATION

5.1. Agreement Term

This Agreement is effective on the Countersignature Date, and, unless sooner terminated under this Agreement, expires upon the later of (i) Director's acceptance of the Project; (ii) the Authority's final remittance of any portion of the City Contribution that the Authority has not (x) expended in accordance with Section 4.1 of this Agreement or

(y) encumbered to pay its obligations for the Project under a contract existing at the time of such termination. The Director may not accept the Project unless the Director has first accepted the corresponding accounting report, as described in Sections 3.4 and 4.1.4 of this Agreement.

5.2. Termination

1. Either party may terminate this Agreement, without cause, by 30 days' written notice to the other party. After termination under this provision, neither party shall have any further obligation under this Agreement, except as follows: the Authority shall return to the City any portion of the City Contribution the Authority has not (i) expended in accordance with Article 4 of this Agreement or (ii) encumbered to pay its obligations for the Project under a contract existing at the time of such termination.

TERMINATION OF THIS AGREEMENT IS THE PARTIES' ONLY REMEDY FOR TERMINATION FOR CONVENIENCE, WHICH DOES NOT CONSTITUTE A DEFAULT OR BREACH OF THIS AGREEMENT. THE PARTIES WAIVE ANY CLAIMS THEY MAY HAVE NOW OR IN THE FUTURE FOR FINANCIAL LOSSES OR OTHER DAMAGES RESULTING FROM TERMINATION FOR CONVENIENCE.

2. Either party may terminate its performance under this Agreement if the other party defaults and fails to cure within 60 days the default after receiving notice of it. Default occurs if a party fails to perform one or more of its material duties under this Agreement. If a default occurs, the injured party shall deliver a written notice to the defaulting party describing the default and the proposed termination date. The date must be at least 30 days after receipt of such notice. The injured party, at its sole option, may extend the proposed termination date to a later date. If the defaulting party cures the default before the proposed termination date, the proposed termination is ineffective. If the defaulting party does not cure the default before the proposed termination date, the injured party may terminate its performance under this Agreement on the termination date. The Director shall act on behalf of the City to notify the Authority of a default and to effect termination.

ARTICLE 6 MISCELLANEOUS PROVISIONS

6.1. Purpose of Agreement; Responsibilities of the Parties

The parties agree that this Agreement is necessary for the benefit of the public and that each party has the legal authority to perform and to provide the governmental function or service which is the subject matter of this Agreement. The parties further agree that neither party is an agent, servant, or employee of the other party and that each party is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

6.2. Force Majeure

Neither party shall be held liable for any loss or damage due to delay or failure in performance of any part of this Agreement from any cause beyond its control and without its fault or negligence, such causes may include acts of God, acts of civil or military authority, government regulations (except those promulgated by the party seeking the benefit of this section), embargoes, epidemics, war, terrorist acts, riots, insurrections, fires, explosions, earthquakes, nuclear accidents, floods, strikes, power blackouts, other major environmental disturbances or unusually severe weather conditions.

6.3. Severability

If any part of this Agreement is for any reason found to be unenforceable, all other parts remain enforceable unless the result materially prejudices either party.

6.4. Entire Agreement

This Agreement merges the prior negotiations and understandings of the parties and embodies the entire agreement of the parties. No other agreements, assurances, conditions, covenants (express or implied), or other terms of any kind, exist between the parties regarding this Agreement.

6.5. Written Amendment

Unless otherwise specified elsewhere in this Agreement, this Agreement may be amended only by written instrument executed on behalf of the City (by authority of an ordinance adopted by the City Council) and the Authority. The Director is only authorized to perform the functions specifically delegated to him or her in this Agreement.

6.6. Applicable Laws

This Agreement is subject to the laws of the State of Texas, the City Charter and Ordinances, the laws of the federal government of the United States, and all rules and regulations of any regulatory body or officer having jurisdiction. Venue for any litigation relating to this Agreement is in a state or federal court of competent jurisdiction in Harris County, Texas.

6.7. No Waiver of Immunity

Notwithstanding anything contained in the Agreement to the contrary, nothing in the Agreement shall constitute a waiver by either party of any provisions of (i) Chapters 75, 84, 95 or 101 of the Texas Civil Practice and Remedies Code, as amended, (ii) any laws relating to limitations of liability of the type of entity of such party, or (iii) sovereign or governmental immunity, as any of the foregoing may be available to such party.

6.8. Notices

All notices to either party to this Agreement must be in writing and must be delivered by hand, facsimile, United States registered or certified mail, return receipt requested, United States Express Mail, Federal Express, Airborne Express, UPS or any other national overnight express delivery service. The notice must be addressed to the

party to whom the notice is given at its address set out in Article 1 of this Agreement or other address the receiving party has designated previously by proper notice to the sending party. Postage or delivery charges must be paid by the party giving the notice.

6.9. Captions

Captions contained in this Agreement are for reference only, and, therefore, have no effect in construing this Agreement. The captions are not restrictive of the subject matter of any section in this Agreement.

6.10. Non-Waiver

If either party fails to require the other to perform a term of this Agreement, that failure does not prevent the party from later enforcing that term and all other terms. If either party waives the other's breach of a term, that waiver does not waive a later breach of this Agreement. An approval by the Director, or by any other employee or agent of the City, of any part of the Authority's performance does not waive compliance with this Agreement or establish a standard of performance other than that required by this Agreement and by law.

6.11. Enforcement

The City Attorney or his or her designee may enforce all legal rights and obligations under this Agreement without further authorization. The Authority shall provide to the City Attorney all documents and records pertaining to this Agreement that the City Attorney requests to assist in determining the Authority's compliance with this Agreement, with the exception of those documents made confidential by federal or State law or regulation.

6.12. Ambiguities

If any term of this Agreement is ambiguous, it shall not be construed for or against any party on the basis that the party did or did not write it.

6.13. Survival

The Authority shall remain obligated to the City under all clauses of this Agreement that expressly or by their nature extend beyond the expiration or termination of this Agreement, including but not limited to, the indemnity provisions.

6.14. Parties in Interest

This Agreement does not bestow any rights upon any third party, but binds and benefits the City and the Authority only.

6.15. Successors and Assigns

This Agreement binds and benefits the parties and their legal successors and permitted assigns; however, this provision does not alter the restrictions on assignment and disposal of assets set out in the following paragraph. This Agreement does not create any personal liability on the part of any officer or agent of the City or the Authority.

6.16. Business Structure and Assignments

The Authority shall not assign this Agreement at law or otherwise or dispose of all or substantially all of its assets without the Director's prior written consent. Nothing in this clause, however, prevents the assignment of accounts receivable or the creation of a security interest as described in Section 9.406 of the Texas Business & Commerce Code. In the case of such an assignment, the Authority shall immediately furnish the City with proof of the assignment and the name, telephone number, and address of the Assignee and a clear identification of the fees to be paid to the Assignee. The Authority shall not delegate any portion of its performance under this Agreement without the Director and City Attorney's prior written consent, such consent not to be unreasonably withheld or delayed provided that the City is not deprived of any rights or protections.

6.17. Remedies Cumulative

Unless otherwise specified elsewhere in this Agreement, the rights and remedies contained in this Agreement are not exclusive, but are cumulative of all rights and remedies which exist now or in the future. Neither party may terminate its duties under this Agreement except in accordance with its provisions.

6.18. Previous Agreement

The parties acknowledge and agree that this Agreement replaces the initial Interlocal Agreement for Improvements at Stude Park ("Initial Agreement") as contemplated by the parties and approved by the Authority on November 3, 2025. The Initial Agreement is hereby replaced in its entirety by this Agreement and has no further effect or validity.

EXHIBIT A

SCOPE OF WORK FOR IMPROVEMENTS AT STUDE PARK

Estimated Project Cost for Construction: \$2,000,000.00

City Contribution: \$1,250,750,000.00

Authority Contribution: \$750,000.00

Managed by: Memorial-Heights Redevelopment Authority

Project Scope:

In accordance with the Stude Park Vision Plan:

- Construct:
 - roadway and parking improvements;
 - pedestrian, cyclist, and pathway facilities;
 - hardscape improvements, including edge and landscape buffers;
 - shade structures;
 - security enhancements; and
 - playground renovation.
- Undertake associated site grading, drainage, and irrigation improvements.
- Undertake improvements to the Community Center and pool facilities.
- If funds permit, include additional features, equipment, and improvements.



Waugh Safety Improvements (T-0535) Update

Memorial Heights Redevelopment Authority
Houston Public Works
Council District H

April 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 – Construction Summer 2026
3. Estimated Grant Cost - \$886,231

Last Month's Accomplishments

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

- ✓ Worked with HPW to rebid the project
- ✓ Provided plan updates for the rebid package
- ✓ Received final environmental clearance for the addition of Willia Street sidewalk
- ✓ Bids received April 2, 2026 – total of 5 bidders – awaiting HPW verification

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Receive verification of bidders from HPW
- ✓ Review and assist with bidder recommendations
- ✓ Coordinate with HPW to move project into the construction phase
- ✓ Provide engineering services for the Waugh Safety project during construction

Unforeseens, Corrective Plans of Action, and Lessons Learned

What challenges are we working to overcome?

- ✓ None.

External Assistance Required

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

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



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

Memorial Heights Redevelopment Authority
Houston Public Works

April 2026

Project Overview

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

Last Month's Accomplishments

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

- ✓ Submitted the formal Design Concept Report that includes updated drainage and mobility recommendations and updated cost estimates
- ✓ Presented findings in the Design Concept Report to HPW on March 24, 2026
- ✓ Formally kicked off the topographic and boundary survey efforts

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Coordinate with HPW on approval and acceptance of the final Design Concept Report
- ✓ Meet with HPW Water Department to discuss overlap between Shepherd Durham projects and Water projects on April 15, 2026

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

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

**Project No. T-0539 – Remaining Cross Streets between Shepherd and Durham Reconstruction Project
Work Authorization No. 2 – Final Design for Phase 3 (Interstate 610 to Interstate 10)**

This WORK AUTHORIZATION authorizes professional engineering services to be performed by QUIDDITY ENGINEERING, LLC (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 reconstruction of the remaining cross streets between Shepherd Drive and Durham Drive between Interstate 610 and Interstate 10.
- 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 Preventions Plan, Street and Pedestrian Lighting, TxDOT Coordination, Urban Design and Tree Protection/Mitigation, Traffic Signal Design, Drainage Investigations, 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 \$1,872,650.00 (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	\$1,231,270.00
Additional Services	\$585,220.00
Reimbursable Expenses	\$56,160.00
Total	\$1,872,650.00

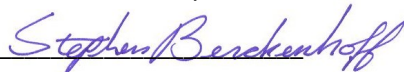
- 4.0 PROJECT SCHEDULE: The schedule to complete this work is twelve (12) months.

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: Stephen G. Berckenhoff, PE
 Title: Senior Vice President

ATTEST: 

April 8, 2026

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

Re: Remaining Cross Streets Between Shepherd and Durham Reconstruction Project (T-0539)
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 Remaining Cross Streets between Shepherd and Durham Reconstruction project for Memorial Heights Redevelopment Authority (MHRA)/TIRZ No. 5.

The scope of work detailed below results from coordination with the City of Houston, METRO, and TxDOT during the 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 and scope and fee as a result.

Project Understanding

The project will include the following components:

- Full reconstruction, right-of-way to right-of-way to include concrete paving and pedestrian zones:
 - West 13th Street between Shepherd Drive and Durham Drive
 - West 17th Street between Shepherd Drive and Durham Drive
 - West 21st Street between Shepherd Drive and Durham Drive
 - West 22nd Street between Shepherd Drive and Durham Drive
 - West 23rd Street between Shepherd Drive and Durham Drive
 - West 25th Street between Shepherd Drive and Durham Drive
 - West 26th Street between Shepherd Drive and Durham Drive
 - West 27th Street between Shepherd Drive and Durham Drive
 - West 28th Street between Shepherd Drive and Durham Drive
 - Laird Street between West 13th Street and West 16th Street
- Upgrades to existing storm sewers and inlets to meet City of Houston standards, including incorporating ATLAS 14 rainfall data.
- Installation of new street lighting with a pedestrian component for the proposed bike lanes and pedestrian realm.



Shepherd Durham Phase 3 Final Design

Page 2

April 8, 2026

- Inclusion of landscaping within the project corridors to comply with City of Houston requirements and match the prior phases of improvement projects on Shepherd Drive and Durham Drive.
- Protection of existing mature trees within the project corridors.

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

Scope of Services

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

1. General Project Management
QE will provide project administration, including management of the project team, budget, and schedule and preparation/submission of monthly invoices.
2. MHRA Progress Meetings (Monthly/12 meetings)
QE will provide monthly updates to MHRA throughout the life of the project to share details regarding scope, schedule, and fee through the life of the project.
3. Team Progress Meetings (Bi-Weekly/24 meetings)
QE will host team meetings throughout the life of the project to maintain continuity of design and to keep the project on schedule.
4. Public Agency and Stakeholder Coordination
In addition to general correspondence and biweekly meetings with MHRA's project representatives to discuss project status and review design components, QE will work with MHRA to engage the project stakeholders at various times during the design process to understand general concerns, present design options, and coordinate construction activities. QE anticipates this will involve one-on-one engagement to facilitate coordination during the design process. QE anticipates regular attendance at monthly HPW Utility Coordination Committee meetings to help facilitate necessary relocations under the City's Utility Relocation Ordinance.

One-on-one meetings are in-person or via virtual means. Individual meetings with various public project stakeholders will be held to review project specifics, logistics, and general coordination associated with the project. The Project Manager will attend these meetings. The anticipated one-on-one public agency and stakeholder meetings are detailed below.

Public Agencies and Project Stakeholders	Number of 1-on-1 Meetings
HPW Utility Coordination Committee (UCC)	Up to Nine (9)
Houston Public Works (HPW) Interagency Group	Up to Four (4)
HPW Transportation and Drainage Operations (TDO)	One (1)
Traffic and Transportation Committee	One (1)
METRO	One (1)
Bike Houston	One (1)
HISD	Up to Two (2)
Miscellaneous Stakeholders	Up to Two (2)

5. Private Utility Coordination

One-on-one meetings are in-person or via virtual means. Individual meetings with various private utility companies will be held to review project specifics, logistics, and general coordination associated with the project. The Project Manager will attend up to one (1) meeting with each utility.

- a. CenterPoint – QE will coordinate with CenterPoint regarding gas lines, street lighting, overhead facility consolidation, plan review at each milestone, conflict investigation, and final plan approval.
- b. AT&T – QE will coordinate with AT&T at each milestone regarding plan reviews, conflict investigation, relocation needs, and final plan approval.
- c. Other Private Utilities – QE will coordinate with other private utility companies with facilities in the project limits as needed to locate facilities, determine conflicts/ relocations, and/or address concerns as needed.

6. Data Collection

- 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.

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

QE and their subconsultant will perform development and production design tasks as follows.

- a. Civil Design – Based on City, MHRA, and design team coordination efforts, QE will design the roadways and intersections to accommodate all modes of transportation and future utility needs. Roadway horizontal and vertical alignments will be set to minimize impact to intersecting streets and drainage. Turning movements around corners will be analyzed using AutoTURN software. Recommendations for pavement cross section have been previously established and will be

incorporated into the design. Following the recommendations made following the completion of prior drainage analysis, QE will design the storm sewer system within the project corridors.

- b. **Design Review Submittals to MHRA and HPW (60%, 90%, 100%)**
QE will provide interim 60%, 90%, and 100% plans for submission to MHRA, the City, and private utilities for review.
 - c. **Signage and Striping Design – QE will provide the proposed vehicular and bicycle traffic signing and striping layouts and details for the project.**
8. **Prepare Estimations of Construction Costs (60%, 90%, 100%)**
An estimate of construction costs will also be provided at each submittal stage.
 9. **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.
 10. **Internal QC Review (60%, 90%, 100%)**
Quality Control reviews shall be performed by each discipline at each stage of submittal.
 11. **Constructability Review (60%, 90%)**
QE's construction manager will provide a constructability review of the plan documents at the 60% and 90% stages.
 12. **Prepare Design Review Checklists (60%, 90%, 100%)**
Checklists are typically provided by the City, and the QE team will prepare and submit checklists as required.
 13. **Design Review Submittals to MHRA and HPW (60%, 90%, 100%)**
Package and submit plans for review. Coordinate, receive, and respond to comments.
 14. **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.
 15. **Utility Company Signatures**
Once final comments are received and addressed, QE will issue the final bid-ready plans for private utility signatures.
 16. **HPW Signatures**
Once final comments are received and addressed, QE will issue the final bid-ready plans for City signatures.



Shepherd Durham Phase 3 Final Design
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17. 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.

18. 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)

Concept Engineers (CE) will 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. For a more detailed breakdown of CE's scope of work, see Attachment B.

2. Storm Water Pollution Prevention Plan (SWPPP) Design (Hourly)

Concept Engineers (CE) will provide storm water pollution prevention plans and details as needed for the project. For a more detailed breakdown of CE's scope of work, see Attachment B.

3. Signing and Pavement Marking Plan (SPM) Design (Hourly)

Concept Engineers (CE) will provide signing and pavement marking plans and details as needed for the project. For a more detailed breakdown of CE's scope of work, see Attachment B.

4. Street Lighting Plan (Hourly)

QE or their subconsultant will develop system layout and details for street lighting elements in cooperation with CenterPoint Energy, including the design of conduit and placement of pull boxes.

5. Private Utility Coordination (Hourly)

As necessary, QE will perform additional private utility coordination.

6. Urban Design and Tree Protection, Mitigation, and Planting Plan (Lump Sum)

SWA Group (SWA) will provide concept, hardscape, and landscape design services for the project. For a more detailed breakdown of SWA's scope of work, see Attachment C.

7. 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 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.

Reimbursable Expenses

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, City plan review fees, and Civcast setup.

3. City Plan Approval Fee

The City fee is fixed based on the number of plan sheets. The current sheet count is estimated to be 350 sheets.

Assumptions

1. This proposal is based on the recommendations made in the Design Concept Report (DCR). Deviations from the planning study may require revisions to QE's scope and fees or Additional Services.
2. The design of the Remaining Cross Streets Between Shepherd and Durham Reconstruction project will be based on the requirements of the City of Houston *Infrastructure Design Manual*, dated March 2026. 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.
3. Landscaping and lighting will be installed on the project corridor to comply with the requirements of the City of Houston. Landscaping and street lighting will require low or no maintenance as a Maintenance Agreement is not in place between the City and MHRA.
4. Water and Wastewater improvements will be limited to adjustments needed to accommodate storm sewer improvements only and do not include full replacement of the existing water lines and/or sanitary sewers.
5. The proposed improvements do not include new or replacement traffic signals within the project limits. Additionally, temporary modification of existing traffic signals will not be required as part of the proposed traffic control plan.



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Schedule

QE understands there is an aggressive schedule for the project to complete the design phase in one year. 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 **\$1,872,650.00** for the Final design and bid phase services described in this proposal. (\$1,231,270.00 in Basic Services as a lump sum fee and \$641,380.00 in Additional Services and Reimbursable Expenses 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.



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

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

Sincerely,

A handwritten signature in blue ink that reads "Stephen Berckenhoff".

Stephen G. Berckenhoff, PE
Senior Vice President

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

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

Attachments


K:\14760\14760-0001-00 MHRA WA1\Project Management\Job Setup\T-0539 Shepherd Durham Cross Streets\WA3_Final Design Proposal\2_2026.04.08_MHRA Shepherd Durham 3 Final Design Proposal Final.docx

ATTACHMENT A

Fee Proposal

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

Shepherd Durham Remaining Cross Streets Final Design


		Practice Leader	PE V	PE IV	PE III	PE II	PE I	DE II	DE I	Project Acct.	Sub-Total	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$315.00	\$295.00	\$275.00	\$250.00	\$220.00	\$195.00	\$165.00	\$135.00	\$145.00				
BASIC SERVICES														
Task 200 - Design Phase Basic Services - PHASE 2 (12 Months)(Lump Sum)														
1	General Project Management										\$0			
	Project Management, Invoicing, etc.		144							48	\$49,440		\$0.00	\$49,440.00
2	MHRA Progress Meetings										\$0			
	MHRA Progress Meetings		24		24		24				\$17,760		\$0.00	\$17,760.00
3	Team Progress Meetings										\$0			
	Team Progress Meetings		96		48		24				\$45,000		\$0.00	\$45,000.00
4	Public Agency and Stakeholder Coordination										\$0			
	Coordinate with Public Agencies and Stakeholders		42		42		42				\$31,080		\$0.00	\$31,080.00
5	Private Utility Coordination										\$0			
	Coordinate with Private Utilities		16		16		16				\$11,840		\$0.00	\$11,840.00
6	Data Collection										\$0			
	Update Records Requests							2			\$330		\$0.00	\$330.00
	Site Visit		4			4		4			\$2,720		\$0.00	\$2,720.00
7	Prepare Design Plan Set (60%, 90%, 100%)													
a	Cover Sheet		2			4		8			\$2,790		\$0.00	\$2,790.00
b	Index of Sheets		2			24		20			\$9,170		\$0.00	\$9,170.00
c	General Notes		2			4		12			\$3,450		\$0.00	\$3,450.00
d	Overall Layout Sheet		2			8		16			\$4,990		\$0.00	\$4,990.00
e	Survey Control Map		4			16		16			\$7,340		\$0.00	\$7,340.00
f	Swing Ties		4			16		16			\$7,340		\$0.00	\$7,340.00
g	SWPPP Plans (11 sheets)(incorporate)		4			16		16			\$7,340		\$0.00	\$7,340.00
h	Demolition Plans (11 sheets)		25			100		150			\$54,125		\$0.00	\$54,125.00
i	Drainage Area Maps (2 sheets)		18			58		107			\$35,725		\$0.00	\$35,725.00
j	Drainage Calculation Sheets (6 sheets)		27			102		131			\$52,020		\$0.00	\$52,020.00
k	Typical Cross Sections (8 sheets)		10			80		100			\$37,050		\$0.00	\$37,050.00
l	Plan & Profiles (Paving & Drainage) (24 sheets)		113			165		283			\$116,278		\$0.00	\$116,278.42
m	Plan & Profiles (Paving & Drainage) (Concept)											\$79,506.70	\$85,867.24	\$85,867.24
n	Plan & Profiles (Storm Laterals) (12 sheets)		24			94	7	157			\$55,030		\$0.00	\$55,030.00
o	Plan & Profiles (Storm Laterals) (Concept)											\$56,790.50	\$61,333.74	\$61,333.74
p	Intersection Layouts/ Enlargements (4 sheets)		17			25		52			\$19,068		\$0.00	\$19,068.35
q	Intersection Layouts/ Enlargements (Concept)											\$22,716.20	\$24,533.50	\$24,533.50
r	Driveway Tabulation (2 sheets)		4			16		40			\$11,300		\$0.00	\$11,300.00
s	Cross Sections (10 sheets)		23			116		75			\$44,564		\$0.00	\$44,563.75
t	Cross Sections (Concept)											\$22,716.20	\$24,533.50	\$24,533.50
u	Standard Details - Paving (16 sheets)		2			8		60			\$12,250		\$0.00	\$12,250.00
v	Standard Details - Storm Sewer (14 sheets)		2			8		52			\$10,930		\$0.00	\$10,930.00
w	Standard Details - Water (15 sheets)		2			8		56			\$11,590		\$0.00	\$11,590.00
x	Standard Details - Wastewater (15 sheets)		2			8		56			\$11,590		\$0.00	\$11,590.00
y	Miscellaneous Details (2 sheets)		2			8		20			\$5,650		\$0.00	\$5,650.00
z	Tree and Plant Protection (incorporate)		1			2		4			\$1,395		\$0.00	\$1,395.00
aa	Material Schedule (incorporate)		1			2		4			\$1,395		\$0.00	\$1,395.00
ab	Landscape Drainage Plan (incorporate)		2			4		4			\$2,130		\$0.00	\$2,130.00
ac	Proposed Hardscape Plans (incorporate)		2			4		4			\$2,130		\$0.00	\$2,130.00
ad	Hardscape Details (incorporate)		2			4		4			\$2,130		\$0.00	\$2,130.00
ae	Landscape Details (incorporate)		2			4		4			\$2,130		\$0.00	\$2,130.00
af	Proposed Signing & Pavement Marking Plans (11 sheets)(incorporate)		2			4		4			\$2,130		\$0.00	\$2,130.00
ag	Signing & Pavement Marking Details (incorporate)		1			4		8			\$2,495		\$0.00	\$2,495.00
ah	Street Lighting Layout (16 sheets)(incorporate)		2			4		4			\$2,130		\$0.00	\$2,130.00
ai	Boring Logs (18 sheets)		8			24		40			\$14,240		\$0.00	\$14,240.00
8	Prepare Estimations of Construction Costs (60%, 90%, 100%)													
a	60% Estimate		8			16		32			\$11,160		\$0.00	\$11,160.00
b	90% Estimate		8			16		32			\$11,160		\$0.00	\$11,160.00
c	100% Estimate		4			8		12			\$4,920		\$0.00	\$4,920.00
d	Estimate Support (Concept)											\$22,716.20	\$24,533.50	70 \$24,533.50

ATTACHMENT A

Fee Proposal

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

Shepherd Durham Remaining Cross Streets Final Design


		Practice Leader	PE V	PE IV	PE III	PE II	PE I	DE II	DE I	Project Acct.	Sub-Total	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$315.00	\$295.00	\$275.00	\$250.00	\$220.00	\$195.00	\$165.00	\$135.00	\$145.00				
9	Prepare Project Specifications (60%, 90%, 100%)													
	a 60% Submittal		40					8			\$13,120		\$0.00	\$13,120.00
	b 90% Submittal		96					32			\$33,600		\$0.00	\$33,600.00
	c 100% Submittal		24					16			\$9,720		\$0.00	\$9,720.00
10	Internal QC Review (60%, 90%, 100%)													
	a 60% Review		40			40		20			\$23,900		\$0.00	\$23,900.00
	b 90% Review		60			60		40			\$37,500		\$0.00	\$37,500.00
	c 100% Review		20			16		20			\$12,720		\$0.00	\$12,720.00
	d QC Support (Concept)											\$22,716.20	\$24,533.50	\$24,533.50
11	Constructability Review (60%, 90%)													
	a 60% Review		48								\$14,160		\$0.00	\$14,160.00
	b 90% Review		48								\$14,160		\$0.00	\$14,160.00
12	Prepare Design Review Checklists (60%, 90%, 100%)													
	a 60% Design Review Checklists		4					8			\$2,500		\$0.00	\$2,500.00
	b 90% Design Review Checklists		4					8			\$2,500		\$0.00	\$2,500.00
	c 100% Design Review Checklists		4					8			\$2,500		\$0.00	\$2,500.00
13	Design Review Submittals to MHRA and HPW (60%, 90%, 100%)													
	60% Review		16			32					\$11,760		\$0.00	\$11,760.00
	90% Review		16			32					\$11,760		\$0.00	\$11,760.00
	100% Review		16			32					\$11,760		\$0.00	\$11,760.00
14	Construction Duration Calculations		16			8					\$6,480		\$0.00	\$6,480.00
15	Utility Company Signatures							24			\$3,960		\$0.00	\$3,960.00
16	HPW Signature		8					8			\$3,680		\$0.00	\$3,680.00
17	Issue Bid Ready Documents													
	a Plans		2			8		16			\$4,990		\$0.00	\$4,990.00
	b Project Manual		2			4		8			\$2,790		\$0.00	\$2,790.00
	c Estimate		2			2		4			\$1,690		\$0.00	\$1,690.00
18	Bid Phase Services													
	d Write and Publish Ad for Bids		2			2					\$1,030		\$0.00	\$1,030.00
	e Prepare for and Conduct Pre-Bid Meeting		8			8		8			\$5,440		\$0.00	\$5,440.00
	d Prepare and Issue Addenda (max 2)		16			8		16			\$9,120		\$0.00	\$9,120.00
	g Receive and Tabulate Bids		2			8		20			\$5,650		\$0.00	\$5,650.00
	h Assist with Evaluation and Provide Recommendation to MHRA		2			4		4			\$2,130		\$0.00	\$2,130.00
											\$0		\$0.00	\$0.00
											\$0		\$0.00	\$0.00
Total Design Phase Basic Services (*)														\$1,231,270.00
Task 400 - Additional Services (Lump Sum plus Hourly)														
1	Traffic Control Plan (Concept)(Hourly)(MWBE)											\$32,141.67	\$34,713.00	\$34,713.00
2	Storm Water Pollution Prevention Plan (Concept)(Hourly)(MWBE)											\$24,326.67	\$26,272.80	\$26,272.80
3	Signing and Pavement Marking (Concept)(Hourly)(MWBE)											\$18,476.67	\$19,954.80	\$19,954.80
4	Street Lighting Plan (Hourly)		8			24		40			\$14,240		\$0.00	\$14,240.00
5	Private Utility Coordination (Hourly)		80								\$23,600		\$0.00	\$23,600.00
6	Urban Design, Tree Protection, Mitigation, and Planting Plan (SWA) (Lump)										\$0	\$405,000.00	\$437,400.00	\$437,400.00
7	Public Meetings (Hourly)										\$0			
	a Prepare for Public Meeting (max 1)			40		40		40			\$26,400		\$0.00	\$26,400.00
	b Conduct Public Meeting (max 1)			4		4		4			\$2,640		\$0.00	\$2,640.00
											\$0		\$0.00	\$0.00
											\$0		\$0.00	\$0.00
Total Additional Services														\$585,220.60

ATTACHMENT A

Fee Proposal

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

Shepherd Durham Remaining Cross Streets Final Design

		Practice Leader	PE V	PE IV	PE III	PE II	PE I	DE II	DE I	Project Acct.	Sub-Total	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$315.00	\$295.00	\$275.00	\$250.00	\$220.00	\$195.00	\$165.00	\$135.00	\$145.00				
Task 800 - Reimbursable Expenses														
1	TDLR Review & Inspection (MWBE)											\$8,000.00	\$8,640.00	\$8,640.00
2	Repro/Mileage/Parking/Civcast Expenses											\$10,000.00	\$10,800.00	\$10,800.00
3	City Plan Approval Fees (350 sheets)											\$34,000.00	\$36,720.00	\$36,720.00
Total Reimbursable Expenses														\$56,160.00
Hours Subtotal		0	1,243	44	130	1,316	113	1,957	0	48				4851.340704
SUBTOTAL BASIC SERVICES AND ADDITIONAL SERVICES - DESIGN		\$ -	\$ 366,786	\$ 12,100	\$ 32,500	\$ 289,520	\$ 22,035	\$ 322,905	\$ -	\$ 6,960	\$1,052,806	\$725,107.00	\$783,115.56	\$1,872,650.60

Potential Unknowns:

- Enhancement Agreements with Adjacent Property Owners (adopt your frontage) Adopt-an-Esplanade for Landscaping
- Continued redevelopment and changes to topo (updates during design)
- Utility Relocation/Consolidation Costs
- Trees for Houston
- Subsurface Utility Engineering (SUE)
- Temporary Construction Easements
- METRO Bus Shelters
- Connection to IH 10
- Driveway consolidation

- Planned Streets:
- West 13th Street (QE)
 - West 17th Street (QE)
 - West 21st Street (Concept)
 - West 22nd Street (Concept)
 - West 23rd Street (QE)
 - West 25th Street (QE)
 - West 26th Street (QE)
 - West 27th Street (QE)
 - West 28th Street (QE)
 - Laird Street (QE)

MWDBE Provided

17.88%



03 September 2025

Quiddity Engineering, LLC
Kristen Hennings, PE, CFM, LEED
Senior Project Manager
6330 W Loop South #150
Bellaire, Texas 77401

REFERENCE: **MHRA Shepherd and Durham Phase 3 Support**
Client: MHRA (via Quiddity)
Prepared By: Concept Engineers, Inc.
Location: Shepherd and Durham Dr. Cross Streets (W. 28th St. to W. 18th St.)
Scope Areas: Traffic Control, Storm Water Pollution Prevention Plan (SWPPP), Signing and Pavement Marking

1. INTRODUCTION

Concept Engineers, Inc. ("Concept") has prepared this Scope of Work and Level of Effort (LOE) to support Quiddity and MHRA on the Shepherd and Durham Phase 3 project. The requested scope of services includes development of Traffic Control Plans (TCP), a Storm Water Pollution Prevention Plan (SWPPP), and Signing and Pavement Marking Plans for the cross streets from West 28th Street to West 18th Street.

The purpose of this work is to provide supplemental engineering support to address traffic control, drainage/storm water compliance, and signing/stripping needs associated with Phase 3 construction.

2. SCOPE OF WORK

Concept's scope of work for this assignment includes:

TASK 1 – PROJECT MANAGEMENT & COORDINATION

- Coordinate with Quiddity, MHRA, and design team throughout the assignment.
- Participate in weekly project check-ins, email correspondence, and schedule tracking.
- Conduct internal QA/QC reviews of TCP, SWPPP, and Signing/Marking deliverables.
- Provide progress updates and manage timely submittals.
- Provide administrative assistance / clerical support related to document control, submittal compilation, formatting of plan sets, and meeting scheduling.

TASK 2 – TRAFFIC CONTROL PLANS (TCP)

- Prepare traffic control plans for approximately 10 cross streets connecting to Shepherd and Durham.

- Develop the following plan sheets:
 - Title and General Notes sheet
 - Existing Conditions / Basis of Estimate sheet
 - TCP layout sheets (10 cross streets)
 - Temporary signing and pavement marking sheets (10 cross streets)
 - Temporary traffic control and standard detail sheets
- Provide QA/QC review and revisions.
- Plans will conform to City of Houston, TxDOT, and MUTCD standards.

TASK 3 – STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

- Review existing drainage conditions, utility data, and project limits.
- Prepare a SWPPP narrative in accordance with TCEQ and City of Houston requirements.
- Identify and select appropriate Best Management Practices (BMPs) such as stabilized construction exits, silt fence, inlet protection, and stockpile control.
- Develop Erosion and Sediment Control (ESC) plan sheets and standard details.
- Prepare SWPPP maps showing limits of disturbance, drainage flow arrows, BMP locations, stabilized access points, and staging areas.
- Provide construction sequencing notes and inspection/maintenance requirements.
- Perform QA/QC review and incorporate comments.
- **Optional Add-Alternate:** Assistance with preparation and filing of Notice of Intent (NOI) and Construction Site Notice (CSN) documentation if requested by MHRA.

TASK 4 – SIGNING AND PAVEMENT MARKING PLANS

- Prepare permanent signing and striping plans for the 10 cross streets.
- Plans will address clear signing and striping at intersections with Shepherd and Durham, with emphasis on one-way roadway conditions and safety.
- Review existing signing/striping conditions.
- Develop permanent plan sheets for pavement markings, lane assignments, stop bars, crosswalks, and traffic control signs.
- Provide QA/QC review and revisions.
- All signing and striping will conform to City of Houston standards and MUTCD.

3. DELIVERABLES

Concept will provide plan sets and documentation that clearly address traffic control during construction, storm water compliance, and permanent roadway operations.

Deliverables will be prepared in accordance with City of Houston, TxDOT, and MUTCD standards and will be submitted electronically in PDF format. CAD files will be provided upon request. Each submittal will include a draft for review followed by a final package incorporating comments from Quiddity and MHRA.

The anticipated deliverables include:

- **Traffic Control Plans (TCP):** Full plan sheets for 10 cross streets, including general notes, existing conditions, TCP layouts, temporary signing and striping, and standard details.
- **Storm Water Pollution Prevention Plan (SWPPP):** Narrative, Best Management Practices (BMP) details, erosion and sediment control plan sheets, and SWPPP maps.
- **Signing and Pavement Marking Plans:** Permanent signing and striping plan sheets for 10 cross streets, including stop bars, crosswalks, lane assignments, and signage layouts.
- **Submittals:** One draft set for review and one final set incorporating comments.

4. ASSUMPTIONS

The following assumptions have been made in preparing this scope of services and LOE. These define the basis of Concept’s work and clarify the roles and responsibilities between Concept, Quiddity, and MHRA:

- Quiddity will provide base survey, roadway geometry, and utility mapping to be used as backgrounds.
- Scope is limited to the identified 10 cross streets between West 28th and West 18th Streets.
- Concept will prepare one draft submittal and one final submittal for each discipline (TCP, SWPPP, Signing/Marking).
- CAD files will be developed in compliance with City of Houston standards; deliverables will be issued in PDF with CAD files available upon request.
- Public involvement, permitting, and construction phase services are excluded unless specifically authorized as an add-alternate.
- Preparation and filing of NOI/CSN documents are excluded from base scope but may be provided as an add-alternate task.

5. SCHEDULE

Concept will prepare and deliver the requested plans in a timely manner, coordinated with Quiddity’s overall Phase 3 project schedule. Draft submittals will be developed first for review, followed by a final submittal incorporating review comments. The following outlines the anticipated timeline:

ITEM	TARGET TIMELINE
Notice to Proceed (NTP)	September 2025 (anticipated).
Draft Deliverables	Within four (4) weeks of NTP.
Review Period	Two (2) weeks for Quiddity/MHRA review and comment.
Final Deliverables	Within two (2) weeks following receipt of consolidated comments

This results in an overall delivery duration of approximately six to eight weeks from NTP to final submittals.

6. COMPENSATION

Compensation for this scope of services will be based on the estimated Level of Effort (LOE) hours by labor category, multiplied by applicable billing rates. Table below presents a summary of the estimated fees for this scope of services. A detailed LOE spreadsheet with task-by-task breakdown is attached for reference. Any additional services requested outside this scope will be authorized separately by the client.

ITEM	TOTAL FINAL PROFESSIONAL FEES
Traffic Control Plan (TCP)	\$28,095.00 (151 hrs)
Storm Water Pollution Prevention Plan (SWPPP)	\$20,280.00 (106 hrs)
Signing & Pavement Marking Plans (Permanent)	\$14,430.00 (78 hrs)
Project Management & Coordination	\$12,140.00 (61 hrs)
Total Estimated Fee	\$74,945.00
Optional Add-Alternate (NOI/CSN support)	On hourly basis
Optional Structural Engineering Support	On hourly basis

In addition to the services outlined above, Concept can also provide structural engineering support if required (for sign foundations, retaining walls, or other small structures) on hourly basis. These costs are not included in the current LOE, but can be added if requested.

7. CLOSURE

This Scope of Work has been prepared for the exclusive use of the client for the project described herein and has been prepared in accordance with generally accepted engineering practices. Any use that a third party makes of this report, or any reliance or decisions based on this report are the sole responsibility of those parties.

We look forward to being a valuable team member and partner in every respect.

Respectfully,
Concept Engineers, Inc.



Priya Sharma, ENV SP
 President



CONCEPT ENGINEERS, INC.

Level of Effort (LOE) - Shepherd and Durham Phase 3 Support
 Client: MHRA (via Quiddity)
 Location: Shepherd and Durham Dr. Cross Streets (W. 28th St. to W. 18th St.)
 Scope Areas: Traffic Control, Storm Water Pollution Prevention Plan (SWPPP), Signing and Pavement Marking
 Date: 09/03/2025

		Principal	Project Manager	Task Leader	Graduate Engineer	Senior Designer	Admin	Total Hours	Total Cost
HOURLY BILLING RATE		\$375	\$315	\$225	\$150	\$150	\$80		
0 Project Management & Coordination									
	Project Coordination w/ Quiddity, MHRA, PM oversight, and weekly calls	4	8	2	4			18	\$5,070.00
	Internal QA/QC reviews	4	8	2	4			18	\$5,070.00
	Clerical						25	25	\$2,000.00
	Subtotal Hours	8	16	4	8	0	25	61	
	Subtotal Project Management & Coordination	\$3,000.00	\$5,040.00	\$900.00	\$1,200.00	\$0.00			\$12,140.00
1 Traffic Control Plan (TCP)									
1.1	Title Sheet / General Notes Sheet		1	2	2	2		7	\$1,365.00
1.2	Existing Condition / Basis of Estimate		2		4	6		12	\$2,130.00
1.3	TCP Layout (10 Cross Streets)		8		20	20		48	\$8,520.00
1.4	Temporary Signing and Pavement Marking (10 Cross Streets)		6		16	18		40	\$6,990.00
1.5	Temporary TCP & Standard Details			4	8	8		20	\$3,300.00
1.7	QA/QC & Revisions	4	6	4	4	6		24	\$5,790.00
	Subtotal Hours	4	23	10	54	60		151	
	Subtotal Preliminary Design	\$1,500.00	\$7,245.00	\$2,250.00	\$8,100.00	\$9,000.00	\$0.00		\$28,095.00
2 Storm Water Pollution Prevention Plan (SWPPP)									
2.1	Existing Drainage & Utility Review		2	2	6			10	\$1,980.00
2.2	SWPPP Narrative & BMP Selection		4	4	10	10		28	\$5,160.00
2.3	Erosion and Sediment Control (ESC) Sheets & Typical Details		2	4	8	10		24	\$4,230.00
2.4	SWPPP Drawings / Maps		2	2	6	6		16	\$2,880.00
2.5	Construction Sequencing & General Notes		2	2	2	4		10	\$1,980.00
2.6	Inspection & Maintenance Plan		1	1	2	2		6	\$1,140.00
2.7	QA/QC & Revisions	2	4		4	2		12	\$2,910.00
	Subtotal Hours	2	17	15	38	34		106	
	Subtotal Final Plan	\$750.00	\$5,355.00	\$3,375.00	\$5,700.00	\$5,100.00	\$0.00		\$20,280.00
3 Signing & Pavement Marking Plans									
	Existing Conditions & Review		2	2	4	4		12	\$2,280.00
	Permanent Signing and Pavement Marking Plan Development (10 cross streets)		8		20	20		48	\$8,520.00
	Revisions & Coordination	2	2	2	6	6		18	\$3,630.00
	Subtotal Hours	2	12	4	30	30		78	
	Subtotal Construction Phase	\$750.00	\$3,780.00	\$900.00	\$4,500.00	\$4,500.00	\$0.00		\$14,430.00
TOTAL FINAL PROFESSIONAL HOURS		16	68	33	130	124	25	396	
TOTAL FINAL PROFESSIONAL FEES		\$6,000.00	\$21,420.00	\$7,425.00	\$19,500.00	\$18,600.00	\$2,000.00		\$74,945.00

SWA Houston

10 September 2025

The Jones on Main
 712 Main Street, 6th Floor
 Houston, Texas
 77002
 +1.713.868.1676
 www.swagroup.com

Ms. Kristen Hennings
 Quiddity
 6330 West Loop South, Suite 150
 Bellaire, Texas 77401

Re: Shepherd | Durham Drainage and Mobility Reconstruction – Phase 3

Dear Kristen:

We are pleased to submit the following proposal for Professional Services in connection with the project referenced above.

This Agreement is by and between SWA Group ("SWA"), a California corporation, and Quiddity ("Client"), Houston, Texas. All terms and conditions of this Agreement shall be governed by the Professional Services Agreement as executed by Quiddity, Inc. and SWA with an effective date of 17 September 2020.

SWA shall provide professional services and coordination with Quiddity on the project referenced above, the extent of which includes street segments and connections to ongoing Phase 1 and 2 improvements along Shepherd and Durham Drive. Specific streets to be addressed include Laird St, W 13th Street, W 17th Street, W 21st Street, West 22nd Street, West 23rd Street, West 25th Street, W 26th Street, W27th Street, W 28th Street and transitional areas between previous phase scopes as indicated on the attached drawing entitled: Exhibit A, SWA limit of work; received from Quiddity on 19 August 2025.

I. SCOPE OF SERVICES

SWA shall provide landscape architectural design services within the public ROW of street segments noted above. The focus of SWA's work scope will be the integration of urban streetscape improvements in coordination with related engineering, traffic, and mobility enhancements. The design shall integrate public pedestrian infrastructure, accessibility, bike lanes, METRO bus facilities, urban soil enhancements, storm-water mitigation strategies, tree mitigation plans, landscape permit plans, street trees, and related landscape enhancements. Proposed improvements will be developed in coordination with associated road reconfigurations, site access modifications, drainage improvements, street lighting, and related traffic mobility infrastructure by and through Quiddity.

Detailed site investigations shall be conducted to verify existing site conditions and develop situational-specific design solutions to conform with adjacent site conditions outside the work limit. The design shall seek to protect and highlight existing site and community assets while establishing a standard that can be implemented within future phases of the overall corridor development.

The scope of services shall include:

A. SWA shall provide design development and construction documentation as later described for the following scope items:

1. Grading Design:

- a. Finish grading and surface drainage of planting areas.
 - b. Coordination of finish grading for sidewalks and curb ramps; final engineering to be developed and documented by Quiddity.
2. Coordination with Quiddity on traffic infrastructure locations and design requirements, including light signals, light signal boxes, and pedestrian crossing signals.
3. Coordination with Quiddity for site utility infrastructure, including manholes, meters, valves, and utility poles.
4. Coordination with Quiddity for street lighting requirements and the lighting of the bike lane and pedestrian zones, including the location of street lighting in relation to proposed tree locations and related infrastructure requirements and considerations.
5. Coordination with Quiddity for site electrical outlets, charging ports, and/or related improvements (if any).
6. Coordination with Quiddity for pedestrian and bike lane pavement alignments. SWA shall provide finishes and details associated with the construction of those finishes over the civil sub-slab.
7. Coordination with Quiddity for accessibility ramps, bike lane access, and street crossings.
8. Coordination with Quiddity for storm water mitigation strategies and infrastructure from back of curb to the outside edge of street ROWs. (Calculations of sub-surface storm water requirements are not included and shall be provided by Quiddity.)
9. Coordination with Quiddity for bus shelter siting and selection based on shelter design agreed upon by METRO.
10. Landscape walls, steps, railings, and related site structural elements not a part of the adjacent buildings or civil infrastructure (if any).
11. Seating devices (if any).
12. Determine standard selections for site furniture, including planting barriers, raised planters, tree grates, and related streetscape furnishing systems (if any).
13. Allocate locations for possible installation of public art.
14. Planting design.
15. Street Tree mitigation calculations and documentation
16. Planting Soil amendments.
17. Structured soil systems, including utilization of structural soil and/or below-grade soil cells.
18. Incorporation of Low-Impact-Design solutions related to stormwater or related initiatives requested by the City of Houston.
19. Integration of stormwater infiltration systems within street tree planters.

20. Coordination with Quiddity and Owner for frequency of truck watering of street trees for a minimum of 2 years.
 21. Coordination with COH, TxDOT, and related public agencies having jurisdiction over this project.
- B. The Client will retain all other sub-consultants, including but not limited to: Mechanical, Electrical, Plumbing, and Structural. The contribution of SWA to these consultants shall be limited to areas of design and aesthetics. SWA does not assume responsibility for the work of others in the production of construction documents or the sufficiency thereof necessary to the execution of the work.
- C. Design of Scope Items shall not include structural provisions for support of such items in the structure of buildings; penetrations of the structure of buildings for structural, mechanical, electrical or plumbing connections; actual connection to structural, mechanical, electrical and plumbing systems of the building (other than point-of-connection in planters for irrigation (if any); waterproofing of the structure or protective covering of that waterproofing; or waterproofing of penetrations of the structure.

II. PROCEDURE

A. Detailed Design (60%)

1. Upon Client's authorization to commence design, SWA will coordinate updating site bases required for execution of the project based on surveys and related background data as provided by Quiddity. SWA will perform detailed site visits and document site conditions that may influence design recommendations or impact the implementation of site improvements beyond those identified in project-based materials.
2. Following the site investigations, SWA will work with Quiddity and the Owner to review the project scope areas and identify key considerations as they relate to the application of established design standards for the corridor (as developed in Phases 1 and 2).
3. Based on these findings, SWA shall prepare design drawings and a preliminary estimate of probable construction cost for SWA's portion of the work. The schedule for this portion of work shall align with the schedule for Quiddity's key submission dates. The design plans will define the character and essentials of the project, including the selection of materials as well as the layout and refinement of proposed hardscape improvements relating to pedestrian and/or bicycle connectivity infrastructure.
4. Deliverables are to include:
 - a. Street improvement designs for Phase 3 scope areas, utilizing application of standards developed for Phases 1 & 2, including finishes, construction details, and design approaches. Design responses shall be based on specific site conditions and the application of project standards to the conditions of the site and surrounding context.
 - b. Streetscape plans associated with the project scope area;

- c. Streetscape enlargement plans, as needed;
 - d. Plan renderings depicting block-scale improvements;
 - e. Design sections, as needed;
 - f. Materials board and/or samples;
 - g. Images and technical information for site furnishing selections;
 - h. Images of selected landscape design palette;
 - i. Diagrams supporting the incorporation of low-impact development strategies;
 - j. General design precedent imagery;
5. SWA shall assist Client in filing the appropriate plans and documents that are required to secure the necessary design approvals from the various governmental agencies having jurisdiction over the project, but Client shall be solely responsible for securing all such approvals.
 6. SWA will submit one (1) set of documents to the client for QA/QC prior to final submission of 60% design drawings.

B. Construction Documentation (90 & 100%, and Final Construction Documents)

1. Upon Client's approval of the 60% plans and preliminary cost estimate, SWA will develop working drawings and technical sections of specifications to construct the work and shall prepare a final estimate of probable construction cost. Technical sections of specifications shall be prepared in the Construction Specifications Institute (CSI) Master Format. Client shall be responsible for the Bidding and Contract Requirements and General Requirements divisions of the specifications.
2. SWA shall prepare working drawings and technical sections of specifications to reasonably conform to applicable codes and regulations of governmental bodies having jurisdiction over the work at the time of preparation.
7. SWA will submit one (1) set of documents to the client for QA/QC at both the 90% and 100% completion milestones prior to final submission to the Owner. Each milestone shall be submitted to and reviewed by the City of Houston. All submissions shall be coordinated by Quiddity.
3. In developing working drawings and technical sections of specifications, SWA shall use its best efforts to coordinate its services with those of other consultants and to maintain a construction budget in accordance with the preliminary design estimate of probable construction cost accepted by Client at the end of the preliminary design phase. When the final estimate of probable construction cost is one hundred ten percent (110%) of the preliminary design budget estimate, or less, the final estimate will be acceptable to the Client.

C. Bidding and Construction Observation

1. Bidding and Construction Phase services are not a part of this scope of work and shall be

the subject of a future agreement.

III. DEVELOPMENT BUDGETS

- A. SWA shall assist in the development of estimates of probable construction costs for items under its project scope responsibility. As part of the 60% Design Phase, a proposed development budget for all items of work under the Scope of Services shall be established and approved.
- B. This development budget shall be revised and approved at the completion of 90% documents.
- C. In the event that this development budget is reduced or increased by more than 10% between the time of approval of the landscape concept phase and the time of award of a construction contract, the cost of modification of drawings and specifications to meet the changed project budget shall be considered Additional Services.

IV. DESIGN APPROVAL

Client and Owner shall provide SWA written approval at each stage of the project prior to SWA proceeding to the next phase. In the event that the design, as approved by the Client and Owner is rejected by others, and re-design is required, such re-design services shall be compensated as Additional Services.

V. MEETINGS AND SITE VISITS

This proposal includes Professional Service time for up to 28 meetings for coordination with Client, agencies, consultants and Owner, scheduled in coordination with:

- 60% Design coordination
- 90%-100% Design coordination
- Public Agency Coordination Meetings
- MHRA Committee / Board Meetings
- Client Coordination Meetings

Additional meetings shall be billed as Additional Services. Public meetings with stakeholders and residents are not included as part of this fee proposal. Travel expenses shall be billed as Reimbursable Expenses.

VI. EXCLUSIONS TO SCOPE OF SERVICES

Client shall provide the following information or services as required for the performance of the work. SWA assumes no responsibility for the accuracy of such information or services and shall not be liable for errors or omissions therein. Should SWA be required to provide services in obtaining or coordinating compilation of this information, such services shall be charged as Additional Services.

- A. Topography and boundary surveys.
- B. Legal descriptions of property.
- C. Soils testing and/or engineering.

- D. Existing site engineering and utility base information.
- E. Overhead aerial photographs at controlled scale.
- F. Engineering of any kind.
- G. Any work outside of the public Rights-of-Way (ROW), including adjacent parks or other City of Houston or publicly owned properties.
- H. Coordination and/or documentation regarding on-structure design related to below-grade elements.
- I. Portal elements designed to provide access to facilities beyond the ROW.
- J. Public meetings and coordination with adjacent land owners.
- K. Renderings associated with marketing and public engagement, including, but not limited to, perspective drawings, videos, photo-realistic renderings, etc.
- L. LEED, Sites or equivalent rating (including sustainability narrative) requiring additional documentation not required for design and implementation.
- M. Extensions of time beyond the design team's control, including lengthy reviews by governing agencies. SWA assumes a 12-month design period.
- N. Redesign due to changes in previously approved design directives or unforeseen conditions.
- O. Separate documentation of Shepherd, Durham, and cross streets. SWA assumes one set of construction documents.
- P. Forensic studies of existing structures
- Q. Phasing plans and drawings.
- R. Wayfinding and interpretive signage.
- S. Texas Accessibility, TDLR, or ADA submissions, fees or meetings.
- T. Bidding negotiations.
- U. Record and/or As-Built drawings.
- V. Lighting attachment details.
- W. Coordination with CenterPoint Energy or other public utility providers.
- X. Arboriculture consultant for review of existing trees or an advanced tree procurement package.
- Y. Permitting/plan review fees and meetings with the permit office.

VII. FEES AND TERMS

Services described above shall be provided for the fixed sum of \$405,000 in accordance with the terms and conditions of the existing Professional Services Agreement as executed by Quiddity, Inc. and SWA

(effective date of 17 September 2020), which is incorporated and made part of this Agreement by reference.

We estimate the following fee breakdown by phase (SWA shall invoice based on time spent, month-to-month, to complete tasks):

<u>Phase</u>	<u>Fee</u>
60% Construction Drawings:	\$195,000
90% Construction Drawings:	\$145,000
100% Construction Drawings:	\$65,000
Bidding Phase:	NIC
Construction Observation:	NIC
Fee Total	\$405,000

An allowance for Reimbursable Expenses as identified in Appendix A has been stipulated to SWA in the amount of \$12,000. This amount will not be exceeded without written authorization from the Client. Reimbursable Expenses are not included in the fee noted above.

We would be pleased to answer questions you may have or to clarify the various points above.

If this proposal meets with your approval, please sign below and return one copy for our files.

Sincerely yours,

SWA GROUP



Scott McCready, ASLA
Principal
Landscape Architect, Texas License #3140

Kinder Baumgardner, ASLA
Contracting Agent
Landscape Architect, Texas License #2700

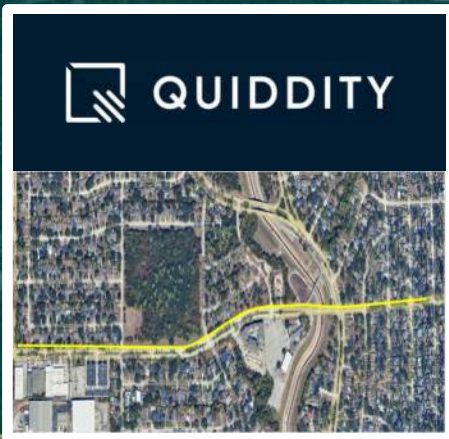
Accepted: Quiddity:

By: _____

Title: _____

Date: _____

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

Memorial Heights Redevelopment Authority
FTA Grant Funding

April 2026

Monthly Discussion Topics

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

Last Month's Accomplishments

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

- ✓ Completed draft topographic survey drawing.
- ✓ Received information from private utilities of mapping of existing utilities.
- ✓ Continued final design.

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Conduct field visit on April 15, 2026.
- ✓ Continue detailed final design.
- ✓ Finalize topographic survey information.
- ✓ Update 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-0544 – Westcott Roundabout Greenspace Project
Work Authorization No. 3 – Construction Phase**

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

This WORK AUTHORIZATION consists of the following:

- 1.0 PROJECT DESCRIPTION: The ENGINEER shall provide the requested services to support the Construction landscape improvements within the Westcott Roundabout at Washington Avenue.
- 2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as identified in the attached Scope of Services Bid and Construction Phase Services for the project. Additional Services include Construction Phase and Construction Management Services.
- 3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for a lump sum not to exceed amount of \$27,310.00.

Basic Services – Construction Phase	\$7,150.00
Basic Services – Construction Management	\$17,190.00
Reimbursable Expenses	\$2,970.00
Total	\$27,310.00

- 4.0 PROJECT SCHEDULE: This work will require two (2) months to complete.

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

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:

By: _____

Name: _____

Title: _____

QUIDDITY ENGINEERING, LLC

By: Matthew Kainer

Name: Matt Kainer, P.E., C.C.M.

Title: Construction Manager

ATTEST: Kristen Harris

April 15, 2026

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

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

Dear Sherry:

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

The project understanding and scope of work detailed below reflect our current understanding of the agreed upon project. Should details change later, future discussions shall occur to solidify any changes and scope and fee as a result.

Project Understanding

The project will include construction phase and construction management services.

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

Scope of Services

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

1. Construction Phase Services

- a. QE will provide construction phase services including attendance at the pre-construction conference, biweekly progress meetings by the project manager and other QE staff/other discipline staff as needed/requested, monthly site visits for observations/inspections, and substantial and final walkthroughs. QE will respond to contractor Requests for Information, review submittals, and assist MHRA with project close-out at completion.
- b. QE will attend bi-weekly construction progress meetings. In-person meetings shall be held once a month (4 meetings). Based on the scheduled duration of each meeting and anticipated follow-up site visits by QE attendees to review discussed agenda items, an additional one-hour time commitment is included per meeting.

2. Construction Management

QE will provide Construction Engineering and Inspection services through an assigned Construction

Engineer. Prior to the start of construction, the Construction Engineer will provide support, as requested by the Client, for the following activities:

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

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

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



T-0544 Westcott Roundabout Greenspace WA#3

Page 3

April 15, 2026

3. Project Field Representation

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

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

4. Supplemental Services

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

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

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

1. Construction Materials Testing (Lump Sum)

The QE team shall provide Construction Material Testing.

Assumptions

1. This proposal is based on requests from MHRA.
2. This proposal is based on the improvements presented in the plan set entitled Westcott Roundabout Landscape, dated September 26, 2025, prepared by M2L Associates. Should the scope of the improvements substantially change resulting in additional construction costs a change in QE's scope may likely result and a request for Additional Services may be submitted.



T-0544 Westcott Roundabout Greenspace WA#3
Page 4
April 15, 2026

Schedule

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

Proposed Fee

QE is requesting an hourly not to exceed fee of **\$27,310.00** for the services described in this proposal.

Special Considerations

This proposal is based on the following special considerations:

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

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

Sincerely,

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

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

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

Matt Kainer, P.E., C.C.M.
Senior Project Manager

Attachments

K:\14760\14760-0001-00 MHRA WA1\Project Management\Job Setup\T-0544 Westcott Roundabout\WA3 - Construction\2_2026.04.15_MHRA Westcott Construction Proposal.docx


		PEIV	PEV	PEIV	PEIII	PEI	DEII	Construction MIV	Project Rep III	Project Rep II	Admin III		Sub-Total	Sub Cons.	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$315.00	\$295.00	\$275.00	\$250.00	\$195.00	\$165.00	\$210.00	\$135.00	\$115.00	\$135.00						
BASIC SERVICES																	
Task 300 - Construction Phase Services (2 Months)																	
1	Project Management and Administration		8								2		\$2,630			\$0.00	\$2,630.00
2	Submittal Review		2			4	4						\$2,030			\$0.00	\$2,030.00
3	RFI Review		2			2	2						\$1,310			\$0.00	\$1,310.00
4	Pay Estimate Review		4										\$1,180			\$0.00	\$1,180.00
Task 600 - Field Project Representation																	
1	Field Project Representation - Inspector								60				\$8,100			\$0.00	\$8,100.00
2	Field Project Representation - Engineer	8						30					\$8,820			\$0.00	\$8,820.00
3	Field Project Representation - Admin										2		\$270			\$0.00	\$270.00
Task 800 - Reimbursable Expenses																	
1	Construction Materials Testing													\$2,000.00		\$2,160.00	\$2,160.00
2	Repro/Mileage/Civcast/Kahua Expenses													\$750.00		\$810.00	\$810.00
3	Drone Photography															\$0.00	\$0.00
	Hours Subtotal	8	16	0	0	6	6	30	60	0	4						
SUBTOTAL BASIC SERVICES		\$ 2,520	\$ 4,720	\$ -	\$ -	\$ 1,170	\$ 990	\$ 6,300	\$ 8,100	\$ -	\$ 540		\$24,340	\$2,750.00	\$0.00	\$2,970.00	\$27,310.00

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

Project No.T-0546 – Pedestrian Improvements Ella Blvd at 22/23rd Street

Work Authorization No. 2 – 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/Westcot and Sculer 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 \$48,940.00.

Basic Services – Quiddity	\$40,940.00
Additional Services	\$8,000.00
Total	\$48,940.00

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

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

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:

By: _____

Name: _____

Title: _____

QUIDDITY ENGINEERING, LLC

By: 

Name: Kristen Hennings

Title: Sr. Project Manager

ATTEST: 

April 6, 2026

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

Re: Pedestrian Improvements Ella Blvd at 22/23rd Street 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 (if required) and Pedestrian Hybrid Beacon design at the intersection of Ella Boulevard at 22/23rd Street 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

It is our understanding that the City of Houston has approved a Pedestrian Hybrid Beacon at the intersection of Ella Boulevard at 22nd Street. If the desire is to change this crossing location to 23rd Street, then 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 a project management, traffic study memorandum, data collection, Plan Preparation and Surveying Services for the Pedestrian Hybrid Beacon for pedestrian crossing of Ella Boulevard at 22/23rd Street.

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



Pedestrian Improvements Ella Blvd at 22/23 Street Project

Page 2

April 6, 2026

QE will prepare Traffic Study Memorandum recommending Pedestrian Hybrid Beacon (HAWK) for pedestrian crossing of Ella Boulevard at 23rd Street based on previously collected traffic data, local context and engineering judgement.

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 Ella Boulevard at 22/23rd Street 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 Ella Boulevard at 22/23rd Street 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.



Pedestrian Improvements Ella Blvd at 22/23 Street Project

Page 3

April 6, 2026

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 **\$48,940.00** for the Final design services described in this proposal. (\$40,940 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 C) or on a lump sum basis to be mutually agreed upon by MHRA and QE. The hourly rate schedule is subject to revision January 1st of each year.
2. Fees do not include sales taxes that may be imposed.
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.



Pedestrian Improvements Ella Blvd at 22/23 Street Project

Page 4

April 6, 2026

Sincerely,

A handwritten signature in black 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 Project Manager

Attachments

V:\Practice Workspace\Transportation\Traffic\0 Projects\MHRA Ella at 22

		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					
BASIC SERVICES																
Task 200 - Final Design Phase Services																
1	Project Management and Coordination		6					6			4	\$3,300			\$0.00	\$3,300.00
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
Task 200 - Final Design Phase Services																
4	Plan Preparation for Pedestrian Hybrid Beacon (Lump Sum)															
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			4				\$2,250			\$0.00	\$2,250.00
	Existing Conditions Sheet		1		2			4				\$1,455			\$0.00	\$1,455.00
	Sidewalk and Ramp Sheet		2		4			8				\$2,910			\$0.00	\$2,910.00
	Signing & Pavement Marking Plans		2		4			8				\$2,910			\$0.00	\$2,910.00
	Traffic Signal Plan Sheet		3		6			10				\$4,035			\$0.00	\$4,035.00
	Traffic Signal Pole Schedule		2		4			6				\$2,580			\$0.00	\$2,580.00
	Cable Schematic		2		4			6				\$2,580			\$0.00	\$2,580.00
	Standard Details		2		2			4				\$1,750			\$0.00	\$1,750.00
b	Prepare Estimations of Construction Costs (60%, 90%, 100%)		2		2			2				\$1,420			\$0.00	\$1,420.00
c	Prepare Project Specifications (60%, 90%, 100%)		2		2			2				\$1,420			\$0.00	\$1,420.00
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
Task 400 - Additional Engineering Services																
Task 500 - Surveying Services																
1	Topographic or Boundary Survey (Hourly)															
a	Survey As Needed for Pedestrian Hybrid Beacon											\$8,000.00			\$0.00	\$8,000.00
Hours Subtotal		0	47	0	54	0	0	79	0	0	4					
SUBTOTAL BASIC SERVICES		\$ -	\$ 13,865	\$ -	\$ 13,500	\$ -	\$ -	\$ 13,035	\$ -	\$ -	\$ 540	\$48,940	\$0.00	\$0.00	\$0.00	\$48,940.00



Memorial Heights Redevelopment Authority (TIRZ 5)

SCHEDULE OF HOURLY RATES

Effective January 1, 2024

ENGINEERING PERSONNEL

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

ELECTRICAL ENGINEERING PERSONNEL

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

CONSTRUCTION PERSONNEL (Includes Mileage)

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

SPECIALIST

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

PLANNING PERSONNEL

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

DESIGNERS/DRAFTING PERSONNEL

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

SURVEYING PERSONNEL

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

OFFICE PERSONNEL

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

Memorial Heights Redevelopment Authority (TIRZ 5)

SCHEDULE OF REIMBURSABLE EXPENSES

Effective January 1, 2024

Subject to Annual Revision

1. Reproduction performed in office

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

Aerial Backgrounds

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

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

Revised
12/12/2023

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. The Authority is located within **REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS** (“Zone”), a tax increment reinvestment zone created by the City pursuant to Chapter 311, Texas Tax Code.

1. This Agreement is being executed in connection with City’s contribution of funds for a project to improve pedestrian safety along Ella Boulevard at the intersections of West 22nd Street and/or W 23rd Street, within City Council District C (the “Project”), undertaken pursuant to and in accordance with the Amended Project Plan and Reinvestment Zone Financing Plan for 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 hiring a contractor to undertake the Project in accordance with the following Scope of Work:
 - Acquisition and installation of a pedestrian hybrid beacon (High-Intensity Activated Crosswalk) at either the intersection of Ella Boulevard and W 22nd Street or W 23rd Street (at the option of the City).
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 **\$150,000.00** on the basis of Project invoices submitted by the Authority and approved by the Houston Public Works Director or their 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 **\$150,000.00**, 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 **\$150,000.00** 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 **\$150,000.00**, 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
Attention: Mr. Eugene Skeete

Authority:

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

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 CEDO may terminate this Agreement at any time upon thirty (30) days’ notice in writing to Authority.

8. This Agreement shall expire on April 30, 2031, or when terminated by the 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.]

DRAFT

APPROVED:

**MEMORIAL-HEIGHTS
REDEVELOPMENT AUTHORITY**

Sherry Weesner, President

Date: _____

DRAFT

APPROVED:

ATTEST/SEAL:

**CITY:
CITY OF HOUSTON, TEXAS**

City Secretary

Mayor

APPROVED:

COUNTERSIGNED BY:

Director, Houston Public Works

City Controller

APPROVED:

DATE COUNTERSIGNED:

Chief Economic Development Officer

APPROVED AS TO FORM:

Assistant City Attorney
L.D. File No.: _____

TEI PLANNING + DESIGN

WORK AUTHORIZATION FY26-3

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

This WORK AUTHORIZATION authorizes consultant services to be performed by TEI Planning + Design (the “Consultant”) pursuant to the Master Agreement for Planning and Engineering Design Services (the “Agreement”) between the Consultant and Memorial-Heights Redevelopment Authority (the “Authority”). 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: *Conduct a feasibility study for safe multimodal connections from White Oak Bayou and Lorraine Cherry Park to the proposed future cap park(s) along I-10. (See Attachment 1 for a detailed scope.)*
- 2.0 PROJECT SCHEDULE: The Consultant will complete the work within *6 months* from execution of this Work Authorization (see **Attachment 1** for a detailed schedule).
- 3.0 FEE AND PAYMENT: The Consultant will complete the tasks in this Work Authorization for a lump sum amount of *\$75,000* (see **Attachment 1** for a detailed fee breakdown).

IN WITNESS WHEREOF, the parties have executed this Work Authorization as of _____, 2026.

**AUTHORITY:
MEMORIAL HEIGHTS
REDEVELOPMENT AUTHORITY**

**CONSULTANT:
TRAFFIC ENGINEERS, INC.
dba TEI PLANNING + DESIGN**

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____



712 Main Street, Suite 950
Houston, TX 77002
(713) 270-8145
www.teiconnects.com
TX Registration F-003158

April 17, 2026

Sherry Weesner
Memorial Heights Redevelopment Authority
1330 Post Oak Boulevard, Suite 2650
Houston, Texas 77056

RE: Proposal for Trail Connector Options (White Oak Bayou to I-10 Cap Park) T-0547

Dear Mrs. Sherry Weesner:

TEI Planning + Design (TEI) is pleased to submit this proposal to provide professional planning and engineering services to support the Memorial Heights Redevelopment Authority (MHRA) in developing a feasibility study to evaluate multimodal connections from 11th Street (I-610 to Ella Boulevard) to a cap park over I-10 near Memorial Park proposed to be constructed as part of the I-10 Inner Katy reconstruction project. This will expand connectivity for the Cottage Grove, Timber Grove, and Design District neighborhoods.

The I-10 Inner Katy project is anticipated to include one cap structure between I-610 and Washington Avenue to provide a direct connection from Washington Avenue/Old Katy Road into Memorial Park. The cap could include a roadway, new park space, and a multimodal connection such as a shared-use path. While the exact location and design of the proposed cap structure is still to be finalized, this study will evaluate how safe, comfortable multimodal facilities could connect to and integrate with the cap.

This effort is a feasibility-level study only and will include schematic concepts sufficient for stakeholder coordination and board-level decision-making. Final design is not included.

Scope Elements

1. Project Management & Coordination

TEI will support MHRA in the successful completion of this project. TEI will assign an internal Project Manager (PM) to oversee all work and will be responsible for directing and coordinating activities and assigning personnel. The PM will manage the project scope, schedule, budget, and quality to ensure that the project progresses as agreed.

The PM will lead monthly project status meetings including kickoff meetings with MHRA staff and coordination meetings with relevant entities, including but not limited to TxDOT, Harris County Precinct 4 and the City of Houston.

The PM will submit monthly project progress reports and invoices to MHRA staff.

2. Define Existing Connections

TEI will evaluate the feasibility of multimodal connections from the proposed cap park to neighborhoods and commercial areas to the north of Memorial Park.

The assessment will identify and describe:

- Key residential, commercial, and civic destinations that would benefit from connectivity to the proposed cap park.
- Barriers to multimodal connectivity to the proposed cap park, including existing roadway, utility, and freight rail barriers.
- Characteristics of existing street and intersection conditions along key corridors in the study area, including Katy Road, Silver Eagle Drive, Washington Avenue/Hempstead Road, W 11th Street, Eureka Street, Kansas Street, and Sherwin Street.
- Available public right-of-way and utility easements within the study area.

3. Identify Future Connection Opportunities

Using the information from Task 2, TEI will assess both short and long-term opportunities to improve existing connections and create new connections across roadway, freight, and other barriers.

TEI will identify up to six (6) short-term opportunities and four (4) long-term opportunities to improve connectivity to and from the proposed cap park. Opportunities may include a range of investments such as crossing improvements, grade separations, new multimodal facilities, etc. These opportunities may also be packaged to provide more holistic connections for area destinations. This will include connections to existing, programmed, and planned multimodal corridors.

4. Identify Feasibility Considerations

TEI will identify constraints, risks, and implementation considerations for each connection opportunity to develop a preliminary feasibility screening. This screening will list trade-offs related

to grade separation, local street connectivity, directness of the connection, and other considerations determined alongside MHRA.

5. Schematics, Cost Estimates & Recommendations

TEI will select up to three (3) opportunities based on feedback from the client and appropriate stakeholders. The team will develop schematic-level graphics and planning-level cost estimates for each selected alternative.

TEI will provide recommendations and design considerations to inform next-phase engineering and funding discussions.

Deliverables

- Project schedule, meeting summaries, and monthly progress reports and invoices
- Presentations to the MHRA Board at up to three (3) board meetings
- Stakeholder coordination (up to five (5) total meetings)
- Existing Connections assessment memo, outlined in scope Task 2
- Feasibility screening based on connections, safety, accessibility and constructability including supporting narrative highlighting opportunities and risks for each alignment.
- Conceptual graphics for up to three (3) feasible alignment alternatives that provide design project connectivity and may include at-grade or elevated solutions as appropriate.
- Planning-level cost estimates for the three (3) selected alignment alternatives

Schedule & Fee

The anticipated duration of the project will take an estimated six (6) months to complete.

The proposed fee for Trail Connector Options (White Oak Bayou to I-10 Cap Park) T-0547 is \$75,000. TEI will invoice monthly on a percent complete basis for the project.

Project Assumptions

This project will not include public engagement.

The project team will meet with MHRA staff monthly for regular project check-ins.

This proposal is valid for 45-day from the date of this letter. If you have any questions regarding this proposal, please contact me at 713.884.9055 or geoff.carleton@teiconnects.com.

Sincerely,

A handwritten signature in blue ink that reads "Geoff Carleton AICP". The signature is written in a cursive style.

Geoff Carleton, AICP

Senior Principal



Safety/Mobility Projects Update

Memorial Heights Redevelopment Authority

April 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.
- ✓ The contractor is waiting on CenterPoint to remove an old service pole before beginning some final clean up on the site.
- ✓ The project passed the TDLR (ADA Accessibility) inspection.

West 19th 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 19th Street between Durham Drive and Bevis Street, new sidewalks along both sides of Beall Street south of West 19th Street, and new sidewalk along the west side of Bevis Street north of West 19th Street.
- ✓ Contractor: Garrett Shields Infrastructure
- ✓ Construction Start: June 6, 2025
- ✓ Contractor is addressing HPW and TDLR punchlists.
- ✓ TxDOT has approved 2 Change Orders
- ✓ The project team met with HPW and TxDOT regarding a citizen complaint on April 15, 2026.
- ✓ Continue coordination with TxDOT and Garret Shields to assist in close out.