

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**

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**JOINT MEETING OF THE BOARDS OF DIRECTORS**

**JUNE 24, 2026**

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

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# MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

## Director Attendance Record

MEETING DATE	A. LENTS	J. HALE-HARRIS	C. MANRIQUEZ	R. STEIN	M. ZEVE	D. MCINTOSH	N. KNIGHT
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
04/22/26	Y	Y	Y	-	Y	Y	Y

Y = Attended (V = Video)

X = Did not attend (A = Audio Only)

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

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

Notice is hereby given that the Board of Directors of the Memorial-Heights Redevelopment Authority (the “Authority”) will hold a joint meeting with the Board of Directors of Reinvestment Zone Number Five, City of Houston, Texas (the “Zone”), open to the public, on **WEDNESDAY, JUNE 24, 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/82528735534?pwd=X2vljvM90gAo8NJZumd9b2v72yNnOB.1>

Meeting ID: 825 2873 5534

Passcode: 780898

**TO ATTEND VIA AUDIO ONLY:**

Dial: 1-346-248-7799

Meeting ID: 825 2873 5534

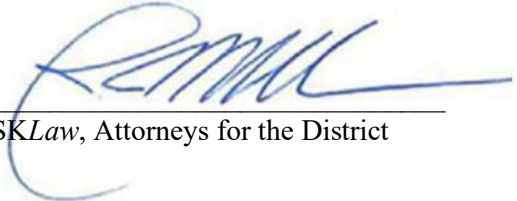
Passcode: 780898

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

1. **CALL TO ORDER:**
  - a) Receive comments and questions from the public;
2. **CONSENT AGENDA:**
  - a) **Minutes of previous meetings:**
    - i) Approve Authority minutes of April 22, 2026; **5**
    - ii) Approve Zone minutes of April 22, 2026; **13**
  - b) **Financial Matters (Authority only):**
    - i) Receive Financial Report Summary, including account and fund activity statements; **14**
    - ii) Receive Investment Report; **37**
3. **CHAIR REPORT (Authority only);**
4. **PRESIDENT REPORT (Authority only);**
5. **FINANCIAL MATTERS (Authority only):**
  - a) Authorize payment of invoices;
  - b) Approve submission of proposed budget and CIP for fiscal year ending June 30, 2027 (*Authority & Zone*); **39**
  - c) Authorize other appropriate action;
6. **PROJECTS AND ENGINEERING (Authority only): 78**
  - a) **PROJECTS IN CONSTRUCTION:**
    - i) **Shepherd/Durham & Selected Cross Streets – Phase 2** [CIP Project T-0523B] [COH - Harper Brothers Construction, LLC]:
      - A) Update on project construction;
      - B) Confirm Work Authorization No. 3 [Quiddity]; **79**
    - ii) **White Oak at Green Leaf** [CIP Project T-0541] [COH]:
      - A) Update on project construction; **88**
    - iii) **Westcott Roundabout Greenspace** [CIP Project T-0544] [Landscape Art, Inc.]:
      - A) Update on project construction; **89**
      - B) Confirm Work Authorization No. 3 [Quiddity]; **90**

- b) **PROJECTS IN DESIGN:**
  - i) **Pedestrian Improvements Shepherd at Memorial** [CIP Project T-0510]:
    - A) Update on project design; **96**
  - ii) **18<sup>th</sup> Street & surrounding area pedestrian improvements** [CIP Project T-0512A]:
    - A) Update on project design; **97**
  - iii) **North Canal Project** [CIP Project T-0525]:
    - A) Update on project design;
  - iv) **Stude Park Improvement** [CIP Project T-0526] [SWA]:
    - A) Update on project design; **98**
    - B) Approve Work Authorization No. 4 [SWA]; **99**
  - v) **Wagh Drive & South Heights Boulevard Safety Improvements** [CIP Project T-0535]:
    - A) Update on project; **103**
  - vi) **Shepherd/Durham Cross Streets – Phase 3** [CIP Project T-0539]:
    - A) Update on project; **104**
    - B) Approve Infrastructure Reimbursement Agreement [COH]; **105**
    - C) Approve Work Authorization No. 3 [Quiddity]; **111**
  - vii) **Lorraine Cherry Nature Preserve/White Oak Bayou Connectivity Project** [CIP Project T-0540]:
    - A) Update on project design; **121**
  - viii) **Nicholson & MKT Crossing Improvements** [CIP Project T-0542]:
    - A) Update on project design; **122**
  - ix) **Zone Wide Safety & Mobility Projects & Congressional District 7 Sidewalk Improvement Project** [CIP Project T-0543] [IDS Engineering]:
    - A) Update on project design; **123**
  - x) **Pedestrian Improvements Washington/Westcott at Schuler** [CIP Project T-0546]:
    - A) Update on project; **125**
- c) **PROJECTS IN PLANNING:**
  - i) **20<sup>th</sup> Street Planning & Grant Evaluation** [CIP Project T-0549]:
    - A) Update on planning project;
  - ii) **Washington & Center Streets Planning & Grant Evaluation** [CIP Project T-0550]:
    - A) Update on planning project;
  - iii) **Trail Connector Options** [CIP Project T-0547]:
    - A) Update on planning project;
  - iv) **Regional Parks Concept Evaluation** [CIP Project T-0548]:
    - A) Update on planning project;
- 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) Approve change order for tree establishment [CO No. 62]; **126**
    - C) Construction claims, damages, and litigation;
  - iii) **Yale & Center Street Intersection** [CIP Project T-0529] [Main Lane Industries]:
    - A) Update on project finalization; **130**
  - iv) **19<sup>th</sup> & Beall Area Pedestrian Safety Improvements** [CIP Project T-0534] [Garrett Shields Infrastructure]:
    - A) Update on project finalization;
  - v) **Houston Avenue & White Oak Drive Intersection Improvements** [CIP Project T-0520]:
    - A) Update on project finalization;
  - vi) **Transportation Alternative Area Wide Study** [CIP Project T-0538] [TEI]:
    - A) Update on project finalization;
    - B) Confirm updated Administrative Agreement Amendment; **131**
    - C) Adopt Resolution Approving Greater Heights Strategic Connections Plan; **134**

- e) **GRANT APPLICATIONS:**
  - i) Review possible grant applications and opportunities; **136**
  - ii) Authorize appropriate action;
- f) **OTHER ITEMS:**
  - i) Approve Work Authorization No. 1 [Quiddity]; **137**
  - ii) Approve project pay estimates, change orders, final estimates, retainage release, or other design, construction, or management contract administration items, and authorize other appropriate action; **139**
- 7. **COMMUNICATIONS** (*Authority only*):
  - a) Receive update from Communications Committee;
  - b) Approve Professional Services Agreement [Public Relations Services] [Medley, Inc.]; **142**
  - c) 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.

**PROPOSED BUDGET AVAILBLE**

Electronic copies of the proposed budget are accessible at <https://memorialheightstirz5.com/meetings/>.

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

**APRIL 22, 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 22<sup>nd</sup> day of April, 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.

Also present for the meeting were:

**Staff & Consultants:** Sherry Weesner, President of the Authority; Kristen Hennings, Matt Kainer, and Erin Wilford, of Quiddity-1, Inc. (“Quiddity”); Jim Webb of The Goodman Corporation (“TGC”); Clint McManus and Chelsea Young of TEI; Melissa Morton of The Morton Accounting Services (“TMAS”); Erika Savarese of Medley, Inc.; Carol Harrison and Rich Fuller of IDS Engineering; Suzanne Villarreal of McCall Gibson Swedlund Barfoot Ellis (“MGSBE”); John Kuhl and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SKLaw”);

**Government Entities:** Colin Gary of Houston METRO; Sonia Soto of the City of Houston (“COH”);

**Community Entities and General Public:** Sarah Hogan and Emily Guyre of Houston Heights Association; and Montasir Maruf of RRP Engineering.

**DETERMINE QUORUM; CALL TO ORDER**

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

**Receive comments or questions from the public**

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

There were no comments or questions from the public.

**CONSENT AGENDA**

- a. Approve Authority minutes of February 26, 2026; and
- b. Receive Financial Report Summary, Investment Report, and Disclosure Report;

Chair Lents noted a minor typographical error on the last page of the Authority minutes.

Upon motion by Director Zeve, seconded by Director McIntosh, and after full discussion, the Board voted unanimously to approve the Consent Agenda items, including correcting the typographical error as noted.

**CHAIR REPORT**

Chair Lents deferred her report.

## **PRESIDENT REPORT**

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

## **FINANCIAL MATTERS**

Director Manriquez next reported to the Board on financial matters.

### **Authorize payment of invoices**

The Board reviewed the invoices submitted for payment. Chair Lents advised that the Projects Committee has reviewed project-related invoices and 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 Hale-Harris, seconded by Director Manriquez, and approved unanimously by the Board to approve the payment of all invoices presented.

### **Budget development**

Ms. Weesner discussed development of the proposed fiscal year budget, which will be presented in June. She advised that the North Canal project is expected to experience significant delays, which may affect future capital planning and expenditure priorities.

### **Confirm Engagement of Auditor**

The Board then considered the confirmation of the Auditor for the fiscal year ending June 30, 2026. Ms. Villarreal advised that MGSBE currently has an evergreen contract with the Authority for preparation of the annual audit, and that the approximate cost for this year is approximately \$16,000. She also advised that a single audit, at a cost not to exceed approximately \$10,000, is required because federal grant awards exceeded \$1 million during the fiscal year.

Upon motion by Director Manriquez, seconded by Director Zeve, and after full discussion, the Board voted unanimously to confirm the engagement of MGSBE for preparation of the Authority's audit for the fiscal year ending June 30, 2026.

## **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 ongoing installation of underground utilities, sanitary sewer and storm sewer infrastructure, and construction of major stormwater structures and junction boxes. He advised that traffic shifts along Shepherd Drive have been implemented to accommodate construction activities. He further noted that a right-of-way encroachment issue near Durham Drive and 11th Street has been resolved. He and Ms. Hennings also reviewed ongoing coordination efforts with COH regarding replacement of water lines on 11<sup>th</sup> and 12<sup>th</sup> Street to prevent the need for future roadway reconstruction following completion of the project.

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

#### Update on project construction

Ms. Hennings provided an update regarding the White Oak at Greenleaf project. She advised that the preconstruction meeting has been held and that a Notice to Proceed will be issued shortly. She noted that the project is bundled with another construction project and that the contractor has not yet determined which location construction activities will commence first.

### **PROJECTS IN DESIGN**

#### **Pedestrian Improvements Shepherd at Memorial [T-0510]**

##### Update on project design

Ms. Hennings advised that the 90% design package is currently being prepared for submittal to COH, METRO, and other reviewing agencies.

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

##### Update on project design

Ms. Hennings advised that a site visit has been scheduled for later in the week, and a survey is being completed.

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

##### Update on project design and construction

Mr. Kainer provided an update, advising that the design was finalized and the repairs have been completed by Landscape Art, as discussed at the last meeting. He noted that a new bollard has been installed within the adjacent island to help prevent similar incidents in the future. He advised that the project is now complete and that the restored monument wall has been returned to good condition.

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

##### Update on project design

Ms. Weesner advised that design work is continuing, however, recent flood map revisions and additional regulatory approval requirements are expected to significantly delay construction. She noted that construction is not anticipated to begin before 2029 and could be delayed until 2034. She further discussed the potential budgetary implications of the delay, noting that funds previously reserved for the project may remain unneeded for an extended period. Discussion ensued regarding the possibility of reallocating available funds to other projects and rebudgeting for the North Canal project later. Ms. Weesner advised that discussions with COH administration regarding these options are ongoing and that additional information will be provided as it becomes available.

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

Ms. Weesner reminded the Board that the final conceptual plans were presented at a previous meeting.

#### **Approve Work Authorization No. 3 (SWA)**

Ms. Weesner reviewed Work Authorization No. 3, advising that SWA will provide design, design development, construction documentation, bidding period, and construction observation services, for an amount not to exceed \$289,000.

Upon motion by Director Manriquez, seconded by 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.

#### Approve Revised Interlocal Agreement (COH)

Ms. Weesner advised that, following further review of the project scope, COH requested an increase in the Authority's contribution from \$500,000 to \$750,000. She noted that COH has also increased its contribution to \$1,250,000.. Director Zeve pointed out a typographical error in the contribution amount in Exhibit A.

Upon motion by Director Manriquez, seconded by Director Knight, and after full discussion, the Board voted unanimously to approve the Revised Interlocal Agreement, subject to correction of the typographical error in Exhibit A, and to authorize execution by the President.

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

##### Update on project design

Ms. Hennings advised that the project team recently conducted a site visit with the surveyor to verify existing conditions and address minor corrections.

#### **Shepherd/Durham Cross Streets [T-0539]**

Ms. Hennings advised that discussions with COH regarding planned water line replacements in the project area resulted in a determination that certain water line improvements should be incorporated into the project. Ms. Weesner noted that additional work authorizations and an interlocal agreement will be presented to address design and construction costs associated with water line improvements, with COH reimbursing its share of the costs. She explained that coordinating the street and water line improvements will avoid future roadway reconstruction and provide cost savings.

##### Approve Work Authorization No. 2 (Quiddity)

Ms. Hennings advised that the agenda addressed approval of Work Authorization No. 3, but stated it's actually Work Authorization No. 2 that requires action. She then reviewed Work Authorization No. 2, for final design plans for reconstruction of the remaining cross streets between Shepherd Drive and Durham Drive, for an amount not to exceed \$1,872,650.

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.

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

##### Update on project design

Ms. Hennings provided an update and advised that the project team recently conducted a site visit with the surveyor to verify existing conditions and address minor corrections. She reported that work is ongoing to prepare the 60% design submittal package, which is anticipated to be submitted in May.

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

##### Update on project design

Mr. Webb advised that a stakeholder walk was conducted to gather feedback on design concepts and proposed improvements included in the grant application. He noted that meetings were also held with COH traffic engineering staff to evaluate proposed safety enhancements and ensure consistency with COH design standards. He further advised that a public meeting is scheduled on May 12 to solicit additional

community input. He reviewed potential design enhancements at the Yale Street and MKT Trail intersection, including improvements intended to enhance pedestrian safety and connectivity, and noted that additional scope modifications may be considered as the design progresses.

**Zone Wide Safety & Mobility Projects & Congressional District 7 Sidewalk Improvement Project [T-0543]**

Ms. Harrison provided a photographic overview of project progress to date. She reviewed the project scope, which includes construction of new sidewalks and replacement of deteriorated sidewalks to improve pedestrian connectivity and access to key destinations throughout the project area.

She advised that survey work, utility coordination, preliminary design, and tree assessments have been completed and that design efforts are ongoing. She emphasized several design considerations and concerns, including drainage ditches, utility conflicts, driveway crossings, ADA accessibility requirements, parking impacts, and tree preservation.

The Board discussed potential issues regarding driveway replacement policies, project complexity, and efforts to balance connectivity goals with budget constraints. Ms. Harrison advised that preliminary design submittals to COH are forthcoming and that the project remains on schedule. The Board expressed appreciation to Ms. Harrison, Mr. Fuller, and the IDS team for their work on the project.

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

Update on project design

Ms. Hennings provided an overview of project design to date.

Receive bids and award contract

Ms. Hennings advised that one bid was received from Landscape Art in the amount of \$382,733.60, which exceeded the engineer's estimate. She noted that, after discussions with the contractor, subcontractors, and landscape architect, the project team believes the bid to be reasonable given current market conditions and the specialized nature of the project, and recommended award.

Upon motion by Director Zeve, seconded by Director McIntosh, and after full discussion, the Board voted unanimously to award the construction contract to Landscape Art.

Approve Work Authorization No. 3 (Quiddity)

Ms. Hennings reviewed Work Authorization No. 3, in connection with the construction contract awarded to Landscape Art. She advised that Quiddity will provide construction phase and construction management services, for an amount not to exceed \$27,310.

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

**Pedestrian Improvements Washington/Westcott at Schuler [T-0546]:**

Update on project development

Ms. Weesner reminded the Board that the project will include installing a pedestrian crossing signal on Ella Boulevard between 22nd and 24th Streets to improve access to Little Thicket Park. She explained that the crossing improvement is proposed to be combined with the existing project to increase contractor interest and improve bidding efficiency

Approve Work Authorization No. 2 (Quiddity)

Ms. Hennings reviewed Work Authorization No. 2 for 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 a total cost not to exceed \$48,940.

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.

#### Approve Infrastructure Reimbursement Agreement (COH)

Ms. Weesner presented a proposed Infrastructure Reimbursement Agreement with COH pertaining to participation in the project and advised that COH has committed \$150,000 toward construction costs.

Upon motion by Director Manriquez, seconded by Director Hale-Harris, and after full discussion, the Board voted unanimously to approve the Infrastructure Reimbursement Agreement and authorize execution, subject to any final modifications determined necessary by the President, Projects Committee, the Authority's attorney, or COH, and to authorize execution by the President.

### **PROJECTS IN PLANNING**

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

##### Update on planning

Mr. Webb advised that there are no significant project developments to report at this time. He noted that staff is scheduled to review project updates in the coming days and remain on track to complete the current phase of work by June, with a future update to be provided to the Board.

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

##### Update on planning

Mr. Webb advised that similarly, there are no significant project developments to report.

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

Ms. Weesner advised that project activities remain ongoing, with no Board action required.

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

Ms. Weesner provided an update regarding potential trail connector opportunities to improve trail connectivity and crossings throughout the area and build upon prior planning initiatives.

##### Approve Work Authorization No. 3 (TEI)

Ms. Weesner reviewed Work Authorization No. 3, advising that TEI will conduct a feasibility study for safe multimodal connections from White Oak Bayou and Lorraine Cherry Park to the proposed future cap park along I-10, for a total not to exceed \$75,000.

Upon motion by Director Knight, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve Work Authorization No. 3 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 has not yet been closed out due to the addition of supplemental project elements.

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

#### Update on project construction

Mr. Kainer advised that modifications to the rectangular rapid flashing beacon (RRFB) installations have been completed in response to COH comments and that final electrical work is underway. Mr. Kainer noted that, upon completion of the remaining work, COH approval will be requested to activate the RRFBs. He also noted that recently planted trees throughout the corridor are establishing well and show healthy growth.

#### Construction claims, damages, and litigation

Mr. Kuhl provided a brief update on litigation matters.

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

#### Update on project construction

Ms. Weesner advised that the project remains pending until completion of utility work by CenterPoint, including removal of an existing service pole.

### **19<sup>th</sup> 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.

## **GRANT APPLICATIONS**

Mr. Webb provided an update regarding grant funding efforts. He advised that a Fiscal Year 2027 Community Project Funding request in the amount of \$3 million has been submitted through Congresswoman Fletcher's office to support current projects. Mr. Webb further reported that two grant applications have been submitted to the Houston-Galveston Area Council (H-GAC), including a Shady Acres sidewalk project and improvements to address gaps in the Nicholson Trail corridor. He noted that Transportation Development Credit requests were also submitted in connection with the H-GAC applications to potentially eliminate local matching fund requirements. Discussion ensued regarding potential future green corridor designation opportunities associated with the Shepherd-Durham project.

## **COMMUNICATIONS**

### Receive update from Communications Committee

Director Hale-Harris reviewed Authority communications and social media activities, including ongoing website restructuring efforts. She advised that content is currently being loaded to the Authority's new website. She noted that the website is expected to be available for review the following week and that additional information will be provided once the site is ready for public viewing.

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

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

Mr. McManus provided a photographic overview of the planning to date. He reviewed the results of the final round of community engagement, which included in-person outreach and online participation, and advised that community feedback demonstrated strong support for the recommended projects, particularly those focused on improving connections to Memorial Park and crossings of White Oak Bayou.

Mr. McManus reviewed the implementation strategy, which identifies project priorities, potential funding sources, implementation partners, and opportunities for phased delivery of the recommended improvements. He noted that the plan is intended to serve as a long-term planning and funding tool for multiple agencies and stakeholders.

The Board discussed project prioritization, implementation feasibility, and the role of the Authority in advancing recommendations both within and adjacent to its boundaries. Mr. McManus advised that a draft plan has been distributed for review and that meetings with partner agencies are ongoing.

After discussion, the Board expressed its appreciation to Mr. McManus and the project team for extensive work in developing the plan and creating a valuable resource to guide future transportation and mobility investments.

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.

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Secretary  
Memorial-Heights Redevelopment Authority

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

**APRIL 22, 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 22<sup>nd</sup> day of April, 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.

Also present for the meeting were:

**Staff & Consultants:** Sherry Weesner, President of the Authority; Kristen Hennings, Matt Kainer, and Erin Wiliford, of Quiddity-1, Inc. ("Quiddity"); Jim Webb of The Goodman Corporation ("TGC"); Clint McManus and Chelsea Young of TEI; Melissa Morton of The Morton Accounting Services ("TMAS"); Erika Savarese of Medley, Inc.; Carol Harrison and Rich Fuller of IDS Engineering; Suzanne Villarreal of McCall Gibson Swedlund Barfoot Ellis ("MGSBE"); John Kuhl and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw");

**Government Entities:** Colin Gary of Houston METRO; Sonia Soto of the City of Houston ("COH");

**Community Entities and General Public:** Sarah Hogan and Emily Guyre of Houston Heights Association; and Montasir Maruf of RRP Engineering.

**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 February 26, 2026;

Upon motion by Director Zeve, seconded by Director McIntosh, 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



THE MORTON ACCOUNTING SERVICES

## **Memorial Heights Redevelopment Authority**

### **Monthly Financial Report Summary**

#### **June Board Meeting**

**Wednesday, June 24, 2026**

At the beginning of April, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Cash Balance was \$60,199,114. TIRZ #5 received a total of \$150,589 from interest income. During the period, TIRZ #5 processed \$4,522,761 in disbursements. 93% of the disbursements related to disbursements to Goodman Corporation (\$161,851), for Engineering Consulting, Quiddity Engineering (\$261,536), and Houston Public Works (\$3,802,807), for CIP Projects. The ending balance as of month end April 30, 2026 was \$55,826,943.

At the beginning of May, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Cash Balance was \$55,826,943. TIRZ #5 received a total of \$157,488 from interest income. During the period, TIRZ #5 processed \$23,357 in disbursements. 97% of the disbursements are related to a disbursements for Administration Payroll and Taxes (\$22,592). The ending balance as of month end May 31, 2026 was \$55,961,074.

The invoices pending approval total \$193,020. See attached "Unpaid Bills Detail" Report for invoices pending approval on page 3.

There was \$728,251 spent for Capital Projects for the period. The project that utilized the majority of the funding was Shepherd Durham & Cross Streets (\$138,370). See attached "Capital Improvement Projects" Report on pages 4, 5, and 6.

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

**General Operating Fund**

<b>BEGINNING BALANCE</b>		\$ 60,199,114.45
<b>REVENUE</b>		
Frost Money Market Interest	0.01	Interest
TexPool	113,496.93	Interest
Regions Project Fund	36,670.99	Interest
Regions Debt Service Fund	421.47	Interest
Frost Money Market Interest	0.01	Interest
TexPool	132,308.67	Interest
Regions Project Fund	24,824.66	Interest
Regions Debt Service Fund	354.51	Interest
<b>Total Revenue</b>		308,077.25
<b>DISBURSEMENTS</b>		
ACH Schwab	1,925.00	Retirement
ACH eLsqrd Media Group	4,788.00	Annual Fee
ACH Texas Workforce	171.00	Unemployment Tax
ACH IDS Engineering	23,777.24	Capital Projects
ACH Goodman	93,353.18	Engineering Consultant
ACH The Morton Accounting Services	2,152.43	CPA Services
ACH Medley	2,421.29	Marketing Retainer
ACH Quiddity Engineering	95,247.11	Capital Projects
ACH Quiddity Engineering	166,289.24	Capital Projects
ACH Sanford Kuhl Hagan Kugle Parker	13,587.91	Legal Invoices
ACH SWA Group	20,011.88	Capital Projects
ACH Goodman	68,497.54	Engineering Consultant
ACH Hunton Andrews Kurth	44,573.40	Legal Invoices
ACH IDS Engineering	16,417.41	Capital Projects
ACH Traffic Engineers	72,437.62	Capital Projects
ACH The Morton Accounting Services	1,961.03	CPA Services
ACH SWA Group	16,094.24	Capital Projects
ACH Traffic Engineers	50,156.65	Capital Projects
ACH Commerce Bank	765.15	Credit Card
ACH Regions Corporate Trust	3,500.00	Annual Fee
ACH United States Treasury	8,553.26	Payroll Taxes
ACH Quickbooks Payroll Service	14,038.53	Admin Payroll
ACH United States Treasury	8,553.24	Payroll Taxes
ACH Quickbooks Payroll Service	14,038.54	Admin Payroll
ACH Houston Public Works	3,802,806.75	Capital Projects
<b>Total Disbursements</b>		4,546,117.64
<b>ENDING BALANCE</b>		<b>\$ 55,961,074.06</b>
		-
		<b>May 31, 2026</b>
		<b>Balance</b>
<b>LOCATION OF ASSETS</b>		
Frost Checking		-
Frost Money Mkt		1,109.93
Frost Project Fund		4,180,201.27
Regions Debt Service Fund		121,950.00
Regions Project Fund		8,539,936.32
TexPool Investment		43,117,876.54
<b>Total Account Balance</b>		<b>\$ 55,961,074.06</b>

**Memorial Heights Redevelopment Authority**  
**Unpaid Bills Detail**  
**As of June 9, 2026**

Type	Date	Num	Memo	Due Date	Open Balance
<b>Goodman Corporation</b>					
Bill	05/31/2026	5-2026-87	MRA109 General Planning Support May 2026	06/10/2026	2,384.92
Bill	05/31/2026	5-2026-75	MRA113 Project - Phase I Construction Phase Grant Mn...	06/10/2026	487.73
Bill	05/31/2026	5-2026-76	MRA122 Project -11th Street Use Path May 2026	06/10/2026	641.20
Bill	05/31/2026	5-2026-77	MRA123 Project - Ped Improvements at Shepherd and M...	06/10/2026	221.10
Bill	05/31/2026	5-2026-78	MRA125 Project -TxDOT TA Planning May 2026	06/10/2026	253.35
Bill	05/31/2026	5-2026-79	MRA126 Project -Project Coordination & Grant Mgmt Su...	06/10/2026	820.75
Bill	05/31/2026	5-2026-80	MRA129 Project- W18th Street Sidewalks May 2026	06/10/2026	422.85
Bill	05/31/2026	5-2026-81	MRA131 Project - Conceptual Design Report 20th May 2...	06/10/2026	17,376.17
Bill	05/31/2026	5-2026-82	MRA132 Project - Conceptual Design Report Washingto...	06/10/2026	49,798.90
Bill	05/31/2026	5-2026-88	MRA133 Project - Contract Services T-542 May 2026	06/10/2026	542.20
Bill	05/31/2026	5-2026-83	MRA134 Nicholson Trail Extension Grant Application Ma...	06/10/2026	11,266.65
Bill	05/31/2026	5-2026-84	MRA135 Shady Acres Sidewalks May 2026	06/10/2026	11,266.65
Bill	05/31/2026	5-2026-85	MRA137 Project - Shepher Durham Phase 1 Build May 2...	06/10/2026	3,380.89
Bill	05/31/2026	5-2026-86	MRA138 Project -Nicholson St Trail May 2026	06/10/2026	11,000.00
Total Goodman Corporation					109,863.36
<b>Sanford Kuhl Hagan Kugle Parker Kahn LLP</b>					
Bill	05/31/2026	26-0808	Legal services through May 29, 2026	06/10/2026	3,869.23
Bill	05/31/2026	26-0809	Legal services through May 29, 2026	06/10/2026	2,296.25
Bill	05/31/2026	26-0810	Legal services through May 29, 2026	06/10/2026	3,278.75
Bill	05/31/2026	26-0811	Legal services through May 29, 2026	06/10/2026	195.00
Bill	05/31/2026	26-0812	Legal services through May 29, 2026	06/10/2026	2,216.25
Bill	05/31/2026	26-0813	Legal services 546 Westcott Crossing through May 29, 2...	06/10/2026	1,345.00
Total Sanford Kuhl Hagan Kugle Parker Kahn LLP					13,200.48
<b>SWA Group</b>					
Bill	04/30/2026	209005	Stude Park April 2026	05/10/2026	20,000.00
Bill	04/30/2026	209006	Lower White Oak Park April 2026	05/10/2026	12,800.00
Total SWA Group					32,800.00
<b>The Morton Accounting Services</b>					
Bill	05/31/2026	2848	May 2026 CPA Services	06/10/2026	1,961.03
Total The Morton Accounting Services					1,961.03
<b>Traffic Engineers, Inc.</b>					
Bill	05/31/2026	15369	Project # 12093-03 Through May 31, 2026	06/10/2026	10,500.00
Bill	05/31/2026	15382	Project # 12093-01 Through May 31, 2026	06/10/2026	24,695.46
Total Traffic Engineers, Inc.					35,195.46
<b>TOTAL</b>					<b>193,020.33</b>

# Memorial Heights Redevelopment Authority Capital Improvement Projects

April through May 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Capital Improvement Plan</b>					
<b>T-0510 Shepherd at Memorial</b>					
Bill	04/30/2026	4-2026-75	Goodman Corpora...	MRA123 Task 1 - \$11,055	442.20
Bill	04/30/2026	26-0643	Sanford Kuhl Hag...	T-0510 Shepherd at Memorial	2,980.00
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T-0510	14,775.85
Bill	05/31/2026	5-2026-77	Goodman Corpora...	MRA123 Task 1 - \$11,055	221.10
Bill	05/31/2026	26-0809	Sanford Kuhl Hag...	T-0510 Shepherd at Memorial	2,296.25
Total T-0510 Shepherd at Memorial					20,715.40
<b>T-0512A Mkt to Mkt C Bon/Shep</b>					
Bill	04/30/2026	4-2026-79	Goodman Corpora...	MRA129 Task 1 - \$42,285	845.70
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T-0512A	21,252.50
Bill	05/31/2026	5-2026-80	Goodman Corpora...	MRA129 Task 1 - \$42,285	422.85
Total T-0512A Mkt to Mkt C Bon/Shep					22,521.05
<b>T-0521 Little Thicket Park Impr</b>					
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T0521 Little Thicket-Through Apr 30, 2026	1,266.25
Bill	05/15/2026	Pay Req ...	Landscape Art, Inc	WBS No. F-000936-0001-3 Payment Request No. 1...	26,723.50
Bill	05/15/2026	Pay Req ...	Landscape Art, Inc	RETAINAGE	50,258.32
Total T-0521 Little Thicket Park Impr					78,248.07
<b>T-0523A Shepherd Durham &amp; Cross</b>					
Bill	04/01/2026	131832485	Hunton Andrews K...	Nicholas Litinas Legal Services Through 03.31.26	2,784.00
Bill	04/01/2026	90253942	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Proj...	64,166.43
Bill	04/01/2026	90255213	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Proj...	55,741.66
Bill	04/01/2026	26-0487	Sanford Kuhl Hag...	Shepher/Durham Recon March 31, 2026	455.00
Bill	04/30/2026	4-2026-74	Goodman Corpora...	-MULTIPLE-	576.03
Bill	04/30/2026	4-2026-85	Goodman Corpora...	-MULTIPLE-	3,564.07
Bill	04/30/2026	26-0641	Sanford Kuhl Hag...	Shepher/Durham Recon April 30, 2026	1,920.00
Bill	04/30/2026	26-0645	Sanford Kuhl Hag...	Shepher/Durham Recon April 30, 2026	520.00
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T0523A Shepherd Durham Cross Streets -Final De...	1,495.80
Bill	05/31/2026	5-2026-75	Goodman Corpora...	-MULTIPLE-	487.73
Bill	05/31/2026	5-2026-85	Goodman Corpora...	-MULTIPLE-	3,380.89
Bill	05/31/2026	26-0810	Sanford Kuhl Hag...	Shepher/Durham Recon May 29, 2026	3,278.75
Total T-0523A Shepherd Durham & Cross					138,370.36
<b>T-0526 Stude Park Improvement</b>					
Bill	04/01/2026	208582	SWA Group	Stude Park March 2026	44,000.00
Bill	04/01/2026	26-0488	Sanford Kuhl Hag...	Stude Park March 31, 2026	62.50
Bill	04/30/2026	26-0646	Sanford Kuhl Hag...	Stude Park April 30, 2026	640.00
Bill	04/30/2026	209005	SWA Group	100% Complete	20,000.00
Total T-0526 Stude Park Improvement					64,702.50
<b>T-0534 West 19th Beall Sidewalk</b>					
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	Additional Services Professional Engineer VI	2,382.80
Total T-0534 West 19th Beall Sidewalk					2,382.80
<b>T-0538 Transportation Area Stud</b>					
Bill	04/30/2026	4-2026-76	Goodman Corpora...	MRA125 Task 3 - \$5,067	253.35
Bill	04/30/2026	15353	Traffic Engineers, ...	-MULTIPLE-	22,512.18
Bill	05/31/2026	5-2026-78	Goodman Corpora...	MRA125 Task 3 - \$5,067	253.35
Bill	05/31/2026	15382	Traffic Engineers, ...	Administrative Amendment	24,695.46
Bill	05/31/2026	26-0812	Sanford Kuhl Hag...	T-0538 Transportation Area Study	2,216.25
Total T-0538 Transportation Area Stud					49,930.59
<b>T-0539 Full Reconstruct Cross</b>					
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T-0539 Shepherd Durham Cross Streets DCR Thro...	6,996.30
Total T-0539 Full Reconstruct Cross					6,996.30

**Memorial Heights Redevelopment Authority**  
**Capital Improvement Projects**  
**April through May 2026**

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>T-0540 11th St Side Path</b>					
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T-0540 West 11th Street Apr 30, 2026	63,590.00
Bill	05/31/2026	5-2026-76	Goodman Corpora...	MRA122 Task 1 - \$32,060	641.20
Bill	05/31/2026	26-0811	Sanford Kuhl Hag...	T-0540 Loraine Cherry	195.00
Total T-0540 11th St Side Path					64,426.20
<b>T-0541 White Oak @ Greenleaf</b>					
Bill	04/30/2026	4-2026-77	Goodman Corpora...	MRA 126 Task 4- Construction \$ 11,725.00	117.25
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T0541 White Oak at Greenleaf Apr 2026	631.25
Bill	05/31/2026	5-2026-79	Goodman Corpora...	MRA 126 Task 4- Construction \$ 11,725.00	820.75
Total T-0541 White Oak @ Greenleaf					1,569.25
<b>T-0542 Nicholson and MKT Cross</b>					
Bill	04/30/2026	4-2026-86	Goodman Corpora...	-MULTIPLE-	5,700.00
Bill	05/31/2026	5-2026-88	Goodman Corpora...	MRA133 Task 1 - \$37,500	542.20
Bill	05/31/2026	5-2026-86	Goodman Corpora...	-MULTIPLE-	11,000.00
Total T-0542 Nicholson and MKT Cross					17,242.20
<b>T-0543 Congressional Dist 7</b>					
Bill	04/30/2026	0182322	IDS Engineering G...	Design Services \$166,147	32,117.10
Bill	04/30/2026	4-2026-78	Goodman Corpora...	MRA127 Task 2 - \$14,088	563.52
Total T-0543 Congressional Dist 7					32,680.62
<b>T-0544 Westcott Roundabout</b>					
Bill	04/30/2026	26-0644	Sanford Kuhl Hag...	T-0544 Westcott Round About	195.00
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	Westcott Roundabout	917.50
Total T-0544 Westcott Roundabout					1,112.50
<b>T-0546 Crossing Imps Westcott</b>					
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T0546 Crossing Improvements Westcott Apr 2026	28,932.50
Total T-0546 Crossing Imps Westcott					28,932.50
<b>T-0547 Trail Connector Options</b>					
Bill	04/30/2026	26-0647	Sanford Kuhl Hag...	547 Trail Connector Options	195.00
Total T-0547 Trail Connector Options					195.00
<b>T-0548 Lower White Oak Park</b>					
Bill	04/30/2026	209006	SWA Group	Total Fee \$128,000	12,800.00
Total T-0548 Lower White Oak Park					12,800.00
<b>T-0549 20th Street</b>					
Bill	04/30/2026	4-2026-80	Goodman Corpora...	-MULTIPLE-	20,972.38
Bill	05/31/2026	5-2026-81	Goodman Corpora...	-MULTIPLE-	17,376.17
Total T-0549 20th Street					38,348.55
<b>T-0550 Washington/Center Street</b>					
Bill	04/30/2026	4-2026-81	Goodman Corpora...	-MULTIPLE-	31,677.85
Bill	05/31/2026	5-2026-82	Goodman Corpora...	-MULTIPLE-	49,798.90
Total T-0550 Washington/Center Street					81,476.75
<b>T-5023B Phase 2 Construction</b>					
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T-0523B Shepher Durham Phase 2 CPS Through A...	11,872.50
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T-0523B Shepher Durham Phase 2 CPS Through A...	40,215.00
Total T-5023B Phase 2 Construction					52,087.50

# Memorial Heights Redevelopment Authority Capital Improvement Projects

April through May 2026

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Capital Improvement Plan - Other</b>					
Bill	04/30/2026	26-0648	Sanford Kuhl Hag...	546 Westcott Crossing	1,667.50
Bill	05/31/2026	15369	Traffic Engineers, ...	Project # 12093-03 Through May 31, 2026	10,500.00
Bill	05/31/2026	26-0813	Sanford Kuhl Hag...	546 Westcott Crossing	1,345.00
Total Capital Improvement Plan - Other					13,512.50
Total Capital Improvement Plan					728,250.64
<b>TOTAL</b>					<b>728,250.64</b>

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

Accrual Basis

	Jul '25 - May 26	Jul '24 - May 25	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Grant Income	1,849,694.69	4,219,999.42	-2,370,304.73	-56.2%
Interest Income	1,331,963.55	1,476,829.62	-144,866.07	-9.8%
Interest Income - CIP	526,154.53	649,051.12	-122,896.59	-18.9%
Revenue - Other	0.00	592,500.00	-592,500.00	-100.0%
<b>Total Income</b>	3,707,812.77	6,938,380.16	-3,230,567.39	-46.6%
<b>Cost of Goods Sold</b>				
<b>Capital Improvement Plan</b>				
T-0510 Shepherd at Memorial	171,330.72	13,607.85	157,722.87	1,159.1%
T-0512A Mkt to Mkt C Bon/Shep	134,723.75	25,233.70	109,490.05	433.9%
T-0520 Houston Ave & White Oak	1,251.25	3,511.25	-2,260.00	-64.4%
T-0521 Little Thicket Park Impr	909,296.61	121,122.53	788,174.08	650.7%
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	8,579,753.13	12,257,308.70	-3,677,555.57	-30.0%
T-0525 North Canal	1,947.50	0.00	1,947.50	100.0%
T-0526 Stude Park Improvement	187,937.65	8,511.50	179,426.15	2,108.0%
T-0532 Zone Wide Safety & Mob	260.00	2,625.00	-2,365.00	-90.1%
T-0534 West 19th Beall Sidewalk	8,494.71	90,077.63	-81,582.92	-90.6%
T-0535 Safety & Mobility Imp	4,398.02	54,455.03	-50,057.01	-91.9%
T-0536 Public Facilities Imps	520.00	650.00	-130.00	-20.0%
T-0537 Inf Imps Shep awhite Oak	0.00	13,984.55	-13,984.55	-100.0%
T-0538 Transportation Area Stud	518,685.65	23,475.35	495,210.30	2,109.5%
T-0539 Full Reconstruct Cross	40,591.25	21,153.72	19,437.53	91.9%
T-0540 11th St Side Path	131,215.20	25,875.80	105,339.40	407.1%
T-0541 White Oak @ Greenleaf	5,193.48	55,167.71	-49,974.23	-90.6%
T-0542 Nicholson and MKT Cross	24,618.55	0.00	24,618.55	100.0%
T-0543 Congressional Dist 7	140,792.12	89,795.46	50,996.66	56.8%
T-0544 Westcott Roundabout	13,028.93	14,549.56	-1,520.63	-10.5%
T-0546 Crossing Imps Westcott	28,932.50	0.00	28,932.50	100.0%
T-0547 Trail Connector Options	455.00	0.00	455.00	100.0%
T-0548 Lower White Oak Park	12,800.00	0.00	12,800.00	100.0%
T-0549 20th Street	71,810.80	0.00	71,810.80	100.0%
T-0550 Washington/Center Street	124,535.65	0.00	124,535.65	100.0%
T-0599 Safe Sidewalk Program	4,100.00	0.00	4,100.00	100.0%
T-5023B Phase 2 Construction	121,384.52	10,505.25	110,879.27	1,055.5%
Capital Improvement Plan - Other	13,512.50	0.00	13,512.50	100.0%
<b>Total Capital Improvement Plan</b>	11,295,294.49	12,846,647.78	-1,551,353.29	-12.1%
<b>Total COGS</b>	11,295,294.49	12,846,647.78	-1,551,353.29	-12.1%
<b>Gross Profit</b>	-7,587,481.72	-5,908,267.62	-1,679,214.10	-28.4%
<b>Expense</b>				
<b>Debt Service</b>				
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%
Debt Service - Other	3,500.00	3,500.00	0.00	0.0%
<b>Total Debt Service</b>	2,122,475.02	2,124,850.02	-2,375.00	-0.1%
<b>Developer Reimbursement</b>	526,997.75	1,198,892.06	-671,894.31	-56.0%
<b>Payroll Expenses</b>				
Payroll Taxes	13,745.41	13,785.16	-39.75	-0.3%
Retirement Expense	23,344.99	22,022.50	1,322.49	6.0%
Salary Payroll	216,499.99	211,750.00	4,749.99	2.2%
Payroll Expenses - Other	208.63	52.21	156.42	299.6%
<b>Total Payroll Expenses</b>	253,799.02	247,609.87	6,189.15	2.5%
<b>Program and Project Consultants</b>				
Engineering Consultants	88,175.24	103,165.00	-14,989.76	-14.5%
Legal Expense	54,970.69	57,654.24	-2,683.55	-4.7%
Planning Consultants	148,878.84	93,555.63	55,323.21	59.1%

No assurance is provided on these financial statements

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

Accrual Basis

	<u>Jul '25 - May 26</u>	<u>Jul '24 - May 25</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Total Program and Project Consultants</b>	292,024.77	254,374.87	37,649.90	14.8%
<b>TIRZ Administration &amp; Overhead</b>				
<b>Accounting</b>	21,571.33	22,763.64	-1,192.31	-5.2%
<b>Administration</b>	9,756.74	9,688.75	67.99	0.7%
<b>Auditing</b>	24,250.00	22,750.00	1,500.00	6.6%
<b>Office Expenses</b>				
<b>Bank Service Charges</b>	21.59	0.00	21.59	100.0%
<b>Office Expenses - Other</b>	4,829.40	11,624.12	-6,794.72	-58.5%
<b>Total Office Expenses</b>	4,850.99	11,624.12	-6,773.13	-58.3%
<b>Tax Consultant</b>	10,939.80	10,018.20	921.60	9.2%
<b>Total TIRZ Administration &amp; Overhead</b>	71,368.86	76,844.71	-5,475.85	-7.1%
<b>Total Expense</b>	3,266,665.42	3,902,571.53	-635,906.11	-16.3%
<b>Net Ordinary Income</b>	-10,854,147.14	-9,810,839.15	-1,043,307.99	-10.6%
<b>Net Income</b>	<u>-10,854,147.14</u>	<u>-9,810,839.15</u>	<u>-1,043,307.99</u>	<u>-10.6%</u>

# Memorial Heights Redevelopment Authority Balance Sheet Prev Year Comparison

As of May 31, 2026

Accrual Basis

	May 31, 26	May 31, 25	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Frost Bank Checking	0.00	77,320.19	-77,320.19	-100.0%
Frost Bank Money Mkt	1,109.93	1,109.71	0.22	0.0%
Frost Bank Project Fund	4,180,201.27	465.00	4,179,736.27	898,868.0%
Regions Debt Service Fund	121,950.00	92,269.34	29,680.66	32.2%
Regions Project Fund	8,539,936.32	15,477,430.23	-6,937,493.91	-44.8%
TexPool Investment	43,117,876.54	37,783,666.21	5,334,210.33	14.1%
<b>Total Checking/Savings</b>	55,961,074.06	53,432,260.68	2,528,813.38	4.7%
<b>Other Current Assets</b>				
Due from Other Funds	7,250,098.27	7,250,098.27	0.00	0.0%
<b>Total Other Current Assets</b>	7,250,098.27	7,250,098.27	0.00	0.0%
<b>Total Current Assets</b>	63,211,172.33	60,682,358.95	2,528,813.38	4.2%
<b>Fixed Assets</b>				
Fixed Assets	43,079.40	43,165.60	-86.20	-0.2%
<b>Total Fixed Assets</b>	43,079.40	43,165.60	-86.20	-0.2%
<b>TOTAL ASSETS</b>	<b>63,254,251.73</b>	<b>60,725,524.55</b>	<b>2,528,727.18</b>	<b>4.2%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
Accounts Payable	805,862.65	805,551.41	311.24	0.0%
<b>Total Accounts Payable</b>	805,862.65	805,551.41	311.24	0.0%
<b>Other Current Liabilities</b>				
Due to Other Funds	7,250,098.27	7,250,098.27	0.00	0.0%
Payroll Liabilities	5,860.80	9.00	5,851.80	65,020.0%
Retainage Payable	2,488,012.06	1,917,984.46	570,027.60	29.7%
<b>Total Other Current Liabilities</b>	9,743,971.13	9,168,091.73	575,879.40	6.3%
<b>Total Current Liabilities</b>	10,549,833.78	9,973,643.14	576,190.64	5.8%
<b>Total Liabilities</b>	10,549,833.78	9,973,643.14	576,190.64	5.8%
<b>Equity</b>				
Fund Balance Equity CIP	18,077,713.74	18,077,713.74	0.00	0.0%
Retained Earnings	45,480,851.35	42,485,006.82	2,995,844.53	7.1%
Net Income	-10,854,147.14	-9,810,839.15	-1,043,307.99	-10.6%
<b>Total Equity</b>	52,704,417.95	50,751,881.41	1,952,536.54	3.9%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>63,254,251.73</b>	<b>60,725,524.55</b>	<b>2,528,727.18</b>	<b>4.2%</b>

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

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Grant Income</b>					
Dep...	08/21/2025	ACH		FHWA Treas 310 Misc Pay	1,849,694.69
Total Grant Income					1,849,694.69
<b>Interest Income</b>					
Dep...	07/31/2025			Interest	0.03
Dep...	07/31/2025			Interest	318.32
Dep...	07/31/2025			Interest	127,502.70
Dep...	08/31/2025			Interest	0.03
Dep...	08/31/2025			Interest	127,767.17
Dep...	08/31/2025			Interest	7,383.05
Dep...	09/30/2025			Interest	0.03
Dep...	09/30/2025			Interest	122,563.91
Dep...	09/30/2025			Interest	7,866.08
Dep...	10/31/2025			Interest	123,798.59
Dep...	10/31/2025			Interest	0.02
Dep...	10/31/2025			Interest	2,437.20
Dep...	11/30/2025			Interest	0.02
Dep...	11/30/2025			Interest	2,313.54
Dep...	11/30/2025			Interest	115,777.65
Dep...	12/31/2025			Interest	0.01
Dep...	12/31/2025			Interest	115,169.07
Dep...	12/31/2025			Interest	2,157.60
Dep...	01/31/2026			Interest	0.01
Dep...	01/31/2026			Interest	112,004.76
Dep...	01/31/2026			Interest	2,140.27
Dep...	02/28/2026			Interest	2,086.52
Dep...	02/28/2026			Interest	0.01
Dep...	02/28/2026			Interest	100,684.14
Dep...	03/31/2026			Interest	0.01
Dep...	03/31/2026			Interest	1,873.28
Dep...	03/31/2026			Interest	111,537.93
Dep...	04/30/2026			Interest	113,496.93
Dep...	04/30/2026			Interest	421.47
Dep...	04/30/2026			Interest	0.01
Dep...	05/31/2026			Interest	354.51
Dep...	05/31/2026			Interest	0.01
Dep...	05/31/2026			Interest	132,308.67
Total Interest Income					1,331,963.55
<b>Interest Income - CIP</b>					
Dep...	07/31/2025			Interest	53,395.74
Dep...	08/31/2025			Interest	55,482.88
Dep...	09/30/2025			Interest	55,439.04
Dep...	10/31/2025			Interest	52,936.11
Dep...	11/30/2025			Interest	54,145.81
Dep...	12/31/2025			Interest	50,495.51
Dep...	01/31/2026			Interest	50,090.03
Dep...	02/28/2026			Interest	48,832.24
Dep...	03/31/2026			Interest	43,841.52
Dep...	04/30/2026			Interest	36,670.99
Dep...	05/31/2026			Interest	24,824.66
Total Interest Income - CIP					526,154.53
Total Income					3,707,812.77

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

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Cost of Goods Sold</b>					
<b>Capital Improvement Plan</b>					
<b>T-0510 Shepherd at Memorial</b>					
Bill	07/31/2025	25-1053	Sanford Kuhl Hag...	T-0510 Shepherd at Memorial	260.00
Bill	08/31/2025	8-2025-57	Goodman Corpora...	MRA123 Task 1 - \$11,055	221.10
Bill	08/31/2025	25-1218	Sanford Kuhl Hag...	T-0510 Shepherd at Memorial	3,336.25
Bill	09/30/2025	9-2025-21	Goodman Corpora...	MRA123 Task 1 - \$11,055	552.75
Bill	09/30/2025	25-1361	Sanford Kuhl Hag...	T-0510 Shepherd at Memorial	455.00
Bill	10/31/2025	25-1493	Sanford Kuhl Hag...	T-0510 Shepherd at Memorial	2,070.00
Bill	10/31/2025	ARIV104...	Quiddity Engineeri...	T-0510	38,841.69
Bill	11/30/2025	25-1637	Sanford Kuhl Hag...	T-0510 Shepherd at Memorial	62.50
Bill	11/30/2025	ARIV104...	Quiddity Engineeri...	T-0510	17,405.88
Bill	12/31/2025	ARIV104...	Quiddity Engineeri...	T-0510	17,750.82
Bill	01/31/2026	1-2026-36	Goodman Corpora...	MRA123 Task 1 - \$11,055	221.10
Bill	01/31/2026	26-0146	Sanford Kuhl Hag...	T-0510 Shepherd at Memorial	2,535.00
Bill	02/01/2026	ARIV105...	Quiddity Engineeri...	T-0510	22,363.75
Bill	02/28/2026	ARIV105...	Quiddity Engineeri...	T-0510	39,056.60
Bill	02/28/2026	26-0333	Sanford Kuhl Hag...	T-0510 Shepherd at Memorial	130.00
Bill	03/31/2026	ARIV105...	Quiddity Engineeri...	T-0510	5,352.88
Bill	04/30/2026	4-2026-75	Goodman Corpora...	MRA123 Task 1 - \$11,055	442.20
Bill	04/30/2026	26-0643	Sanford Kuhl Hag...	T-0510 Shepherd at Memorial	2,980.00
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T-0510	14,775.85
Bill	05/31/2026	5-2026-77	Goodman Corpora...	MRA123 Task 1 - \$11,055	221.10
Bill	05/31/2026	26-0809	Sanford Kuhl Hag...	T-0510 Shepherd at Memorial	2,296.25
Total T-0510 Shepherd at Memorial					171,330.72
<b>T-0512A Mkt to Mkt C Bon/Shep</b>					
Bill	08/31/2025	8-2025-60	Goodman Corpora...	MRA129 Task 1 - \$42,285	2,114.25
Bill	10/31/2025	10-2025-87	Goodman Corpora...	MRA129 Task 1 - \$42,285	1,268.55
Bill	10/31/2025	ARIV104...	Quiddity Engineeri...	T-0512A	69,420.00
Bill	11/30/2025	11-2025-90	Goodman Corpora...	MRA129 Task 1 - \$42,285	2,114.25
Bill	11/30/2025	ARIV104...	Quiddity Engineeri...	T-0512A	33,480.00
Bill	12/31/2025	12-2025-86	Goodman Corpora...	MRA129 Task 1 - \$42,285	1,268.55
Bill	02/28/2026	2-2026-73	Goodman Corpora...	MRA129 Task 1 - \$42,285	2,114.25
Bill	03/31/2026	3-2026-71	Goodman Corpora...	MRA129 Task 1 - \$42,285	422.85
Bill	04/30/2026	4-2026-79	Goodman Corpora...	MRA129 Task 1 - \$42,285	845.70
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T-0512A	21,252.50
Bill	05/31/2026	5-2026-80	Goodman Corpora...	MRA129 Task 1 - \$42,285	422.85
Total T-0512A Mkt to Mkt C Bon/Shep					134,723.75
<b>T-0520 Houston Ave &amp; White Oak</b>					
Bill	10/31/2025	25-1494	Sanford Kuhl Hag...	T-0520 Houston Ave/White Oak Oct 31, 2025	991.25
Bill	12/31/2025	25-1801	Sanford Kuhl Hag...	T-0520 Houston Ave/White Oak Dec 31, 2025	260.00
Total T-0520 Houston Ave & White Oak					1,251.25
<b>T-0521 Little Thicket Park Impr</b>					
Bill	07/01/2025	Pay Req ...	Landscape Art, Inc	WBS No. F-000936-0001-3 Payment Request No. 5...	267,241.50
Bill	07/31/2025	ARIV104...	Quiddity Engineeri...	T0521 Little Thicket-Through July 31, 2025	24,518.11
Bill	07/31/2025	Pay Req ...	Landscape Art, Inc	WBS No. F-000936-0001-3 Payment Request No. 6...	87,311.23
Bill	08/31/2025	Pay Req ...	Landscape Art, Inc	WBS No. F-000936-0001-3 Payment Request No.7 ...	284,745.22
Bill	08/31/2025	ARIV104...	Quiddity Engineeri...	T0521 Little Thicket-Through Aug 31, 2025	13,419.37
Bill	09/30/2025	Pay Req ...	Landscape Art, Inc	WBS No. F-000936-0001-3 Payment Request No. 8...	125,765.96
Bill	09/30/2025	25-1364	Sanford Kuhl Hag...	T-0521 Little Thicket	75.00
Bill	09/30/2025	ARIV104...	Quiddity Engineeri...	T0521 Little Thicket-Through Sept 30, 2025	4,024.78
Bill	10/31/2025	ARIV104...	Quiddity Engineeri...	T0521 Little Thicket-Through Oct 31, 2025	3,257.87
Bill	11/05/2025	Pay Req ...	Landscape Art, Inc	WBS No. F-000936-0001-3 Payment Request No. 9...	6,511.96
Bill	11/26/2025	Pay Req ...	Landscape Art, Inc	WBS No. F-000936-0001-3 Payment Request No. 1...	4,072.36
Bill	11/30/2025	ARIV104...	Quiddity Engineeri...	T0521 Little Thicket-Through Nov 30, 2025	534.79
Bill	12/31/2025	Pay Req ...	Landscape Art, Inc	WBS No. F-000936-0001-3 Payment Request No. 1...	4,195.77
Bill	12/31/2025	ARIV104...	Quiddity Engineeri...	T0521 Little Thicket-Through Dec 31, 2025	1,442.50
Bill	02/01/2026	ARIV105...	Quiddity Engineeri...	T0521 Little Thicket-Through Jan 31, 2026	1,438.37
Bill	02/28/2026	ARIV105...	Quiddity Engineeri...	T0521 Little Thicket-Through Feb 28, 2026	645.00
Bill	03/31/2026	ARIV105...	Quiddity Engineeri...	T0521 Little Thicket-Through Mar 31, 2026	1,848.75
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T0521 Little Thicket-Through Apr 30, 2026	1,266.25

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

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Bill	05/15/2026	Pay Req ...	Landscape Art, Inc	WBS No. F-000936-0001-3 Payment Request No. 1...	26,723.50
Bill	05/15/2026	Pay Req ...	Landscape Art, Inc	RETAINAGE	50,258.32
Total T-0521 Little Thicket Park Impr					909,296.61
<b>T-0522 18th &amp; 19th Reconstruct</b>					
Bill	09/30/2025	15073	Traffic Engineers, ...	Task 1: \$7,000.00	1,750.00
Bill	09/30/2025	15073	Traffic Engineers, ...	Task 2: \$10,250.00	7,687.50
Bill	09/30/2025	15073	Traffic Engineers, ...	Task 3: \$23,000.00	5,750.00
Bill	09/30/2025	15073	Traffic Engineers, ...	Direct Costs	475.00
Bill	10/31/2025	15102	Traffic Engineers, ...	Task 1: \$7,000.00	4,550.00
Bill	10/31/2025	15102	Traffic Engineers, ...	Task 2: \$10,250.00	2,562.50
Bill	10/31/2025	15102	Traffic Engineers, ...	Task 3: \$23,000.00	14,950.00
Bill	10/31/2025	15102	Traffic Engineers, ...	Task 4: \$3,000.00	1,500.00
Bill	11/30/2025	15153	Traffic Engineers, ...	Task 1: \$7,000.00	700.00
Bill	11/30/2025	15153	Traffic Engineers, ...	Task 3: \$23,000.00	2,300.00
Bill	12/31/2025	15183	Traffic Engineers, ...	Task 4: \$3,000.00	1,500.00
Total T-0522 18th & 19th Reconstruct					43,725.00
<b>T-0523A Shepherd Durham &amp; Cross</b>					
Ge...	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	ARIV104...	Quiddity Engineeri...	Total Fee - \$364,200	3,927.12
Bill	07/31/2025	7-2025-27	Goodman Corpora...	MRA113 Task 1 - \$127,929	3,080.07
Bill	07/31/2025	7-2025-27	Goodman Corpora...	MRA113 Task 2 - \$172,439	4,629.81
Bill	07/31/2025	7-2025-27	Goodman Corpora...	MRA113 Task 3 - \$72,617	1,757.25
Bill	07/31/2025	25-1055	Sanford Kuhl Hag...	Shepher/Durham Recon July 31, 2025	972.50
Bill	07/31/2025	131827658	Hunton Andrews K...	Nicholas Litinas Legal Services Through 07.31.25	3,191.00
Bill	07/31/2025	Pay Est ...	SER Construction	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 Corpora...	MRA113 Task 1 - \$127,929	3,080.07
Bill	08/31/2025	8-2025-55	Goodman Corpora...	MRA113 Task 2 - \$172,439	4,629.81
Bill	08/31/2025	8-2025-55	Goodman Corpora...	MRA113 Task 3 - \$72,617	1,757.25
Bill	08/31/2025	25-1219	Sanford Kuhl Hag...	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 Corpora...	MRA113 Task 1 - \$127,929	3,080.07
Bill	09/30/2025	9-2025-19	Goodman Corpora...	MRA113 Task 2 - \$172,439	4,629.81
Bill	09/30/2025	9-2025-19	Goodman Corpora...	MRA113 Task 3 - \$72,617	1,757.25
Bill	09/30/2025	9-2025-25	Goodman Corpora...	MRA129 Task 1 - \$42,285	2,114.25
Bill	09/30/2025	131828918	Hunton Andrews K...	Nicholas Litinas Legal Services Through 09.30.25	462.00
Bill	09/30/2025	131828919	Hunton Andrews K...	TJHuston Properties Legal Services Through 09.30.25	2,213.00
Bill	09/30/2025	25-1362	Sanford Kuhl Hag...	Shepher/Durham Recon Sept 30, 2025	585.00
Bill	09/30/2025	ARIV104...	Quiddity Engineeri...	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 Corpora...	MRA113 Task 1 - \$127,929	3,080.07
Bill	10/31/2025	10-2025-82	Goodman Corpora...	MRA113 Task 2 - \$172,439	4,629.81
Bill	10/31/2025	10-2025-82	Goodman Corpora...	MRA113 Task 3 - \$72,617	1,757.25
Bill	10/31/2025	25-1495	Sanford Kuhl Hag...	Shepher/Durham Recon October 31, 2025	4,581.25
Bill	10/31/2025	131829604	Hunton Andrews K...	Nicholas Litinas Legal Services Through 10.31.25	6,650.40
Bill	10/31/2025	ARIV104...	Quiddity Engineeri...	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 Hag...	Shepher/Durham Recon Nov 30, 2025	975.00
Bill	11/30/2025	11-2025-85	Goodman Corpora...	MRA113 Task 1 - \$127,929	1,555.59
Bill	11/30/2025	11-2025-85	Goodman Corpora...	MRA113 Task 2 - \$172,439	2,143.43
Bill	11/30/2025	11-2025-85	Goodman Corpora...	MRA113 Task 3 - \$72,617	883.04
Bill	11/30/2025	131830236	Hunton Andrews K...	Nicholas Litinas Legal Services Through 11.30.25	7,222.31
Bill	11/30/2025	131830237	Hunton Andrews K...	TJHuston Properties Legal Services Through 11.30.25	1,276.00
Bill	12/31/2025	131830766	Hunton Andrews K...	Nicholas Litinas Legal Services Through 12.31.25	24,977.30
Bill	12/31/2025	131830767	Hunton Andrews K...	TJHuston Properties Legal Services Through 12.31.25	475.00
Bill	12/31/2025	25-1802	Sanford Kuhl Hag...	Shepher/Durham Recon Dec 31, 2025	2,725.00
Bill	12/31/2025	ARIV104...	Quiddity Engineeri...	T0523A Shepherd Durham Cross Streets -Final Des...	1,995.84
Bill	12/31/2025	ARIV104...	Quiddity Engineeri...	T0523A Shepherd Durham Cross Streets Dec 31, 2...	810.00
Bill	12/31/2025	12-2025-81	Goodman Corpora...	MRA113 Task 1 - \$127,929	1,555.59
Bill	12/31/2025	12-2025-81	Goodman Corpora...	MRA113 Task 2 - \$172,439	2,143.43
Bill	12/31/2025	12-2025-81	Goodman Corpora...	MRA113 Task 3 - \$72,617	883.04
Bill	01/31/2026	1-2026-1	Goodman Corpora...	MRA113 Task 1 - \$155,559	466.68
Bill	01/31/2026	1-2026-1	Goodman Corpora...	MRA113 Task 2 - \$214,343	1,457.53
Bill	01/31/2026	1-2026-1	Goodman Corpora...	MRA113 Task 3 - \$88,304	830.06

No assurance is provided on these financial statements

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

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Bill	01/31/2026	26-0149	Sanford Kuhl Hag...	Shepher/Durham Recon Jan 31, 2026	3,445.00
Bill	02/01/2026	131831316	Hunton Andrews K...	Nicholas Litinas Legal Services Through 01.31.26	36,057.80
Bill	02/01/2026	ARIV105...	Quiddity Engineeri...	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 W...	Shepherd Durham Phase 2 Feb 2026	3,802,806.76
Bill	02/28/2026	2-2026-70	Goodman Corpora...	MRA113 Task 1 - \$155,559	777.80
Bill	02/28/2026	2-2026-70	Goodman Corpora...	MRA113 Task 3 - \$88,304	441.52
Bill	02/28/2026	2-2026-79	Goodman Corpora...	MRA 137 Task 1 - Project Management \$12,212	305.30
Bill	02/28/2026	2-2026-79	Goodman Corpora...	MRA 137 Task 2 - Counter Installation \$104,555	40,410.00
Bill	02/28/2026	131831898	Hunton Andrews K...	Nicholas Litinas Legal Services Through 02.28.26	6,965.60
Bill	02/28/2026	131831900	Hunton Andrews K...	TJHuston Properties Legal Services Through 02.28.26	1,550.00
Bill	02/28/2026	26-0335	Sanford Kuhl Hag...	Shepher/Durham Recon Feb 28, 2026	2,112.86
Bill	03/30/2026	Invoice #2	Houston Public W...	Shepherd Durham Phase 2 Mar 2026	3,802,806.75
Bill	03/31/2026	3-2026-68	Goodman Corpora...	MRA113 Task 1 - \$155,559	777.80
Bill	03/31/2026	3-2026-68	Goodman Corpora...	MRA113 Task 3 - \$88,304	441.52
Bill	03/31/2026	3-2026-1	Goodman Corpora...	MRA 137 Task 1 - Project Management \$12,212	366.36
Bill	03/31/2026	3-2026-1	Goodman Corpora...	MRA 137 Task 2 - Counter Installation \$104,555	2,091.10
Bill	03/31/2026	ARIV105...	Quiddity Engineeri...	T0523A Shepherd Durham Cross Streets -Final Des...	550.00
Bill	04/01/2026	131832485	Hunton Andrews K...	Nicholas Litinas Legal Services Through 03.31.26	2,784.00
Bill	04/01/2026	90253942	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Proj...	64,166.43
Bill	04/01/2026	90255213	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Proj...	55,741.66
Bill	04/01/2026	26-0487	Sanford Kuhl Hag...	Shepher/Durham Recon March 31, 2026	455.00
Bill	04/30/2026	4-2026-74	Goodman Corpora...	MRA113 Task 1 - \$155,559	311.12
Bill	04/30/2026	4-2026-74	Goodman Corpora...	MRA113 Task 3 - \$88,304	264.91
Bill	04/30/2026	4-2026-85	Goodman Corpora...	MRA 137 Task 1 - Project Management \$12,212	427.42
Bill	04/30/2026	4-2026-85	Goodman Corpora...	MRA 137 Task 2 - Counter Installation \$104,555	3,136.65
Bill	04/30/2026	26-0641	Sanford Kuhl Hag...	Shepher/Durham Recon April 30, 2026	1,920.00
Bill	04/30/2026	26-0645	Sanford Kuhl Hag...	Shepher/Durham Recon April 30, 2026	520.00
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T0523A Shepherd Durham Cross Streets -Final Des...	1,495.80
Bill	05/31/2026	5-2026-75	Goodman Corpora...	MRA113 Task 1 - \$155,559	311.12
Bill	05/31/2026	5-2026-75	Goodman Corpora...	MRA113 Task 3 - \$88,304	176.61
Bill	05/31/2026	5-2026-85	Goodman Corpora...	MRA 137 Task 1 - Project Management \$12,212	244.24
Bill	05/31/2026	5-2026-85	Goodman Corpora...	MRA 137 Task 2 - Counter Installation \$104,555	3,136.65
Bill	05/31/2026	26-0810	Sanford Kuhl Hag...	Shepher/Durham Recon May 29, 2026	3,278.75
Total T-0523A Shepherd Durham & Cross					8,579,753.13
<b>T-0525 North Canal</b>					
Bill	11/30/2025	ARIV104...	Quiddity Engineeri...	T-0525 North Canal Nov 1 - Nov 30, 2025	1,175.00
Bill	12/31/2025	ARIV104...	Quiddity Engineeri...	T-0525 North Canal Dec 31, 2025	772.50
Total T-0525 North Canal					1,947.50
<b>T-0526 Stude Park Improvement</b>					
Bill	07/31/2025	205775	SWA Group	Stude Park July 1 - July 31, 2025	4,000.00
Bill	07/31/2025	25-1059	Sanford Kuhl Hag...	Stude Park July 31, 2025	260.00
Bill	08/31/2025	25-1220	Sanford Kuhl Hag...	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 Hag...	Stude Park Sept 30, 2025	325.00
Bill	10/31/2025	25-1500	Sanford Kuhl Hag...	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 Hag...	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 Hag...	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
Bill	04/01/2026	208582	SWA Group	Stude Park March 2026	44,000.00
Bill	04/01/2026	26-0488	Sanford Kuhl Hag...	Stude Park March 31, 2026	62.50
Bill	04/30/2026	26-0646	Sanford Kuhl Hag...	Stude Park April 30, 2026	640.00
Bill	04/30/2026	209005	SWA Group	100% Complete	20,000.00
Total T-0526 Stude Park Improvement					187,937.65
<b>T-0532 Zone Wide Safety &amp; Mob</b>					
Bill	10/31/2025	25-1499	Sanford Kuhl Hag...	T-0532 Zone Wide Safety	260.00
Total T-0532 Zone Wide Safety & Mob					260.00

No assurance is provided on these financial statements

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

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>T-0534 West 19th Beall Sidewalk</b>					
Bill	07/31/2025	ARIV104...	Quiddity Engineeri...	Additional Services Professional Engineer I	360.00
Bill	08/31/2025	ARIV104...	Quiddity Engineeri...	Additional Services Professional Engineer I	2,084.60
Bill	09/30/2025	ARIV104...	Quiddity Engineeri...	Total Fee \$60,100	1,399.90
Bill	10/31/2025	ARIV104...	Quiddity Engineeri...	Additional Services Professional Engineer I	507.50
Bill	11/30/2025	11-2025-87	Goodman Corpora...	MRA 121 Task 1 - \$6,731	33.66
Bill	11/30/2025	ARIV104...	Quiddity Engineeri...	Additional Services Professional Engineer V	362.50
Bill	12/31/2025	ARIV104...	Quiddity Engineeri...	Additional Services Professional Engineer V	590.00
Bill	02/01/2026	ARIV105...	Quiddity Engineeri...	Additional Services Professional Engineer V	551.25
Bill	02/28/2026	ARIV105...	Quiddity Engineeri...	Additional Services Professional Engineer V	222.50
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	Additional Services Professional Engineer V	2,382.80
Total T-0534 West 19th Beall Sidewalk					8,494.71
<b>T-0535 Safety &amp; Mobility Imp</b>					
Bill	07/31/2025	7-2025-28	Goodman Corpora...	MRA120 Task 3 - \$28,432	568.64
Bill	08/31/2025	ARIV104...	Quiddity Engineeri...	T0535 Waugh Safety - Through Aug 31, 2025	49.80
Bill	09/30/2025	9-2025-20	Goodman Corpora...	MRA120 Task 3 - \$28,432	568.64
Bill	09/30/2025	25-1366	Sanford Kuhl Hag...	T-535 Waugh Safety Sept 30, 2025	715.00
Bill	09/30/2025	ARIV104...	Quiddity Engineeri...	T0535 Waugh Safety - Through Sept 30, 2025	49.80
Bill	10/31/2025	10-2025-83	Goodman Corpora...	MRA120 Task 3 - \$28,432	284.32
Bill	10/31/2025	25-1497	Sanford Kuhl Hag...	T-535 Waugh Safety Oct 31, 2025	715.00
Bill	11/30/2025	11-2025-86	Goodman Corpora...	MRA120 Task 3 - \$28,432	142.16
Bill	11/30/2025	ARIV104...	Quiddity Engineeri...	T0535 Waugh Safety - Through Nov 30, 2025	290.00
Bill	12/31/2025	12-2025-82	Goodman Corpora...	MRA120 Task 3 - \$28,432	142.16
Bill	01/31/2026	26-0150	Sanford Kuhl Hag...	T-535 Waugh Safety Jan 31, 2026	582.50
Bill	02/28/2026	ARIV105...	Quiddity Engineeri...	T0535 Waugh Safety - Through Feb 28, 2026	290.00
Total T-0535 Safety & Mobility Imp					4,398.02
<b>T-0536 Public Facilities Imps</b>					
Bill	07/31/2025	25-1060	Sanford Kuhl Hag...	T-0536 Public Facilites Imps July 31, 2025	520.00
Total T-0536 Public Facilities Imps					520.00
<b>T-0538 Transportation Area Stud</b>					
Bill	07/31/2025	15022	Traffic Engineers, ...	Task 0: \$56,994.00	8,549.10
Bill	07/31/2025	15022	Traffic Engineers, ...	Task 1: \$49,540.00	19,816.00
Bill	07/31/2025	15022	Traffic Engineers, ...	Task 6: \$93,088.00	13,963.20
Bill	07/31/2025	15022	Traffic Engineers, ...	Direct Costs	6,000.00
Bill	07/31/2025	7-2025-29	Goodman Corpora...	MRA125 Task 3 - \$5,067	101.34
Bill	07/31/2025	25-1057	Sanford Kuhl Hag...	T-0538 Transportation Area Study	617.50
Bill	08/31/2025	8-2025-58	Goodman Corpora...	MRA125 Task 3 - \$5,067	101.34
Bill	08/31/2025	15046	Traffic Engineers, ...	Task 0: \$56,994.00	2,849.70
Bill	08/31/2025	15046	Traffic Engineers, ...	Task 1: \$49,540.00	27,247.00
Bill	08/31/2025	15046	Traffic Engineers, ...	Task 6: \$93,088.00	13,963.20
Bill	09/30/2025	9-2025-22	Goodman Corpora...	MRA125 Task 3 - \$5,067	760.05
Bill	09/30/2025	15083	Traffic Engineers, ...	Task 0: \$56,994.00	6,839.28
Bill	09/30/2025	15083	Traffic Engineers, ...	Task 1: \$49,540.00	1,486.20
Bill	09/30/2025	15083	Traffic Engineers, ...	Task 2: \$9,985.00	7,788.30
Bill	09/30/2025	15083	Traffic Engineers, ...	Task 3: \$87,072.00	12,190.08
Bill	09/30/2025	15083	Traffic Engineers, ...	Task 6: \$93,088.00	5,585.28
Bill	10/31/2025	10-2025-85	Goodman Corpora...	MRA125 Task 3 - \$5,067	304.02
Bill	10/31/2025	15129	Traffic Engineers, ...	Task 0: \$56,994.00	5,129.46
Bill	10/31/2025	15129	Traffic Engineers, ...	Task 1: \$49,540.00	990.80
Bill	10/31/2025	15129	Traffic Engineers, ...	Task 2: \$9,985.00	2,196.70
Bill	10/31/2025	15129	Traffic Engineers, ...	Task 3: \$87,072.00	22,638.72
Bill	10/31/2025	15129	Traffic Engineers, ...	Task 6: \$93,088.00	16,755.84
Bill	10/31/2025	15129	Traffic Engineers, ...	Direct Costs	969.03
Bill	11/30/2025	11-2025-89	Goodman Corpora...	MRA125 Task 3 - \$5,067	253.35
Bill	11/30/2025	15169	Traffic Engineers, ...	Task 0: \$56,994.00	6,269.34
Bill	11/30/2025	15169	Traffic Engineers, ...	Task 3: \$87,072.00	44,406.72
Bill	11/30/2025	15169	Traffic Engineers, ...	Task 4: \$11,824.00	4,472.96
Bill	11/30/2025	15169	Traffic Engineers, ...	Task 6: \$93,088.00	8,377.92
Bill	11/30/2025	15169	Traffic Engineers, ...	Direct Costs	1,606.15
Bill	12/31/2025	15201	Traffic Engineers, ...	Task 0: \$56,994.00	5,129.46
Bill	12/31/2025	15201	Traffic Engineers, ...	Task 3: \$87,072.00	7,836.48
Bill	12/31/2025	15201	Traffic Engineers, ...	Task 4: \$11,824.00	40,256.64
Bill	12/31/2025	15201	Traffic Engineers, ...	Task 6: \$93,088.00	2,792.64

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

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Bill	12/31/2025	15201	Traffic Engineers, ...	Direct Costs	1,122.47
Bill	12/31/2025	12-2025-84	Goodman Corpora...	MRA125 Task 3 - \$5,067	253.35
Bill	01/31/2026	1-2026-37	Goodman Corpora...	MRA125 Task 3 - \$5,067	253.35
Bill	01/31/2026	15234	Traffic Engineers, ...	Task 0: \$56,994.00	5,699.40
Bill	01/31/2026	15234	Traffic Engineers, ...	Task 4: \$11,824.00	27,956.00
Bill	01/31/2026	15234	Traffic Engineers, ...	Task 5: \$68,218.00	6,139.62
Bill	01/31/2026	15234	Traffic Engineers, ...	Task 6: \$93,088.00	4,654.40
Bill	01/31/2026	15234	Traffic Engineers, ...	Direct Costs	825.00
Bill	02/28/2026	2-2026-72	Goodman Corpora...	MRA125 Task 3 - \$5,067	506.70
Bill	02/28/2026	15251	Traffic Engineers, ...	Task 0: \$56,994.00	5,699.40
Bill	02/28/2026	15251	Traffic Engineers, ...	Task 4: \$11,824.00	39,138.40
Bill	02/28/2026	15251	Traffic Engineers, ...	Task 5: \$68,218.00	23,876.30
Bill	02/28/2026	15251	Traffic Engineers, ...	Task 6: \$93,088.00	3,723.52
Bill	03/31/2026	3-2026-70	Goodman Corpora...	MRA125 Task 3 - \$5,067	506.70
Bill	03/31/2026	15314	Traffic Engineers, ...	Task 0: \$56,994.00	5,129.46
Bill	03/31/2026	15314	Traffic Engineers, ...	Task 5: \$68,218.00	30,698.10
Bill	03/31/2026	15314	Traffic Engineers, ...	Task 6: \$93,088.00	13,963.20
Bill	03/31/2026	15314	Traffic Engineers, ...	Direct Costs	365.89
Bill	04/30/2026	4-2026-76	Goodman Corpora...	MRA125 Task 3 - \$5,067	253.35
Bill	04/30/2026	15353	Traffic Engineers, ...	Task 0: \$56,994.00	5,699.40
Bill	04/30/2026	15353	Traffic Engineers, ...	Task 5: \$68,218.00	7,503.98
Bill	04/30/2026	15353	Traffic Engineers, ...	Task 6: \$93,088.00	9,308.80
Bill	05/31/2026	5-2026-78	Goodman Corpora...	MRA125 Task 3 - \$5,067	253.35
Bill	05/31/2026	15382	Traffic Engineers, ...	Administrative Amendment	24,695.46
Bill	05/31/2026	26-0812	Sanford Kuhl Hag...	T-0538 Transportation Area Study	2,216.25
Total T-0538 Transportation Area Stud					518,685.65
<b>T-0539 Full Reconstruct Cross</b>					
Bill	11/30/2025	ARIV104...	Quiddity Engineeri...	T-0539 Shepherd Durham Cross Streets DCR Throu...	1,705.50
Bill	12/31/2025	ARIV104...	Quiddity Engineeri...	T-0539 Shepherd Durham Cross Streets DCR Throu...	1,470.00
Bill	02/01/2026	ARIV105...	Quiddity Engineeri...	T-0539 Shepherd Durham Cross Streets DCR Throu...	9,692.35
Bill	02/28/2026	ARIV105...	Quiddity Engineeri...	T-0539 Shepherd Durham Cross Streets DCR Throu...	17,317.50
Bill	03/31/2026	ARIV105...	Quiddity Engineeri...	T-0539 Shepherd Durham Cross Streets DCR Throu...	3,409.60
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T-0539 Shepherd Durham Cross Streets DCR Throu...	6,996.30
Total T-0539 Full Reconstruct Cross					40,591.25
<b>T-0540 11th St Side Path</b>					
Bill	07/31/2025	25-1056	Sanford Kuhl Hag...	Legal services through July 31, 2025	62.50
Bill	08/31/2025	8-2025-56	Goodman Corpora...	MRA122 Task 1 - \$32,060	320.60
Bill	09/30/2025	25-1365	Sanford Kuhl Hag...	T-0540 Loraine Cherry	712.50
Bill	10/31/2025	10-2025-84	Goodman Corpora...	MRA122 Task 1 - \$32,060	641.20
Bill	10/31/2025	25-1496	Sanford Kuhl Hag...	T-0540 Loraine Cherry	611.25
Bill	11/30/2025	25-1639	Sanford Kuhl Hag...	T-0540 Loraine Cherry	1,251.25
Bill	11/30/2025	11-2025-88	Goodman Corpora...	MRA122 Task 1 - \$32,060	1,603.00
Bill	12/31/2025	25-1803	Sanford Kuhl Hag...	T-0540 Loraine Cherry	517.50
Bill	12/31/2025	ARIV104...	Quiddity Engineeri...	T-0540 West 11th Street Dec 31, 2025	470.00
Bill	12/31/2025	12-2025-83	Goodman Corpora...	MRA122 Task 1 - \$32,060	961.80
Bill	02/01/2026	ARIV105...	Quiddity Engineeri...	T-0540 West 11th Street Jan 31, 2026	737.50
Bill	02/28/2026	2-2026-71	Goodman Corpora...	MRA122 Task 1 - \$32,060	961.80
Bill	02/28/2026	ARIV105...	Quiddity Engineeri...	T-0540 West 11th Street Feb 28, 2026	16,486.25
Bill	03/31/2026	3-2026-69	Goodman Corpora...	MRA122 Task 1 - \$32,060	320.60
Bill	03/31/2026	ARIV105...	Quiddity Engineeri...	T-0540 West 11th Street Mar 31, 2026	41,131.25
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T-0540 West 11th Street Apr 30, 2026	63,590.00
Bill	05/31/2026	5-2026-76	Goodman Corpora...	MRA122 Task 1 - \$32,060	641.20
Bill	05/31/2026	26-0811	Sanford Kuhl Hag...	T-0540 Loraine Cherry	195.00
Total T-0540 11th St Side Path					131,215.20

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

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>T-0541 White Oak @ Greenleaf</b>					
Bill	07/31/2025	ARIV104...	Quiddity Engineeri...	T-0541 White Oak at Greenleaf-Through July 31, 20...	1,170.00
Bill	07/31/2025	7-2025-30	Goodman Corpora...	MRA126 Task 3 - \$8,881	266.43
Bill	08/31/2025	8-2025-59	Goodman Corpora...	MRA126 Task 3 - \$8,881	177.62
Bill	08/31/2025	ARIV104...	Quiddity Engineeri...	T-0541 White Oak at Greenleaf-Through Aug 31, 20...	290.00
Bill	09/30/2025	9-2025-23	Goodman Corpora...	MRA126 Task 3 - \$8,881	177.62
Bill	09/30/2025	ARIV104...	Quiddity Engineeri...	T-0541 White Oak at Greenleaf-Through Sept 30, 2...	512.50
Bill	10/31/2025	10-2025-86	Goodman Corpora...	MRA126 Task 3 - \$8,881	88.81
Bill	10/31/2025	25-1501	Sanford Kuhl Hag...	T-0541 White Oak @ Greenleaf Oct 31, 2025	941.25
Bill	04/30/2026	4-2026-77	Goodman Corpora...	MRA 126 Task 4- Construction \$ 11,725.00	117.25
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T0541 White Oak at Greenleaf Apr 2026	631.25
Bill	05/31/2026	5-2026-79	Goodman Corpora...	MRA 126 Task 4- Construction \$ 11,725.00	820.75
Total T-0541 White Oak @ Greenleaf					5,193.48
<b>T-0542 Nicholson and MKT Cross</b>					
Bill	01/31/2026	1-2026-116	Goodman Corpora...	Task 1- Project Initiation \$37,500	155.45
Bill	02/28/2026	2-2026-81	Goodman Corpora...	Task 1- Project Initiation \$37,500	310.90
Bill	03/31/2026	3-2026-115	Goodman Corpora...	MRA 138 Task 1 - Project & Grant \$81,106	1,700.00
Bill	03/31/2026	3-2026-115	Goodman Corpora...	MRA 138 Task 2a - Preliminary Design \$56,030	2,300.00
Bill	03/31/2026	3-2026-129	Goodman Corpora...	MRA133 Task 1 - \$37,500	2,910.00
Bill	04/30/2026	4-2026-86	Goodman Corpora...	MRA 138 Task 1 \$81,106	1,200.00
Bill	04/30/2026	4-2026-86	Goodman Corpora...	MRA 138 Task 2 \$56,030	4,500.00
Bill	05/31/2026	5-2026-88	Goodman Corpora...	MRA133 Task 1 - \$37,500	542.20
Bill	05/31/2026	5-2026-86	Goodman Corpora...	MRA 138 Task 1 \$81,106	1,500.00
Bill	05/31/2026	5-2026-86	Goodman Corpora...	MRA 138 Task 2 \$56,030	9,500.00
Total T-0542 Nicholson and MKT Cross					24,618.55
<b>T-0543 Congressional Dist 7</b>					
Bill	07/31/2025	25-1058	Sanford Kuhl Hag...	T-0543 Sidewalk Improvements July 31, 2025	260.00
Bill	09/30/2025	9-2025-24	Goodman Corpora...	MRA127 Task 2 - \$14,088	1,408.80
Bill	09/30/2025	25-1367	Sanford Kuhl Hag...	T-0543 Sidewalk Improvements	1,115.00
Bill	10/31/2025	25-1498	Sanford Kuhl Hag...	T-0543 Sidewalk Improvements	455.00
Bill	12/31/2025	0180801	IDS Engineering G...	Design Services \$166,147	2,008.71
Bill	12/31/2025	0180801	IDS Engineering G...	Surveying \$82,900	36,658.88
Bill	12/31/2025	25-1804	Sanford Kuhl Hag...	T-0543 Sidewalk Improvements	195.00
Bill	12/31/2025	12-2025-85	Goodman Corpora...	MRA127 Task 2 - \$14,088	704.40
Bill	01/31/2026	1-2026-38	Goodman Corpora...	MRA127 Task 2 - \$14,088	140.88
Bill	01/31/2026	0181240	IDS Engineering G...	Design Services \$166,147	2,124.00
Bill	01/31/2026	0181240	IDS Engineering G...	Surveying \$82,900	22,846.18
Bill	02/28/2026	0181634	IDS Engineering G...	Design Services \$166,147	6,603.24
Bill	02/28/2026	0181634	IDS Engineering G...	City of Houston Record Drawings- Reimbursable	25.00
Bill	02/28/2026	0181634	IDS Engineering G...	Surveying \$82,900	17,149.00
Bill	03/31/2026	0181864	IDS Engineering G...	Design Services \$166,147	16,417.41
Bill	04/30/2026	0182322	IDS Engineering G...	Design Services \$166,147	32,117.10
Bill	04/30/2026	4-2026-78	Goodman Corpora...	MRA127 Task 2 - \$14,088	563.52
Total T-0543 Congressional Dist 7					140,792.12
<b>T-0544 Westcott Roundabout</b>					
Bill	07/31/2025	25-1054	Sanford Kuhl Hag...	T-0544 Westcott Round About	1,032.50
Bill	08/31/2025	ARIV104...	Quiddity Engineeri...	Westcott Roundabout	794.60
Bill	09/30/2025	ARIV104...	Quiddity Engineeri...	Westcott Roundabout	1,450.00
Bill	10/31/2025	ARIV104...	Quiddity Engineeri...	Westcott Roundabout	2,249.10
Bill	12/31/2025	25-1807	Sanford Kuhl Hag...	T-0544 Westcott Round About	260.00
Bill	12/31/2025	ARIV104...	Quiddity Engineeri...	Westcott Roundabout	528.00
Bill	01/31/2026	26-0148	Sanford Kuhl Hag...	T-0544 Westcott Round About	650.00
Bill	02/01/2026	ARIV105...	Quiddity Engineeri...	Westcott Roundabout	147.50
Bill	02/28/2026	ARIV105...	Quiddity Engineeri...	Westcott Roundabout	442.50
Bill	02/28/2026	26-0334	Sanford Kuhl Hag...	T-0544 Westcott Round About	455.00
Bill	03/31/2026	ARIV105...	Quiddity Engineeri...	Westcott Roundabout	3,907.23
Bill	04/30/2026	26-0644	Sanford Kuhl Hag...	T-0544 Westcott Round About	195.00
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	Westcott Roundabout	917.50
Total T-0544 Westcott Roundabout					13,028.93

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

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>T-0546 Crossing Imps Westcott</b>					
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T0546 Crossing Improvements Westcott Apr 2026	28,932.50
Total T-0546 Crossing Imps Westcott					28,932.50
<b>T-0547 Trail Connector Options</b>					
Bill	12/31/2025	25-1806	Sanford Kuhl Hag...	547 Trail Connector Options	260.00
Bill	04/30/2026	26-0647	Sanford Kuhl Hag...	547 Trail Connector Options	195.00
Total T-0547 Trail Connector Options					455.00
<b>T-0548 Lower White Oak Park</b>					
Bill	04/30/2026	209006	SWA Group	Total Fee \$128,000	12,800.00
Total T-0548 Lower White Oak Park					12,800.00
<b>T-0549 20th Street</b>					
Bill	01/31/2026	1-2026-2	Goodman Corpora...	MRA 131 Task 1 - Background Research \$8,783	6,148.10
Bill	01/31/2026	1-2026-2	Goodman Corpora...	MRA 131 Task 1.2 - Preferred Alternative Definition ...	1,594.00
Bill	02/28/2026	2-2026-74	Goodman Corpora...	MRA 131 Task 1 - Background Research \$8,783	1,756.60
Bill	02/28/2026	2-2026-74	Goodman Corpora...	MRA 131 Task 1.2 - Preferred Alternative Definition ...	4,144.40
Bill	02/28/2026	2-2026-74	Goodman Corpora...	MRA 131 Task 1.6 Congestion Benefit \$31,128	4,669.20
Bill	03/31/2026	3-2026-72	Goodman Corpora...	MRA 131 Task 1 - Background Research \$8,783	439.15
Bill	03/31/2026	3-2026-72	Goodman Corpora...	MRA 131 Task 1.2 - Preferred Alternative Definition ...	318.80
Bill	03/31/2026	3-2026-72	Goodman Corpora...	MRA 131 Task 1.6 Congestion Benefit \$31,128	7,782.00
Bill	03/31/2026	3-2026-72	Goodman Corpora...	MRA 131 TASK 1.3 Costing \$17,117.00	1,711.70
Bill	03/31/2026	3-2026-72	Goodman Corpora...	MRA 131 Task 1.4 Economic and Land Use Benefit...	1,081.30
Bill	03/31/2026	3-2026-72	Goodman Corpora...	MRA 131 Task 1.5 USDOT \$38,170.00	3,817.00
Bill	04/30/2026	4-2026-80	Goodman Corpora...	MRA 131 Task 1 - Background Research \$8,783	219.58
Bill	04/30/2026	4-2026-80	Goodman Corpora...	MRA 131 Task 1.2 - Preferred Alternative Definition ...	159.40
Bill	04/30/2026	4-2026-80	Goodman Corpora...	MRA 131 Task 1.6 Congestion Benefit \$31,128	12,451.20
Bill	04/30/2026	4-2026-80	Goodman Corpora...	MRA 131 Task 1.4 Economic & Land Use \$10,813	4,325.00
Bill	04/30/2026	4-2026-80	Goodman Corpora...	MRA 131 Task 1.5 USDOT \$38,170	3,817.20
Bill	05/31/2026	5-2026-81	Goodman Corpora...	MRA 131 Task 1 - Background Research \$8,783	219.57
Bill	05/31/2026	5-2026-81	Goodman Corpora...	MRA 131 Task 1.2 - Preferred Alternative Definition ...	159.40
Bill	05/31/2026	5-2026-81	Goodman Corpora...	MRA 131 Task 1.6 Congestion Benefit \$31,128	3,112.80
Bill	05/31/2026	5-2026-81	Goodman Corpora...	MRA 131 Task 1.3 Costing \$17,117	11,981.90
Bill	05/31/2026	5-2026-81	Goodman Corpora...	MRA 131 Task 1.9 Future Development \$3,805	1,902.50
Total T-0549 20th Street					71,810.80
<b>T-0550 Washington/Center Street</b>					
Bill	01/31/2026	1-2026-3	Goodman Corpora...	MRA 132 Task 1 - Background Research \$9,372	6,560.40
Bill	01/31/2026	1-2026-3	Goodman Corpora...	MRA 132 Task 2 - Preferred Alternative Definition \$...	1,995.00
Bill	02/28/2026	2-2026-75	Goodman Corpora...	MRA 132 Task 1 - Background Research \$9,372	1,874.40
Bill	02/28/2026	2-2026-75	Goodman Corpora...	MRA 132 Task 2 - Preferred Alternative Definition \$...	5,187.00
Bill	02/28/2026	2-2026-75	Goodman Corpora...	MRA 132 Task 6 - Congestion Benefit \$54,952	2,747.60
Bill	03/31/2026	3-2026-73	Goodman Corpora...	MRA 132 Task 1 - Background Research \$9,372	468.60
Bill	03/31/2026	3-2026-73	Goodman Corpora...	MRA 132 Task 2 - Preferred Alternative Definition \$...	399.00
Bill	03/31/2026	3-2026-73	Goodman Corpora...	MRA 132 Task 6 - Congestion Benefit \$54,952	13,738.00
Bill	03/31/2026	3-2026-73	Goodman Corpora...	MRA 132 Task 3 - Costing \$20,472	4,094.40
Bill	03/31/2026	3-2026-73	Goodman Corpora...	MRA 132 Task 4 Economic and Land Use \$17,238	1,723.80
Bill	03/31/2026	3-2026-73	Goodman Corpora...	MRA 132 Task 5 USDOT \$42,707	4,270.70
Bill	04/30/2026	4-2026-81	Goodman Corpora...	MRA 132 Task 1 - Background Research \$9,372	468.60
Bill	04/30/2026	4-2026-81	Goodman Corpora...	MRA 132 Task 2 - Preferred Alternative Definition \$...	399.00
Bill	04/30/2026	4-2026-81	Goodman Corpora...	MRA 132 Task 6 - Congestion Benefit \$54,952	13,738.00
Bill	04/30/2026	4-2026-81	Goodman Corpora...	MRA 132 Task 3 - Costing \$20,472	2,047.20
Bill	04/30/2026	4-2026-81	Goodman Corpora...	MRA 132 Task 4 Economic & Land Use \$17,238	8,619.00
Bill	04/30/2026	4-2026-81	Goodman Corpora...	MRA 132 Task 5 USDOT \$42,707	6,406.05
Bill	05/31/2026	5-2026-82	Goodman Corpora...	MRA 132 Task 6 - Congestion Benefit \$54,952	16,485.60
Bill	05/31/2026	5-2026-82	Goodman Corpora...	MRA 132 Task 3 - Costing \$20,472	10,236.00
Bill	05/31/2026	5-2026-82	Goodman Corpora...	MRA 132 Task 4 Economic & Land Use \$17,238	1,723.80
Bill	05/31/2026	5-2026-82	Goodman Corpora...	MRA 132 Task 5 USDOT \$42,707	21,353.50
Total T-0550 Washington/Center Street					124,535.65

**Memorial Heights Redevelopment Authority**  
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Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>T-0599 Safe Sidewalk Program</b>					
Bill	07/31/2025	0178349	IDS Engineering G...	Sidewalk Evaluation/Recommendations \$82,000	4,100.00
Total T-0599 Safe Sidewalk Program					4,100.00
<b>T-5023B Phase 2 Construction</b>					
Bill	12/31/2025	ARIV104...	Quiddity Engineeri...	T-0523B Shepher Durham Phase 2 CPS Through D...	9,511.57
Bill	02/01/2026	ARIV105...	Quiddity Engineeri...	T-0523B Shepher Durham Phase 2 CPS Through J...	18,620.50
Bill	02/28/2026	ARIV105...	Quiddity Engineeri...	T-0523B Shepher Durham Phase 2 CPS Through F...	16,563.80
Bill	02/28/2026	26-0336	Sanford Kuhl Hag...	Shepher/Durham Phase 2 Feb 28, 2026	1,690.00
Bill	03/31/2026	ARIV105...	Quiddity Engineeri...	T-0523B Shepher Durham Phase 2 CPS Through M...	22,911.15
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T-0523B Shepher Durham Phase 2 CPS Through A...	11,872.50
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	T-0523B Shepher Durham Phase 2 CPS Through A...	40,215.00
Total T-5023B Phase 2 Construction					121,384.52
<b>Capital Improvement Plan - Other</b>					
Bill	04/30/2026	26-0648	Sanford Kuhl Hag...	546 Westcott Crossing	1,667.50
Bill	05/31/2026	15369	Traffic Engineers, ...	Project # 12093-03 Through May 31, 2026	10,500.00
Bill	05/31/2026	26-0813	Sanford Kuhl Hag...	546 Westcott Crossing	1,345.00
Total Capital Improvement Plan - Other					13,512.50
Total Capital Improvement Plan					11,295,294.49
Total COGS					11,295,294.49
Gross Profit					-7,587,481.72
<b>Expense</b>					
<b>Debt Service</b>					
<b>Bond Principal</b>					
Bill	09/01/2025	#11879 ...	Regions Corporate...	Debt Service Payment	970,000.00
Total Bond Principal					970,000.00
<b>Interest Expense</b>					
Bill	09/01/2025	#11879 ...	Regions Corporate...	Debt Service Payment	586,612.51
Bill	02/02/2026	#11879 ...	Regions Corporate...	Debt Service Payment	562,362.51
Total Interest Expense					1,148,975.02
<b>Debt Service - Other</b>					
Bill	04/01/2026	129559- ...	Regions Corporate...	Annual Fee - Bond	3,500.00
Total Debt Service - Other					3,500.00
Total Debt Service					2,122,475.02
<b>Developer Reimbursement</b>					
Bill	11/06/2025	NOV 2025	BB Land Develop...	(Hanover)	526,997.75
Total Developer Reimbursement					526,997.75
<b>Payroll Expenses</b>					
<b>Payroll Taxes</b>					
Che...	07/01/2025	EFT	United States Trea...		160.04
Pay...	07/31/2025	DD1051	Sherry Weesner	Direct Deposit	1,312.85
Pay...	07/31/2025	DD1051	Sherry Weesner	Direct Deposit	307.03
Pay...	07/31/2025	DD1051	Sherry Weesner	Direct Deposit	0.00
Pay...	08/29/2025	DD1052	Sherry Weesner	Direct Deposit	1,312.85
Pay...	08/29/2025	DD1052	Sherry Weesner	Direct Deposit	307.04
Pay...	08/29/2025	DD1052	Sherry Weesner	Direct Deposit	0.00
Pay...	09/30/2025	DD1053	Sherry Weesner	Direct Deposit	415.40
Pay...	09/30/2025	DD1053	Sherry Weesner	Direct Deposit	307.04
Pay...	09/30/2025	DD1053	Sherry Weesner	Direct Deposit	0.00
Pay...	10/31/2025	DD1054	Sherry Weesner	Direct Deposit	0.00
Pay...	10/31/2025	DD1054	Sherry Weesner	Direct Deposit	307.04
Pay...	10/31/2025	DD1054	Sherry Weesner	Direct Deposit	0.00
Pay...	11/28/2025	DD1055	Sherry Weesner	Direct Deposit	0.00
Pay...	11/28/2025	DD1055	Sherry Weesner	Direct Deposit	307.03

No assurance is provided on these financial statements

**Memorial Heights Redevelopment Authority**  
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Accrual Basis

Type	Date	Num	Name	Memo	Amount
Pay...	11/28/2025	DD1055	Sherry Weesner	Direct Deposit	0.00
Pay...	12/31/2025	DD1056	Sherry Weesner	Direct Deposit	0.00
Pay...	12/31/2025	DD1056	Sherry Weesner	Direct Deposit	307.04
Pay...	12/31/2025	DD1056	Sherry Weesner	Direct Deposit	0.00
Pay...	01/30/2026	DD1057	Sherry Weesner	Direct Deposit	1,312.85
Pay...	01/30/2026	DD1057	Sherry Weesner	Direct Deposit	307.04
Pay...	01/30/2026	DD1057	Sherry Weesner	Direct Deposit	63.00
Che...	02/23/2026	EFT	Texas Workforce ...		30.00
Pay...	02/27/2026	DD1058	Sherry Weesner	Direct Deposit	1,312.85
Pay...	02/27/2026	DD1058	Sherry Weesner	Direct Deposit	307.04
Pay...	02/27/2026	DD1058	Sherry Weesner	Direct Deposit	0.00
Pay...	03/31/2026	DD1059	Sherry Weesner	Direct Deposit	1,420.83
Pay...	03/31/2026	DD1059	Sherry Weesner	Direct Deposit	332.29
Pay...	03/31/2026	DD1059	Sherry Weesner	Direct Deposit	0.00
Lia...	03/31/2026			To adjust for new rate for 1st Q 2026	1.90
Pay...	04/30/2026	DD1060	Sherry Weesner	Direct Deposit	1,420.84
Pay...	04/30/2026	DD1060	Sherry Weesner	Direct Deposit	332.29
Pay...	04/30/2026	DD1060	Sherry Weesner	Direct Deposit	0.00
Pay...	05/29/2026	DD1061	Sherry Weesner	Direct Deposit	1,420.83
Pay...	05/29/2026	DD1061	Sherry Weesner	Direct Deposit	332.29
Pay...	05/29/2026	DD1061	Sherry Weesner	Direct Deposit	108.00
Total Payroll Taxes					13,745.41
<b>Retirement Expense</b>					
Pay...	07/31/2025	DD1051	Sherry Weesner	Direct Deposit	1,925.00
Pay...	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
Pay...	09/30/2025	DD1053	Sherry Weesner	Direct Deposit	1,925.00
Pay...	10/31/2025	DD1054	Sherry Weesner	Direct Deposit	1,925.00
Pay...	11/28/2025	DD1055	Sherry Weesner	Direct Deposit	1,925.00
Bill	11/30/2025		Futureplan	Administration and Participant Fees	847.50
Pay...	12/31/2025	DD1056	Sherry Weesner	Direct Deposit	1,925.00
Pay...	01/30/2026	DD1057	Sherry Weesner	Direct Deposit	1,925.00
Pay...	02/27/2026	DD1058	Sherry Weesner	Direct Deposit	1,925.00
Pay...	03/31/2026	DD1059	Sherry Weesner	Direct Deposit	2,083.33
Pay...	04/30/2026	DD1060	Sherry Weesner	Direct Deposit	2,083.33
Pay...	05/29/2026	DD1061	Sherry Weesner	Direct Deposit	2,083.33
Total Retirement Expense					23,344.99
<b>Salary Payroll</b>					
Pay...	07/31/2025	DD1051	Sherry Weesner	Direct Deposit	19,250.00
Pay...	08/29/2025	DD1052	Sherry Weesner	Direct Deposit	19,250.00
Pay...	09/30/2025	DD1053	Sherry Weesner	Direct Deposit	19,250.00
Pay...	10/31/2025	DD1054	Sherry Weesner	Direct Deposit	19,250.00
Pay...	11/28/2025	DD1055	Sherry Weesner	Direct Deposit	19,250.00
Pay...	12/31/2025	DD1056	Sherry Weesner	Direct Deposit	19,250.00
Pay...	01/30/2026	DD1057	Sherry Weesner	Direct Deposit	19,250.00
Pay...	02/27/2026	DD1058	Sherry Weesner	Direct Deposit	19,250.00
Pay...	03/31/2026	DD1059	Sherry Weesner	Direct Deposit	20,833.33
Pay...	04/30/2026	DD1060	Sherry Weesner	Direct Deposit	20,833.33
Pay...	05/29/2026	DD1061	Sherry Weesner	Direct Deposit	20,833.33
Total Salary Payroll					216,499.99

**Memorial Heights Redevelopment Authority**  
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Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Payroll Expenses - Other</b>					
Lia...	07/30/2025		QuickBooks Payro...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Lia...	07/30/2025		QuickBooks Payro...	Sales Tax for TX	0.33
Lia...	08/28/2025		QuickBooks Payro...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Lia...	08/28/2025		QuickBooks Payro...	Sales Tax for TX	0.33
Lia...	09/29/2025		QuickBooks Payro...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Lia...	09/29/2025		QuickBooks Payro...	Sales Tax for TX	0.33
Lia...	10/30/2025		QuickBooks Payro...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Lia...	10/30/2025		QuickBooks Payro...	Sales Tax for TX	0.33
Lia...	11/26/2025		QuickBooks Payro...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Lia...	11/26/2025		QuickBooks Payro...	Sales Tax for TX	0.33
Lia...	12/30/2025		QuickBooks Payro...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Lia...	12/30/2025		QuickBooks Payro...	Sales Tax for TX	0.33
Lia...	01/29/2026		QuickBooks Payro...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Lia...	01/29/2026		QuickBooks Payro...	Sales Tax for TX	0.33
Lia...	02/26/2026		QuickBooks Payro...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Lia...	02/26/2026		QuickBooks Payro...	Sales Tax for TX	0.33
Bill	02/28/2026	2820	The Morton Accou...	Annual Payroll Fees	150.00
Lia...	03/30/2026		QuickBooks Payro...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Lia...	03/30/2026		QuickBooks Payro...	Sales Tax for TX	0.33
Lia...	04/29/2026		QuickBooks Payro...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Lia...	04/29/2026		QuickBooks Payro...	Sales Tax for TX	0.33
Lia...	05/28/2026		QuickBooks Payro...	Fee for 1 direct deposit(s) at \$5.00 each	5.00
Lia...	05/28/2026		QuickBooks Payro...	Sales Tax for TX	0.33
Total Payroll Expenses - Other					208.63
Total Payroll Expenses					253,799.02
<b>Program and Project Consultants</b>					
<b>Engineering Consultants</b>					
Bill	07/31/2025	ARIV104...	Quiddity Engineeri...	Project Number: 14760-0001-00 July 1 - July 31, 2025	4,317.50
Bill	08/31/2025	ARIV104...	Quiddity Engineeri...	Project Number:14760-0001-00 Aug 1- Aug 31, 2025	3,531.25
Bill	09/30/2025	ARIV104...	Quiddity Engineeri...	Project Number:14760-0001-00 Sep 1- Sep 30, 2025	7,050.24
Bill	10/31/2025	ARIV104...	Quiddity Engineeri...	Project Number:14760-0001-00 Oct 1- Oct 31, 2025	14,623.75
Bill	11/30/2025	ARIV104...	Quiddity Engineeri...	Project Number:14760-0001-00 Nov 1- Nov 30, 2025	6,633.75
Bill	12/31/2025	ARIV104...	Quiddity Engineeri...	Project Number:14760-0001-00 Dec 1- Dec 31, 2025	6,112.50
Bill	02/01/2026	ARIV105...	Quiddity Engineeri...	Project Number:14760-0001-00 Jan 2026	4,868.75
Bill	02/28/2026	ARIV105...	Quiddity Engineeri...	Project Number:14760-0001-00 Feb 2026	16,560.00
Bill	03/31/2026	ARIV105...	Quiddity Engineeri...	Project Number:14760-0001-00 Mar 2026	16,136.25
Bill	04/30/2026	ARIV105...	Quiddity Engineeri...	Project Number:14760-0001-00 Apr 2026	8,341.25
Total Engineering Consultants					88,175.24
<b>Legal Expense</b>					
Bill	07/31/2025	25-1052	Sanford Kuhl Hag...	Legal services through July 31, 2025	2,539.25
Bill	08/31/2025	25-1217	Sanford Kuhl Hag...	Legal services through August 31, 2025	1,161.00
Bill	09/30/2025	25-1360	Sanford Kuhl Hag...	Legal services through Sept 30, 2025	7,936.80
Bill	10/31/2025	25-1492	Sanford Kuhl Hag...	Legal services through Oct 31, 2025	7,251.77
Bill	11/30/2025	25-1636	Sanford Kuhl Hag...	Legal services through Nov 30, 2025	3,455.46
Bill	12/31/2025	25-1800	Sanford Kuhl Hag...	Legal services through Dec 31, 2025	8,958.90
Bill	01/31/2026	26-0145	Sanford Kuhl Hag...	Legal services through Jan 31, 2026	1,840.00
Bill	02/28/2026	26-0332	Sanford Kuhl Hag...	Legal services through Feb 28, 2026	7,425.05
Bill	04/01/2026	26-0486	Sanford Kuhl Hag...	Legal services through March 31, 2026	2,434.25
Bill	04/30/2026	26-0642	Sanford Kuhl Hag...	Legal services through April 30, 2026	8,098.98
Bill	05/31/2026	26-0808	Sanford Kuhl Hag...	Legal services through May 29, 2026	3,869.23
Total Legal Expense					54,970.69

**Memorial Heights Redevelopment Authority**  
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Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Planning Consultants</b>					
Bill	07/31/2025	1387	Medley Inc.	Monthly Digital Retainer - July	2,000.00
Bill	07/31/2025	1387	Medley Inc.	Mail Chimp Subscription	13.86
Bill	07/31/2025	7-2025-102	Goodman Corpora...	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 Corpora...	Task 1- \$250,000 NTE	451.01
Bill	09/30/2025	9-2025-109	Goodman Corpora...	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-...	Goodman Corpora...	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 Corpora...	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 Advisor...	Continuing Disclosure Annual Fee FY 2025	3,500.00
Bill	12/31/2025	12-2025-89	Goodman Corpora...	Task 1- \$325,000 NTE	7,724.37
Bill	12/31/2025	12-2025-87	Goodman Corpora...	MRA 134 Task 1 - Scope & Cost Refinement \$11,731	117.31
Bill	12/31/2025	12-2025-87	Goodman Corpora...	MRA 134 Task 2 - Development & Submission \$15,...	309.12
Bill	12/31/2025	12-2025-88	Goodman Corpora...	MRA 135 Task 1 - Scope & Cost Refinement \$15,109	151.09
Bill	12/31/2025	12-2025-88	Goodman Corpora...	MRA 135 Task 2 - Development & Submission \$15,...	309.14
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 Corpora...	Task 1- \$325,000 NTE	3,861.94
Bill	01/31/2026	1-2026-115	Goodman Corpora...	Task 1- Develop and Submit Application \$41,743	775.63
Bill	01/31/2026	1-2026-105	Goodman Corpora...	MRA 134 Task 1 - Scope & Cost Refinement \$11,731	469.24
Bill	01/31/2026	1-2026-105	Goodman Corpora...	MRA 134 Task 2 - Development & Submission \$15,...	772.80
Bill	01/31/2026	1-2026-106	Goodman Corpora...	MRA 135 Task 1 - Scope & Cost Refinement \$15,109	604.36
Bill	01/31/2026	1-2026-106	Goodman Corpora...	MRA 135 Task 2 - Development & Submission \$15,...	772.85
Bill	01/31/2026	1-2026-4	Goodman Corpora...	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 Corpora...	Task 1- \$325,000 NTE	9,559.57
Bill	02/28/2026	2-2026-76	Goodman Corpora...	MRA 134 Task 1 - Scope & Cost Refinement \$11,731	2,346.20
Bill	02/28/2026	2-2026-76	Goodman Corpora...	MRA 134 Task 2 - Development & Submission \$15,...	5,100.48
Bill	02/28/2026	2-2026-77	Goodman Corpora...	MRA 135 Task 1 - Scope & Cost Refinement \$15,109	3,021.80
Bill	02/28/2026	2-2026-77	Goodman Corpora...	MRA 135 Task 2 - Development & Submission \$15,...	5,100.81
Bill	02/28/2026	2-2026-78	Goodman Corpora...	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	3-2026-74	Goodman Corpora...	MRA 134 Task 1 - Scope & Cost Refinement \$11,731	1,759.65
Bill	03/31/2026	3-2026-74	Goodman Corpora...	MRA 134 Task 2 - Development & Submission \$15,...	3,091.20
Bill	03/31/2026	3-2026-74	Goodman Corpora...	MRA 134 Task 3 - Development \$25,037	1,251.85
Bill	03/31/2026	3-2026-75	Goodman Corpora...	MRA 135 Task 1 - Scope & Cost Refinement \$15,109	2,266.35
Bill	03/31/2026	3-2026-75	Goodman Corpora...	MRA 135 Task 2 - Development & Submission \$15,...	3,091.40
Bill	03/31/2026	3-2026-75	Goodman Corpora...	MRA 135 Task 3 - Development \$25,037	1,251.85
Bill	03/31/2026	3-2026-76	Goodman Corpora...	Task 1- Rebid Support \$3,667	256.69
Bill	03/31/2026	3-2026-128	Goodman Corpora...	Task 1- \$325,000 NTE	3,847.17
Bill	04/20/2026	1471	Medley Inc.	Monthly Digital Retainer -April	2,000.00
Bill	04/20/2026	1471	Medley Inc.	Mail Chimp Subscription	13.86
Bill	04/30/2026	4-2026-87	Goodman Corpora...	Task 1- \$325,000 NTE	6,397.73
Bill	04/30/2026	4-2026-82	Goodman Corpora...	MRA 134 Task 1 - Scope & Cost Refinement \$11,731	1,173.10
Bill	04/30/2026	4-2026-82	Goodman Corpora...	MRA 134 Task 2 - Development & Submission \$15,...	6,182.40
Bill	04/30/2026	4-2026-83	Goodman Corpora...	MRA 135 Task 1 - Scope & Cost Refinement \$15,109	1,510.90
Bill	04/30/2026	4-2026-83	Goodman Corpora...	MRA 135 Task 2 - Development & Submission \$15,...	6,182.80
Bill	04/30/2026	4-2026-84	Goodman Corpora...	Task 1- Rebid Support \$3,667	403.37
Bill	05/28/2026	1487	Medley Inc.	Monthly Digital Retainer -May	2,000.00
Bill	05/28/2026	1487	Medley Inc.	Mail Chimp Subscription	13.86
Bill	05/31/2026	5-2026-87	Goodman Corpora...	Task 1- \$325,000 NTE	2,384.92

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

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Bill	05/31/2026	5-2026-83	Goodman Corpora...	MRA 134 Task 3 - Costs Analysis \$25,037	11,266.65
Bill	05/31/2026	5-2026-84	Goodman Corpora...	MRA 135 Task 3 - Cosy Analysis \$25,037	11,266.65
Total Planning Consultants					148,878.84
Total Program and Project Consultants					292,024.77
<b>TIRZ Administration &amp; Overhead</b>					
<b>Accounting</b>					
Bill	07/31/2025	2748	The Morton Accou...	July 2025	1,961.03
Bill	08/31/2025	2749	The Morton Accou...	August 2025	1,961.03
Bill	09/30/2025	2765	The Morton Accou...	September 2025	1,961.03
Bill	10/31/2025	2779	The Morton Accou...	October 2025	1,961.03
Bill	11/30/2025	2786	The Morton Accou...	November 2025	1,961.03
Bill	12/29/2025	2794	The Morton Accou...	December 2025	1,961.03
Bill	01/31/2026	2805	The Morton Accou...	January 2026	1,961.03
Bill	02/28/2026	2820	The Morton Accou...	January 2026	1,961.03
Bill	03/31/2026	2825	The Morton Accou...	March 2026	1,961.03
Bill	04/30/2026	2838	The Morton Accou...	April 2026	1,961.03
Bill	05/31/2026	2848	The Morton Accou...	May 2026	1,961.03
Total Accounting					21,571.33
<b>Administration</b>					
Bill	07/01/2025	06.19-07....	Commerce Bank	ULI Membership & Microsoft Credit	707.14
Bill	07/31/2025	25-1051	Sanford Kuhl Hag...	Admin/Meeting through July 31, 2025	210.00
Bill	09/30/2025	25-1359	Sanford Kuhl Hag...	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 Hag...	Admin/Meeting through Oct 31, 2025	1,385.00
Bill	11/30/2025	25-1635	Sanford Kuhl Hag...	Admin/Meeting through Nov 30, 2025	540.00
Bill	12/31/2025	25-1799	Sanford Kuhl Hag...	Admin/Meeting through Dec 31 2025	1,120.00
Bill	01/29/2026	January ...	Commerce Bank	SquareSpace- Website Hosting	60.00
Bill	01/29/2026	January ...	Commerce Bank	Microsoft for TIRZ-TEAMS	30.00
Bill	01/31/2026	26-0144	Sanford Kuhl Hag...	Admin/Meeting through Jan 31, 2026	100.00
Bill	02/19/2026	February...	Commerce Bank	Parking - Meeting with COH	19.00
Bill	02/28/2026	26-0331	Sanford Kuhl Hag...	Admin/Meeting through Feb 28, 2026	1,775.00
Bill	04/01/2026	26-0485	Sanford Kuhl Hag...	Admin/Meeting through March 31, 2026	150.00
Bill	04/01/2026	March 20...	Commerce Bank	Theater Parking District	15.00
Bill	04/01/2026	March 20...	Commerce Bank	Urban Land Institute	680.00
Bill	04/01/2026	March 20...	Commerce Bank	Theater Parking District	15.00
Bill	05/18/2026	May 2026	Commerce Bank	Theater District Parking	19.00
Total Administration					9,756.74
<b>Auditing</b>					
Bill	09/16/2025	2025 Au...	McCall Gibson Sw...	2025 Audit Interim	10,000.00
Bill	10/15/2025	2025 Sin...	McCall Gibson Sw...	2025 Single Audit Billing	9,000.00
Bill	10/15/2025	2025 Au...	McCall Gibson Sw...	2025 Audit Final	5,250.00
Total Auditing					24,250.00
<b>Office Expenses</b>					
<b>Bank Service Charges</b>					
Bill	07/01/2025	06.19-07....	Commerce Bank	Returned Payment Fee Reversal	-29.00
Bill	07/01/2025	06.19-07....	Commerce Bank	Finance Charge	7.59
Bill	09/01/2025	Sept	Commerce Bank	Finance Charge	6.85
Bill	05/18/2026	May 2026	Commerce Bank	Late Fee	29.00
Bill	05/18/2026	May 2026	Commerce Bank	Finance Charges	7.15
Total Bank Service Charges					21.59
<b>Office Expenses - Other</b>					
Bill	02/28/2026	2820	The Morton Accou...	1099 and W2 Mailing Distribution and Electronic Fili...	41.40
Bill	04/02/2026	362	eLsqrd Media Group	Yearly Retainer 2026	4,788.00
Total Office Expenses - Other					4,829.40
Total Office Expenses					4,850.99

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

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Tax Consultant</b>					
Bill	07/01/2025	63612	Equi Tax Inc.	July 1 - December 31, 2025 2025 Tax Consulting	5,308.20
Bill	11/01/2025	64206	Equi Tax Inc.	Preparation of Continuing Disclosure	300.00
Bill	01/09/2026	64420	Equi Tax Inc.	Jan 1 - June 30, 2026 2026 Tax Consulting	5,331.60
Total Tax Consultant					10,939.80
Total TIRZ Administration & Overhead					71,368.86
Total Expense					3,266,665.42
Net Ordinary Income					-10,854,147.14
<b>Net Income</b>					<b>-10,854,147.14</b>

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

**TEXPOOL**

Date	Balance	Interest	Deposits/Withdrawals	Date Deposit/Withdrawal	Average Daily Yield
July 31, 2025	\$34,942,767.72	\$127,502.70			4.3120%
August 31, 2025	\$35,070,534.89	\$127,767.17			4.3052%
September 30, 2025	\$35,193,098.80	\$122,563.91			4.2520%
October 31, 2025	\$35,316,897.39	\$123,798.59			4.1418%
November 30, 2025	\$35,432,675.04	\$115,777.65			3.9885%
December 31, 2025	\$35,547,844.11	\$115,169.07			3.8270%
January 31, 2026	\$35,659,848.87	\$112,004.76			3.7098%
February 28, 2026	\$37,760,533.01	\$100,684.14			3.6806%
March 31, 2026	\$35,872,070.94	\$111,537.93			3.6724%
April 30, 2026	\$42,985,567.87	\$113,496.93	*\$7,000,000	4/23/2026	3.6586%
May 31, 2026	\$43,117,876/54	\$132,308.97			3.6241%
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	\$8,515,111.66	\$36,670.99			3.63%
May 31, 2026	\$8,539,936.32	\$24,824.66			3.50%
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	\$121,596.49	\$421.47			3.63%
May 31, 2026	\$121,951.00	\$354.51			3.59%
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

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2027 BUDGET PROFILE

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

<b>Base Year:</b>		1996
<b>Base Year Taxable Value:</b>	\$	67,807,537
<b>Projected Taxable Value (TY2025):</b>	\$	4,509,877,813
<b>Current Taxable Value (TY2024):</b>	\$	4,295,121,727
<b>Acres:</b>		1,455.73
<b>Administrator (Contact):</b>		City of Houston
<b>Contact Number:</b>		832-393-0985

**Zone Purpose:**

Tax Increment Reinvestment Zone Number Five, City of Houston, Texas was created to provide plans and programs necessary to create and support an environment attractive to private investments in the greater Memorial Heights and lower White Oak Bayou recreational corridor. The intent of the plans and programs is to support the long-term stability and viability of the area.

	Total Plan	Cumulative Expenses (to 6/30/25)	Variance
<b>Capital Projects:</b>			
Public Utility Improvements	\$ 138,144,635	\$ 2,893,549	\$ 135,251,086
Roadway and Sidewalk Improvements	131,738,100	79,660,748	52,077,352
Parks and Park Improvements	88,499,375	12,602,920	75,896,455
Property Assemblage/Mitigation	52,100,000	882,382	51,217,618
	-	-	-
	-	-	-
	-	-	-
	-	-	-
<b>Total Capital Projects</b>	\$ 410,482,110	\$ 96,039,599	\$ 314,442,511
<b>Affordable Housing</b>	33,332,210	7,262,210	26,070,000
<b>School &amp; Education/Cultural Facilities</b>	23,123,754	12,705,295	10,418,459
<b>Financing Costs</b>	29,879,513	12,998,079	16,881,434
<b>Administration Costs/ Professional Services</b>	11,513,853	11,491,876	21,977
<b>Creation Costs</b>	175,300	175,300	-
<b>Total Project Plan</b>	\$ 508,506,740	\$ 140,672,359	\$ 367,834,381

Additional Financial Data	FY2026 Budget	FY2026 Estimate	FY2027 Budget
<b>Debt Service</b>			
Principal	\$ -	\$ 2,118,975	\$ 2,119,225
Interest	\$ -	\$ 970,000	\$ 1,020,000
	\$ -	\$ 1,148,975	\$ 1,099,225
	<b>Balance as of 6/30/25</b>	<b>Projected Balance as of 6/30/26</b>	<b>Projected Balance as of 6/30/27</b>
<b>Year End Outstanding (Principal)</b>			
Bond Debt	\$ 36,385,000	\$ 35,415,000	\$ 34,395,000
Bank Loan	\$ -	\$ -	\$ -
Line of Credit	\$ -	\$ -	\$ -
Developer Agreement	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2027 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2026 Budget	FY2026 Estimate	FY2027 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 62,521,004	\$ 62,962,524	\$ 64,422,913
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 2,174,671	\$ 2,121,350	\$ 2,121,350
<b>Beginning Balance</b>	<b>\$ 64,695,675</b>	<b>\$ 65,083,874</b>	<b>\$ 66,544,263</b>
City tax revenue	\$ 15,709,087	\$ 15,709,087	\$ 16,654,186
County tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 15,709,087</b>	<b>\$ 15,709,087</b>	<b>16,654,186</b>
COH TIRZ interest	\$ 4,210	\$ -	\$ 4,210
Interest Income	\$ 500,000	\$ 2,313,881	\$ 500,000
<b>Other Interest Income</b>	<b>\$ 504,210</b>	<b>\$ 2,313,881</b>	<b>\$ 504,210</b>
	\$ -	\$ -	\$ -
	\$ 2,002,969	\$ -	\$ 13,400,000
<b>Grant Proceeds</b>	<b>\$ 2,002,969</b>	<b>\$ -</b>	<b>\$ 13,400,000</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 82,911,941</b>	<b>83,106,842</b>	<b>97,102,659</b>

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2027 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2026 Budget	FY2026 Estimate	FY2027 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 30,000	\$ 24,000	\$ 30,000
Administration Salaries & Benefits	\$ 300,000	\$ 270,410	\$ 350,000
Auditor	\$ 25,000	\$ 24,250	\$ 30,000
Bond Services/Trustee/Financial Advisor	\$ 15,000	\$ 12,000	\$ 15,000
Insurance	\$ 2,800	\$ 2,631	\$ 5,000
Office Administration	\$ 20,000	\$ 16,338	\$ 20,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 392,800</b>	<b>\$ 349,629</b>	<b>\$ 450,000</b>
Engineering Consultants	\$ 125,000	\$ 110,000	\$ 150,000
Legal	\$ 100,000	\$ 60,000	\$ 100,000
Construction Audit	\$ 20,000	\$ -	\$ 20,000
Planning Consultants	\$ 125,000	\$ 83,750	\$ 125,000
<b>Program and Project Consultants</b>	<b>\$ 370,000</b>	<b>\$ 253,750</b>	<b>\$ 395,000</b>
<b>Management consulting services</b>	<b>\$ 762,800</b>	<b>\$ 603,379</b>	<b>\$ 845,000</b>
Capital Expenditures (See CIP Schedule)	\$ 28,891,411	12,168,917	\$ 39,480,473
<b>TIRZ Capital Expenditures</b>	<b>\$ 28,891,411</b>	<b>\$ 12,168,917</b>	<b>\$ 39,480,473</b>
Regents Square GID	\$ -	\$ -	\$ -
Hanover	\$ 550,000	\$ 725,202	\$ 526,998
<b>Developer / Project Reimbursements</b>	<b>\$ 550,000</b>	<b>\$ 725,202</b>	<b>\$ 526,998</b>
Bond Debt Service (Series 2021)			
Principal	\$ 970,000	\$ 970,000	\$ 1,020,000
Interest	\$ 1,148,975	\$ 1,148,975	\$ 1,099,225
<b>System debt service</b>	<b>\$ 2,118,975</b>	<b>\$ 2,118,975</b>	<b>\$ 2,119,225</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 32,323,186</b>	<b>\$ 15,616,473</b>	<b>\$ 42,971,696</b>
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 785,454	\$ 785,454	\$ 832,709
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 160,652	\$ 160,652	\$ 269,642
<b>Total Transfers</b>	<b>\$ 946,106</b>	<b>\$ 946,106</b>	<b>\$ 1,102,351</b>
<b>Total Budget</b>	<b>\$ 33,269,292</b>	<b>\$ 16,562,579</b>	<b>\$ 44,074,047</b>
RESTRICTED Funds - Capital Projects	\$ 47,502,853	64,422,913	50,907,262
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 2,139,796	\$ 2,121,350	\$ 2,121,350
<b>Ending Fund Balance</b>	<b>\$ 49,642,649</b>	<b>\$ 66,544,263</b>	<b>\$ 53,028,612</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 82,911,941</b>	<b>\$ 83,106,842</b>	<b>\$ 97,102,659</b>

Notes:

2027 - 2031 CAPITAL IMPROVEMENT PLAN  
TIRZ No. 5 - Memorial Heights Redevelopment Authority  
CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY27 - FY31 Total	Cumulative Total (To Date)
			Through 2025	Projected 2026	2027	2028	2029	2030	2031			
C	T-0510	Pedestrian Safety Improvements Shepherd@Memorial	\$ -	210,000	3,750,000	-	-	-	-	-	3,750,000	3,960,000
C, H	T-0512A	18th Street and surrounding area Pedestrian Improvements between Nicholson and 20th Street	\$ -	150,000	3,550,000	-	-	-	-	-	3,550,000	3,700,000
H	T-0520	Houston Avenue & White Oak Drive Intersection Improvements and MKT @Waverly Improvements	\$ 1,871,248	10,000	10,000	-	-	-	-	-	10,000	1,891,248
C	T-0521	Little Thicket Park Improvements	\$ 597,432	1,000,000	-	-	-	-	-	-	-	1,597,432
C	T-0522B	19th Street Reconstruction between Nicholson and 20th Street	\$ -	-	600,000	2,200,000	12,500,000	12,500,000	-	-	27,800,000	27,800,000
C	T-0523A	Shepherd Durham and Selected Cross Street Reconstruction Project 15 Street to 610 - Phase 2 has been moved to 523B	\$ 28,535,512	8,500,000	3,000,000	300,000	300,000	300,000	-	-	3,900,000	40,935,512
C	T-0523B	Shepherd Durham and Selected Cross Street Reconstruction Project Phase 2 - Design is included with 523A 523 B - is for phase 2 constructions and construction management	\$ -	7,900,000	3,925,000	3,925,000	-	-	-	-	7,850,000	15,750,000
C, H, I	T-0525	North Canal Project	\$ 1,261,220	3,000	-	-	-	12,000,000	12,000,000	-	24,000,000	25,264,220
H	T-0526	Stude Park Improvement	\$ -	265,000	2,750,000	-	-	-	-	-	2,750,000	3,015,000
C	T-0529	Yale and Center Intersection	\$ 91,187	-	300,000	-	-	-	-	-	300,000	391,187
C	T-0534	Safety Improvements 19th and Beall Area	\$ 106,011	6,200	600,000	-	-	-	-	-	600,000	712,211
H	T-0535	Safety and Mobility Improvements Waugh, South Heights, Yale and Waughford between the bridge over Memorial and Washington	\$ -	15,000	751,026	-	-	-	-	-	751,026	766,026
C	T-0536	Public Facility Evaluation including fire stations, parks, community centers, and multi-service centers	\$ -	1,000	250,000	-	-	-	-	-	250,000	251,000
C, H	T-0538	Transportation Alternative Area Wide Study	\$ -	500,000	75,000	-	-	-	-	-	75,000	575,000
C	T-0539	Full Reconstruction of Remaining Cross Streets from Durham to Shepherd between I-10 and 610 (Phase 3) - including street drainage improvements	\$ -	75,000	7,000,000	15,000,000	6,000,000	6,000,000	-	-	34,000,000	34,075,000
C	T-0540	Loraine Cherry White Oak Bayou Connectivity Project	\$ -	120,000	2,573,247	-	-	-	-	-	2,573,247	2,693,247
H	T-0541	White Oak @ Greenleaf	\$ -	\$ 3,000	\$ 138,700	\$ -	\$ -	\$ -	\$ -	\$ -	138,700	141,700
D, I	T-0542	Nicholson and MKT Crossing Improvements	\$ -	\$ 25,000	\$ 4,530,000	\$ -	\$ -	\$ -	\$ -	\$ -	4,530,000	4,555,000
C	T-0543	Congressional District 7 Sidewalk Improvement Project	\$ -	\$ 132,000	\$ 2,542,500	\$ -	\$ -	\$ -	\$ -	\$ -	2,542,500	2,674,500
C	T-0544	Westcott Roundabout Greenspace	\$ -	\$ 17,000	\$ 460,000	\$ -	\$ -	\$ -	\$ -	\$ -	460,000	477,000
C	T-0545	Sidewalk Improvement Project (5310 Grant Application)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
C	T-0546	Crossing Improvements Washington and Westcott at Schuler and Ella @23rd	\$ -	\$ -	\$ 875,000	\$ -	\$ -	\$ -	\$ -	\$ -	875,000	875,000
C	T-0547	Trail Connector Options	\$ -	\$ 20,000	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	65,000	85,000
C	T-0548	Parks	\$ -	\$ 40,000	\$ 235,000	\$ -	\$ 1,000,000	\$ 6,000,000	\$ 6,000,000	-	13,235,000	13,275,000
C	T-0549	20th Street	\$ -	\$ 100,000	\$ 300,000	\$ 750,000	\$ -	\$ -	\$ -	-	1,050,000	1,150,000
C, H	T-0550	Washington/Center Streets	\$ -	\$ 120,000	\$ 315,000	\$ 750,000	\$ -	\$ -	\$ -	-	1,065,000	1,185,000
C, H	T-0551	Washington Center Corridor RR Study	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-
C, H	T-0552	White Oak Bayou Trail Access Improvements *	\$ -	\$ -	\$ 885,000	\$ -	\$ -	\$ -	\$ -	-	885,000	885,000
C, H	T-0553	Memorial Heights Safe Sidewalk Project (Phase 2)*	\$ -	\$ -	\$ -	\$ 1,150,000	\$ -	\$ -	\$ -	-	1,150,000	1,150,000
C, H	T-0554	Shady Acres Sidewalks*	\$ -	\$ -	\$ -	\$ 10,150,000	\$ -	\$ -	\$ -	-	10,150,000	10,150,000
C	T-0555	Nicholson Trail Extension Project*	\$ -	\$ -	\$ -	\$ 3,225,000	\$ -	\$ -	\$ -	-	3,225,000	3,225,000
C	T-0556	West TC Jester Safe Crossings*	\$ -	\$ -	\$ -	\$ 3,225,000	\$ -	\$ -	\$ -	-	3,225,000	3,225,000
C, H	T-0599	Safe Sidewalk Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-
<b>Totals</b>			<b>\$ 32,462,610</b>	<b>\$ 19,212,200</b>	<b>\$ 39,480,473</b>	<b>\$ 40,675,000</b>	<b>\$ 19,800,000</b>	<b>\$ 36,800,000</b>	<b>18,000,000</b>	<b>154,755,473</b>	<b>\$ 206,430,283</b>	

\* NOTE:

\*\* NOTE:

\*\*\* NOTE:

2027 - 2031 CAPITAL IMPROVEMENT PLAN  
TIRZ No. 5 - Memorial Heights Redevelopment Authority  
CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2025	Projected 2026	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
TIRZ Funds	23,644,081	19,212,200	18,322,020	27,275,000	19,800,000	36,800,000	18,000,000	120,197,020	163,053,301
City of Houston	-	-	10,534,966	-	-	-	-	10,534,966	10,534,966
Grants	8,818,529	-	10,623,487	13,400,000	-	-	-	24,023,487	32,842,016
Other	-	-	-	-	-	-	-	-	-
<b>Project Total</b>	<b>32,462,610</b>	<b>19,212,200</b>	<b>39,480,473</b>	<b>40,675,000</b>	<b>19,800,000</b>	<b>36,800,000</b>	<b>18,000,000</b>	<b>154,755,473</b>	<b>206,430,283</b>

DRAFT

<b>Project:</b> Pedestrian Safety Improvements Shepherd@Memorial		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0510</b>	
		<b>Location:</b> C		<b>Geo. Ref.:</b>							
		<b>Served:</b> C		<b>Neighborhood:</b>							
<b>Description:</b> Sidewalk improvement, intersection improvements and street crossing Improvements at Shepherd Dr. and Memorial Dr.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2026	2027	2028	2029	2030		Total		
		Personnel	-	-	-	-	-	-	\$	-	-
		Supplies	-	-	-	-	-	-	\$	-	-
<b>Justification:</b> This location is very challenging for pedestrians and bicyclists to access Buffalo Bayou Park. The intersection design creates confusion and conflicts for drivers. The area is also in close proximity to schools and senior facilities. These improvements will make the crossing safer for all users.		Svcs. & Chgs.	-	-	-	-	-	-	\$	-	-
		Capital Outlay	-	-	-	-	-	-	\$	-	-
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	117,000	200,000	100,000	-	-	-	-	\$ 100,000	\$ 300,000
4	Construction	-	3,576,000	-	3,600,000	-	-	-	-	\$ 3,600,000	\$ 3,600,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other - Compliance	-	50,000	10,000	50,000	-	-	-	-	\$ 50,000	\$ 60,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	50,000	10,000	50,000	-	-	-	-	\$ 50,000	\$ 60,000
<b>Total Allocations</b>		\$ -	\$ 3,743,000	\$ 210,000	\$ 3,750,000	\$ -	\$ -	\$ -	\$ -	\$ 3,750,000	\$ 3,960,000
<b>Source of Funds</b>											
TIRZ Funds		-	1,596,000	210,000	1,381,000	-	-	-	-	1,381,000	1,591,000
City of Houston		-	1,726,000	-	1,948,000	-	-	-	-	\$ 1,948,000	\$ 1,948,000
Grants		-	421,000	-	421,000	-	-	-	-	\$ 421,000	\$ 421,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 3,743,000	\$ 210,000	\$ 3,750,000	\$ -	\$ -	\$ -	\$ -	\$ 3,750,000	\$ 3,960,000

\*NOTE:

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

<b>Project:</b> 18th Street and surrounding area Pedestrian Improvements between Nicholson and 20th Street		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0512A</b>				
		<b>Location:</b>	C, H	<b>Geo. Ref.:</b>							
		<b>Served:</b>	C, H	<b>Neighborhood:</b>	14						
<b>Description:</b>	For 18th street, construct pedestrian improvements to include sidewalks, pedestrian ramps landscaping and mid-block crossings to create an overall safer pedestrian environment.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2026	2027	2028	2029	2030	Total			
<b>Justification:</b>	Existing conditions for 18th include discontinuous sidewalk segments, open ditch, non-ADA compliance pedestrian environment.	Personnel	-	-	-	-	-	-	\$ -	-	
		Supplies	-	-	-	-	-	-	\$ -	-	
		Svcs. & Chgs.	-	-	-	-	-	-	\$ -	-	
		Capital Outlay	-	-	-	-	-	-	\$ -	-	
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
		FTEs									-
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	130,000	200,000	-	-	-	-	\$ 200,000	\$ 330,000
4	Construction	-	450,000	-	3,300,000	-	-	-	-	\$ 3,300,000	\$ 3,300,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	Compliance	-	-	20,000	50,000	-	-	-	-	\$ 50,000	\$ 70,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	20,000	50,000	-	-	-	-	\$ 50,000	\$ 70,000
<b>Total Allocations</b>		\$ -	\$ 450,000	\$ 150,000	\$ 3,550,000	\$ -	\$ -	\$ -	\$ -	\$ 3,550,000	\$ 3,700,000
<b>Source of Funds</b>											
TIRZ Funds		-	450,000	150,000	550,000	-	-	-	-	\$ 550,000	\$ 700,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	3,000,000	-	-	-	-	\$ 3,000,000	\$ 3,000,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 450,000	\$ 150,000	\$ 3,550,000	\$ -	\$ -	\$ -	\$ -	\$ 3,550,000	\$ 3,700,000

\*NOTE:



<b>Project:</b> Little Thicket Park Improvements		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-0521</b>			
		<b>Location:</b> C		<b>Geo. Ref.:</b>							
		<b>Served:</b> C		<b>Neighborhood:</b>							
<b>Description:</b>	Improved park amenities, erosion control/bank stabilization, public parking and access to White Oak Bayou Trail system. Funds remaining after the bank stabilization will be used for park improvements.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2026	2027	2028	2029	2030	Total			
<b>Justification:</b>	Bank Stabilization Project has been completed. This project will complete improvements to replace playground and other facilities that are past their useful life.	Personnel	-	-	-	-	-	\$	-		
		Supplies	-	-	-	-	-	\$	-		
		Svcs. & Chgs.	-	-	-	-	-	\$	-		
		Capital Outlay	-	-	-	-	-	\$	-		
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	1,300,000	1,000,000	-	-	-	-	-	\$ -	\$ 1,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	597,432	-	-	-	-	-	-	-	\$ -	\$ 597,432
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		597,432	-	-	-	-	-	-	-	\$ -	\$ 597,432
<b>Total Allocations</b>		\$ 597,432	\$ 1,300,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,597,432
<b>Source of Funds</b>											
TIRZ Funds		597,432	1,300,000	1,000,000	-	-	-	-	-	\$ -	\$ 1,597,432
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 597,432	\$ 1,300,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,597,432

\*NOTE:

<b>Project:</b>	<b>19th Street Reconstruction between Nicholson and 20th Street</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0522B</b>		
		<b>Location:</b>	C	<b>Geo. Ref.:</b>				
		<b>Served:</b>	All	<b>Neighborhood:</b>				
<b>Description:</b>	Roadway reconstruction, installation of storm water drainage system, curb and gutter, sidewalks, street lights and landscaping.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2026	2027	2028	2029	2030	Total
<b>Justification:</b>	Existing conditions include poor roadway, discontinuous sidewalk segments, open ditch, non ADA compliance pedestrian environment.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs	-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	600,000	2,200,000	-	-	-	-	\$ 2,800,000	\$ 2,800,000
4	Construction	-	-	-	-	12,500,000	12,500,000	-	-	\$ 25,000,000	\$ 25,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 600,000	\$ 2,200,000	\$ 12,500,000	\$ 12,500,000	\$ -	\$ 27,800,000	\$ 27,800,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	600,000	2,200,000	12,500,000	12,500,000	-	\$ 27,800,000	\$ 27,800,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 600,000	\$ 2,200,000	\$ 12,500,000	\$ 12,500,000	\$ -	\$ 27,800,000	\$ 27,800,000

\*NOTE:

<b>Project:</b>	<b>Shepherd Durham and Selected Cross Street Reconstruction Project 15 Street to 610 - Phase 2 has been moved to 523B</b>			<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0523A</b>				
				<b>Location:</b> C		<b>Geo. Ref.:</b>							
				<b>Served:</b> C		<b>Neighborhood:</b>							
<b>Description:</b>	Roadway reconstruction between 15th and 610 loop North, including bike lanes, storm water drainage systems, curb and gutter section, streetlights, sidewalks and landscaping			<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
				<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>				
<b>Justification:</b>	Major north/south arteries with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists.			Personnel	-	-	-	-	-	-	\$ -		
				Supplies	-	-	-	-	-	-	-	\$ -	
				Svcs. & Chgs.	-	-	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	-	-	\$ -
				<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				<b>FTEs</b>									
<b>Fiscal Year Planned Expenses</b>													
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>		
<b>Phase</b>													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -		
4	Construction	28,535,512	6,000,000	8,500,000	3,000,000	300,000	300,000	300,000	-	\$ 3,900,000	\$ 40,935,512		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -		
<b>Total Allocations</b>		\$ 28,535,512	\$ 6,000,000	\$ 8,500,000	\$ 3,000,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ 3,900,000	\$ 40,935,512		
<b>Source of Funds</b>													
TIRZ Funds		19,716,983	6,000,000	8,500,000	(4,100,000)	300,000	300,000	300,000	-	\$ (3,200,000)	\$ 25,016,983		
City of Houston		-	-	-	7,100,000	-	-	-	-	\$ 7,100,000	\$ 7,100,000		
Grants		8,818,529	-	-	-	-	-	-	-	\$ -	\$ 8,818,529		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
<b>Total Funds</b>		\$ 28,535,512	\$ 6,000,000	\$ 8,500,000	\$ 3,000,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ 3,900,000	\$ 40,935,512		

\*NOTE:

<b>Project:</b>	Shepherd Durham and Selected Cross Street Reconstruction Project Phase 2 - Design is included with 523A 523 B - is for phase 2 constructions and construction management			<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0523B</b>				
				<b>Location:</b> C		<b>Geo. Ref.:</b>							
				<b>Served:</b> ALL		<b>Neighborhood:</b>							
<b>Description:</b>	Roadway reconstruction between 15th Street and I-10, including pedestrian improvements, storm water drainage systems, curb and gutter section, streetlights, sidewalks and landscaping.			<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
				2026	2027	2028	2029	2030	Total				
<b>Justification:</b>	Major north/south artery with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists.			Personnel	-	-	-	-	-	-	\$ -		
				Supplies	-	-	-	-	-	-	-	\$ -	
				Svcs. & Chgs.	-	-	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	-	-	\$ -
				<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs									
<b>Fiscal Year Planned Expenses</b>													
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>		
<b>Phase</b>													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -		
4	Construction	-	6,800,000	6,200,000	3,500,000	3,500,000	-	-	-	\$ 7,000,000	\$ 13,200,000		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other - TXDOT Administrative Fees	-	350,000	350,000	-	-	-	-	-	\$ -	\$ 350,000		
	Compliance	-	50,000	-	50,000	50,000	-	-	-	\$ 100,000	\$ 100,000		
	COH Administrative Costs	-	600,000	1,200,000	-	-	-	-	-	\$ -	\$ 1,200,000		
	Engineering Construction Phase services /Coordination	-	333,000	150,000	375,000	375,000	-	-	-	\$ 750,000	\$ 900,000		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
<b>Other Sub-Total:</b>		-	1,333,000	1,700,000	425,000	425,000	-	-	-	\$ 850,000	\$ 2,550,000		
<b>Total Allocations</b>		\$ -	\$ 8,133,000	\$ 7,900,000	\$ 3,925,000	\$ 3,925,000	\$ -	\$ -	\$ -	\$ 7,850,000	\$ 15,750,000		
<b>Source of Funds</b>													
TIRZ Funds		-	8,133,000	7,900,000	3,925,000	3,925,000	-	-	-	\$ 7,850,000	\$ 15,750,000		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
<b>Total Funds</b>		\$ -	\$ 8,133,000	\$ 7,900,000	\$ 3,925,000	\$ 3,925,000	\$ -	\$ -	\$ -	\$ 7,850,000	\$ 15,750,000		

\*NOTE:

<b>Project:</b> North Canal Project		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-0525</b>			
		<b>Location:</b>	C, H, I	<b>Geo. Ref.:</b>							
		<b>Served:</b>	C, H, I	<b>Neighborhood:</b> 14							
<b>Description:</b>	Part of North Canal project			<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
<b>Justification:</b> This is part of the North Canal project. When the North Canal is completed, water level on the White Oak is expected to be lower during a flood event		2026	2027	2028	2029	2030	<b>Total</b>				
	Personnel	-	-	-	-	-	\$ -				
	Supplies	-	-	-	-	-	\$ -				
	Svcs. & Chgs.	-	-	-	-	-	\$ -				
	Capital Outlay	-	-	-	-	-	\$ -				
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
	FTEs										
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,250,000	5,000	3,000	-	-	-	-	-	\$ -	\$ 1,253,000
4	Construction	-	-	-	-	-	12,000,000	12,000,000	-	\$ 24,000,000	\$ 24,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	11,220	-	-	-	-	-	-	-	\$ -	\$ 11,220
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		11,220	-	-	-	-	-	-	-	\$ -	\$ 11,220
<b>Total Allocations</b>		\$ 1,261,220	\$ 5,000	\$ 3,000	\$ -	\$ -	\$ -	\$ 12,000,000	\$ 12,000,000	\$ 24,000,000	\$ 25,264,220
<b>Source of Funds</b>											
TIRZ Funds		1,261,220	5,000	3,000	-	-	-	12,000,000	12,000,000	\$ 24,000,000	\$ 25,264,220
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 1,261,220	\$ 5,000	\$ 3,000	\$ -	\$ -	\$ -	\$ 12,000,000	\$ 12,000,000	\$ 24,000,000	\$ 25,264,220

\*NOTE:

<b>Project:</b> Stude Park Improvement		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0526</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>							
		<b>Served:</b>	H	<b>Neighborhood:</b>							
<b>Description:</b>	Conceptual/Framework Plan and Improvement of Playground and some other facilities in Stude Park		<b>Operating and Maintenance Costs: (\$ Thousands)</b>								
			2026	2027	2028	2029	2030		Total		
		Personnel	-	-	-	-	-	-	\$ -	\$ -	
		Supplies	-	-	-	-	-	-	\$ -	\$ -	
<b>Justification:</b>	Stude Park is a heavily used park facility within TIRZ 5. The playground and many other improvements were built over 30 years ago and are reaching the end of their useful life. Improvements will include replacement of the playground and potentially other areas as funding allows.		Svcs. & Chgs.	-	-	-	-	-	\$ -	\$ -	
			Capital Outlay	-	-	-	-	-	-	\$ -	\$ -
			<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			FTEs								
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	200,000	225,000	-	-	-	-	-	\$ -	\$ 225,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	200,000	40,000	250,000	-	-	-	-	\$ 250,000	\$ 290,000
4	Construction	-	-	-	2,500,000	-	-	-	-	\$ 2,500,000	\$ 2,500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 400,000	\$ 265,000	\$ 2,750,000	\$ -	\$ -	\$ -	\$ -	\$ 2,750,000	\$ 3,015,000
<b>Source of Funds</b>											
TIRZ Funds		-	400,000	265,000	1,500,000	-	-	-	-	\$ 1,500,000	\$ 1,765,000
City of Houston		-	-	-	1,250,000	-	-	-	-	\$ 1,250,000	\$ 1,250,000
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 400,000	\$ 265,000	\$ 2,750,000	\$ -	\$ -	\$ -	\$ -	\$ 2,750,000	\$ 3,015,000

\*NOTE:



<b>Project:</b> Safety Improvements 19th and Beall Area		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0534</b>					
		<b>Location:</b> C		<b>Geo. Ref.:</b>											
		<b>Served:</b> C		<b>Neighborhood:</b>											
<b>Description:</b> Installation of ADA ramps and pedestrian crosswalks at four intersections. The improvements will also include installing 6 feet wide sidewalks on the north side of 19th Street, the west side of Bevis Street, and both sides of Beall Street.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
				2026		2027		2028		2029		2030		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
<b>Justification:</b> These are crash-prone segments of 19th Street, Beall Street, and Bevis Street and lack sidewalks and crosswalks.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
<b>Fiscal Year Planned Expenses</b>															
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>		<b>Cumulative Total (To Date)</b>			
<b>Phase</b>															
1	Planning	-	-	-	-	-	-	-	-	-		\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	-		\$ -			
3	Design	106,011	-	-	-	-	-	-	-	-		\$ 106,011			
4	Construction	-	400,000	-	-	-	-	-	-	-		\$ -			
5	Equipment	-	-	6,200	600,000	-	-	-	-	600,000		\$ 606,200			
6	Close-Out	-	-	-	-	-	-	-	-	-		\$ -			
7	Other	-	-	-	-	-	-	-	-	-		\$ -			
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	-		\$ -			
<b>Total Allocations</b>		\$ 106,011	\$ 400,000	\$ 6,200	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 600,000		\$ 712,211			
<b>Source of Funds</b>															
TIRZ Funds		106,011	375,000	6,200	575,000	-	-	-	-	575,000		\$ 687,211			
City of Houston		-	25,000	-	25,000	-	-	-	-	25,000		\$ 25,000			
Grants		-	-	-	-	-	-	-	-	-		\$ -			
Other		-	-	-	-	-	-	-	-	-		\$ -			
<b>Total Funds</b>		\$ 106,011	\$ 400,000	\$ 6,200	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 600,000		\$ 712,211			

\*NOTE:

<b>Project:</b>	<b>Safety and Mobility Improvements Waugh, South Heights, Yale and Waughford between the bridge over Memorial and Washington</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0535</b>				
		<b>Location:</b>	H	<b>Geo. Ref.:</b>							
		<b>Served:</b>	H	<b>Neighborhood:</b>							
<b>Description:</b>	Add traffic signals and pavement markings at South Heights and Willia and Waugh and Fegan. Add sidewalks and ramps as needed to improve pedestrian safety in the area. Adjust merge on Waugh and South Heights south of Willia and Fegan and exit to Memorial drive from Waugh.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2026	2027	2028	2029	2030	Total			
<b>Justification:</b>	This particular section of road has a high number of vehicle crashes and pedestrian crashes. Traffic feeds in from multiple directions and many pedestrians are crossing the roads because of the proximity to Spotts Park.	Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	21,000	10,000	-	-	-	-	-	\$ -	\$ 10,000
4	Construction	-	1,227,685	-	700,000	-	-	-	-	\$ 700,000	\$ 700,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other - compliance	-	41,000	5,000	41,000	-	-	-	-	\$ 41,000	\$ 46,000
	COH Fee	-	10,026	-	10,026	-	-	-	-	\$ 10,026	\$ 10,026
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	51,026	5,000	51,026	-	-	-	-	\$ 51,026	\$ 56,026
<b>Total Allocations</b>		\$ -	\$ 1,299,711	\$ 15,000	\$ 751,026	\$ -	\$ -	\$ -	\$ -	\$ 751,026	\$ 766,026
<b>Source of Funds</b>											
TIRZ Funds		-	480,711	15,000	751,026	-	-	-	-	\$ 751,026	\$ 766,026
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	819,000	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 1,299,711	\$ 15,000	\$ 751,026	\$ -	\$ -	\$ -	\$ -	\$ 751,026	\$ 766,026

\*NOTE:

<b>Project:</b>	<b>Public Facility Evaluation including fire stations, parks, community centers, and multi-service centers</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0536</b>				
		<b>Location:</b>	C	<b>Geo. Ref.:</b>							
		<b>Served:</b>	C	<b>Neighborhood:</b>							
<b>Description:</b>	There are several parks and City facilities in or adjacent to the Zone. This project will evaluate the existing conditions and rehabilitation or replacement needs of these facilities.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2026	2027	2028	2029	2030	Total			
<b>Justification:</b>	Public parks and public facilities support the quality of life and resilience of an area. The Zone does not currently have adequate detailed information about community needs and the condition of these facilities. The completion of this study will allow MHRA to work with the administration to evaluate potential future projects.	Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	500,000	1,000	250,000	-	-	-	-	\$ 250,000	\$ 251,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 500,000	\$ 1,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 251,000
<b>Source of Funds</b>											
TIRZ Funds		-	500,000	1,000	250,000	-	-	-	-	\$ 250,000	\$ 251,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 500,000	\$ 1,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 251,000

\*NOTE:

<b>Project:</b> Transportation Alternative Area Wide Study		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>	<b>T-0538</b>		
		<b>Location:</b> C, H		<b>Geo. Ref.:</b>							
		<b>Served:</b> C, H		<b>Neighborhood:</b>							
<b>Description:</b>	This planning effort would examine multimodal connections to the White Oak Bayou, MKT, and Nicholson Trail systems improvements within the identified study area. The study will include developing advanced planning documentation for the proposed Patterson Bridge. The project will also evaluate alternative mode safety, access, and connectivity improvements to access existing greenspaces, schools, and public amenities like Houston Heights Reservoir and Bird Sanctuary.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>								
			<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>		<b>Total</b>		
		Personnel	-	-	-	-	-	-	\$	-	
		Supplies	-	-	-	-	-	-	\$	-	
<b>Justification:</b>	Within the study area there is a lack of facilities, a lack of lighting, areas of high speed, unsafe crossings, a lack of mid-block crossings, a lack of ADA accessibility, high crash areas, and a need for increased safety around schools. This study will create a general safety action plan, perform roadway audits, detail safe routes to school, and perform a crash analysis to identify potential safety measures.										
		Svcs. & Chgs.	-	-	-	-	-	-	\$	-	
		Capital Outlay	-	-	-	-	-	-	\$	-	
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	
		FTEs								-	
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	575,000	500,000	75,000	-	-	-	-	\$ 75,000	\$ 575,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	Compliance	-	30,000	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Other Sub-Total:</b>	-	30,000	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 605,000	\$ 500,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 575,000
<b>Source of Funds</b>											
TIRZ Funds		-	145,000	500,000	(385,000)	-	-	-	-	\$ (385,000)	\$ 115,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	460,000	-	460,000	-	-	-	-	\$ 460,000	\$ 460,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 605,000	\$ 500,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 575,000

\*NOTE:

<b>Project:</b>	<b>Full Reconstruction of Remaining Cross Streets from Durham to Shepherd between I-10 and 610 (Phase 3) - including street drainage improvements</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0539</b>				
		<b>Location:</b> C		<b>Geo. Ref.:</b>							
		<b>Served:</b> C		<b>Neighborhood:</b>							
<b>Description:</b>	Full reconstruction of roadway including pavement and utilities including stormwater. Justification: East/West connectors between Shepherd and Durham with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists for selected cross street. The work for 2026 and 2027 will only complete a few of the cross street including 23rd- additional cross streets will remain in the potential projects for future consideration.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2026	2027	2028	2029	2030	Total			
<b>Justification:</b>	This is a rapidly densifying area and there is an increased number of automobiles, bicyclists, and pedestrians. The stormwater facilities do not meet current code. This project will improve resiliency, quality of life and enhance economic development in the area. Shepherd Durham and a number of cross streets are being reconstructed as part of the Shepherd Durham project - reconstruction of these streets will enhance all commercial redevelopment in the area.	Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs							-		
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-								\$ -	\$ -
2	Acquisition	-								\$ -	\$ -
3	Design	-	2,500,000	75,000	2,000,000					\$ 2,000,000	\$ 2,075,000
4	Construction	-	-	-	5,000,000	15,000,000	6,000,000	6,000,000		\$ 32,000,000	\$ 32,000,000
5	Equipment	-	-	-	-	-	-	-		\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-		\$ -	\$ -
7	Other	-	-	-	-	-	-	-		\$ -	\$ -
		-	-	-	-	-	-	-		\$ -	\$ -
		-	-	-	-	-	-	-		\$ -	\$ -
		-	-	-	-	-	-	-		\$ -	\$ -
		-	-	-	-	-	-	-		\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 2,500,000	\$ 75,000	\$ 7,000,000	\$ 15,000,000	\$ 6,000,000	\$ 6,000,000	\$ -	\$ 34,000,000	\$ 34,075,000
<b>Source of Funds</b>											
TIRZ Funds		-	2,500,000	75,000	7,000,000	15,000,000	6,000,000	6,000,000	-	\$ 34,000,000	\$ 34,075,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 2,500,000	\$ 75,000	\$ 7,000,000	\$ 15,000,000	\$ 6,000,000	\$ 6,000,000	\$ -	\$ 34,000,000	\$ 34,075,000

\*NOTE:

<b>Project:</b> Loraine Cherry White Oak Bayou Connectivity Project		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0540</b>					
		<b>Location:</b> C		<b>Geo. Ref.:</b>											
		<b>Served:</b> C		<b>Neighborhood:</b>											
<b>Description:</b> Construct sidewalks and crosswalks from Durham to Ella to improve access to transit, White Oak Bayou and Lorraine Cherry Nature Preserve and improve several crossings at intersections including ADA compliant ramps.. All improvements are back of curb with the exception of the pedestrian crossing improvements. This will be an FTA transfer project.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
				2026		2027		2028		2029		2030		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
<b>Justification:</b> White Oak Bayou is a popular destination and 11th Street is on the Houston Bike Plan. Bike facilities and improved pedestrian facilities are part of the Shepherd Durham Project. This project will provide residents and visitors access to White Oak Bayou, Cherry Loraine Nature Center, and the commercial areas on Shepherd, Durham and Ella.		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
<b>Fiscal Year Planned Expenses</b>															
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>				
<b>Phase</b>															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	200,000	60,000	200,000	-	-	-	-	\$ 200,000	\$ 260,000				
4	Construction	-	-	-	2,300,000	-	-	-	-	\$ 2,300,000	\$ 2,300,000				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other - Compliance	-	-	60,000	73,247	-	-	-	-	\$ 73,247	\$ 133,247				
<b>Other Sub-Total:</b>		-	-	60,000	73,247	-	-	-	-	\$ 73,247	\$ 133,247				
<b>Total Allocations</b>		\$ -	\$ 200,000	\$ 120,000	\$ 2,573,247	\$ -	\$ -	\$ -	\$ -	\$ 2,573,247	\$ 2,693,247				
<b>Source of Funds</b>															
TIRZ Funds		-	-	120,000	369,994	-	-	-	-	\$ 369,994	\$ 489,994				
City of Houston		-	-	-	61,966	-	-	-	-	\$ 61,966	\$ 61,966				
Grants		-	-	-	2,141,287	-	-	-	-	\$ 2,141,287	\$ 2,141,287				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
<b>Total Funds</b>		\$ -	\$ -	\$ 120,000	\$ 2,573,247	\$ -	\$ -	\$ -	\$ -	\$ 2,573,247	\$ 2,693,247				

\*NOTE:

<b>Project:</b> White Oak @ Greenleaf		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-0541</b>			
		<b>Location:</b>	H	<b>Geo. Ref.:</b>							
		<b>Served:</b>	H	<b>Neighborhood:</b>							
<b>Description:</b>	Improved Pedestrian and Bicycle Crossing.			<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
				2026	2027	2028	2029	2030	Total		
				Personnel	-	-	-	-	\$ -		
				Supplies	-	-	-	-	\$ -		
<b>Justification:</b>	There have been several crashes at this location. The improvements planned are designed to increase safety for Pedestrians and Bicycles and to provide better access to White Oak Bayou.			Svcs. & Chgs.	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	\$ -		
				<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs					-		
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	20,000	3,000	-	-	-	-	-	\$ -	\$ 3,000
4	Construction	-	267,000	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other - Compliance	-	12,000	-	12,000	-	-	-	-	\$ 12,000	\$ 12,000
	COH Charge	-	26,700	-	26,700	-	-	-	-	\$ 26,700	\$ 26,700
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	38,700	-	38,700	-	-	-	-	\$ 38,700	\$ 38,700
<b>Total Allocations</b>		\$ -	\$ 325,700	\$ 3,000	\$ 138,700	\$ -	\$ -	\$ -	\$ -	\$ 138,700	\$ 141,700
<b>Source of Funds</b>											
TIRZ Funds		-	97,731	3,000	138,700	-	-	-	-	\$ 138,700	\$ 141,700
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	227,969	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 325,700	\$ 3,000	\$ 138,700	\$ -	\$ -	\$ -	\$ -	\$ 138,700	\$ 141,700



<b>Project:</b> Congressional District 7 Sidewalk Improvement Project		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>	<b>T-0543</b>		
		<b>Location:</b>	C	<b>Geo. Ref.:</b>							
		<b>Served:</b>	C	<b>Neighborhood:</b>							
<b>Description:</b>	This project will add and improve sidewalks and shared use paths in Congressional District 7 for increased safety, multimodal connectivity and access to transit stops, schools, commercial centers, and major activity centers in the rapidly growing and densifying Heights neighborhood of Houston.			<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
				2026	2027	2028	2029	2030	Total		
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
<b>Justification:</b>	Memorial Heights Redevelopment Authority conducted a sidewalk evaluation and found that almost 25% of sidewalks in and adjacent to the district boundaries were in poor or non-existent condition, and over 40% of sidewalks were less than 5 feet in width. The project will help improve sections that are missing, in poor condition, or are undersized, providing safer paths and encouraging multimodal activity.										
				Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	300,000	130,000	-	-	-	-	-	\$ -	\$ 130,000
4	Construction	-	-	-	2,500,000	-	-	-	-	\$ 2,500,000	\$ 2,500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other - Compliance	-	-	2,000	42,500	-	-	-	-	\$ 42,500	\$ 44,500
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Other Sub-Total:</b>	-	-	2,000	42,500	-	-	-	-	\$ 42,500	\$ 44,500
<b>Total Allocations</b>		\$ -	\$ 300,000	\$ 132,000	\$ 2,542,500	\$ -	\$ -	\$ -	\$ -	\$ 2,542,500	\$ 2,674,500
<b>Source of Funds</b>											
TIRZ Funds		-	300,000	132,000	1,692,500	-	-	-	-	\$ 1,692,500	\$ 1,824,500
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	850,000	-	-	-	-	\$ 850,000	\$ 850,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 300,000	\$ 132,000	\$ 2,542,500	\$ -	\$ -	\$ -	\$ -	\$ 2,542,500	\$ 2,674,500

<b>Project:</b> Westcott Roundabout Greenspace		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-0544</b>			
		<b>Location:</b> C		<b>Geo. Ref.:</b>							
		<b>Served:</b> C		<b>Neighborhood:</b>							
<b>Description:</b>	City of Houston has resurfaced the Westcott Roundabout, bringing crosswalks and ramps up to standard and replacing broken curbs. This project finishes this improvement by installing trees and landscaping in the roundabout	<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2026	2027	2028	2029	2030	Total			
<b>Justification:</b>	The Westcott Roundabout is in poor condition the City project has improved the street condition and tree and landscape installation will complete the project.	Personnel	-	-	-	-	-	-	\$	-	
		Supplies	-	-	-	-	-	-	\$	-	
		Svcs. & Chgs.	-	-	-	-	-	-	\$	-	
		Capital Outlay	-	-	-	-	-	-	\$	-	
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	20,000	17,000	10,000	-	-	-	-	\$ 10,000	\$ 27,000
4	Construction	-	260,000	-	450,000	-	-	-	-	\$ 450,000	\$ 450,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 280,000	\$ 17,000	\$ 460,000	\$ -	\$ -	\$ -	\$ -	\$ 460,000	\$ 477,000
<b>Source of Funds</b>											
TIRZ Funds		-	280,000	17,000	460,000	-	-	-	-	\$ 460,000	\$ 477,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 280,000	\$ 17,000	\$ 460,000	\$ -	\$ -	\$ -	\$ -	\$ 460,000	\$ 477,000

<b>Project:</b> Sidewalk Improvement Project (5310 Grant Application)		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-0545</b>			
		<b>Location:</b> C		<b>Geo. Ref.:</b>							
		<b>Served:</b> C		<b>Neighborhood:</b>							
<b>Description:</b> This project would continue MHRA's efforts to repair and improve the sidewalk network to enhance access for seniors, the disabled, children, and all residents to transit, schools, commercial areas, and parks.		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2026	2027	2028	2029	2030	Total			
<b>Justification:</b> Sidewalks in and around the zone are in disrepair. MHRA has completed an evaluation of sidewalks in the Shepherd Durham area.		Personnel	-	-	-	-	-	-	\$ -		
		Supplies	-	-	-	-	-	-	\$ -		
		Svcs. & Chgs.	-	-	-	-	-	-	\$ -		
		Capital Outlay	-	-	-	-	-	-	\$ -		
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-						\$ -	\$ -
2	Acquisition	-	-	-						\$ -	\$ -
3	Design	-	150,000	-						\$ -	\$ -
4	Construction	-								\$ -	\$ -
5	Equipment	-								\$ -	\$ -
6	Close-Out	-								\$ -	\$ -
7	Other	-								\$ -	\$ -
	Compliance	-	20,000							\$ -	\$ -
		-								\$ -	\$ -
		-								\$ -	\$ -
		-								\$ -	\$ -
		-								\$ -	\$ -
<b>Other Sub-Total:</b>		-	20,000	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 170,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>											
TIRZ Funds		-	95,000	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-								\$ -	\$ -
Grants		-	75,000							\$ -	\$ -
Other		-								\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 170,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Project:</b>	<b>Crossing Improvements Washington and Westcott at Schuler and Ella @23rd</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0546</b>				
		<b>Location:</b>	C	<b>Geo. Ref.:</b>							
		<b>Served:</b>	C	<b>Neighborhood:</b>							
<b>Description:</b>	Crossing improvements at the Schuler, Washington and Westcott intersection and crossing improvements on Ella in the 22nd, 23rd, and 24th area. These improvements would provide a safer crossing for all users.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2026	2027	2028	2029	2030	Total			
<b>Justification:</b>	Washington and Westcott are parallel roads with heavy traffic. Many people cross these streets to access businesses and Memorial Park. The attendance zone for the elementary school on the west side of Westcott includes homes on the east side of Washington. Children are crossing the street at Schuler to get to school. Little Thicket Park is on the West Side of Ella between 22nd and 24th, there are additional neighborhoods on the East Side of Ella. A crossing in this area will provide safer access for all users.	Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	50,000	-	125,000	-	-	-	-	\$ 125,000	\$ 125,000
4	Construction	-	750,000	-	750,000	-	-	-	-	\$ 750,000	\$ 750,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other - Compliance	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 800,000	\$ -	\$ 875,000	\$ -	\$ -	\$ -	\$ -	\$ 875,000	\$ 875,000
<b>Source of Funds</b>											
TIRZ Funds		-	800,000	-	725,000	-	-	-	-	\$ 725,000	\$ 725,000
City of Houston		-	-	-	150,000	-	-	-	-	\$ 150,000	\$ 150,000
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 800,000	\$ -	\$ 875,000	\$ -	\$ -	\$ -	\$ -	\$ 875,000	\$ 875,000



<b>Project:</b>	<b>Parks</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-0548</b>	
		<b>Location:</b>	C	<b>Geo. Ref.:</b>				
		<b>Served:</b>	C	<b>Neighborhood:</b>				
<b>Description:</b>	Study Stude Park/White Oak/Freed Park/Woodland and other nearby parks from a regional perspective on connectivity, utilization of facilities, greenspace and programs and facility improvements. After studies are complete a plan for improvements will be developed. These parks have not been improved for many years. In order to make the best possible decisions from a regional perspective the facilities need to be evaluated together.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
<b>Justification:</b>			2026	2027	2028	2029	2030	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-	

<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	275,000	40,000	235,000				-	\$ 235,000	\$ 275,000
2	Acquisition	-	-	-					-	\$ -	\$ -
3	Design	-	-	-			1,000,000		-	\$ 1,000,000	\$ 1,000,000
4	Construction	-	-	-				6,000,000	6,000,000	\$ 12,000,000	\$ 12,000,000
5	Equipment	-	-	-			-	-	-	\$ -	\$ -
6	Close-Out	-	-	-			-	-	-	\$ -	\$ -
7	Other	-	-	-			-	-	-	\$ -	\$ -
		-	-	-			-	-	-	\$ -	\$ -
		-	-	-			-	-	-	\$ -	\$ -
		-	-	-			-	-	-	\$ -	\$ -
		-	-	-			-	-	-	\$ -	\$ -
		-	-	-			-	-	-	\$ -	\$ -
	<b>Oth€ #REF!</b>	-	-	-			-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 275,000	\$ 40,000	\$ 235,000	\$ -	\$ 1,000,000	\$ 6,000,000	\$ 6,000,000	\$ 13,235,000	\$ 13,275,000
<b>Source of Funds</b>											
TIRZ Funds		-	275,000	40,000	235,000	-	1,000,000	6,000,000	6,000,000	\$ 13,235,000	\$ 13,275,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 275,000	\$ 40,000	\$ 235,000	\$ -	\$ 1,000,000	\$ 6,000,000	\$ 6,000,000	\$ 13,235,000	\$ 13,275,000







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<b>Project:</b> White Oak Bayou Trail Access Improvements *		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>	<b>T-0552</b>		
		<b>Location:</b> C, H		<b>Geo. Ref.:</b>							
		<b>Served:</b> C, H		<b>Neighborhood:</b>							
<b>Description:</b>	Development of several critical connection points along the White Oak Bayou Trail system. These improvements are intended to close key gaps in the trail network by providing safe, accessible neighborhood connections, enhancing multimodal safety at a major intersection, and delivering an ADA-compliant bridge crossing where no accessible option exists today.			<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
				<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>		
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
<b>Justification:</b>	This project responds to long-standing safety and mobility concerns identified by residents, trail users, and partner agencies, and they represent some of the highest-priority connectivity needs along this segment of the White Oak Bayou corridor.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	850,000	-	-	-	-	\$ 850,000	\$ 850,000
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	35,000	-	-	-	-	\$ 35,000	\$ 35,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Other Sub-Total:</b>	-	-	-	35,000	-	-	-	-	\$ 35,000	\$ 35,000
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 885,000	\$ -	\$ -	\$ -	\$ -	\$ 885,000	\$ 885,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	285,000	-	-	-	-	\$ 285,000	\$ 285,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	600,000	-	-	-	-	\$ 600,000	\$ 600,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 885,000	\$ -	\$ -	\$ -	\$ -	\$ 885,000	\$ 885,000

\*NOTE:

<b>Project:</b> Memorial Heights Safe Sidewalk Project (Phase 2)*		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0553</b>	
		<b>Location:</b> C, H		<b>Geo. Ref.:</b>							
		<b>Served:</b> C, H		<b>Neighborhood:</b>							
<b>Description:</b>	Rehabilitate and enhance the sidewalk network within key areas of Houston's Heights Neighborhood by addressing broken, missing, and substandard pedestrian infrastructure. The scope of work includes sidewalk construction, crosswalks, ADA ramps, and associated improvements necessary for safety and access, including lighting, sod, signage, and utility adjustments.			<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
		<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>				
	Personnel	-	-	-	-	-	-		\$	-	
	Supplies	-	-	-	-	-	-		\$	-	
<b>Justification:</b>	Many areas of in and adjacent to the TIRZ boundaries have broken, missing, and substandard pedestrian infrastructure.			Svcs. & Chgs.	-	-	-	-	-	\$	-
		-	-	-	-	-	-		\$	-	
	Capital Outlay	-	-	-	-	-	-		\$	-	
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	-		\$	-	
	FTEs									-	
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	100,000	-	-	-	\$ 100,000	\$ 100,000
4	Construction	-	-	-	-	1,000,000	-	-	-	\$ 1,000,000	\$ 1,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	50,000	-	-	-	\$ 50,000	\$ 50,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Other Sub-Total:</b>	-	-	-	-	50,000	-	-	-	\$ 50,000	\$ 50,000
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ 1,150,000	\$ -	\$ -	\$ -	\$ 1,150,000	\$ 1,150,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	650,000	-	-	-	\$ 650,000	\$ 650,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	500,000	-	-	-	\$ 500,000	\$ 500,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ 1,150,000	\$ -	\$ -	\$ -	\$ 1,150,000	\$ 1,150,000

\*NOTE:



<b>Project:</b> Nicholson Trail Extension Project*		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>	<b>T-0555</b>		
		<b>Location:</b> C		<b>Geo. Ref.:</b>							
		<b>Served:</b>		<b>Neighborhood:</b>							
<b>Description:</b>	The proposed project will extend Nicholson Trail by approximately 0.35 miles across two identified gap segments: from W 28th to W 26th Street (north section) and from W 19th to W 16th Street (south section). Nicholson Trail is an existing ~2-mile-long north-south shared-use urban trail that runs along Nicholson Street between W 7th Street and W 26th Street in the Greater Heights neighborhood of Houston. Closing these gaps will improve safety for all modes of transportation in the			<b>Operating and Maintenance Costs: (\$ Thousands)</b>							
				<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>		
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
<b>Justification:</b>	This is a popular urban trail providing an off-street connection to multiple neighborhood destinations including retail, parks, schools, and restaurants. It also connects to the Heights Hike & Bike Trail / MKT Trail at W 7th Street and extends connectivity to the regional trail network along the bayous, including the White Oak Bayou Greenway Trail. There are two major gaps in the trail from W28th to 26th street and from W19th to W16th street.										
				Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	300,000	-	-	-	\$ 300,000	\$ 300,000
4	Construction	-	-	-	-	2,800,000	-	-	-	\$ 2,800,000	\$ 2,800,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	125,000	-	-	-	\$ 125,000	\$ 125,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	<b>Other Sub-Total:</b>	-	-	-	-	125,000	-	-	-	\$ 125,000	\$ 125,000
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ 3,225,000	\$ -	\$ -	\$ -	\$ 3,225,000	\$ 3,225,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	775,000	-	-	-	\$ 775,000	\$ 775,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	2,450,000	-	-	-	\$ 2,450,000	\$ 2,450,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ 3,225,000	\$ -	\$ -	\$ -	\$ 3,225,000	\$ 3,225,000

\*NOTE:

<b>Project:</b> West TC Jester Safe Crossings*		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-0556</b>					
		<b>Location:</b> C		<b>Geo. Ref.:</b>											
		<b>Served:</b>		<b>Neighborhood:</b>											
<b>Description:</b>		<p>Crossing improvements will include high-visibility crosswalks across both the major and local roadway, improved directional curb ramps, repairs to sidewalks near the intersection, reduced turning radii at the median opening and local street to encourage safer turning movements by vehicles, a reconstructed median nose to allow for a pedestrian refuge in the median, painted edge lines along the major roadway, and direct shared-use path connections to existing or proposed future trail infrastructure along White Oak Bayou. Improvements should also consider opportunities to improve visibility of people walking and biking through pedestrian-scale lighting, signage, and other strategies.</p>													
<b>Justification:</b>		<p>Speed and volume data for E &amp; W TC Jester Boulevard shows that these corridors have high speeds and relatively low volumes through much of the Study Area, making them uncomfortable and dangerous to cross. There is a need at key local street intersections along both W TC Jester Boulevard to improve safety for people walking, biking, and rolling to get across these major roadways to the White Oak Bayou Greenway.</p>													
		<b>Operating and Maintenance Costs: (\$ Thousands)</b>													
				2026		2027		2028		2029		2030		Total	
		Personnel		-		-		-		-		-		\$ -	
		Supplies		-		-		-		-		-		\$ -	
		Svcs. & Chgs.		-		-		-		-		-		\$ -	
		Capital Outlay		-		-		-		-		-		\$ -	
		<b>Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs													
<b>Fiscal Year Planned Expenses</b>															
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/25</b>	<b>2026 Budget</b>	<b>2026 Estimate</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>FY27 - FY31 Total</b>	<b>Cumulative Total (To Date)</b>				
<b>Phase</b>															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	-	-	-	300,000	-	-	-	\$ 300,000	\$ 300,000				
4	Construction	-	-	-	-	2,800,000	-	-	-	\$ 2,800,000	\$ 2,800,000				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	-	-	-	125,000	-	-	-	\$ 125,000	\$ 125,000				
<b>Other Sub-Total:</b>		-	-	-	-	125,000	-	-	-	\$ 125,000	\$ 125,000				
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ 3,225,000	\$ -	\$ -	\$ -	\$ 3,225,000	\$ 3,225,000				
<b>Source of Funds</b>															
TIRZ Funds		-	-	-	-	775,000	-	-	-	\$ 775,000	\$ 775,000				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	2,450,000	-	-	-	\$ 2,450,000	\$ 2,450,000				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ 3,225,000	\$ -	\$ -	\$ -	\$ 3,225,000	\$ 3,225,000				

\*NOTE:



TIRZ 5	TAX YEAR						
	2024	2025	2026	2027	2028	2029	2030
	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
	Actual	Estimate					
City	\$ 14,600,363	\$ 15,709,087	\$ 16,654,186	\$ 17,724,969	\$ 18,849,291	\$ 20,029,829	\$ 21,269,394
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 14,600,363	\$ 15,709,087	\$ 16,654,186	\$ 17,724,969	\$ 18,849,291	\$ 20,029,829	\$ 21,269,394
CITY OF HOUSTON	\$ -	\$ -	\$ 10,534,966	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ 4,219,999	\$ -	\$ 10,623,487	\$ 13,400,000	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 1,738,849	\$ 2,313,881	\$ 504,210	\$ 532,864	\$ 391,465	\$ 334,083	\$ 112,324
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RESOURCES</b>	<b>\$ 21,189,211</b>	<b>\$ 18,022,968</b>	<b>\$ 38,316,849</b>	<b>\$ 31,657,833</b>	<b>\$ 19,240,756</b>	<b>\$ 20,363,912</b>	<b>\$ 21,381,718</b>
ISD Education Set-Aside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ 160,652	\$ 160,652	\$ 269,642	\$ 269,642	\$ 269,642	\$ 269,642	\$ 269,642
Administrative Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City	\$ 730,018	\$ 785,454	\$ 832,709	\$ 886,248	\$ 942,465	\$ 1,001,491	\$ 1,063,470
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Items (1 time recoupment of split parcel overpayments COH)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TRANSFERS</b>	<b>\$ 890,670</b>	<b>\$ 946,106</b>	<b>\$ 1,102,351</b>	<b>\$ 1,155,890</b>	<b>\$ 1,212,107</b>	<b>\$ 1,271,133</b>	<b>\$ 1,333,112</b>
Management Consulting Services	\$ 560,000	\$ 603,379	\$ 845,000	\$ 845,000	\$ 845,000	\$ 845,000	\$ 845,000
Bond Series 21 - Principal	\$ 925,000	\$ 970,000	\$ 1,020,000	\$ 1,075,000	\$ 1,075,000	\$ 1,190,000	\$ 1,250,000
Interest	\$ 1,196,350	\$ 1,148,975	\$ 1,099,225	\$ 1,046,850	\$ 1,046,850	\$ 933,725	\$ 872,725
Bond Series 26 - Principal (estimate)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Series ## - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Series ## - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Series ## - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>BOND DEBT SERVICE</b>	<b>\$ 2,121,350</b>	<b>\$ 2,118,975</b>	<b>\$ 2,119,225</b>	<b>\$ 2,121,850</b>	<b>\$ 2,121,850</b>	<b>\$ 2,123,725</b>	<b>\$ 2,122,725</b>
Loan Debt Service - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEBT SERVICE</b>	<b>\$ 2,121,350</b>	<b>\$ 2,118,975</b>	<b>\$ 2,119,225</b>	<b>\$ 2,121,850</b>	<b>\$ 2,121,850</b>	<b>\$ 2,123,725</b>	<b>\$ 2,122,725</b>
<b>TOTAL EXPENSES</b>	<b>\$ 2,681,360</b>	<b>\$ 2,722,354</b>	<b>\$ 2,964,225</b>	<b>\$ 2,966,850</b>	<b>\$ 2,966,850</b>	<b>\$ 2,968,725</b>	<b>\$ 2,967,725</b>
<b>CASH FLOW FROM OPERATIONS</b>	<b>\$ 17,587,191</b>	<b>\$ 14,354,508</b>	<b>\$ 34,250,273</b>	<b>\$ 27,535,093</b>	<b>\$ 16,061,799</b>	<b>\$ 16,124,054</b>	<b>\$ 17,080,681</b>
<b>BEGINNING FUND BALANCE (7)</b>	<b>\$ 61,619,310</b>	<b>\$ 66,792,689</b>	<b>\$ 61,407,999</b>	<b>\$ 55,407,799</b>	<b>\$ 41,267,893</b>	<b>\$ 35,529,692</b>	<b>\$ 13,353,747</b>
<b>DEBT ISSUANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>FUNDS AVAILABLE FOR PROJECTS</b>	<b>\$ 79,206,501</b>	<b>\$ 81,147,197</b>	<b>\$ 95,658,272</b>	<b>\$ 82,942,893</b>	<b>\$ 56,329,692</b>	<b>\$ 51,653,747</b>	<b>\$ 30,434,628</b>
<b>Projects</b>							
Regents Square GID	\$ 725,202	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Handover	\$ 473,689	\$ 528,998	\$ 750,000	\$ 1,000,000	\$ 1,000,000	\$ 1,500,000	\$ 1,560,000
<b>DEVELOPER AGREEMENTS</b>	<b>\$ 1,198,891</b>	<b>\$ 626,998</b>	<b>\$ 770,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,560,000</b>
T-0510 Pedestrian Safety Improvements Shepherd@Memorial	\$ 13,257	\$ 210,000	\$ 3,750,000	\$ -	\$ -	\$ -	\$ -
T-0512A 18th Street and surrounding area Pedestrian Improvements between Nicholson and 20th Street	\$ 24,388	\$ 150,000	\$ 3,550,000	\$ -	\$ -	\$ -	\$ -
T-0520 Houston Avenue & White Oak Drive Intersection Improvements and MKT @Waverly Improvements	\$ 1,087	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -
T-0521 Little Thicket Park Improvements	\$ 74,235	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
T-0522A Mobility and Existing Condition Study for 18th Street and surrounding area Pedestrian Improvements between Durham and 20th Street, 19th Street Reconstruction between Durham and 20th Street, 20th Street Construction between Durham and TC Jester (with potential extension east of Shepherd)	\$ 15,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0522B 19th Street Reconstruction between Nicholson and 20th Street	\$ -	\$ 600,000	\$ 2,200,000	\$ 12,500,000	\$ 12,500,000	\$ -	\$ -
T-0523A Shepherd Durham and Selected Cross Street Reconstruction Project 15 Street to 610 - Phase 2 has been moved to 523B	\$ 10,773,966	\$ 8,500,000	\$ 3,000,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ -
T-0523B Shepherd Durham and Selected Cross Street Reconstruction Project Phase 2 - Design is included with 523A 523 B - is for phase 2 constructions and construction management	\$ 19,596	\$ 7,900,000	\$ 3,925,000	\$ 3,925,000	\$ -	\$ -	\$ -
T-0525 North Canal Project	\$ 6,777	\$ 3,000	\$ -	\$ -	\$ -	\$ 12,000,000	\$ 12,000,000
T-0527 Heights Boulevard Pedestrian and Bicycle Safety Improvements and MKT Trail Bicycle and Pedestrian Safety	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0528 Stude Park Improvement	\$ -	\$ 265,000	\$ 2,750,000	\$ -	\$ -	\$ -	\$ -
T-0529 Yale and Center Intersection	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -
T-0532 Zone Wide Safety and Mobility Projects	\$ 2,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0533 Zone Wide Localized Stormwater Management Projects and Stormwater Management for Zone Wide Mobility Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0534 Safety Improvements 19th and Beall Area	\$ 82,716	\$ 6,200	\$ 600,000	\$ -	\$ -	\$ -	\$ -
T-0535 Safety and Mobility Improvements Waugh, South Heights, Yale and Waughford between the bridge over Memorial and Washington	\$ 43,897	\$ 15,000	\$ 751,026	\$ -	\$ -	\$ -	\$ -
T-0536 Public Facility Evaluation including fire stations, parks, community centers, and multi-service centers	\$ -	\$ 1,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -
T-0537 Infrastructure improvements in the Shepherd - White Oak Bayou - 8th Street and Yale Area	\$ 13,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0538 Transportation Alternative Area Wide Study	\$ 22,442	\$ 500,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -
Shepherd between I-10 and 610 (Phase 3) - including street drainage improvements	\$ 16,886	\$ 75,000	\$ 7,000,000	\$ 15,000,000	\$ 6,000,000	\$ 6,000,000	\$ -
T-0540 Loraine Cherry White Oak Bayou Connectivity Project	\$ 25,814	\$ 120,000	\$ 2,573,247	\$ -	\$ -	\$ -	\$ -
T-0541 White Oak @ Greenleaf	\$ 51,482	\$ 3,000	\$ 138,700	\$ -	\$ -	\$ -	\$ -
T-0542 Nicholson and MKT Crossings Improvements	\$ -	\$ 25,000	\$ 4,530,000	\$ -	\$ -	\$ -	\$ -
T-0543 Congressional District 7 Sidewalk Improvement Project	\$ 11,951	\$ 132,000	\$ 2,542,500	\$ -	\$ -	\$ -	\$ -
T-0544 Westcott Roundabout Greenspace	\$ 13,970	\$ 17,000	\$ 460,000	\$ -	\$ -	\$ -	\$ -
T-0545 Sidewalk Improvement Project (5310 Grant Application)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0546 Crossing Improvements Washington and Westcott at Schuler and Ella @23rd	\$ -	\$ -	\$ 875,000	\$ -	\$ -	\$ -	\$ -
T-0547 Trail Connector Options	\$ -	\$ 20,000	\$ 65,000	\$ -	\$ -	\$ -	\$ -
T-0548 Parks	\$ -	\$ 40,000	\$ 235,000	\$ -	\$ 1,000,000	\$ 6,000,000	\$ 6,000,000
T-0549 20th Street	\$ -	\$ 100,000	\$ 300,000	\$ 750,000	\$ -	\$ -	\$ -
T-0550 Washington/Center Streets	\$ -	\$ 120,000	\$ 315,000	\$ 750,000	\$ -	\$ -	\$ -
T-0551 Washington Center Corridor RR Study	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-0552 White Oak Bayou Trail Access Improvements*	\$ -	\$ -	\$ 885,000	\$ -	\$ -	\$ -	\$ -
T-0553 Memorial Heights Safe Sidewalk Project (Phase 2)*	\$ -	\$ -	\$ -	\$ 1,150,000	\$ -	\$ -	\$ -
T-0554 Shady Acres Sidewalks*	\$ -	\$ -	\$ -	\$ 10,150,000	\$ -	\$ -	\$ -
T-0555 Nicholson Trail Extension Project*	\$ -	\$ -	\$ -	\$ 3,225,000	\$ -	\$ -	\$ -
T-0556 West TC Jester Safe Crossings*	\$ -	\$ -	\$ -	\$ 3,225,000	\$ -	\$ -	\$ -
T-0559 Safe Sidewalk Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CAPITAL PROJECTS</b>	<b>\$ 11,214,921</b>	<b>\$ 19,212,200</b>	<b>\$ 39,480,473</b>	<b>\$ 40,675,000</b>	<b>\$ 19,800,000</b>	<b>\$ 36,800,000</b>	<b>\$ 18,000,000</b>
<b>TOTAL PROJECTS</b>	<b>\$ 12,413,812</b>	<b>\$ 19,738,198</b>	<b>\$ 40,260,473</b>	<b>\$ 41,675,000</b>	<b>\$ 20,800,000</b>	<b>\$ 38,300,000</b>	<b>\$ 19,560,000</b>
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 2,121,350	\$ 2,121,350	\$ 2,121,350	\$ 2,121,350	\$ 2,121,350	\$ 2,121,350	\$ 2,121,350
Unrestricted Funds/Net Current Activity	\$ 8,471,339	\$ 59,286,649	\$ 53,286,449	\$ 39,146,543	\$ 33,408,342	\$ 11,232,397	\$ 8,753,278
<b>Ending Fund Balance</b>	<b>\$ 66,792,689</b>	<b>\$ 61,407,999</b>	<b>\$ 55,407,799</b>	<b>\$ 41,267,893</b>	<b>\$ 35,529,692</b>	<b>\$ 13,353,747</b>	<b>\$ 10,874,628</b>

# MHRA Projects

Development	Planning	Design	In Review	Construction	Close Out Activities	Completed
T-522B 19th Street Reconstruction (complete reconstruction Nicholson to 20th) (Scheduled to start design late FY 2027)	T-547 Trail Connector Options (COH and Precinct 4 evaluation Project)	T-512A 18th Street Pedestrian Improvements (TIP funded)(FTA Transfer)(Sidewalk and Crossing Improvements Nicholson to 20th)		T-523B Shepherd Durham Phase 2 (TIP Funded - COH Construction)	T-520 Houston Ave. & White Oak reconstruction (Repair of Houston Ave. Parklett) (Partners - Greater Northside MMD, CM Castillo)	T- 521 Little Thicket (Partnership with Parks Department (Park improvements - Playground, trails, pavillion)
T-536 Public Facility Evaluation (Evaluation of Faciities within the Zone)	T-548 Regional Parks Concept Evaluation	T-510 Shepherd & Memorial (FTA- Metro Grant) (Sidewalk Crossing and intersection improvements )(City IRA for additional work)		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-529 Yale and Center (HSIP Funded (TXDOT Construction) (New Traffic Signals)
	T-549 20th Street Planning and Grant Evaluation	T-525 North Canal (MHRA is a Funding Partner with COH)		T-541 White Oak & Greenleaf (HSIP Funded - COH Construction) (New marked crossing to improve safety)		T-534 19th and Beall Safety Proje (HSIP Funded - TXDOT Construction) (Sidewalk improvements on 19th from Durham to Bevis)
	T-550 Washington Center Streets Planning and Grant Evaluation	T-526 Stude Park Playground Improvement		T-544 Westcott Roundabout Greenspace (Landscape iimprovements in the Westcott Roundabout)		T-538 Transportation Alternative Study (TASA funded)(Evaluation of Zone and additional areas for Safety and Mobility enhancements)
		T-539 Shepherd Durham Cross Streets				
		T-540 Lorraine Cherry -White Oak Bayou Connectivity (TIP Funded)(FTA Transfer) (Sidwalk and Crossing Improvements Durham to Ella) (IRA with COH - CM Kamin Council District Funds to help fund crosswalks)				
		T-543 Zone Wide and District 7 Safety and Sidewalk Improvements (Sidewalk improvements between Durham and TC Jester)				
		T-542 Nicholson@MKT Crossing Improvements (Grant Funded)				
		T-546 Westcott, Washington, Ella - Crossing Improvements				

**EXHIBIT "A"**

**Form of Task Order**

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

**Project No. T-0523B – Shepherd, Durham, and Selected Cross Streets Reconstruction Project  
Work Authorization No. 3 Final Design Services for Water Line Design for Phase 2  
(West 15<sup>th</sup> Street to IH-10 WBFR)**

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:

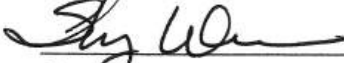
- 1.0 PROJECT DESCRIPTION: The ENGINEER shall provide Final Design Services for the design of water lines along West 11<sup>th</sup> Street and West 12<sup>th</sup> Street between Shepherd Drive and Durham Drive.
- 2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as identified in the attached Scope of Services for Water Line design for the project.
- 3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for a lump sum amount of \$36,100.00 (see Exhibit "B" of the PSA for applicable schedule of hourly rates).

Basic Services (Lump Sum)	\$36,120.00
Additional Services	\$0.00
Reimbursable Expenses	\$0.00
<b>Total</b>	<b>\$36,120.00</b>

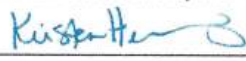
- 4.0 PROJECT SCHEDULE: The schedule to complete this work is four (4) months.

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

**MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:**

By:   
 Name: Sherry Weesner  
 Title: President

**QUIDDITY ENGINEERING, LLC**

By:   
 Name: Kristen Hennings  
 Title: Senior Project Manager

ATTEST: 

May 22, 2026

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

Re: Shepherd, Durham, and Selected Cross Streets Reconstruction Project Phase 2 (T-0523B)  
West 15<sup>th</sup> Street to IH-10 WBFR  
Proposal for Professional Services for Final Design Services for Water Line Design  
Houston, Texas

Dear Sherry:

Quiddity Engineering, LLC (QE) appreciates the opportunity to present this proposal for Final Design phase services in connection with new water lines requested by Houston Public Works (HPW) within the Shepherd, Durham, and Selected Cross Streets Reconstruction Project Phase 2 (West 15<sup>th</sup> Street to IH-10 WBFR) for Memorial Heights Redevelopment Authority (MHRA)/TIRZ No. 5. We met with HPW on April 15, 2026 to discuss overlapping water line projects HPW was planning. HPW requested that MHRA add design of new water lines along West 12<sup>th</sup> Street and West 11<sup>th</sup> Street to be constructed with the improvements for the Phase 2 project.

QE will perform design services as described below.

### **Scope of Services**

Basic Services to be provided by QE include:

1. Prepare Design Plan Set (Preliminary and Final)  
Development and production design tasks will be as follows.
  - a. Civil Design – Based on City, MHRA, and design team coordination efforts, QE will design the new water lines requested by HPW along West 11<sup>th</sup> Street and West 12<sup>th</sup> Street between Durham Drive and Shepherd Drive. The proposed water line on West 11<sup>th</sup> Street will be 12-inch diameter. The proposed water line on West 12<sup>th</sup> Street will be 8-inch diameter.
  - b. Design Review Submittals to MHRA and HPW (Preliminary and Final)  
QE will provide preliminary and final design plans for submission to MHRA, the City, and private utilities for review. The final plans will be released to the Construction Team for the Phase 2 project that is currently under construction.
  - c. Updated Standard Water Line Details – QE will review the current standard details for water lines and update the details within the Phase 2 plan set as needed.



Shepherd Durham Phase 2 – Water Line Design

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May 22, 2026

2. Prepare Estimations of Construction Costs (Preliminary and Final)  
An estimate of construction costs will also be provided at each submittal stage.
3. Conduct Internal QC and Constructability Reviews (Preliminary and Final)  
Quality Control reviews shall be performed by each discipline at each stage of submittal. QE's construction manager will provide a constructability review on the water line design plan documents before the design is finalized.
4. Prepare Construction Duration Calculations  
Before the design is finalized, QE will prepare a calculation of construction duration for the added water lines to be shared with the Construction Team for the Phase 2 project.

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

### **Schedule**

QE will work with MHRA, the City, the City's Construction Manager, and the Contractor to perform the above scope in keeping with the current construction schedule. We estimate the design and approval process should be completed within four (4) months.

### **Proposed Fee**

QE is requesting a fee of **\$36,120.00** for the construction phase services described in this proposal. For a detailed breakdown of the fee, refer to Attachment A.

### **Special Considerations**

This proposal is based on the following special considerations:

1. The Scope presented in this proposal covers water line engineering design services. Construction Phase Engineering services are provided under a separate contract.
2. Services requested by HPW and MHRA that are outside the scope of this proposal can be performed on an hourly rate basis in accordance with the enclosed Schedule of Hourly Rates (refer to Attachment B) or on a lump sum basis to be mutually agreed upon by MHRA and QE. The hourly rate schedule is subject to revision January 1<sup>st</sup> of each year.
3. Fees do not include sales taxes that may be imposed.



Shepherd Durham Phase 2 – Water Line Design

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May 22, 2026

4. 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.
  
5. This proposal shall be valid for 60 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, P.E.  
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-0523B - Shepherd Durham Phase 2\WA#3 - Water Design\2\_T-0523B WA3\_Water Lines Scope.docx*

Phase 2 Water Line Design Services

T-0523B - Shepherd, Durham, and Selected Cross Street Reconstruction

		PE VI	PE V	PE III	PE II	DE II	DE I	Engineer's Assistant I	Proj. Admin	Sub-Total	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget					
		\$315.00	\$295.00	\$250.00	\$220.00	\$165.00	\$135.00	\$85.00	\$145.00									
<b>BASIC SERVICES</b>																		
<b>Task 210 - Design Phase Services</b>																		
1	<b>Prepare Design Plan Set (Preliminary and Final)</b>																	
	a Overall Water Line Layout Sheet		1			1	2			\$730		\$0.00	\$730.00					
	b Update General Notes		1			2	2			\$895		\$0.00	\$895.00					
	c Plan & Profiles (West 11th Street) (2 sheets)		1		2	8	32	16		\$7,735		\$0.00	\$7,735.00					
	d Plan & Profiles (West 12th Street) (2 sheets)		1		2	8	32	16		\$7,735		\$0.00	\$7,735.00					
	e Laterals: West 11th Street (2 sheets)		1		2	8	24	12		\$6,315		\$0.00	\$6,315.00					
	f Laterals: West 12th Street (2 sheets)		1		2	8	24	12		\$6,315		\$0.00	\$6,315.00					
	g Standard Details - Water		1			2		4		\$965		\$0.00	\$965.00					
2	<b>Prepare Estimations of Construction Costs (Preliminary and Final)</b>																	
	a Preliminary Estimate		1			2	2	2		\$1,065		\$0.00	\$1,065.00					
	b Final Estimate		1			2	2	2		\$1,065		\$0.00	\$1,065.00					
3	<b>Conduct Internal QC and Constructability Reviews</b>																	
	a Preliminary Submittal		2		2					\$1,030		\$0.00	\$1,030.00					
	b Final Submittal		2		2					\$1,030		\$0.00	\$1,030.00					
	c Constructability Review	2								\$630		\$0.00	\$630.00					
4	<b>Prepare Construction Duration Calculations</b>																	
	a Construction Duration Calculations	1	1							\$610		\$0.00	\$610.00					
<b>Total Design Phase Services</b>													<b>\$36,120.00</b>					
<b>Hours Subtotal</b>											<b>3</b>	<b>14</b>	<b>0</b>	<b>12</b>	<b>41</b>	<b>120</b>	<b>64</b>	<b>254</b>
<b>SUBTOTAL BASIC SERVICES - DESIGN</b>		<b>\$ 945</b>	<b>\$ 4,130</b>	<b>\$ -</b>	<b>\$ 2,640</b>	<b>\$ 6,765</b>	<b>\$ 16,200</b>	<b>\$ 5,440</b>		<b>\$36,120</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$36,120.00</b>					

\$ 36,120



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

**ENGINEERING PERSONNEL**

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

**ELECTRICAL ENGINEERING PERSONNEL**

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

**STRUCTURAL ENGINEERING PERSONNEL**

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

**CONSTRUCTION PERSONNEL**

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

**SPECIALIST PERSONNEL**

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

**PLANNING PERSONNEL**

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

**DESIGNER/DRAFTING PERSONNEL**

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

**GIS PERSONNEL**

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

**ENVIRONMENTAL SCIENCE PERSONNEL**

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

**OFFICE PERSONNEL**

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



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

**SURVEYING PERSONNEL**

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

**SCHEDULE OF REIMBURSABLE EXPENSES**

Effective September 2025 - Subject to Revision

1. Reproduction performed in office

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

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

RDAl - Ratish.

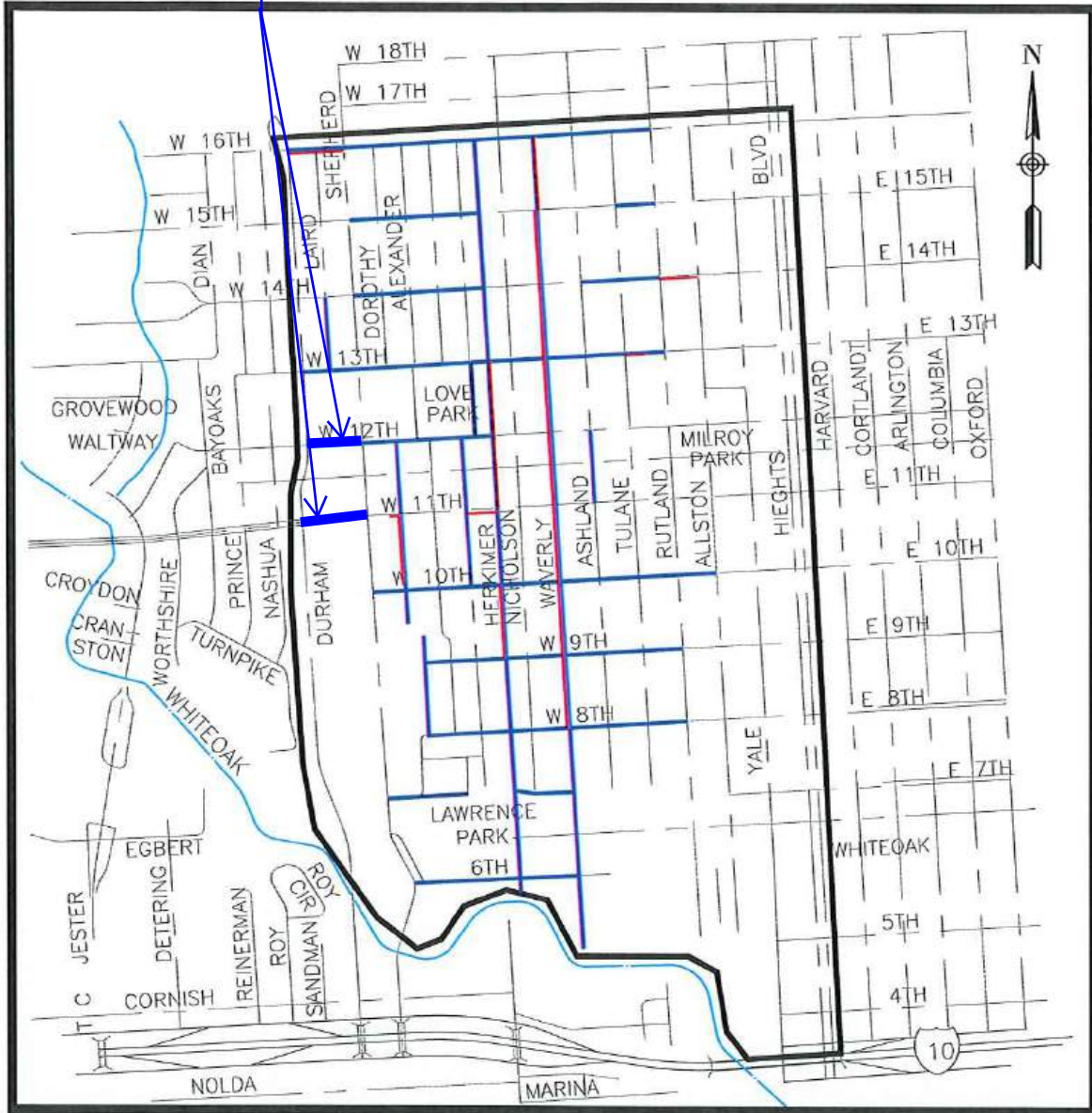
WATER LINE REPLACEMENT IN HOUSTON HEIGHTS SOUTH  
 WBS NO. S-000035-0302-3  
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING  
 ENGINEERING AND CONSTRUCTION DIVISION

KEY MAP: 452 V,Z; 492 D;  
 DISTRICT C

Shepherd Durham  
 Phase 2

West 11th Street and West 12th Street will be removed from Water Line Replacement In Houston Heights South and will be constructed with Shepherd Durham Reconstruction - Phase 2. The remainder of the water lines listed will be retained in the Water Line Replacement in Houston Heights South project.

Legend	CI - Cast Iron
	AC - Asbestos Concrete
	GALV - Galvanized Steel
	DI - Ductile Iron
	STL - Steel
	PVC - Polyvinyl Chloride



Waterline Replacement in Houston Heights - South											
WBS No. S-000035-302-3											
EXISTING AND PROPOSED WATER LINES SUMMARY - ALTERNATE SCOPE											
STREET NAME	FROM	TO	ROW WIDTH (FT.)	OLD SIZE	NEW SIZE	Existing Material	Age of Pipe (Years)	Proposed Water Line Length ( LF )			TOTAL PROPOSED LENGTH (FEET)
								8"	12"	20"	
W 16TH ST	N DURHAM DR	NICHOLSON ST	70	8	8	AC, CI	86	1,930			1,930
W 16TH ST	NICHOLSON ST	WAVERLY ST	70	20	20	CI	79			330	330
W 16TH ST	WAVERLY ST	RUTLAND ST	70	8	8	AC, PVC	46	1,100			1,100
W 15TH ST	N SHEPHERD DR	HERKIMER ST	70	6	8	PVC	32	1,200			1,200
W 15TH ST	TULANE ST	RUTLAND ST	70	4	8	CI, PVC	86	360			360
W 14TH ST	N SHEPHERD DR	HERKIMER ST	70	6	8	PVC	56	1,200			1,200
W 14TH ST	WAVERLY ST	RUTLAND ST	70	8	8	AC, PVC	56	1,000			1,000
W 13TH ST	N DURHAM DR	RUTLAND ST	70	6,8	8	CI, PVC	66	3,300			3,300
W 12TH ST	N DURHAM DR	HERKIMER ST	70	6	8	AC, CI	57	1,720			1,720
W 11TH ST	N DURHAM DR	N SHEPHERD DR	100	12	12	CI	73		660		660
W 10TH ST	N SHEPHERD DR	ALLSTON ST	70	12	8	CI, PVC	93	3,000			3,000
W 9TH ST	DOROTHY ST	WAVERLY ST	50	8	8	AC, PVC	59	1,260			1,260
W 8TH ST	DOROTHY ST	WAVERLY ST	50	8	8	N/A	59	1,270			1,270
W 8TH ST	WAVERLY ST	HEIGHTS BLVD	50	12	12	CI	63		2,200		2,200
W 7TH ST	N SHEPHERD DR	LAWRENCE ST	50	3,8	8	GALV, PVC	45	630			630
HEIGHTS HIKE & BIKE TRAIL	HERKIMER ST	WAVERLY ST	100	8	8	AC, STL	48	540			540
W 6TH ST	N SHEPHERD DR	WAVERLY ST	70	8, N/A	8	CI	73	1,500			1,500
LAIRD ST	W 14TH ST	W 13TH ST	50	8	8	N/A	51	700			700
LAWRENCE ST	W 12TH ST	W 10TH ST	60	8	8	CI	32	1,350			1,350
HERKIMER ST	W 16TH ST	HEIGHTS HIKE & BIKE TRAIL	45	6,8	8	AC, DI, GALV	56	6,000			6,000
DOROTHY ST	W 12TH ST	914 DOROTHY ST	50	2,6	8	AC, CI, GALV	32	2,070			2,070
DOROTHY ST	910 DOROTHY ST	W 8TH ST	50	2,8	8	AC, CI	106	1,190			1,190
WAVERLY ST	W 16TH ST	WHITE OAK BAYOU	70	20	20	AC, CI, PVC, DI	79			7,300	7,300
ASHLAND ST	W 12TH ST	W 11TH ST	70	2,6,8	8	STL	86	710			710
NICHOLSON ST	W 6TH ST	HEIGHTS HIKE & BIKE TRAIL	70	6	8	AC, STL	48	670			670
<b>TOTAL</b>								<b>32,700</b>	<b>2,860</b>	<b>7,630</b>	<b>43,190</b>



COUNCIL DISTRICT: C  
 COUNCIL MEMBER:  
 ABBIE KAMIN

CITY OF HOUSTON  
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

WATER LINE REPLACEMENT  
 IN HOUSTON HEIGHTS SOUTH  
 WBS NO. S-000035-0302-3

- LEGEND:
- STREET WITH PROPOSED WATER LINE REPLACEMENT
  - VICINITY STREETS
  - HCFCO CHANNEL
  - WL. ABANDONMENT
  - PROJECT LIMITS

EXHIBIT 5  
 ALTERNATIVE SCOPE

SCALE: NTS      DATE: 3/26/26

**RG Miller**  
**DCCM**  
 R.G. Miller Engineers, Inc. | TxEng F - 487  
 1080 Eldridge Parkway, Ste 600  
 Houston, TX 77007  
 713.461.9600 | rgmiller.com



# White Oak at Greenleaf Safety Improvements

Update (T-0541)

Memorial Heights Redevelopment Authority  
HSIP

June 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 monthly construction progress meeting on May 28, 2026
- ✓ Reviewed material submittals

## Upcoming Goals, Targets, and Critical Milestones

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

- ✓ 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?*

- ✓ Lead time on traffic signal poles and equipment for the other project is delaying the start of work
- ✓ Continue to support HPW as the project progresses through 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.



# Westcott Roundabout Update

Memorial Heights Redevelopment Authority

June 2026

## Project Overview:

1. Scope – design of landscaping improvements for the greenspace within the Westcott Roundabout at Washington Ave.
2. Schedule – Construction Summer 2026
3. Project Cost - \$382,773.60

## Last Month's Accomplishments

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

- ✓ Received a single bid March 27, 2026 - Landscape Art - \$382,773.60
- ✓ Recommended award of base project to Landscape Art
- ✓ Prepared construction contracts and submitted for verification

## Upcoming Goals, Targets, and Critical Milestones

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

- ✓ Transfer project to the construction phase
- ✓ Schedule Pre-Construction conference
- ✓ Schedule Notice to Proceed

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

*What challenges are we working to overcome?*

- ✓ The size and content of the project may have deterred some smaller contractors who perform similar work but cannot secure bonding

## External Assistance Required

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

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

**EXHIBIT "A"**

**Form of Task Order**

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

**Project No. T-0544 – Westcott Roundabout Greenspace Project  
Work Authorization No. 3 – Construction Phase**

This WORK AUTHORIZATION authorizes professional engineering services to be performed by QUIDDITY ENGINEERING, LLC, 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
<b>Total</b>	<b>\$27,310.00</b>

- 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 Harbo

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 1<sup>st</sup> of each year.
2. Fees do not include sales taxes that may be imposed.
3. The proposed fees shall be considered in their entirety for the scope of services. Should the MHRA wish to contract with QE for only a portion of the work, QE reserves the right to negotiate individual scope items on their own merits.
4. This proposal shall be valid for sixty days from this date and may be extended upon approval by QE.

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

Sincerely,

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


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

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

Matt Kainer, P.E., 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						
<b>BASIC SERVICES</b>																	
<b>Task 300 - Construction Phase Services (2 Months)</b>																	
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
<b>Task 600 - Field Project Representation</b>																	
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
<b>Task 800 - Reimbursable Expenses</b>																	
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
	<b>Hours Subtotal</b>	8	16	0	0	6	6	30	60	0	4						
<b>SUBTOTAL BASIC SERVICES</b>		\$ 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



# Shepherd at Memorial Update (T-0510)

Memorial Heights Redevelopment Authority  
Houston Public Works  
METRO/ Council District C  
**June 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 June 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
- ✓ Continue addressing comments
- ✓ Per a request from HPW, added RRFBs at Shepherd and Dickson intersection
- ✓ Incorporated updated utility mapping
- ✓ Reviewed traffic control plan concept with HPW

## Upcoming Goals, Targets, and Critical Milestones

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

- ✓ Complete internal QC reviews of 90% submittal package for submittal to HPW, METRO, and private utilities in June 2026
- ✓ Continue coordination of proposed improvements along Shepherd Drive with St. Thomas High School

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

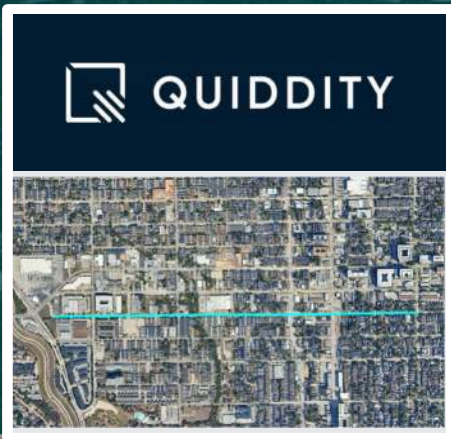
### *What challenges are we working to overcome?*

- ✓ 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



# West 18<sup>th</sup> Street Pedestrian Improvements (T-0512A) Update

Memorial Heights Redevelopment Authority  
FTA Grant Funding

June 2026

## Monthly Discussion Topics

1. Scope – Construct new sidewalks and crosswalks along the north and south sides of West 18<sup>th</sup> Street from West 20<sup>th</sup> Street to Nicholson Street to improve mobility and safety.
2. Schedule – Complete design by Fall 2026.
3. Estimated Construction Cost - \$2,200,000.

## Last Month's Accomplishments

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

- ✓ Received topographic survey
- ✓ Began preparation of 60% design drawings

## Upcoming Goals, Targets, and Critical Milestones

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

- ✓ Consider appropriate enhanced safety measures at crossing locations
- ✓ Complete 60% design package and submit to HPW and private utilities for review
- ✓ Continue coordination with utilities

## 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.

# SWA

## **Stude Park Playground Detail Design**

SWA has received a proposal from Quiddity for supplemental surveying services requested by MHRA to evaluate potential access and safety improvements beyond the original project limits. The expanded survey area includes sidewalk and street crossing connections along the west, north, and east edges of the park and is intended to support implementation of longer-term recommendations identified in the recently completed Stude Park Conceptual Design Study.

Survey work for the playground project area is anticipated to be completed by the end of June. Detailed playground design will commence upon receipt of the survey documents. Pending authorization, the supplemental survey effort will be completed shortly thereafter and incorporated into the ongoing design process.

## **Lower White Oak Feasibility Study**

SWA has initiated existing conditions analysis and background research for the study area and has completed an initial stakeholder meeting with HPARD. Additional stakeholder outreach and agency coordination will continue over the coming weeks as the analysis phase progresses. This work will help establish the framework for identifying opportunities, constraints, and preliminary recommendations for the parkland study area.

**EXHIBIT “A”  
WORK ORDER FORM**

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY  
WORK ORDER #4**

June 23, 2026

Ms. Scott McCready  
Principal  
SWA Group  
712 Main Street, 6<sup>th</sup> Floor  
Houston, Texas  
77009

Re: Services for Memorial-Heights Redevelopment Authority

Dear Mr. McCready,

The Memorial-Heights Redevelopment Authority (“Authority”) hereby issues this Work Order #4, pursuant to the Master Contract for Professional Services (“MC”) entered into between the Authority and SWA Group, Inc (“SWA”). The MC is hereby incorporated herein for all purposes.

The Work:

The Work and schedule of Work items to be completed (Deliverables) as of the dates signified are as follows:

1. PROJECT DESCRIPTION: The LANDSCAPE ARCHITECT shall provide the requested services for the Stude Park Playground Detail Design, Houston, Texas.
2. SCOPE OF SERVICES: The LANDSCAPE ARCHITECT shall provide work tasks, as performed by the identified subconsultant, pertaining to expanded surveying scope, as outlined in the attached Scope of Services.
3. FEES: The LANDSCAPE ARCHITECT shall complete the tasks in this WORK AUTHORIZATION for a lump sum not to exceed the amount of \$17,100.

Consultant Services:

Surveyor (Quiddity)	\$17,100
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<b>Total</b>	<b>\$17,100</b>
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Best regards,

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President,  
Memorial-Heights Redevelopment Authority

June 10, 2026

Scott McCready, PLA, ASLA  
SWA  
712 Main Street, 6th Floor  
Houston, Texas 77002

Re: Proposal – Topographic Survey of an additional portion of Stude Park, Houston Texas.

Dear, Mr. McCready,

Thank you for considering this proposal for surveying services at the above referenced site. Our services will include the preparation of a Category 6, Condition II Topographic Survey based on the standards and specifications promulgated by the Texas Society of Professional Land Surveyors. The survey will include the following items with all elevations being based on the current Harris County Reference Marks.

**Topographic Survey Scope – Lump sum \$6,800.00:**

- The survey area is shown in red on Exhibit “A” (attached).
- Contact the ONE-CALL system to have all utilities marked on the surrounding right of ways and pipeline easements. *Please note that utility owners may not locate their utilities.*
- We will:
  1. Locate all visible improvements, utilities and utility marks within the survey area.
  2. Locate elevations at a 50-foot grid, plus all high/low and grade breaks elevations within the survey area.
  3. Show all flood lines from our GIS system.
  4. Locate all trees larger than 4” caliper, noting species.

**Boundary Survey Scope – Lump sum \$7,500.00:**

1. We will obtain an abstractor certificate for the subject area to get the current deed, adjoining deeds, and any easements on the subject tract.
2. We will locate property corners to establish the right of lines and adjoining property lines; this will not be a certified boundary survey.
3. We will not set missing property corners.

**Alternate Job Scope(s):**

Contract with Lonestar Locating, LLC to locate underground utilities (such as underground electric lines) within the Survey Area. **Lump sum \$2,800.00.**



Scott McCready, PLA, ASLA  
Page 2  
June 10, 2026

The survey can be completed within fifteen (15) business days of our receipt of notice to proceed with our purchase order (weather permitting). This contract is subject to the terms of the attached General Conditions Agreement.

Again Mr. McCready, thank you for considering this proposal. If these terms are agreeable, please indicate by signing in the space provided below. We look forward to working with you on this project.

Sincerely,

Jeremy Chandler  
Survey Department Manager  
Registered Professional Land Surveyor No. 5755

**APPROVED BY:**

\_\_\_\_\_  
Signature of Authorization

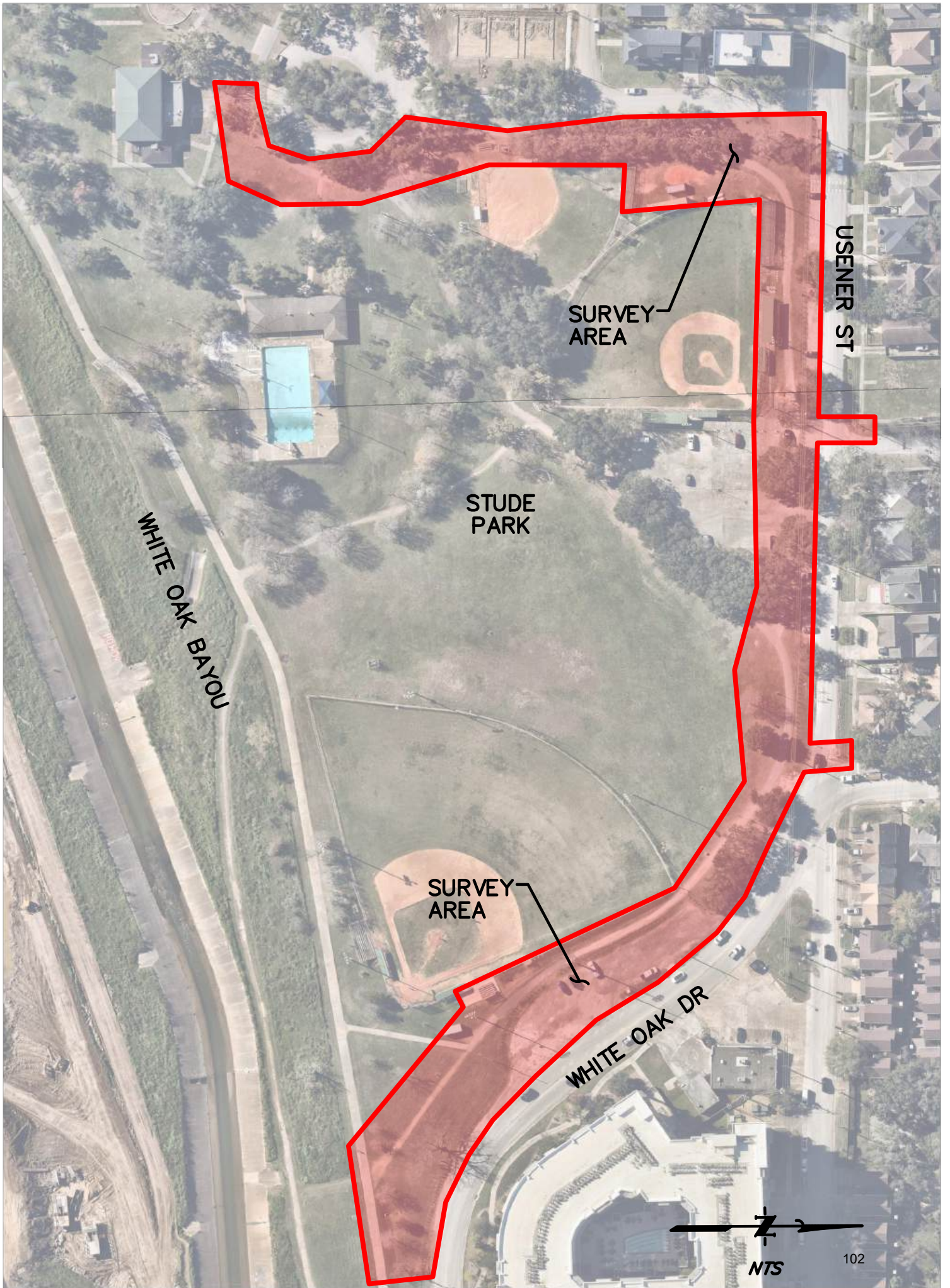
\_\_\_\_\_  
Print Name & Title

\_\_\_\_\_  
Date

**Please indicate how we should send invoice:**

- By email:**
- By regular mail:**
- Other:** \_\_\_\_\_

EXHIBIT "A" SURVEY AREA



WHITE OAK BAYOU

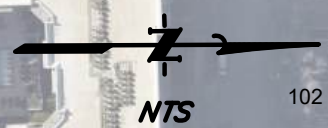
STUDE PARK

SURVEY AREA

WHITE OAK DR

USENER ST

SURVEY AREA





# Waugh Safety Improvements (T-0535) Update

Memorial Heights Redevelopment Authority  
Houston Public Works  
Council District H

June 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/Willa 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
- ✓ Bids received April 2, 2026 – total of 5 bidders
- ✓ Received verification of bidders from HPW
- ✓ Reviewed and assisted with bidder recommendations

## Upcoming Goals, Targets, and Critical Milestones

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

- ✓ Await award of the project to the new bidder
- ✓ 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

June 2026

## Project Overview

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

## Last Month's Accomplishments

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

- ✓ Met with HPW Water Department to discuss overlap between Shepherd Durham projects and Water projects on April 15, 2026
- ✓ Presented alternatives and recommendations in the Design Concept Report to HPW on June 16, 2026
- ✓ Continued 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 Wastewater Department to discuss the addition of sanitary sewer system improvements

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

*What challenges are we working to overcome?*

- ✓ None at this time

## External Assistance Required

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

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

## 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 to provide for the City’s contribution of funds in connection with a Zone project (“Project T-0539”) to be undertaken by the Authority to reconstruct multiple streets between N. Shepherd Dr. and N. Durham Dr., including W. 28th Street, W. 27th Street, W. 26th Street, W. 25th Street, W. 23rd Street, W. 22nd Street, W. 21st Street, W. 17th Street, and W. 13th Street, and a portion of Laird Street, 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.

At the request of the City, the Authority has included in Project T-0539 the design and construction of certain City waterline improvements as specified in Exhibit “A” attached hereto (the “Waterline Improvements”). The Authority will provide for the design, materials acquisition, and construction of the Waterline Improvements in accordance with the following Scope of Work:

- Installation of new 8-inch City waterlines as Project T-0539 is undertaken.

2. Upon completion of the Waterline Improvements and Project T-0539, the City shall reimburse the Authority for the Waterline Improvements cost in an amount not to exceed \$\_\_\_\_\_ on the basis of invoices submitted by the Authority and approved by the Houston Public Works Director or designee (“Director”), showing the work performed on the Waterline Improvements and corresponding itemized actual costs or expenses for 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 City shall reimburse the Authority solely for actual, reasonable, and documented design and construction costs incurred in connection with the Waterline Improvements. No other costs, including but not limited to unrelated Project T-0539 costs, overhead, profit, administrative expenses, or non-design/non-construction related charges, shall be reimbursable.
4. The total amount paid by the City to the Authority for the Waterline Improvements cost under this Agreement shall not exceed the total cumulative amount of \$\_\_\_\_\_, and City shall have no obligation to pay more than such amount. The Authority recognizes that,

under Sections 19 and 19a of the City’s Charter and Article XI, Section 5 of the Texas Constitution, the City may not obligate itself by contract to pay more money than the amount the City Council appropriates; and the Authority further recognizes that the City Council has appropriated and allocated only \$ \_\_\_\_\_ to the Authority for the Waterline Costs. The City’s obligation to the Authority under this Agreement shall not exceed \$ \_\_\_\_\_, unless both of the following events occur: (a) the City Council makes further appropriations for this Agreement, and (b) the City issues a duly authorized amendment to this Agreement prior to its termination.

5. Addresses for notice shall be as follows:

**City:**

Houston Public Works Director  
City of Houston, Texas  
P.O. Box 1562  
Houston, Texas 77002  
Attention: Ms. Danielle Page

**Authority:**

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

6. **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.**
7. 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, Houston's Public Works Director, 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.

8. The City may terminate this Agreement at any time upon thirty (30) days' notice in writing to Authority.
9. This Agreement shall expire on June 30, 2031, or when terminated by the CEDO, whichever comes first.
10. This Agreement, as well as any written specifications, statement of work, work write-up, other Water Improvements plans, 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.
11. This Agreement may be executed in multiple copies, each of which shall be an original.

**[The rest of this page left blank intentionally.]**

**APPROVED:**

**MEMORIAL-HEIGHTS  
REDEVELOPMENT AUTHORITY**

\_\_\_\_\_  
Sherry Weesner, President

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

**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.: \_\_\_\_\_

## EXHIBIT “A”

The specific Waterline Improvements are summarized below:

<i>Street Name</i>	<i>Water Line Size</i>
<i>West 28<sup>th</sup> Street</i>	<i>8-inch</i>
<i>West 27<sup>th</sup> Street</i>	<i>8-inch</i>
<i>West 26<sup>th</sup> Street</i>	<i>8-inch</i>
<i>West 25<sup>th</sup> Street</i>	<i>8-inch</i>
<i>West 23<sup>rd</sup> Street</i>	<i>8-inch</i>
<i>West 22<sup>nd</sup> Street</i>	<i>8-inch</i>
<i>West 21<sup>st</sup> Street</i>	<i>8-inch</i>
<i>West 17<sup>th</sup> Street</i>	<i>8-inch</i>
<i>West 13<sup>th</sup> Street</i>	<i>8-inch</i>
<i>Laird Street (West 13<sup>th</sup> Street to West 14<sup>th</sup> Street)</i>	<i>8-inch</i>

**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. 3 Final Design Services for Water Lines**

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 Services for the design of water lines along West 28<sup>th</sup> Street, West 27<sup>th</sup> Street, West 26<sup>th</sup> Street, West 25<sup>th</sup> Street, West 23<sup>rd</sup> Street, West 22<sup>nd</sup> Street, West 21<sup>st</sup> Street, West 17<sup>th</sup> Street, West 13<sup>th</sup> Street and Laird Street between Shepherd Drive and Durham Drive.
- 2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as identified in the attached Scope of Services for Water Line design for the project.
- 3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for a lump sum amount of \$121,495.00 (see **Exhibit "B" of the PSA** for applicable schedule of hourly rates).

Basic Services (Lump Sum)	\$121,495.00
Additional Services	\$0.00
Reimbursable Expenses	\$0.00
<b>Total</b>	<b>\$121,495.00</b>

- 4.0 PROJECT SCHEDULE: The schedule to complete this work will be in line with the completion of Final Design work currently underway.

**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: Senior Project Manager

ATTEST: 

May 22, 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 Services for Water Line Design  
Houston, Texas

Dear Sherry:

Quiddity Engineering, LLC (QE) appreciates the opportunity to present this proposal for Final Design phase services in connection with new water lines requested by Houston Public Works (HPW) within the Remaining Cross Streets Between Shepherd and Durham Reconstruction Project for Memorial Heights Redevelopment Authority (MHRA)/TIRZ No. 5. We met with HPW on April 15, 2026 to discuss overlapping water line projects HPW was planning. HPW requested that MHRA add design of new water lines along West 28<sup>th</sup> Street, West 27<sup>th</sup> Street, West 26<sup>th</sup> Street, West 25<sup>th</sup> Street, West 23<sup>rd</sup> Street, West 21<sup>st</sup> Street, West 13<sup>th</sup> Street, and Laird Street to be constructed with the improvements for the remaining cross streets project.

QE will perform design services as described below.

### **Scope of Services**

Basic Services to be provided by QE include:

1. Prepare Design Plan Set (Preliminary and Final)  
Development and production design tasks will be as follows.
  - a. Civil Design – Based on City, MHRA, and design team coordination efforts, QE will design the new water lines requested by HPW as follows:
    - i. West 28<sup>th</sup> Street (Shepherd to Durham) – 8-inch
    - ii. West 27<sup>th</sup> Street (Shepherd to Durham) – 8-inch
    - iii. West 26<sup>th</sup> Street (Shepherd to Durham) – 8-inch
    - iv. West 25<sup>th</sup> Street (Shepherd to Durham) – 8-inch
    - v. West 23<sup>rd</sup> Street (Shepherd to Durham) – 8-inch
    - vi. West 21<sup>st</sup> Street (Shepherd to Durham) – 8-inch
    - vii. West 13<sup>th</sup> Street (Shepherd to Durham) – 8-inch
    - viii. Laird Street (West 13<sup>th</sup> to West 14<sup>th</sup>) – 8-inch
  - b. Design Review Submittals to MHRA and HPW (Preliminary and Final)  
QE will provide preliminary and final design plans for submission to MHRA, the City, and private utilities for review. The final plans will be released to the Construction Team for the Phase 2



Remaining Cross Streets Between Shepherd and Durham – Water Line Design

Page 2

May 22, 2026

project that is currently under construction.

- c. Updated Standard Water Line Details – QE will review the current standard details for water lines and update the details within the Phase 2 plan set as needed.
2. Prepare Estimations of Construction Costs (Preliminary and Final)  
An estimate of construction costs will also be provided at each submittal stage.
3. Conduct Internal QC and Constructability Reviews (Preliminary and Final)  
Quality Control reviews shall be performed by each discipline at each stage of submittal. QE’s construction manager will provide a constructability review on the water line design plan documents before the design is finalized.
4. Prepare Construction Duration Calculations  
Before the design is finalized, QE will prepare a calculation of construction duration for the added water lines to be shared with the Construction Team for the Phase 2 project.

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

### **Schedule**

QE will work with MHRA, and the City to perform the above scope in keeping with the current design schedule. We estimate the design and approval process should be completed within 13 months.

### **Proposed Fee**

QE is requesting a fee of **\$121,495.00** for the construction phase services described in this proposal. For a detailed breakdown of the fee, refer to Attachment A.

### **Special Considerations**

This proposal is based on the following special considerations:

1. The Scope presented in this proposal covers water line engineering design services. Construction Phase Engineering services are provided under a separate contract.
2. Services requested by HPW and MHRA that are outside the scope of this proposal can be performed on an hourly rate basis in accordance with the enclosed Schedule of Hourly Rates (refer to Attachment B) or on a lump sum basis to be mutually agreed upon by MHRA and QE. The hourly rate schedule is subject to revision January 1<sup>st</sup> of each year.



Remaining Cross Streets Between Shepherd and Durham – Water Line Design

Page 3

May 22, 2026

3. Fees do not include sales taxes that may be imposed.
4. 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.
5. This proposal shall be valid for 60 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, P.E.  
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\WA4\_Water Line Design\2\_T-0539 WA4\_Water Lines Scope.docx

Water Line Design Services

Attachment A - Fee Breakdown  
T-0539 - Remaining Cross Streets between Shepherd and Durham Reconstruction Project

		PE VI	PE V	PE III	PE II	DE II	DE I	Engineer's Assistant I	Proj. Admin	Sub-Total	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$315.00	\$295.00	\$250.00	\$220.00	\$165.00	\$135.00	\$85.00	\$145.00				
<b>BASIC SERVICES</b>													
<b>Task 200 - Design Phase Services</b>													
9	<b>Prepare Design Plan Set (Preliminary and Final)</b>												
	a Overall Water Line Layout Sheet		1			1	2			\$730		\$0.00	\$730.00
	b Plan & Profiles (West 28th Street) (2 sheets)		1		2	8	32	16		\$7,735		\$0.00	\$7,735.00
	c Plan & Profiles (West 27th Street) (2 sheets)		1		2	8	32	16		\$7,735		\$0.00	\$7,735.00
	d Plan & Profiles (West 26th Street) (2 sheets)		1		2	8	32	16		\$7,735		\$0.00	\$7,735.00
	e Plan & Profiles (West 25th Street) (2 sheets)		1		2	8	32	16		\$7,735		\$0.00	\$7,735.00
	f Plan & Profiles (West 23rd Street) (2 sheets)		1		2	8	32	16		\$7,735		\$0.00	\$7,735.00
	g Plan & Profiles (West 21st Street) (2 sheets)		1		2	8	32	16		\$7,735		\$0.00	\$7,735.00
	h Plan & Profiles (West 13th Street) (2 sheets)		1		2	8	32	16		\$7,735		\$0.00	\$7,735.00
	i Plan & Profiles (Laird Street) (2 sheets)		1		2	8	32	16		\$7,735		\$0.00	\$7,735.00
	j Laterals (West 28th Street) (1 sheet)		1		2	8	16	12		\$5,235		\$0.00	\$5,235.00
	k Laterals (West 27th Street) (1 sheet)		1		2	8	16	8		\$4,895		\$0.00	\$4,895.00
	l Laterals (West 26th Street) (1 sheet)		1		2	8	16	8		\$4,895		\$0.00	\$4,895.00
	m Laterals (West 25th Street) (1 sheet)		1		2	8	16	8		\$4,895		\$0.00	\$4,895.00
	n Laterals (West 23rd Street) (1 sheet)		1		2	8	16	8		\$4,895		\$0.00	\$4,895.00
	o Laterals (West 21st Street) (1 sheet)		1		2	8	16	8		\$4,895		\$0.00	\$4,895.00
	p Laterals (West 13th Street) (1 sheet)		1		2	8	16	8		\$4,895		\$0.00	\$4,895.00
	q Laterals (Laird Street) (1 sheet)		1		2	8	16	8		\$4,895		\$0.00	\$4,895.00
	r Standard Details - Water		1			2		4		\$965		\$0.00	\$965.00
12	<b>Prepare Estimations of Construction Costs (Preliminary and Final)</b>												
	a Preliminary Estimate		4			10	10	10		\$5,030		\$0.00	\$5,030.00
	b Final Estimate		4			10	10	10		\$5,030		\$0.00	\$5,030.00
16	<b>Conduct Internal QC and Constructability Reviews</b>												
	a Preliminary Submittal		4		8					\$2,940		\$0.00	\$2,940.00
	b Final Submittal		4		8					\$2,940		\$0.00	\$2,940.00
	c Constructability Review	4								\$1,260		\$0.00	\$1,260.00
20	<b>Prepare Construction Duration Calculations</b>												
	a Construction Duration Calculations	2	2							\$1,220		\$0.00	\$1,220.00
<b>Total Design Phase Services</b>													\$121,495.00
<b>Hours Subtotal</b>		6	36	0	48	151	406	220					867
<b>SUBTOTAL BASIC SERVICES - DESIGN</b>		\$ 1,890	\$ 10,620	\$ -	\$ 10,560	\$ 24,915	\$ 54,810	\$ 18,700		\$121,495	\$0.00	\$0.00	\$121,495.00

\$ 121,495



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

**ENGINEERING PERSONNEL**

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

**ELECTRICAL ENGINEERING PERSONNEL**

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

**STRUCTURAL ENGINEERING PERSONNEL**

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

**CONSTRUCTION PERSONNEL**

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

**SPECIALIST PERSONNEL**

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

**PLANNING PERSONNEL**

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

**DESIGNER/DRAFTING PERSONNEL**

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

**GIS PERSONNEL**

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

**ENVIRONMENTAL SCIENCE PERSONNEL**

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

**OFFICE PERSONNEL**

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



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

**SURVEYING PERSONNEL**

---

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

**SCHEDULE OF REIMBURSABLE EXPENSES**

Effective September 2025 - Subject to Revision

1. Reproduction performed in office

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

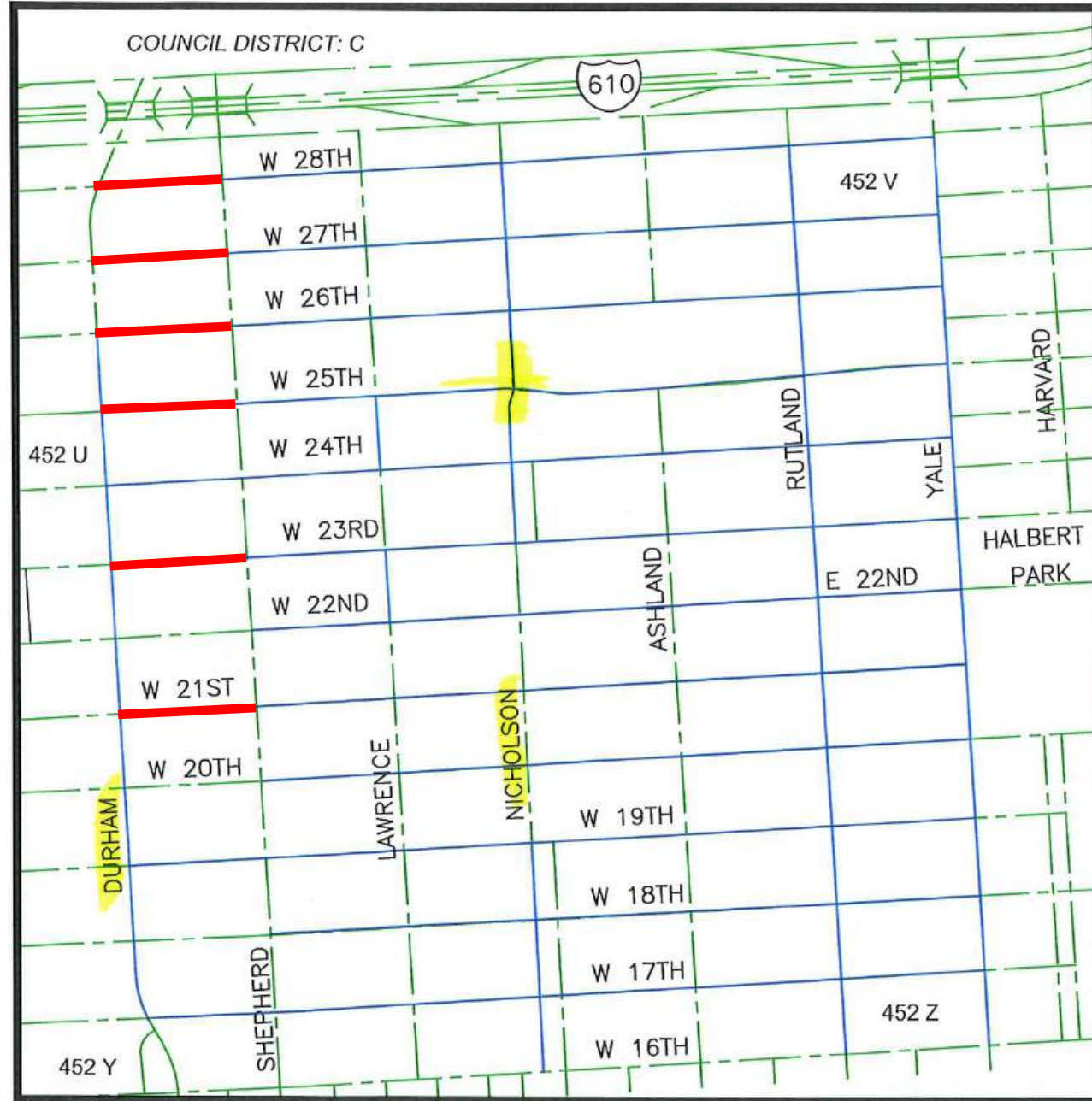
2. Transportation (mileage): Standard IRS mileage rate in effect
3. Subcontracts and all other outside expenses and fees: Cost, plus 10% service charge
4. Deliveries, abstracting services, outside reproduction costs, and other reimbursable expenses charged at cost, plus 10%
5. GIS hosting will be charged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

WATER LINE REPLACEMENT IN HOUSTON HEIGHTS NORTH  
 WBS NO. S-000035-0301-3  
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING  
 ENGINEERING AND CONSTRUCTION DIVISION

KEY MAP: 452 U, V, Y, Z;  
 DISTRICT C

Shepherd Durham Phase 3 - in design

RDAL - Freddy



West 28th Street, West 27th Street, West 26th Street, West 25th Street, West 23rd Street, and West 21st Street will be removed from Water Line Replacement in Houston Heights South and will be constructed with Remaining Cross Streets between Shepherd and Durham Reconstruction Project. The remainder of the water lines listed will be retained in the Water Line Replacement in Houston Heights South project.

STREET	FROM	TO	OLD SIZE	NEW SIZE	LENGTH (FEET)	COUNCIL DISTRICT	KEY MAP
W 28th St	N Durham Dr	N Shepherd Dr	8	8	600	C	452 V
W 28th St	N Shepherd Dr	Nicholson St	N/A	8	1320	C	452 V
W 28th St	Nicholson St	Yale St	6,8	8	2120	C	452 V
W 27th St	N Durham Dr	Nicholson St	6	8	1960	C	452 V
W 27th St	Nicholson St	Yale St	20	20	2120	C	452 V
W 26th St	N Durham Dr	Yale St	6	8	4080	C	452 V
W 25th St	N Durham Dr	Yale St	8	8	4080	C	452 V
W 24th St	N Shepherd Dr	Yale St	6	8	3430	C	452 V
W 23rd St	N Shepherd Dr	Yale St	6	8	3430	C	452 V
W 23rd St	N Durham Dr	N Shepherd Dr	8	8	650	C	452 V
W 22nd St	N Shepherd Dr	Yale St	8	8	3430	C	452 V
W 21st St	N Shepherd Dr	Yale St	6	8	3460	C	452 V
W 21st St	N Durham Dr	N Shepherd Dr	8	8	650	C	452 V
W 20th St	N Shepherd Dr	Yale St	12	12	3540	C	452 V
W 19th St	N Durham Dr	Yale St	6,12	8	4080	C	452 V
W 18th St	N Shepherd Dr	Yale St	6,8	8	3430	C	452 V
W 17th St	N Shepherd Dr	Yale St	6	8	3350	C	452 V
N Durham Dr	W 26th St	W 17th St	8	8	3350	C	452 V
Lawrence St	W 25th St	W 24th St	6	8	320	C	452 V
Lawrence St	W 23rd St	W 22nd St	6	8	420	C	452 V
Nicholson St	W 28th St	W 23rd St	N/A	8	1830	C	452 V
Nicholson St	W 19th St	W 16th St	20	20	1180	C	452 V
Rutland St	W 28th St	W 16th St	8	8	4450	C	452 V
Yale St	N Loop Fwy	W 27th St	16	16	590	C	452 V
Yale St	W 27th St	W 16th St	12	12	4000	C	452 V
TOTAL					61,870		



COUNCIL DISTRICT: C  
 COUNCIL MEMBER:  
 ABBIE KAMIN

CITY OF HOUSTON  
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

WATER LINE REPLACEMENT  
 IN HOUSTON HEIGHTS NORTH  
 WBS NO. S-000035-0301-3

LEGEND:  
 STREET WITH PROPOSED WATER LINE REPLACEMENT  
 VICINITY STREETS

EXHIBIT 3

FINAL SCOPE SOLUTION

SCALE: NTS

DATE: 09/08/25

**RG Miller**  
**DCCM**

R.G. Miller Engineers, Inc. | TxEng F - 487  
 1080 Eldridge Parkway, Ste 600  
 Houston, TX 77007  
 713.461.9600 | rgmiller.com 119

RDAl - Ratisn.

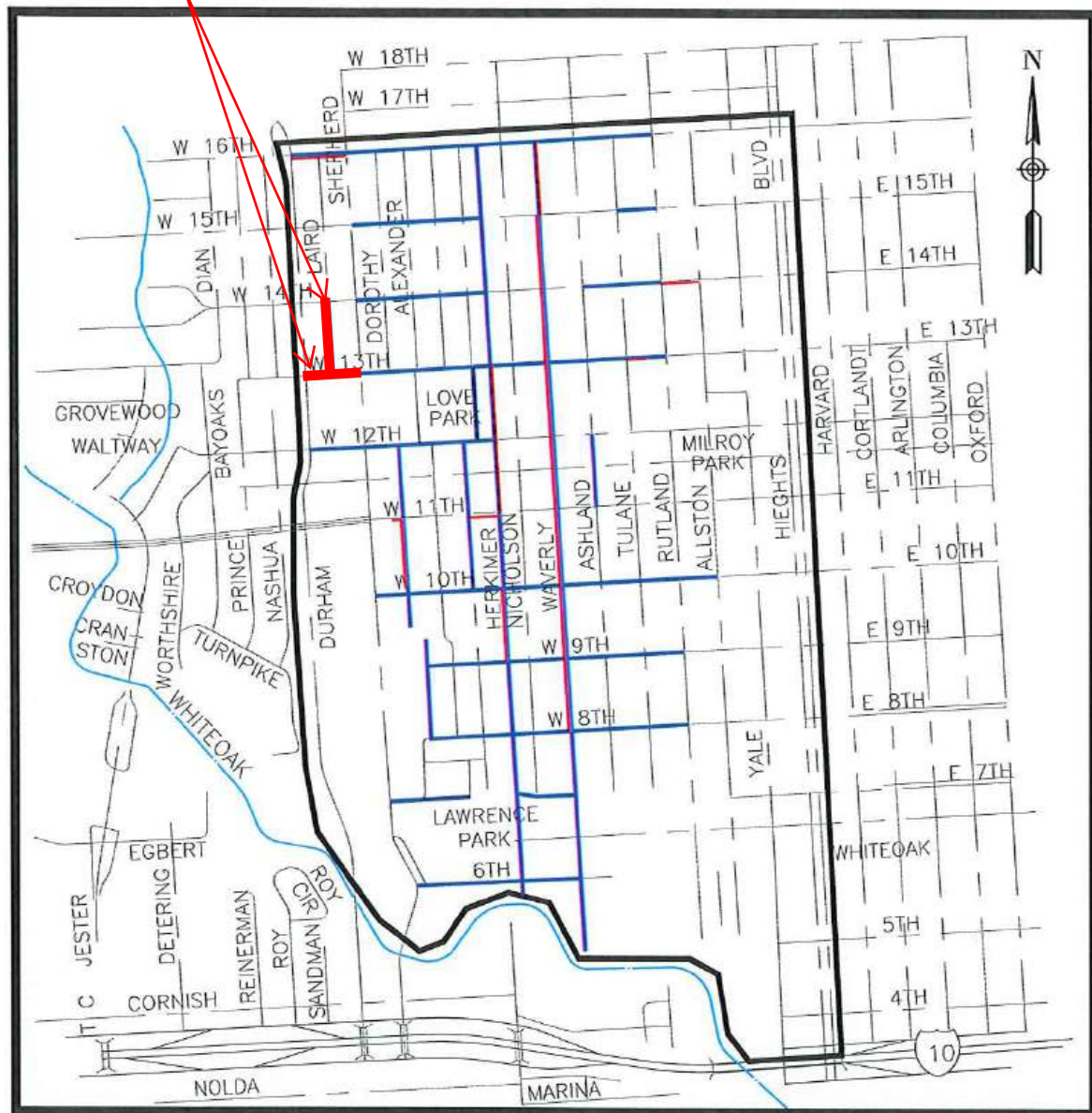
WATER LINE REPLACEMENT IN HOUSTON HEIGHTS SOUTH  
 WBS NO. S-000035-0302-3  
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING  
 ENGINEERING AND CONSTRUCTION DIVISION

KEY MAP: 452 V,Z; 492 D;  
 DISTRICT C

Shepherd Durham  
 Phase 3

West 13th Street and Laird Street will be removed from Water Line Replacement In Houston Heights South and will be constructed with Remaining Cross Streets Between Shepherd and Durham Reconstruction. The remainder of the water lines listed will be retained in the Water Line Replacement in Houston Heights South project.

Legend	CI - Cast Iron
	AC - Asbestos Concrete
	GALV - Galvanized Steel
	DI - Ductile Iron
	STL - Steel
	PVC - Polyvinyl Chloride



Waterline Replacement in Houston Heights - South											
WBS No. S-000035-302-3											
EXISTING AND PROPOSED WATER LINES SUMMARY - ALTERNATE SCOPE											
STREET NAME	FROM	TO	ROW WIDTH (FT.)	OLD SIZE	NEW SIZE	Existing Material	Age of Pipe (Years)	Proposed Water Line Length ( LF )			TOTAL PROPOSED LENGTH (FEET)
								8"	12"	20"	
W 16TH ST	N DURHAM DR	NICHOLSON ST	70	8	8	AC, CI	86	1,930			1,930
W 16TH ST	NICHOLSON ST	WAVERLY ST	70	20	20	CI	79			330	330
W 16TH ST	WAVERLY ST	RUTLAND ST	70	8	8	AC, PVC	46	1,100			1,100
W 15TH ST	N SHEPHERD DR	HERKIMER ST	70	6	8	PVC	32	1,200			1,200
W 15TH ST	TULANE ST	RUTLAND ST	70	4	8	CI, PVC	86	360			360
W 14TH ST	N SHEPHERD DR	HERKIMER ST	70	6	8	PVC	56	1,200			1,200
W 14TH ST	WAVERLY ST	RUTLAND ST	70	8	8	AC, PVC	56	1,000			1,000
W 13TH ST	N DURHAM DR	RUTLAND ST	70	6,8	8	CI, PVC	66	3,300			3,300
W 12TH ST	N DURHAM DR	HERKIMER ST	70	6	8	AC, CI	57	1,720			1,720
W 11TH ST	N DURHAM DR	N SHEPHERD DR	100	12	12	CI	73		660		660
W 10TH ST	N SHEPHERD DR	ALLSTON ST	70	12	8	CI, PVC	93	3,000			3,000
W 9TH ST	DOROTHY ST	WAVERLY ST	50	8	8	AC, PVC	59	1,260			1,260
W 8TH ST	DOROTHY ST	WAVERLY ST	50	8	8	N/A	59	1,270			1,270
W 8TH ST	WAVERLY ST	HEIGHTS BLVD	50	12	12	CI	63		2,200		2,200
W 7TH ST	N SHEPHERD DR	LAWRENCE ST	50	3,8	8	GALV, PVC	45	630			630
HEIGHTS HIKE & BIKE TRAIL	HERKIMER ST	WAVERLY ST	100	8	8	AC, STL	48	540			540
W 6TH ST	N SHEPHERD DR	WAVERLY ST	70	8, N/A	8	CI	73	1,500			1,500
LAIRD ST	W 14TH ST	W 13TH ST	50	8	8	N/A	51	700			700
LAWRENCE ST	W 12TH ST	W 10TH ST	60	8	8	CI	32	1,350			1,350
HERKIMER ST	W 16TH ST	HEIGHTS HIKE & BIKE TRAIL	45	6,8	8	AC, DI, GALV	56	6,000			6,000
DOROTHY ST	W 12TH ST	914 DOROTHY ST	50	2,6	8	AC, CI, GALV	32	2,070			2,070
DOROTHY ST	910 DOROTHY ST	W 8TH ST	50	2,8	8	AC, CI	106	1,190			1,190
WAVERLY ST	W 16TH ST	WHITE OAK BAYOU	70	20	20	AC, CI, PVC, DI	79			7,300	7,300
ASHLAND ST	W 12TH ST	W 11TH ST	70	2,6,8	8	STL	86	710			710
NICHOLSON ST	W 6TH ST	HEIGHTS HIKE & BIKE TRAIL	70	6	8	AC, STL	48	670			670
<b>TOTAL</b>								<b>32,700</b>	<b>2,860</b>	<b>7,630</b>	<b>43,190</b>



COUNCIL DISTRICT: C  
 COUNCIL MEMBER:  
 ABBIE KAMIN

CITY OF HOUSTON  
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

WATER LINE REPLACEMENT  
 IN HOUSTON HEIGHTS SOUTH  
 WBS NO. S-000035-0302-3

- LEGEND:
- STREET WITH PROPOSED WATER LINE REPLACEMENT
  - VICINITY STREETS
  - HCFCO CHANNEL
  - WL. ABANDONMENT
  - PROJECT LIMITS

EXHIBIT 5

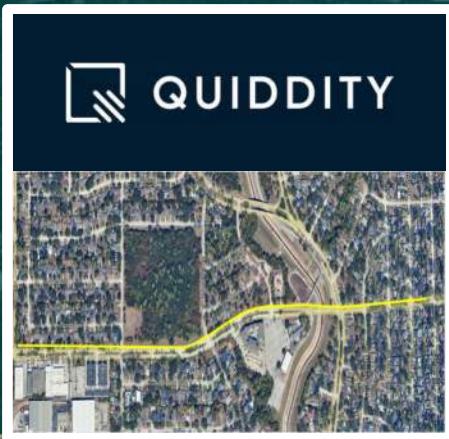
ALTERNATIVE SCOPE

SCALE: NTS

DATE: 3/26/26

**RG Miller**  
**DCCM**

R.G. Miller Engineers, Inc. | TxEng F - 487  
 1080 Eldridge Parkway, Ste 600  
 Houston, TX 77007  
 713.461.9600 | rgmiller.com



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

Memorial Heights Redevelopment Authority  
FTA Grant Funding

June 2026

## Monthly Discussion Topics

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

## Last Month's Accomplishments

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

- ✓ Submitted 60% design package to HPW and private utilities on May 15, 2026
- ✓ Received comments from HPW on the 60% package on June 10, 2026
- ✓ Began addressing comments

## Upcoming Goals, Targets, and Critical Milestones

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

- ✓ Consider appropriate locations for RRFB signage and markings
- ✓ Address HPW comments and prepare 90% design package for submittal in early July
- ✓ Continue coordination with utilities
- ✓ Conduct TDLR review of the proposed improvements

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

### *What challenges are we working to overcome?*

- ✓ None.

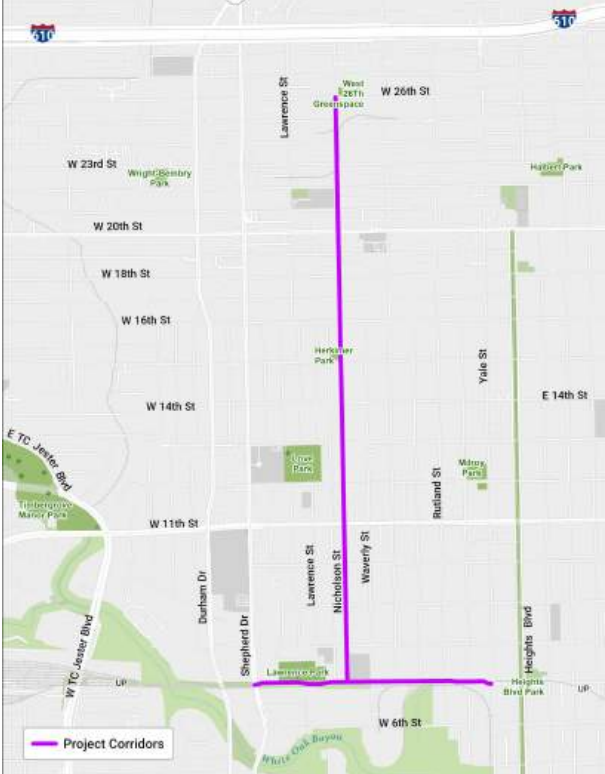
## External Assistance Required

### *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.

## Nicholson Street Trail and MKT Trail Improvements Project

Memorial Heights Redevelopment Authority  
 TxDOT Transportation Alternatives (TA) Funding  
 WBS No. Pending DCR Review  
 June 2026

Project Location	Monthly Discussion Topics
	<p>Scope – Design of dual mast pedestrian/roadway streetlights along Nicholson Street, trail crossing improvements (such as high visibility crosswalks, new and upgraded ADA ramps, limited connecting sidewalks, safety signage), all-way stop control at trail crossings, and an upgraded traffic signal at the Yale Street and MKT trail crossing</p> <p>Schedule – Submit 60% plans to COH in September 2026</p> <p>Estimated Project Costs - \$3.9M</p>
<b>Last Month’s Accomplishments</b>	
<ul style="list-style-type: none"> <li>Hosted a public meeting at the Historic Heights Fire Station on May 12<sup>th</sup></li> <li>Coordinated with the surveyor regarding progress and revisions</li> <li>Submitted Design Concept Report (DCR) intake form to the City of Houston (COH) on May 29<sup>th</sup></li> <li>Requested traffic data collection to support proposed intersection improvements</li> <li>Initiated coordination with the COH streetlighting group</li> </ul>	
<b>Upcoming Goals, Targets, and Critical Milestones</b>	
<ul style="list-style-type: none"> <li>Coordinate with City staff regarding the DCR intake form</li> <li>Complete survey review</li> <li>Continue plan production towards 60% PS&amp;E submission in September 2026</li> </ul>	
<b>Unforeseens, Corrective Plans of Actions, and Lessons Learned</b>	
<ul style="list-style-type: none"> <li>Ongoing construction activities along Nicholson Street have impacted survey scheduling</li> </ul>	
<b>External Assistance Required</b>	
<ul style="list-style-type: none"> <li>None required at this time</li> </ul>	

# Safe Sidewalk and Path Connections



Project Update — June 18, 2026

## Design In Progress



The engineering team is currently preparing the 60% progress set of plans and coordinating with the City of Houston.



### STREET SEGMENTS INCLUDED IN THIS PROJECT

#### Bevis Street

W 19th to W 20th (east side, new)  
W 17th to TC Jester (panel replacement)

#### Beall Street

W 22nd to W 14th (west side, new)  
W 15 1/2 to W 14th (east side, new)

#### W 17th Street

Bevis to Durham (south side, new)

#### W 15th Street

Beall to Dian (south side, new)

#### Dian Street

W 15th to W 14th (west side, new)

#### W 14th Street

Dian to Durham (south side, new)  
Dian to Prince (north side, new)

## ENGINEERING ACTIVITIES

### ✓ COMPLETED TO DATE

- ✓ Prepared and submitted 30% preliminary sidewalk layout and DCR intake form to City of Houston
- ✓ Drafted drainage design
- ✓ Coordinated limits of proposed sidewalks with MHRA
- ✓ Deconflict meeting with City and other stakeholders held on 6/18

### ▶ CURRENTLY UNDERWAY

- Preparing 60% progress set of plans
- Coordinating with the City of Houston to deconflict this project with other active projects in the area. City is still evaluating if DCR is needed.
- Preparing property owner notification letters

# Safe Sidewalk and Path Connections



Project Update — June 18, 2026

## LOOKING AHEAD — WHAT COMES NEXT

- AUGUST 2026**  
Submit 60% Plans to City of Houston for Review
- FALL 2026**  
City of Houston Reviews 60% Plans and Returns Comments; Engineer Addresses Comments and Refines Plans
- DECEMBER 2026**  
Submit 90% Plans and Construction Contract Documents to City of Houston
- EARLY 2027**  
City of Houston Reviews 90% Plans and Returns Comments; Engineer Finalizes Plans and Contract Documents
- FEBRUARY 2027**  
Submit 100% (Final) Plans and Contract Documents to City of Houston
- APRIL 2027**  
Submit Final Plans to TxDOT
- MAY – JUNE 2027**  
Advertise Project to Solicit Contractor Bids; Hold Pre-Bid Conference
- ~JUNE 2027**  
Open and Review Bids
- ~AUGUST 2027**  
**Award Construction Contract**

This update reflects the current status of the MHRA Safe Sidewalk and Path Connections project as of June 18, 2026. Dates are estimates and may be adjusted based on agency review timelines and coordination with the City of Houston.

# Safety Crossings Update

Memorial Heights Redevelopment Authority

June 2026



## Project Overview:

1. Scope – design of enhanced pedestrian crossings at the intersections of Westcott and Washington at Schuler and Ella at West 23rd
2. Schedule – 60% Package – Summer 2026
3. Project Cost - \$600,000

## Last Month's Accomplishments

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

- ✓ Prepared preliminary design of improvements at Westcott and Washington at Schuler
- ✓ Began technical memo for Ella Boulevard at West 23<sup>rd</sup> Street

## Upcoming Goals, Targets, and Critical Milestones

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

- ✓ Complete the technical memo for Ella Boulevard at West 23<sup>rd</sup> Street
- ✓ Prepare preliminary design of improvements at Ella Boulevard at West 23<sup>rd</sup> Street
- ✓ Request mapping updates for private utilities at all locations

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

### *What challenges are we working to overcome?*

- ✓ None at this time

## External Assistance Required

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

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

CDM Smith  
 1808 Aston Ave, Suite 240  
 Carlsbad, California 92008  
 Phone: (760) 438-7755

Project: N-T05000-0005-7 - Shepherd Durham Phase 1  
 Houston, Texas 77008

## Prime Contract Change Order #062: Tree Establishment Support

<b>TO:</b>	Memorial Heights Redevelopment Authority / TIRZ 5 Houston, Texas 77008	<b>FROM:</b>	SER Construction 3636 Pasadena Blvd. Pasadena, Texas 77503
<b>DATE CREATED:</b>	6/10/2026	<b>CREATED BY:</b>	Matt Kainer (Quiddity Engineering)
<b>CONTRACT STATUS:</b>	Approved	<b>REVISION:</b>	0
<b>REQUEST RECEIVED FROM:</b>	Ramesh Pavaluri	<b>LOCATION:</b>	
<b>DESIGNATED REVIEWER:</b>	Matt Kainer (Quiddity Engineering)	<b>REVIEWED BY:</b>	
<b>DUE DATE:</b>		<b>REVIEW DATE:</b>	06/17/2026
<b>INVOICED DATE:</b>		<b>PAID DATE:</b>	
<b>REFERENCE:</b>		<b>CHANGE REASON:</b>	Client Request
<b>PAID IN FULL:</b>	No	<b>EXECUTED:</b>	Yes
<b>ACCOUNTING METHOD:</b>	Amount Based	<b>SCHEDULE IMPACT:</b>	0 days
<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	02/26/2026	<b>REVISED SUBSTANTIAL COMPLETION DATE:</b>	
<b>FIELD CHANGE:</b>	No	<b>CONTRACT FOR:</b>	1:Shepherd Drive, Durham Drive, and Selected Cross Streets Reconstruction Project - Phase 1
		<b>TOTAL AMOUNT:</b>	\$543,146.26

**DESCRIPTION:**

CE #063 - Tree Establishment Support

In order to protect MHRA's significant investment into the tree plantings along the Shepherd and Durham corridor, including the reconstructed cross streets, tree establishment support will be performed for an additional period of time following the expiration of the contractually stipulated warranty period. In order to effect the required work, the following terms shall be in effect for the work encompassed by this Change Order and only this Change Order. Unless specifically outlined below, all other terms and conditions of the contract shall remain in effect. No changes outlined in this Change Order shall apply to any other Change Orders.

1. No performance bond shall be required for the work outlined in this Change Order. Should the work outlined herein not be performed, no payment of the various pay items will be made. Should the contractor performing the work outlined herein be unable to complete the work, MHRA may elect, at their sole discretion, to forego any further execution of the remaining work. MHRA may also elect to increase, decrease, or eliminate quantities of the items of work outlined by this Change Order. The adjustment of the quantities of the items of work, regardless of the amount of the adjustment, shall not be grounds to renegotiate the unit prices.
2. As the work will be paid for in arrears, no retainage shall be withheld from payments associated with the work outlined in this Change Order. Payments will be made on a monthly basis for work completed.
3. If both parties to the Prime contract - SER Construction and Memorial Heights Redevelopment Authority - agree via execution of this Change Order, payments associated with the work outlined in this Change Order may be made directly to the contractor performing the work. Such contractor must be approved in advance by MHRA, be an approved business allowed to perform work in the State of Texas, and meet all other contractual requirements. As such, no payment bond shall be required for the work outlined in this Change Order.
4. The contractor performing the work shall carry insurance in accordance with the amounts stipulated by the contract. The insurance shall remain in effect for the full duration of the performance of the Change Order work.
5. This Change Order is subject to any requirements or approvals imposed by the Chief Economic Development Officer or the Public Works Department of the City of Houston.

**Change Order Items of Work**

Tree Establishment Support - 15th St. - 20th St.

The contractor shall provide tree establishment support for all trees planted as part of the project from the beginning of the project/15th St. to 20th St., including the cross streets of 15th, 16th, 18th, 19th, and 20th between Shepherd and Durham. The work includes trash removal, tree watering,

refreshing/raking of the black star gravel, weeding the tree wells and applying herbicide, light pruning, and drench fertilization. The work shall be performed at the intervals outlined in the attached proposal. This item shall include all labor, equipment, and materials necessary to perform the work.

Tree Establishment Support - 20th St. - IH-610

The contractor shall provide tree establishment support for all trees planted as part of the project from 20th St. to the end of the project/IH-610, including the cross street of 24th between Shepherd and Durham. The work includes trash removal, tree watering, refreshing/raking of the black star gravel, weeding the tree wells and applying herbicide, light pruning, and drench fertilization. The work shall be performed at the intervals outlined in the attached proposal. This item shall include all labor, equipment, and materials necessary to perform the work.

ROW-to-ROW Weed Control Spraying - 15th St. - IH-610

The contractor shall provide ROW-to-ROW weed control herbicide spraying for the full length of Shepherd and Durham from 15th St. to IH-610, including the cross streets of 15th, 16th, 18th, 19th, 20th, and 24th between Shepherd and Durham. This is to be both a responsive and preventative spraying, whereby existing weeds are sprayed with herbicide as well as areas that are commonly susceptible to weed growth (i.e. expansion joints, paver gaps, etc.) in order to prevent future weed growth. Large weeds shall be pulled and disposed of. This item shall include all labor, equipment, and materials necessary to perform the work.

On-Call Crew

The contractor shall provide a 6-man crew with all tools and equipment necessary to complete additional identified tasks related to the project landscaping and tree establishment. This item shall include all labor, equipment, and incidental materials necessary to perform the identified work.

Tree Replacement

In the event that a tree is damaged/destroyed by unwarranted events (i.e. hit by a vehicle), or dies after the warranty period concludes, the contractor shall replace the tree with a 100 gallon tree of like kind. This item shall include all labor, equipment, and materials necessary to remove the damaged/destroyed/dead tree, install the new tree, brace the new tree, and restore the tree well to its final condition, including adding soil and/or black star gravel if needed.

The CEI team has reviewed the proposed prices and determined them to be reasonable for the work performed.

No additional time will be given as a result of this work or CO.

**ATTACHMENTS:**

[CO #62 - Tree Establishment Support - SER Proposal.pdf](#)

**CHANGE ORDER LINE ITEMS:**

#	Budget Code	Description	Amount
1	76-A.O ..Other	Tree Establishment Support - 15th St. - 20th St.	\$163,730.88
2	76-B.O ..Other	Tree Establishment Support - 20th St. - IH-610	\$177,375.38
3	76-C.O ..Other	ROW-to-ROW Weed Control Spraying - 15th St. - IH-610	\$40,040.00
4	76-D.O ..Other	On-Call Crew	\$117,000.00
5	76-E.O ..Other	Tree Replacement	\$45,000.00
<b>Grand Total:</b>			<b>\$543,146.26</b>

The original (Contract Sum)	\$50,431,020.89
Net change by previously authorized Change Orders	(\$279,945.36)
The contract sum prior to this Change Order was	\$50,151,075.53
The contract sum will be increased by this Change Order in the amount of	\$543,146.26
The new contract sum including this Change Order will be	\$50,694,221.79
The contract time will not be changed by this Change Order.	

**Fernando de la Garza (CDM Smith)**

11490 Westheimer Ste 700  
Houston, Texas 77077

**Memorial Heights Redevelopment  
Authority / TIRZ 5**

Houston, Texas 77008

**SER Construction**

3636 Pasadena Blvd.  
Pasadena, Texas 77503

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



***Scope of work:***

-Contractor will perform landscape maintenance as described per the task frequency schedule of events.

-This includes maintaining all areas as described by the bid specification sheet.

-Contractor will provide all necessary materials and supplies that are needed to ensure proper maintenance of specified areas.

- Any repairs (due to vehicle damage or other outside factors) will be brought to the owners attention and repaired at the owners expense.

-Contractor will monitor all of the Owners landscape material to ensure proper health.

-Contractor will notify Owner with any corrective action necessary to sustain a healthy plant population. Cost of corrective action will be billed to the owner unless the cost is associated and relates directly to the task frequency schedule.

***Compensation/Method of Payment: The Owner agrees to pay the contractor the following***

**Prepared For: Memorial Heights Redevelopment Authority**

**Ph. 1 – Shepherd and Durham from 15<sup>th</sup> St. to 20<sup>th</sup> St.**

**Including 15<sup>th</sup>, 16<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup>, and 20<sup>th</sup> Streets between Shepherd and Durham**

**Monthly Cost of Maintenance - \$4,548.08\***

**Maintenance to begin June 2026 and run through the end of May 2029 (36 months)**

**Ph.2 – Shepherd and Durham from 20<sup>th</sup> St. to IH-610**

**Including 24<sup>th</sup> St. between Shepherd and Durham**

**Monthly Cost of Maintenance - \$6,822.13\***

**Maintenance to begin April 2027 and run through the end of May 2029 (26 months)**

**\*Cost Includes all necessary Drench Fertilizations, Chemical applications, Trash Removal, Ant treatments, Light tree pruning, Weed Removal/Maintenance  
 \*\*Excludes Turf Maintenance of any kind\*\***

**ROW-TO-ROW Weed Control Spraying - \$3,080.00/EA**

Spraying will be performed quarterly and shall include all common areas where weeds grow (i.e. expansion joints, paver gaps, etc.), not just spot treatment. Treated area shall be ROW to ROW, along both Shepherd and Durham from 15<sup>th</sup> St. to IH-610 including 15<sup>th</sup>, 16<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup>, 20<sup>th</sup>, and 24<sup>th</sup> Streets between Shepherd & Durham

**On-Call Crew - \$2,600.00/DAY**

On-call crew consists of 6-man crew with all tools and equipment necessary to complete additional identified tasks related to landscaping and tree establishment

**Tree Replacement - \$1,500/EA**

Replacement of tree with like kind. This covers the replacement of trees damaged/destroyed by unwarranted events (i.e. hit by vehicle). Cost includes removal of the dead/damaged tree and all associated labor, equipment, and materials needed to restore the tree installation.

SERVICE RENDERED	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRASH REMOVAL	1	1	1	1	1	1	1	1	1	1	1	1
WATER	2	3	4	4	4	4	4	4	4	4	3	2
REFRESH/RAKE EXISTING ROCK	0	0	1	0	0	1	0	0	1	0	0	1
WEED/HERBICIDE (TREE WELLS)	1	1	1	1	1	1	1	1	1	1	1	1
WEED/HERBICIDE (ROW TO ROW)	0	0	1	0	0	1	0	0	1	0	0	1
LIGHT TREE PRUNING (AS NEEDED)	0	0	1	0	0	0	0	0	1	0	0	0
DRENCH FERTILIZATION	0	0	1	0	0	1	0	0	1	0	0	1



# Safety/Mobility Projects Update

Memorial Heights Redevelopment Authority

June 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
- ✓ HPW has accepted the project
- ✓ TxDOT is closing out the project

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

*Project Sponsor: HPW (HSIP)*

- ✓ Packaged with various projects within 3 other Districts
- ✓ Includes the installation of a shared use path along the north side of West 19<sup>th</sup> Street between Durham Drive and Bevis Street, new sidewalks along both sides of Beall Street south of West 19<sup>th</sup> Street, and new sidewalk along the west side of Bevis Street north of West 19<sup>th</sup> Street.
- ✓ Coordinate with HPW and TxDOT on a punchlist item relating to ponding near the Shady Acres Saloon. The ponding was attributed to fill placed by the owner to increase parking, unfortunately filling in a swale installed by the City LDP project.
- ✓ HPW is accepting the project despite the ponding
- ✓ Working with TxDOT to close out the project



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

May 11, 2026

Sherry Weesner  
MHRA President  
1330 Post Oak Boulevard, Suite 2650  
Houston, TX 77056

**Dear Mrs. Weesner:**

TEI Planning + Design is requesting an **administrative amendment** to the scope and fee for the Planning Study for Improving Safety and Access to White Oak Bayou (**CSJ-0912-72-777**). All terms and conditions applicable to the original Work Authorization will remain in full effect. This amendment will cover additional labor costs incurred by TEI to support stakeholder engagement as requested by the Memorial Heights Redevelopment Authority (MHRA). TEI requests the following amendments to the contract with the MHRA:

1. Reallocate \$11,258.46 in unspent direct costs to be billed as labor costs
2. Increase total contract amount by \$13,437.00

***Additional Stakeholder Engagement Support***

The study area encompasses a substantial and diverse geography, spanning three Harris County Commissioner Precincts, two City of Houston Council Districts, three Tax Increment Reinvestment Zones, three Super Neighborhoods, and approximately ten civic associations. The scale and jurisdictional complexity of this study require a level of stakeholder engagement that has exceeded initial expectations. Community members, agencies, and local organizations across this area have demonstrated strong and sustained interest in the outcomes of this planning effort, each bringing distinct priorities and coordination needs that have required careful and deliberate management throughout the process. Meeting the demands of this environment — while ensuring that all perspectives are meaningfully reflected in the final plan — require the project team to conduct tailored stakeholder and community engagement activities beyond the quantities originally scoped.

Additional activities include:

- Four additional Stakeholder Coordination Meetings (Task 6.5), made necessary by the complexity of unique priorities. For each meeting, this fee covers the development of tailored presentations for each stakeholder group, scheduling and preparation, facilitation, and post-meeting follow-up.
- Updates to the Implementation Strategy (Task 5) to tailor plan recommendations to specific implementing agencies and funding entities. This includes the development of new maps and analysis for the Tax Increment Reinvestment Zones within the study area, a Congressional District map, updated sidewalk condition maps, and a projects map highlighting safety hot spots. Through the planning effort and recent conversations with MHRA, it has become clear that tailored recommendations will strengthen the plan's ability to be used for implementation immediately upon completion.

- Incorporation of the agency-level feedback and findings from the Stakeholder Coordination Meetings into the Final Report to ensure that MHRA has the most useful final product to help them move projects forward appropriately, as part of Task 5.2. It includes staff time for compiling meeting findings, documenting key next steps, and translating stakeholder input into clear and useful guidance within the report.

Below is a summary of all stakeholder and public meetings conducted/to be conducted for the planning effort, totaling 25 meetings and events. This includes 12 meetings with stakeholders, seven more than included in the original scope. The Stakeholder Coordination Meetings include representation from the following key stakeholders: Harris County Precincts 1, 2, and 4; City of Houston staff; Council Districts C and H; Houston Parks Board; TIRZ 12; TIRZ 13; Greater Northside Management District; TxDOT; METRO; H-GAC; LINK; BikeHouston; A Tale of Two Bridges; and the Houston Heights Association

**List of 25 Stakeholder Coordination & Community Meetings Conducted for the Plan:**

<b>Meeting</b>	<b>Type</b>
Greater Northside Management District	Stakeholder Coordination
Harris County Precinct 4	Stakeholder Coordination
Harris County Precinct 1	Stakeholder Coordination
City of Houston	Stakeholder Coordination
TxDOT	Stakeholder Coordination
Houston Parks Board	Stakeholder Coordination
Houston Parks Board (Workshop)	Stakeholder Coordination
METRO	Stakeholder Coordination
Super Neighborhood 15	Community Meeting
Super Neighborhood 14	Community Meeting
Super Neighborhood 22	Community Meeting
Shady Acres Civic Club	Community Meeting
Super Neighborhood 15	Community Meeting
Woodland Heights Civic Club	Community Meeting
Community Engagement Round 2	Community Meeting
Community Engagement Round 3	Community Meeting
Houston Parks Board, TIRZ 12, TIRZ 13, and Greater Northside Management District	Stakeholder Coordination
Harris County Precincts 1 and 2, City of Houston staff and Council Districts C and H	Stakeholder Coordination
LINK, BikeHouston, A Tale of Two Bridges, and the Houston Heights Association	Stakeholder Coordination
TxDOT, METRO, H-GAC, and Harris County Precinct 4	Stakeholder Coordination

**Revised Fee Schedule (updates bolded)**

<b>Task</b>	<b>Minimum Schedule</b>	<b>Fee</b>
Task 0: Project Management and Coordination	Throughout Project	\$56,994
Task 1: Existing Conditions & Data Collection	9 weeks	\$49,540
Task 2: Vision, Mission, & Goals	3 weeks	\$9,985
Task 3: Needs Analysis & Corridor Inventory	12 weeks	\$87,072
Task 4: Project Recommendations	15 weeks	\$111,824
Task 5: Implementation Strategy	10 weeks	<b>\$78,662</b>
Task 6: Community Engagement	Throughout Project	<b>\$107,340</b>
Direct Costs		<b>\$10,889</b>
<b>Total Cost</b>		<b>\$512,306</b>

Thank you for considering this request for an administrative amendment to allow TEI Planning + Design sufficient budget to achieve the goals of this planning effort. If you have any questions, please contact me at [chelsea.young@teiconnects.com](mailto:chelsea.young@teiconnects.com) or 832-239-7572.

Sincerely,



Chelsea Young, AICP  
Principal in Charge

Accepted by:



Signature

Sherry Weesner, President

Type or Printed Name & Title

6/5/2026

Date

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

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

1.       The Board of Directors of the Memorial-Heights Redevelopment Authority convened in Regular Session on the \_\_\_\_ day of \_\_\_\_\_, 2026, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

and all of said persons were present, except Director(s) \_\_\_\_\_, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

**RESOLUTION APPROVING  
GREATER HEIGHTS STRATEGIC CONNECTIONS PLAN**

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

2.       That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED the \_\_\_\_ day of \_\_\_\_\_, 2026.

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

**RESOLUTION APPROVING  
GREATER HEIGHTS STRATEGIC CONNECTIONS PLAN**

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

WHEREAS, through the planning process, the resulting final planning document was prepared and titled the “Greater Heights Strategic Connections Plan”; and

WHEREAS, the Greater Heights Strategic Connections Plan represents the final plan product contemplated by the Planning Study for Improving Safety and Access to White Oak Bayou Project (0912-72-777) and includes recommendations to improve multimodal safety, access, and connectivity to and around White Oak Bayou and the Greater Heights area;

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

**Section 1.** The recitals contained in this Resolution are true and correct and are hereby adopted as findings of the Board of Directors (the “Board”) of the Memorial-Heights Redevelopment Authority (the “Authority”).

**Section 2.** The Board hereby approves and adopts the final plan document titled “Greater Heights Strategic Connections Plan,” which was prepared as the final planning product for the TxDOT-supported project identified as the “Planning Study for Improving Safety and Access to White Oak Bayou Project.”

**Section 3.** The Board supports use of the Greater Heights Strategic Connections Plan by the Authority as a guide for future planning, project development, coordination, funding applications, and implementation activities, subject to future approvals, funding availability, and applicable legal requirements.

**Section 4.** The Chair and/or the President of the Authority are authorized to take actions reasonably necessary to evidence adoption of the plan and transmit this Resolution to TxDOT and other applicable agencies.

PASSED, APPROVED, AND ADOPTED THIS \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Chair, Board of Directors

ATTEST:

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

**June 24, 2026**

Commissioner Lesley Briones  
Harris County Precinct 4  
1001 Preston, Suite 950  
Houston, TX 77002



**Re: 2026 Letter of Funding Commitment for Memorial Heights Redevelopment Authority**

Dear Commissioner Briones,

The Memorial Heights Redevelopment Authority (MHRA) is pleased to provide this letter of funding commitment in support of projects submitted for consideration under the Harris County Precinct 4 Places for People Program.

The MHRA Board of Directors has authorized the commitment of local matching funds as required under the Places for People Program guidelines. This commitment is contingent upon the project's selection for funding by Harris County Precinct 4.

The MHRA is committed to supporting projects that enhance the quality of life, connectivity, and public spaces within our reinvestment zone, and we believe this project is well aligned with those goals. We look forward to partnering with Harris County Precinct 4 on this initiative.

Sincerely,

A handwritten signature in black ink that reads "Sherry F. Weesner".

Sherry F. Weesner, PE  
President  
Memorial Heights Redevelopment Authority

**EXHIBIT "A"**

**Form of Task Order**

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

**Work Authorization Fiscal Year 2027 General Engineering Services No. 1**

This WORK AUTHORIZATION authorizes professional engineering services to be performed by QUIDDITY ENGINEERING (the "ENGINEER") pursuant to the Agreement for Program Management and 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 support MHRA with non-CIP related projects.
- 2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as directed by MHRA related to:
  - 2.1 General On-Call – Board meetings, Committee Meetings, workshops, unplanned project efforts, CIP coordination, grant application materials, etc.
  - 2.2 COH Database – Update and maintain records for all projects in the COH MWDDBE database.
  - 2.3 20<sup>th</sup> Street – Design and reconstruction efforts for this corridor are being led by COH. The team will meet with the COH as necessary and keep track of the status of the ongoing discussion and future plans for this corridor.
- 3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for an hourly not to exceed amount of \$75,000.00 (see **Exhibit "C" of the AGREEMENT** for applicable schedule of hourly rates). As a task-based work authorization, the ENGINEER shall inform MHRA when 75% of funds have been used.
- 4.0 PROJECT SCHEDULE: The schedule to complete this work is approximately one (1) year.

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


**MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:**

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

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

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


**QUIDDITY ENGINEERING**

By: 

Name: Kristen Hennings

Title: Sr. Project Manager

ATTEST: 

		Practice Leader	PEV	PEIV	PEIII	PEI	DEII	Admin II		Sub-Total	Sub Cons.	Sub Cons.	Sub Cons. (cost + 8%)	Total Budget
		\$315.00	\$295.00	\$275.00	\$250.00	\$195.00	\$165.00	\$145.00						
<b>BASIC SERVICES</b>														
<b>Task 120 - Design Phase Services</b>														
1	General On-Call													
	a July 2026		9			4	12	1		\$5,560			\$0.00	\$5,560.00
	b August 2026		10			4	14	1		\$6,185			\$0.00	\$6,185.00
	c September 2026		9			4	12	1		\$5,560			\$0.00	\$5,560.00
	d October 2026		10			4	14	1		\$6,185			\$0.00	\$6,185.00
	e November 2026		9			4	12	1		\$5,560			\$0.00	\$5,560.00
	f December 2026		10			4	14	1		\$6,185			\$0.00	\$6,185.00
	g January 2027		9			4	12	1		\$5,560			\$0.00	\$5,560.00
	h February 2027		10			4	14	1		\$6,185			\$0.00	\$6,185.00
	i March 2027		9			4	12	1		\$5,560			\$0.00	\$5,560.00
	j April 2027		10			4	14	1		\$6,185			\$0.00	\$6,185.00
	k May 2027		9			4	12	1		\$5,560			\$0.00	\$5,560.00
	l June 2027		10			4	14	1		\$6,185			\$0.00	\$6,185.00
2	Update COH MWDBE Database													
	a July 2026		2					1		\$735			\$0.00	\$735.00
	b September 2026		2					1		\$735			\$0.00	\$735.00
	c November 2026		2					1		\$735			\$0.00	\$735.00
	d January 2027		2					1		\$735			\$0.00	\$735.00
	e March 2027		2					1		\$735			\$0.00	\$735.00
	f May 2027		2					2		\$880			\$0.00	\$880.00
<b>Hours Subtotal</b>		<b>0</b>	<b>126</b>	<b>0</b>	<b>0</b>	<b>48</b>	<b>156</b>	<b>19</b>						
<b>SUBTOTAL BASIC SERVICES</b>		<b>\$ -</b>	<b>\$ 37,170</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,360</b>	<b>\$ 25,740</b>	<b>\$ 2,755</b>		<b>\$75,025</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$75,025.00</b>

**TEI PLANNING + DESIGN**

**WORK AUTHORIZATION FY26-4**

**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:** Provide on-call planning and design support services to MHRA, including cost estimates, project revisions, schematic design support, and other planning and/or design-related tasks to advance MHRA projects as directed. (See **Attachment 1**.)
- 2.0 **PROJECT SCHEDULE:** Services will be performed on an as-needed basis. Specific task schedules will be mutually agreed upon at the time of assignment. This Work Authorization may be amended by written agreement if additional funding is needed beyond the not-to-exceed amount.
- 3.0 **FEE AND PAYMENT:** The Consultant will perform services on a time-and-materials basis at rates established in the Master Agreement, for a total not to exceed \$15,000. (See **Attachment 2** for standard rates.) An amendment to this Work Authorization must be executed prior to exceeding this limit.

**IN WITNESS WHEREOF**, the parties have executed this Work Authorization as of \_\_\_\_\_, 2026.

**AUTHORITY:  
MEMORIAL HEIGHTS  
REDEVELOPMENT AUTHORITY**

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

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

By:   
Name: Chelsea E. Young, AICP  
Title: Principal



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

June 19, 2026

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

**RE: Proposal for WA 4: On-Call Planning and Design Support – Attachment 1**

Dear Mrs. Sherry Weesner,

TEI Planning + Design (TEI) is pleased to submit this proposal for general on-call planning and design support services for the Memorial Heights Redevelopment Authority (MHRA). This effort would be completed as Work Authorization #4 under TEI's Master Service Agreement with MHRA.

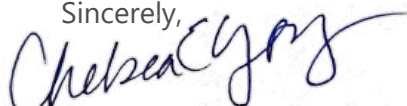
**Purpose and Scope**

TEI will support MHRA in an on-call capacity supporting planning and/or design as needed. The work may entail cost estimates, refinement of project recommendations, meeting attendance, plan reviews, stakeholder coordination as needed, and any other planning and design support tasks to support project advancement.

**Fee**

TEI will perform the services described above on a time-and-materials basis for a total not-to-exceed fee of \$15,000, inclusive of labor and reimbursable expenses, at the rates set forth in the current MSA fee schedule or in **Attachment 2**. Effort is drawn from this total as services are requested and is not billed in full unless the corresponding work is performed.

This proposal is valid for 45 days from the date of this letter. If you have any questions regarding this proposal, please contact me at 832-239-7572 or [chelsea.young@teiconnects.com](mailto:chelsea.young@teiconnects.com).

Sincerely,  
  
Chelsea Young, AICP  
Principal



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

## Attachment 2 – Project Team & Staff Rates

June 19, 2026

### Project Team and Staff Rates

TEI Planning + Design’s standard on-call billing rates by staff classification are provided below:

<b>2026 TEI Planning + Design Rates by Job Classification</b>	
<b>Job Classification</b>	<b>Proposed Rates</b>
<b>Traffic Engineers, Inc, dba TEI Planning + Design</b>	
Senior Principal	\$325.00
Principal Engineer	\$261.00
Principal Planner	\$261.00
Senior Project Manager	\$224.00
Project Manager	\$197.00
Assistant Project Manager	\$178.00
Associate Engineer III	\$173.00
Associate Engineer II	\$154.00
Associate Engineer I	\$138.00
Associate Planner III	\$173.00
Associate Planner II	\$154.00
Associate Planner I	\$138.00
Rates include 10% profit and are assumed effective for the first year of the approved contract with an annual escalation rate of 4% effective on the contract anniversary date.	



## PROFESSIONAL SERVICES AGREEMENT

This PROFESSIONAL SERVICES AGREEMENT (the “**Agreement**”), effective as of June 25, 2026, is entered into by and between the Memorial Heights Redevelopment Authority, a State of Texas business, and Medley Inc., a Texas corporation with its principal place of business at 2808 Caroline Street, Houston, TX 77004 (the “**Agency**”).

WHEREAS, the Agency is engaged in the business of providing communications agency services for a fee; and

WHEREAS, the Client desires to retain the Agency to provide certain advertising agency services upon the terms and conditions set forth in this Agreement, and the Agency is willing to perform such services.

### AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, the parties agree as follows:

#### 1. Definitions.

- a. “**Change Order**” has the meaning set forth in Section 5.
- b. “**Confidential Information**” means any non-public proprietary or confidential information of a party, including but not limited to all information about a party’s business affairs, products or services, Intellectual Property Rights, trade secrets, third-party confidential information, and other sensitive or proprietary information whether or not marked, designated, or otherwise identified as “confidential”. Confidential Information shall not include information that: (a) is already known to the Receiving Party without restriction on use or disclosure prior to receipt of such information from the Disclosing Party; (b) is or becomes generally known by the public other than by breach of this Agreement by, or other wrongful act of, the Receiving Party; (c) is developed by the Receiving Party independently of, and without reference to, any Confidential Information of the Disclosing Party; or (d) is received by the Receiving Party from a third party who is not under any obligation to the Disclosing Party to maintain the confidentiality of such information.
- c. “**Client Materials**” means any documents, data, know-how, methodologies, software, and other materials provided to the Agency by the Client.



- d. **“Defaulting Party”** has the meaning set forth in Section 9(c).
- e. **“Deliverables”** means all reports, creative materials, advertising copy, work product, graphics, and other materials documents, that are delivered to Client hereunder or prepared by or on behalf of the Agency in the course of performing the Services, including any items identified as such in the Statement of Work.
- f. **“Disclosing Party”** means a party that discloses Confidential Information under this Agreement.
- g. **“Dispute”** has the meaning set forth in Section 11.
- h. **“Intellectual Property Rights”** means all (a) patents, patent disclosures, and inventions (whether patentable or not), (b) trademarks, service marks, trade dress, trade names, logos, corporate names, and domain names, together with all of the goodwill associated therewith, (c) copyrights and copyrightable works (including computer programs), and rights in data and databases, (d) trade secrets, know-how, and other confidential information, and (e) all other intellectual property rights, in each case whether registered or unregistered and including all applications for, and renewals or extensions of, such rights, and all similar or equivalent rights or forms of protection in any part of the world.
- i. **“Indemnified Party”** has the meaning set forth in Section 13.
- j. **“Indemnifying Party”** has the meaning set forth in Section 13.
- k. **“Losses”** has the meaning set forth in Section 13.
- l. **“Pre-Existing Materials”** means the materials, ideas, know-how, methods, processes, templates, software, code, data models, or technologies, or any modifications or improvements thereto, provided by or used by the Agency in connection with performing the Services, in each case developed or acquired by the Agency prior to the commencement of this Agreement.
- m. **“Pre-Existing Provider”** has the meaning set forth in Section 15.
- n. **“Receiving Party”** means a party that receives or acquires Confidential Information directly or indirectly under this Agreement.
- o. **“Restricted Period”** has the meaning set forth in Section 14(a).



- p. “**Services**” means the advertising agency services to be provided by the Agency under this Agreement, as described in more detail in the Statement of Work, and Agency’s obligations under this Agreement.
  - q. “**Statement of Work**” means the Statement of Work entered into by the parties and attached hereto as Exhibit A and incorporated by this reference.
  - r. “**Term**” has the meaning set forth in Section 9(a).
2. **Services.** The Agency shall provide the Services to the Client, as described in more detail in the Statement of Work, in accordance with the terms and conditions of this Agreement.
  3. **Client Obligations.** The Client shall: (a) fully cooperate with the Agency in all matters relating to the Services; (b) respond promptly to any Agency request to provide direction, information, approvals, authorizations or decisions that are reasonably necessary for the Agency to perform the Services; and (c) provide such information as the Agency may request in order to carry out the Services in a timely manner, including Client Materials, and ensure that it is complete and accurate in all material respects.
  4. **Agency Obligations.** The Agency shall provide all materials and tools necessary to provide the Services.
  5. **Change in Services.** If the Client wishes to change the scope or performance of the Services, it shall submit details of the requested change to the Agency in writing. The Agency shall, within a reasonable time after receiving a Client-initiated request, provide a written proposal to the Client describing: (i) the likely time required to implement the change; (ii) any necessary variations to the fees, budgets, and other charges for the Services arising from the change; and (iii) any other impact the change might have on the performance of this Agreement. Promptly after receipt of the written estimate, the parties shall negotiate and agree in writing on the terms of such change (a “**Change Order**”). Neither party shall be bound by any Change Order unless mutually agreed upon in writing. Once a Change Order has been executed by each party, such Change Order shall be incorporated into this Agreement and such Change Order shall be subject to the terms and conditions of this Agreement.
  6. **Fees and Expenses; Payment Terms.**



- a. In consideration of the provision of the Services by the Agency and the rights granted to the Client under this Agreement, the Client shall pay the fees set forth on Exhibit B, attached hereto and incorporated by this reference.
- b. The Client agrees to reimburse the Agency for all reasonable travel and out-of-pocket expenses incurred by the Agency in connection with the performance of the Services that have been approved in advance by the Client, including but not limited to: in-house photocopying, courier/overnight delivery, postage, press kit and mailing supplies, travel (including hotel and ground transportation), ad buys, and media monitoring.
- c. The Agency will issue itemized invoices to the Client monthly in arrears for fees, expenses, or other charges due to the Agency arising from the prior month. The Client shall pay all invoice amounts within 45 days of receipt of such invoice, except for any amounts disputed by the Client in good faith.

## **7. Ownership; Intellectual Property Rights.**

- a. **Deliverables; Client Materials<sup>1</sup>.** Client is, and shall be, the sole and exclusive owner of all right, title, and interest in and to the Deliverables, including all Intellectual Property Rights therein. The Agency agrees that with respect to any Deliverables that may qualify as “work made for hire” as defined in 17 U.S.C. § 101, such Deliverables are hereby deemed a “work made for hire” for the Client. To the extent that any of the Deliverables do not constitute a “work made for hire”, the Agency hereby irrevocably assigns, in each case without additional consideration, all right, title, and interest throughout the world in and to the Deliverables, including all Intellectual Property Rights therein. The Client and its licensors are, and shall remain, the sole and exclusive owner of all right, title, and interest in and to the Client Materials, including all Intellectual Property Rights therein.
- b. **Pre-Existing Materials.** The Agency, and shall remain, the sole and exclusive owner of all right, title, and interest in and to the Pre-Existing Materials, including all Intellectual Property Rights therein. The Agency hereby grants the Client a license to any Pre-Existing Materials to the extent incorporated in, combined with or otherwise necessary for the use of the Deliverables solely to the extent reasonably required in connection with the Client’s receipt or use of the Services and Deliverables. All other rights in and to the Pre-Existing Materials are expressly reserved by the Agency.

---

<sup>1</sup> **Note to client:** Is there any need for you to have a license back with respect to the Deliverables?



## **8. Confidential Information.**

- a. The Receiving Party agrees:
  - i. not to disclose or otherwise make available Confidential Information of the Disclosing Party to any third party without the prior written consent of the Disclosing Party;
  - ii. to use the Confidential Information of the Disclosing Party only for the purposes of performing its obligations under the Agreement or, in the case of the Client, to make use of the Services and Deliverables; and
  - iii. to promptly notify the Disclosing Party in the event it becomes aware of any loss or disclosure of any of the Confidential Information of Disclosing Party.
- b. If the Receiving Party becomes legally compelled to disclose any Confidential Information, the Receiving Party shall provide:
  - i. prompt written notice of such requirement so that the Disclosing Party may seek, at its sole cost and expense, a protective order or other remedy; and
  - ii. reasonable assistance, at the Disclosing Party's sole cost and expense, in opposing such disclosure or seeking a protective order or other limitations on disclosure.
- c. If, after providing such notice and assistance as required herein, the Receiving Party remains required by law to disclose any Confidential Information, the Receiving Party shall disclose no more than that portion of the Confidential Information which, on the advice of the Receiving Party's legal counsel, the Receiving Party is legally required to disclose.
- d. Nothing in this Agreement shall prevent the Agency from using any general methodologies or know-how contained in the unaided memory of the Agency's personnel developed or disclosed under this Agreement in the provision of services to any other client of the Agency, provided that in doing so it is not in breach of its obligations of confidentiality under this Section or using any Intellectual Property Rights of the other party.

## **9. Term and Termination.**



- a. **Term.** This Agreement shall commence as of the Effective Date and shall continue thereafter until the completion of the Services (the “**Term**”), unless sooner terminated pursuant to this Section 9.
- b. **Termination for Convenience.** Either party, in its sole discretion, may terminate this Agreement at any time, without cause, by providing at least sixty (60) days’ written notice to the other party.
- c. **Termination for Cause.** Either party may terminate this Agreement, effective upon written notice to the other party (the “**Defaulting Party**”), if the Defaulting Party:
  - i. materially breaches this Agreement, and such breach is incapable of cure or, with respect to a breach capable of cure, the Defaulting Party does not cure such breach within thirty (30) days after receipt of written notice of such breach;
  - ii. fails to make any payment due to the other party which remains due thirty (30) days after the Defaulting Party receives notice of such past-due payment; or
  - iii. (i) becomes insolvent or admits its inability to pay its debts generally as they become due; (ii) becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law, which is not fully stayed within thirty (30) days or is not dismissed or vacated within thirty (30) days after filing; (iii) is dissolved or liquidated or takes any corporate action for such purpose; (iv) makes a general assignment for the benefit of creditors; or (v) has a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business.
- d. **Effect of Termination; Survival.** Upon termination, the Client shall pay any and all amounts due to the Agency for Services performed prior to the date this Agreement is terminated, as well as any expenses or fees to be reimbursed by the Client pursuant to Section 6 above. The rights and obligations of the parties set forth Sections 1, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18 and any right or obligation of the parties in this Agreement which, by its nature, should survive termination or expiration of this Agreement, will survive any such termination or expiration of this Agreement.



**10. Representations and Warranties.** Each party represents and warrants to the other party that: (a) it has the full right, power, and authority to enter into this Agreement, to grant the rights and licenses granted hereunder, and to perform its obligations hereunder; and (b) when executed and delivered by such party, this Agreement will constitute the legal, valid, and binding obligation of such party, enforceable against such party in accordance with its terms.

**11. Dispute Resolution.** Any dispute, controversy, difference, disagreement or claim (“Dispute”), whether based on contract, tort, statute, fraud, misrepresentation or any other legal theory, arising out of or relating to this Agreement must be settled as set forth in this Section.

- a. Prior to the commencement of any mediation proceeding pursuant to this Section, the parties shall first meet and confer in good faith in an effort to resolve any Dispute. Either party may request such a meeting by providing written notice to the other party describing the nature of the Dispute. The parties shall promptly schedule and participate in a meeting, either in person or by teleconference, to attempt to resolve the Dispute. If the parties are unable to resolve the Dispute within fourteen (14) days after the initial meeting, either party may then proceed to mediation as set forth below. For the avoidance of doubt, the requirements of this Section shall not apply in instances where a party is seeking injunctive relief.
- b. To the extent the Parties are unable to resolve the Dispute as set forth immediately above, such Disputes may be submitted for non-binding mediation. Such non-binding mediation, including the rendering of any award, will be conducted by a mediator appointed by mutual agreement of the parties hereto. If the parties cannot agree upon a mediator, either party may petition a court of competent jurisdiction in Harris County, Texas requesting the court appoint an independent mediator. The parties shall equally share all costs and expenses associated with such mediation. The mediation shall occur in Houston, Texas. Mediation under this Section is not intended to alter or suspend the rights or obligations of the parties under this Agreement or to determine the validity or effect of any provision of this Agreement, but should furnish the parties an opportunity to resolve disputes amicably, expeditiously, and in a cost effective manner on mutually acceptable terms. The non-binding mediation provided for hereunder shall be commenced by the party requesting mediation. The request shall specify with reasonable particularity the matters for which non-binding mediation is sought.



- c. In the event that the Dispute remains unresolved thirty (30) days following the commencement of mediation, the parties may submit the Dispute to a court of competent jurisdiction.

**12. Limitation of Liability.** EXCEPT FOR OBLIGATIONS TO MAKE PAYMENT, INDEMNIFICATION OBLIGATIONS, OR LIABILITY FOR BREACH OF CONFIDENTIALITY, IN NO EVENT WILL EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR ANY LOSS OF USE, REVENUE, OR PROFIT OR FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGE WAS FORESEEABLE AND WHETHER OR NOT SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

**13. Indemnification.** Each party (an “**Indemnifying Party**”) shall indemnify, defend and hold harmless the other party and its officers, directors, employees, agents, affiliates, successors and permitted assigns (“**Indemnified Party**”) against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorneys’ fees and costs, incurred by the Indemnified Party (collectively, “**Losses**”), arising out of or resulting from any claim of a third party arising out of or occurring in connection with: (a) Indemnifying Party’s willful, fraudulent or grossly negligent acts or omissions; or (b) Indemnifying Party’s material breach of this Agreement, including but not limited to material breach of any representation or warranty made by the Indemnifying Party in this Agreement. The Indemnifying Party shall not be liable for any Losses to the extent caused by the Indemnified Party’s acts or omissions.

**14. Restrictive Covenants.**

- a. **Non-Solicitation of Agency Clients.** During the Term and for twelve (12) months after the termination of this Agreement (the “**Restricted Period**”), the Client will not:
  - i. directly or indirectly, on their own behalf or on behalf of any other person or entity, solicit, divert, take away, or attempt to solicit, divert, or take away any customer or prospective customer served or solicited by Agency in the twelve (12) months prior to the termination of this Agreement; or



- ii. directly or indirectly, on their own behalf or on behalf of any other person or entity, induce, attempt to induce any customer or prospective customer to reduce or terminate their relationship with the Agency.
- b. **Non-Solicitation of Agency Personnel.** During the Restricted Period, the Client shall not, directly or indirectly, on their own behalf or on behalf of any other person or entity, solicit, or induce or attempt to recruit, solicit or induce any any employee or independent contractor of the Agency to terminate his/her employment or other relationship with the Agency or to enter into employment or any other kind of business relationship with the Client or any other person or entity.
- c. **Non-Circumvention.** The Client shall not take any actions, or cause others to take any actions, which attempt to circumvent these restrictions, including using intermediaries to solicit any clients or employees of the Agency.

**15. Exclusive as to Agency.** During the Term, the Agency will be the Client’s exclusive provider of marketing, advertising, branding, communications, and related strategic services. The Client may, however, continue its existing relationships with any third-party agency or service provider engaged prior to the Effective Date (each a “**Pre-Existing Provider**”), and the Agency will reasonably cooperate with such Pre-Existing Providers as necessary to perform the Services. Beginning on the Effective Date, the Client will not engage any other providers of similar services without the Agency’s prior written consent.

**16. Non-Exclusive as to Client.** Client acknowledges and agrees that Agency shall perform services similar to the Services for any number of additional clients and nothing contained herein shall be deemed or construed to limit the right of the Agency to work with any other person or entity in the performance of services similar to the Services.

**17. Insurance<sup>2</sup>.** At all times during the Term of this Agreement, the Agency shall procure and maintain, at its sole cost and expense, at least the following types and amounts of insurance coverage:

<u>Coverage</u>	<u>Limit of Liability</u>
Worker’s Compensation	Statutory

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<sup>2</sup> **Note to Client:** The Services provided herein as not generally services for which you would need to obtain insurance. Is this something your client’s generally require?



Employer’s Liability	Bodily Injury by Accident \$100,000 (each accident) Bodily Injury by Disease \$500,000 (policy limit) Bodily Injury by Disease \$100,000 (each employee)
Commercial General Liability: Including Broad Form Coverage, Contractual Liability, Bodily and Personal Injury and Completed Operations (for a period of one year after completion of work)	Bodily Injury and Property Damage, Combined Limits of \$500,000 each Occurrence and \$1,000,000 Aggregate
Business Automobile Liability Insurance (for vehicles used in performing under this Agreement, including Employer’s Non-Ownership and Hired Auto Coverage)	\$500,000 Combined Single Limit per Occurrence

**18. Miscellaneous.**

- a. **Non-Disparagement.** Each party agrees and covenants that it will not at any time make, publish or communicate to any person or entity in any public forum any defamatory or disparaging remarks, comments or statements concerning the other party or any of its affiliates of the business, employees, officers, investors and other associated third parties of the foregoing. This Section shall not in any way limit a party’s rights that are expressly reserved herein or in any way limit a party’s ability to provide truthful testimony or information in response to a subpoena, court or arbitral order, or valid request by a government agency, or as otherwise required by law.
- b. **Waiver.** No waiver by the Agency of any of the provisions of this Agreement is effective unless explicitly set forth in writing and signed by the Agency. No failure to exercise, or delay in exercising, any rights, remedy, power, or privilege arising from this Agreement operates or may be construed as a waiver thereof. No single or partial exercise of any right, remedy, power, or privilege hereunder precludes any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.
- c. **Relationship of the Parties.** The relationship between the parties is that of independent contractors. Nothing contained in this Agreement shall be construed as creating any agency, partnership, joint venture, or other form of joint



enterprise, employment, or fiduciary relationship between the parties, and neither party shall have authority to contract for or bind the other party in any manner whatsoever.

- d. **Applicable Law; Venue.** This Agreement shall be governed by and construed in accordance with the internal laws of the State of Texas without giving effect to any choice or conflict of law provision or rule. Any legal suit, action, or proceeding arising out of this Agreement or the Services provided hereunder shall be instituted in the federal courts of the United States or the courts of the State of Texas in each case located in Harris County, Texas, and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding.
- e. **Notices.** All notices, requests, consents, claims, demands, waivers, and other communications hereunder shall be in writing and shall be deemed to have been given (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by a nationally recognized overnight courier (receipt requested); (c) on the date sent by email if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

If to Agency:        Medley Inc.  
                              2808 Caroline Street  
                              Houston, TX 77004  
                              Email: ashley@medley-inc.com  
                              Attention: Ashley Small

If to Client:         Memorial Heights Redevelopment Authority  
                              1330 Post Oak Boulevard, Suite 2650 Houston, Texas 77056  
                              Email: sherry@MemorialHeightsTIRZ5.com  
                              Attention: [Sherry Weesner]

- f. **Assignment.** Neither party may assign, transfer, or delegate any or all of its rights or obligations under this Agreement without the prior written consent of the other party.
- g. **Headings.** The Section headings contained in this Agreement are for purposes of references and convenience only and shall not limit or otherwise affect, in any way, the meaning of this Agreement.



- h. **Entire Agreement.** This Agreement, along with any attached exhibits, constitutes the complete and exclusive understanding between the parties regarding the subject matter herein. All prior agreements, negotiations, or understandings—whether written or oral—are hereby superseded and rendered null and void. Any amendment or modification to the terms of this Agreement will be valid only if made in writing and signed by duly authorized representatives of both parties.
- i. **No Third Party Beneficiaries.** This Agreement is for the sole benefit of the parties hereto and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever, under or by reason of this Agreement.
- j. **Severability.** If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction. Upon such determination that any term or other provision is invalid, illegal, or unenforceable, the parties hereto shall negotiate in good faith to modify this Agreement so as to effect the original intent of the parties as closely as possible in a mutually acceptable manner in order that the transactions contemplated hereby be consummated as originally contemplated to the greatest extent possible.
- k. **Independent Counsel Review.** EACH PARTY ACKNOWLEDGES THAT IT HAS HAD THE OPPORTUNITY TO BE REPRESENTED BY COUNSEL IN CONNECTION WITH ENTERING INTO THIS AGREEMENT AND THE TRANSACTIONS CONTEMPLATED BY THIS AGREEMENT. ACCORDINGLY, ANY RULE OF LAW OR ANY LEGAL DECISION THAT WOULD PROVIDE ANY PARTY WITH A DEFENSE TO THE ENFORCEMENT OF THE TERMS OF THIS AGREEMENT AGAINST SUCH PARTY BASED UPON LACK OF LEGAL COUNSEL, SHALL HAVE NO APPLICATION AND IS EXPRESSLY WAIVED.
- l. **Attorneys' Fees.** If a suit, action, arbitration, or other proceeding of any nature whatsoever, including, without limitation, any proceeding under U.S. Bankruptcy Code, is instituted to interpret or enforce any provision of this Agreement, or with respect to any dispute relating to this Agreement, including, without limitation, any action in which a declaration of rights is sought or an action for rescission, the prevailing or non-defaulting party shall be entitled to recover from the losing or



defaulting party its reasonable attorneys', paralegals', accountants', and other experts' fees and all other fees, costs and expenses actually incurred and reasonably necessary in connection therewith, as determined by the judge at trial or on any appeal in addition to all other amounts provided by law. This provision shall cover costs and reasonable attorney fees related to or with respect to proceedings in U.S. Bankruptcy Court, including those related to issues unique to bankruptcy law.

- m. **Interpretation.** The parties hereto specifically acknowledge and agree that the terms of this Agreement have been mutually negotiated and the parties hereby specifically waive the rule or principle of contract construction which provides that any ambiguity in any term or provision of a contract will be interpreted or resolved against the party which drafted such term or provision.
- n. **Counterparts.** This Agreement may be executed in one or more counterparts by some or all of the parties hereto, and (a) each such counterpart shall be considered an original, and all of which together shall constitute a single Agreement, (b) the exchange of executed copies of this Agreement by facsimile or Portable Document Format (PDF) transmission (including any electronic signature complying with the U.S. federal E-SIGN Act of 2000, e.g., [www.docusign.com](http://www.docusign.com)) shall constitute effective execution and delivery of this Agreement as to the parties for all purposes, and (c) signatures of the parties transmitted by facsimile or Portable Document Format (PDF) (including any electronic signature complying with the U.S. federal E-SIGN Act of 2000, e.g., [www.docusign.com](http://www.docusign.com)) shall be deemed to be their original signatures for all purposes. All parties hereto agree a fully assembled digital copy of a fully executed Agreement is "best evidence" of this Agreement.

[SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

**CLIENT**

Memorial-Heights Redevelopment Authority

Signature: \_\_\_\_\_

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

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

**AGENCY**

**Medley Inc.**, a Texas corporation

Signature: \_\_\_\_\_

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

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



## **Exhibit A Statement of Work**

### **a. Strategic Communications support**

#### **Media Relations**

- Respond to inbound press inquiries
- Draft and distribute media updates as needed
- Coordinate and facilitate media interviews

#### **Social Media Management (Facebook & X)**

- Create and publish 4–6 posts per month per platform
- Write copy and design graphics for all posts
- Monitor and respond to comments and engagement

#### **Email Communications**

- Write, design, and publish a bi-monthly e-newsletter featuring the latest construction updates

#### **Website Content**

- Write and publish bi-monthly articles with project updates
- Coordinate and implement website content changes as needed

#### **Content Coordination**

- Liaise with engineers and project partners to gather updates, photography, and other content needed to inform and engage the audience



**Exhibit B  
Schedule of Fees**

- **Monthly Costs:**
  - \$3,000
  
- **Payment Terms Overview:**
  - Net Terms: 45 Days



### **AGENCY VERIFICATION CLAUSE**

Agency makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code (the “Government Code”), as heretofore amended. As used herein, “affiliate” means an entity that controls, is controlled by, or is under common control with Agency, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

**Not a Sanctioned Company.** Agency represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Agency and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

**No Boycott of Israel.** Agency hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, “boycott Israel” has the meaning provided in Section 2271.001, Government Code.

**No Discrimination Against Firearm Entities.** Agency hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” has the meaning provided in Section 2274.001(3), Government Code.

**No Boycott of Energy Companies.** Agency hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, “boycott energy companies” has the meaning provided in Section 2276.001(1), Government Code.”