MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

SEPTEMBER 23, 2026

REINVESTMENT ZONE NUMBER FIVE,
CITY OF HOUSTON, TEXAS

TABLE OF CONTENTS

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

Director Attendance Record

MEETING DATE	A. LENTS	J. HALE-HARRIS	C. MANRIQUEZ	R. STEIN	M. ZEVE	D. MCINTOSH	N. KNIGHT
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
06/24/26	Y	X	Y	-	Y	Y	Y
08/20/26	X	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, SEPTEMBER 23, 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/87636661649?pwd=YbgWgnvEqzVbcgrE1wF8b0YcJtvmFn.1
Meeting ID: 876 3666 1649
Passcode: 727861

TO ATTEND VIA AUDIO ONLY:
Dial: 1-346-248-7799
Meeting ID: 876 3666 1649
Passcode: 727861

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

1. **CALL TO ORDER:**
   a) Receive comments and questions from the public;
2. **CONSENT AGENDA:**
   a) **Minutes of previous meetings:**
      i) Approve Authority minutes of June 24 and August 20, 2026; **5 & 13**
      ii) Approve Zone minutes of June 24 and August 20, 2026; **14 & 16**
   b) **Financial Matters** *(Authority only):*
      i) Receive Financial Report Summary, including account and fund activity statements; **17**
      ii) Receive Investment Report; **31**
3. **CHAIR REPORT** *(Authority only);*
4. **PRESIDENT REPORT** *(Authority only);*
5. **APPROVE AUDIT FOR FISCAL YEAR ENDED JUNE 30, 2026, AND AUTHORIZE FILING WITH THE CITY OF HOUSTON** *(Authority only);* **33**
6. **FINANCIAL MATTERS** *(Authority only):*
   a) Authorize payment of invoices;
   b) Approve revised FY 2027 budget and CIP *(Authority & Zone);* **73**
   c) Approve Order Evidencing Review of Investment Policy; **111**
   d) Approve Order Adopting List of Qualified Brokers; **113**
   e) Approve updated fee schedule [TMAS]; **115**
   f) Approve engagement letter for Yield Restriction and Rebate Calculation Analysis [MRMG]; **117**
   g) Authorize other appropriate action;
7. **PROJECTS AND ENGINEERING** *(Authority only):*
   a) **PROJECTS IN CONSTRUCTION:**
      i) **Shepherd/Durham & Selected Cross Streets – Phase 2** [CIP Project T-0523B] [COH - Harper Brothers Construction, LLC]:
         A) Update on project construction;
         B) Authorize additional representation by litigation counsel [HAK]; **121**

ii) **White Oak at Green Leaf** [CIP Project T-0541] [COH]:
A) Update on project construction; **130**
iii) **Westcott Roundabout Greenspace** [CIP Project T-0544] [Landscape Art, Inc.]:
A) Update on project construction; **131**
iv) **Waugh Drive & South Heights Boulevard Safety Improvements** [CIP Project T-0535]:
A) Update on project; **132**

b) **PROJECTS IN DESIGN:**
i) **Pedestrian Improvements Shepherd at Memorial** [CIP Project T-0510]:
A) Update on project design; **133**
B) Ratify approval of Work Authorization No. 4 [Quiddity]; **134**
ii) **18th Street & surrounding area pedestrian improvements** [CIP Project T-0512A]:
A) Update on project design; **145**
B) Approve Resolution of Support and Funding Commitment for the White Oak Bayou Safety and Access Improvements Project; **146**
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;
v) **Shepherd/Durham Cross Streets – Phase 3** [CIP Project T-0539]:
A) Update on project; **148**
vi) **Lorraine Cherry Nature Preserve/White Oak Bayou Connectivity Project** [CIP Project T-0540]:
A) Update on project design; **149**
vii) **Nicholson & MKT Crossing Improvements** [CIP Project T-0542]:
A) Update on project design;
B) Approve Work Authorization No. 32 [TGC]; **150**
vii) **Zone Wide Safety & Mobility Projects** & **Congressional District 7 Sidewalk Improvement Project** [CIP Project T-0543] [IDS Engineering]:
A) Update on project design;
viii) **Pedestrian Improvements Washington/Westcott at Schuler and Ella at 23rd** [CIP Project T-0546]:
A) Update on project; **152**

c) **PROJECTS IN CLOSEOUT:**
i) **Shepherd/Durham & Selected Cross Streets – Phase 1** [CIP Project T-0523A] [SER Construction Partners, LLC]:
A) Update on project finalization;
B) Construction claims, damages, and litigation;

d) **GRANT APPLICATIONS:**
i) Review possible grant applications and opportunities;
ii) Authorize appropriate action;

e) **OTHER ITEMS:**
i) Approve Work Authorization No. 3, Amendment No. 7 [TGC]; **153**
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;

8. **COMMUNICATIONS** *(Authority only):*
a) Receive update from Communications Committee;
b) Approve Amended and Restated Professional Services Agreement [Medley, Inc.]; **156**
c) Authorize appropriate action;

9. **EXECUTIVE SESSION** *(Authority only, the Zone will recess for duration of closed session):*
a) **Convene executive session** for attorney consultation on authorized matters pursuant to Open Meetings Act, § 551.071, Government Code; deliberations regarding purchase, exchange, lease, or value of real property pursuant to Open Meetings Act, § 551.072, Government Code; and/or deliberations regarding economic development negotiations pursuant to Open Meetings Act, § 551.087, Government Code;

b) **Reconvene public session** and authorize appropriate action regarding executive session discussion;

10. **<u>CONSIDER CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY, AS NECESSARY</u>** *(Zone only);*
11. **<u>ADJOURN.</u>**

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SK*Law*, 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

JUNE 24, 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 24th day of June, 2026, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

and all of said persons were physically or virtually present, except Director Hale-Harris.

Also present for the meeting were:

Staff & Consultants: Sherry Weesner, President of the Authority; Kristen Hennings, Matt Kainer, and Erin Williford of Quiddity Engineering, LLC (“Quiddity”); Jim Webb, Robert McHaney, and Madeline Hirsch of The Goodman Corporation (“TGC”); Clint McManus of TEI Planning and Design; Melissa Morton of The Morton Accounting Services (“TMAS”); Erika Savarese of Medley, Inc.; Carol Harrison of IDS Engineering; and John Kuhl and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SKLaw”);

Government Entities: Colin Gary of Houston METRO; and Sonia Soto of the City of Houston (“COH”), on behalf of Council Member Twila Carter’s office;

Community Entities and General Public: Kevin Strickland of the Greater Heights Super Neighborhood; Anya Marmuscak, Emily Guyre, and Laura Lopez of the Houston Heights Association; Marie Carlisle of Super Neighborhood 14, Lazybrook/Timbergrove; Jordan Chismar of Friends of Lawrence and Milroy Parks; Emmanuel Núñez of A Tale of Two Bridges; Chris Haine of BKR Real Estate; Montasir Maruf of RRP Engineering; Michelle Wolpert of the Camp Logan Civic Club; Nicole Nielsen of KPRC Channel 2; Chris Parma, Caroline Darcy, Maria Vizcaino, Cece Kim, Erin Woods, Livia Merrill, Toni Licano, Sara Curtis, and Zachary Poche.

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. Chair Lents stated that, due to the number of members of the public wishing to speak, comments should generally be limited to approximately three minutes. She requested that speakers provide their contact information in the meeting chat if they had specific questions or requested follow-up.

Mr. Strickland expressed appreciation for the recently installed stop signs along the Nicholson Street and MKT Trail corridor and discussed the condition of the asphalt paths through Stude Park and traffic concerns resulting from the Shepherd Drive feeder road detour near 8th Street and Alexander Street.

Ms. Woods discussed increased traffic and speeding on Alexander Street associated with the Shepherd Drive detour and nearby delivery traffic and requested mitigation measures to protect neighborhood families and children attending the nearby daycare.

Ms. Darcy discussed a gap in bicycle connectivity near Waverly Street that requires cyclists traveling between the Nicholson Street and MKT trails to enter vehicular traffic and requested consideration of interim bicycle lanes, intersection treatments, and other traffic calming measures.

Ms. Kim raised concerns regarding construction vehicles, speeding, limited visibility, emergency access, and the safety of children and families traveling along 8th Street between Herkimer Street and Nicholson Street to nearby daycare, parks, and trails.

Ms. Carlisle expressed appreciation for the Authority's assistance in addressing increased traffic through the Lazybrook/Timbergrove area, including the installation of stop signs and coordination of enforcement efforts, and advised that she would provide President Weesner with additional information regarding neighborhood concerns.

Ms. Merrill echoed appreciation for the Nicholson Street stop signs and requested permanent traffic calming measures to address speeding and pedestrian safety concerns on 8th Street near the Houston Heights Day Care and Early Learning Center.

Ms. Vizcaino discussed narrow or obstructed sidewalks, speeding, and motorists failing to observe existing stop signs near the daycare and requested additional traffic calming measures and enforcement.

Ms. Chismar queried about the anticipated removal of an unofficial speed bump installed on 8th Street and whether it could remain in place or be replaced in response to neighborhood requests for additional traffic calming measures.

Mr. Parma expressed appreciation for the Authority's pedestrian, bicycle, and vehicular safety projects and suggested a raised pedestrian crossing near the daycare to improve pedestrian safety and reduce vehicle speeds.

Ms. Licano echoed the Alexander Street concerns and requested assistance from the Authority, COH, and other appropriate entities in identifying measures to reduce speeding and improve neighborhood safety.

Chair Lents noted that certain concerns expressed may be outside the Authority's jurisdiction but advised that Authority representatives will assist residents in identifying the appropriate COH contacts and processes.

<u>CONSENT AGENDA</u>

a. Approve Authority minutes of April 22, 2026; and
b. Receive Financial Report Summary and Investment Report;

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

<u>CHAIR REPORT & MEETING FORMAT</u>

Chair Lents advised that the order and pace of the meeting would be modified to reserve sufficient time for presentations, related discussion, and Board action.

<u>PRESIDENT REPORT</u>

President Weesner deferred her report and advised that she would provide comments during the project reports and related discussion.

<u>FINANCIAL MATTERS</u>

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

Approve submission of proposed budget and CIP

Chair Lents deferred discussion of the proposed budget and CIP until after the project report.

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 COH construction progress and reviewed ongoing storm sewer, sanitary sewer, and water line improvements along Shepherd Drive and Durham Drive, including work near the Shepherd Drive bridge and MKT Trail. He advised that recent rainfall and the current focus on underground infrastructure have limited visible progress. He stated that subgrade and paving operations were expected to begin before the next meeting. Chair Lents noted that, barring weather delays or other unforeseen conditions, the Shepherd Drive feeder road is expected to reopen in August.

Confirm Work Authorization No. 3 (Quiddity)

Ms. Hennings reviewed Work Authorization No. 3, advising that Quiddity will provide final design services for water line improvements along West 11th Street and West 12th Street, for an amount not to exceed $36,120. Chair Lents noted that the work authorization has been previously approved but requires confirmation.

Upon motion by Director Zeve, seconded by Director Knight, and after full discussion, the Board voted unanimously to confirm prior approval of Work Authorization No. 3 as presented, and execution by the President.

White Oak at Greenleaf [T-0541]

Update on project construction

President Weesner noted that a construction update is included in the meeting materials and that no Board action is required at this time.

Westcott Roundabout Greenspace [T-0544]

Update on project construction

President Weesner provided a brief construction update.

Confirm Work Authorization No. 3 (Quiddity)

Ms. Hennings then reviewed Work Authorization No. 3, advising that Quiddity will provide construction phase and construction management services for an amount not to exceed $27,310. Chair

Lents noted that the work authorization has been previously approved but requires confirmation.

Upon motion by Director Zeve, seconded by Director Knight, and after full discussion, the Board voted unanimously to confirm prior approval of Work Authorization No. 3 as presented, and execution by the President.

PROJECTS IN DESIGN

Stude Park Improvement [T-0526]

Update on project design

President Weesner provided a brief design update.

Approve Work Authorization No. 4 (SWA)

President Weesner then reviewed Work Authorization No. 4, advising that SWA will provide expanded surveying services to evaluate potential access and safety improvements beyond the original project limits, for an amount not to exceed $17,100.

Upon motion by Director Knight, seconded by Director Zeve, and after full discussion, the Board voted unanimously to approve Work Authorization No. 4 as presented, and to authorize execution by the President.

Shepherd/Durham Cross Streets – Phase 3 [T-0539]

Update on project design

President Weesner provided a brief design update.

Approve Infrastructure Reimbursement Agreement

President Weesner then advised that COH requested incorporation of certain water and wastewater improvements into the project. She explained that the Authority would design and construct the improvements and receive reimbursement from COH, avoiding subsequent removal and reconstruction of the completed streets. She noted that the final scope and reimbursement amounts were still being determined.

Approve Work Authorization No. 3 (Quiddity)

President Weesner reviewed Work Authorization No. 3, advising that Quiddity will provide final design services for the water line improvements, for an amount not to exceed $121,495.

Upon motion by Director McIntosh, seconded by Director Zeve, and after full discussion, the Board voted unanimously to approve the Infrastructure Reimbursement Agreement, subject to insertion of the final reimbursement amounts by the President or other modifications deemed necessary by the President; approve Work Authorization No. 3 as presented; and authorize execution of the agreement and work authorization by the President.

Pedestrian Improvements Shepherd at Memorial [T-0510]; 18th Street Pedestrian Improvements [T-0512A]; North Canal Project [T-0525]; Waugh Drive and South Heights Boulevard Safety Improvements [T-0535]; Lorraine Cherry Nature Preserve/White Oak Bayou Connectivity [T-0540]; Nicholson & MKT Crossing Improvements [T-0542]; Zone Wide Safety & Mobility Projects & Congressional District 7 Sidewalk Improvement Project [T-0543]; and Pedestrian Improvements Washington/Westcott at Schuler [T-0546]

President Weesner advised that updates for the above-listed projects are included in the meeting materials, and that no Board action is required at this time.

PROJECTS IN PLANNING

Chair Lents deferred the Projects in Planning updates for consideration with the proposed budget and CIP discussion later in the meeting.

PROJECTS IN CLOSEOUT

Little Thicket [T-0521]

President Weesner advised that the project is finally closed out.

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

Update on project closeout

President Weesner provided a brief closeout update.

Approve Change Order No. 62

President Weesner reviewed Change Order No. 62 in the amount of $543,146.26 for extended tree establishment and landscape maintenance services. She advised that the change order also includes fixed pricing for certain on-call services and tree replacements, which will be used only if needed.

Upon motion by Director Manriquez, seconded by Director McIntosh, and after full discussion, the Board voted unanimously to approve Change Order No. 62 as presented, and to authorize execution by the President.

Construction claims, damages, and litigation

Mr. Kuhl provided a brief update.

Transportation Alternative Area Wide Study [T-0538]

Confirm administrative amendment to TEI contract

President Weesner reviewed an administrative amendment to the TEI contract, advising that additional public engagement increased the services required for the project. She explained that the amendment reallocates available project funding and provides for an additional payment for those services.

Upon motion by Director Zeve, seconded by Director Knight, and after full discussion, the Board voted unanimously to confirm the administrative amendment as presented, and execution by the President.

Adopt Resolution Approving Greater Heights Strategic Connections Plan

Chair Lents then reviewed a Resolution Approving the Greater Heights Strategic Connections Plan. She explained that formal adoption was required to complete the planning process and support future planning and grant applications but does not commit the Authority or any other entity to construct the recommended projects.

Upon motion by Director McIntosh, seconded by Director Knight, and after full discussion, the Board voted unanimously to adopt the Resolution Approving the Greater Heights Strategic Connections Plan and to authorize execution by the appropriate officers of the Authority.

Yale and Center Street Intersection [T-0529]; 19th and Beall Area Pedestrian Safety Improvements [T-0534]; and Houston Avenue & White Oak Drive Intersection Improvements [T-0520]

President Weesner noted that closeout updates for the above-listed projects are included in the meeting materials, and that no Board action is required at this time.

GRANT APPLICATIONS

Review possible grant applications and opportunities

Mr. Webb reviewed a proposed pre-application to the Harris County Precinct 4 Places for People Program for improvements at nine crossings along West T.C. Jester Boulevard. He advised that the grant requires a minimum 30% local match and that the specific commitment amount would be determined during the application process. Director Manriquez queried whether the Authority would be responsible for funding the full local match. Mr. Webb confirmed that the Authority would ultimately be responsible for 30% of the project costs.

Authorize Letter of Funding Commitment

Mr. Webb then reviewed a related letter commitment for the possible grant.

Upon motion by Director Zeve, seconded by Director Knight, and after full discussion, the Board voted unanimously to authorize proceeding with the grant application and to approve the letter of funding commitment, and to authorize execution by the President.

President Weesner also noted that the Authority has submitted an application to Harris County Precinct 1 and two applications to the Houston-Galveston Area Council. Director Knight requested that a map be presented at a future meeting showing proposed grant-funded projects, the Authority's potential investments, and how projects relate to the Greater Heights Strategic Connections Plan.

OTHER ITEMS

Approve Work Authorization No. 1 (Quiddity)

Chair Lents reviewed Work Authorization No. 1, advising that Quiddity will provide general on-call engineering services, COH database administration, and project coordination services during fiscal year 2027, for an amount not to exceed $75,000. She noted that the work authorization represents the annual renewal of the Authority's general engineering services.

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

COMMUNICATIONS

Receive update from Communications Committee

President Weesner stated that there are no additional communications updates to report.

Approve Professional Services Agreement (Medley, Inc.)

Chair Lents advised that consideration of the Professional Services Agreement with Medley, Inc. will be deferred to a future meeting.

PROJECTS IN PLANNING (CONTINUED)

Chair Lents advised that COH had requested that the Authority evaluate two major roadway projects and an integrated program of improvements to parks along White Oak Bayou. She explained that the evaluation is intended to determine potential scope, costs, funding opportunities, financing capacity, and implementation schedules and does not constitute a commitment for the Authority to actually undertake the projects.

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

Mr. Webb presented a conceptual evaluation of potential improvements along Washington Avenue and Center Street. Ms. Hirsch reviewed existing safety, mobility, infrastructure, and operational conditions and discussed potential reconstruction of the roadways, utilities, drainage systems, sidewalks, bicycle facilities, traffic signals, lighting, and other related improvements.

Mr. Webb reviewed potential project phases, preliminary costs, funding partnerships, a benefit-cost analysis, and anticipated economic benefits. He advised that such improvements could be divided into multiple projects and phases, with certain phases constructed together and remaining phases deferred based on existing conditions and other planned improvements. He emphasized that the proposed improvements remain conceptual and require additional engineering, coordination, and approval.

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

Ms. Hirsch reviewed a conceptual evaluation for potential improvements along 20th Street from Bevis Street to the Interstate Highway 45 frontage road. She discussed potential roadway reconstruction, utility and drainage improvements, pedestrian and bicycle facilities, and operational improvements at key intersections. She also reviewed alternatives for improving the intersection of Main Street and Studewood Street, including potential reconfiguration or construction of a roundabout.

Mr. Webb reviewed potential project phasing, preliminary costs, a benefit-cost analysis, and anticipated economic benefits. He advised that such a project could be completed in phases and would require coordination with existing and planned COH projects along the corridor. He reminded that the proposed improvements remain conceptual and require further evaluation.

Mr. Webb advised that the Washington and Center Streets and the 20th Street project appear potentially eligible for significant federal funding. He discussed potential grant sources, required local participation, project sequencing, and inclusion of the proposed projects in the regional transportation plan. Chair Lents emphasized the importance of preserving the Authority's ability to pursue smaller safety and mobility projects while evaluating larger corridor improvements.

The Board discussed whether portions of the proposed projects and improvements located outside the Authority's boundaries could be funded and implemented. President Weesner explained that significant boundary annexations and coordination with COH would likely be required before the projects could proceed with Authority involvement. She advised that further discussions with COH administration would be necessary to determine whether the projects would become COH priorities.

Trail Connector Options [T-0547]

No additional project update was provided.

Regional Parks Concept Evaluation [T-0548]

President Weesner discussed the ongoing evaluation of potential improvements to five parks connected by the White Oak Bayou Greenways trail system. She advised that SWA is evaluating existing conditions and that preliminary discussions have been held with the Houston Parks and Recreation Department regarding potential needs and priorities. The Board discussed potential improvements, available funding, and the ability to implement park improvements incrementally.

FINANCIAL MATTERS (CONTINUED)

Approve submission of proposed budget and CIP for fiscal year ending June 30, 2027

President Weesner reviewed the proposed budget and CIP, including funding allocated for preliminary development of the potential Washington and Center Streets, 20th Street, and regional parks projects. She reviewed revisions to the CIP, including the allocation of park funding among individual projects and clarification of certain project descriptions.

The Board discussed the Authority's available financial capacity, pending grant applications, potential grant and partnership funding, project sequencing, possible boundary annexations, and the need to preserve funding for existing and smaller-scale projects. President Weesner advised that the proposed

CIP assumes receipt of certain pending grants and may require revision based on actual grant awards and further discussions with COH. She noted that sidewalk improvements have been incorporated into other proposed projects and that a separate sidewalk program is now unnecessary.

Upon motion by Director Zeve, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to (1) authorize the President to update project estimates and/or timing as may be necessary and appropriate; and (2) submit the CIP and budget, with any revisions, to COH.

EXECUTIVE SESSION

The Board did not convene in executive session.

ADJOURNMENT

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

Secretary
Memorial-Heights Redevelopment Authority

MINUTES OF SPECIAL MEETING
OF
MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

AUGUST 20, 2026

The Board of Directors (the "Board") of Memorial-Heights Redevelopment Authority (the "Authority"), convened in special session, open to the public, at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056, on the 20th day of August, 2026, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

and all of said persons were physically or virtually present, except Chair Lents.

Also present for the meeting were:

<u>Staff & Consultants</u>: Sherry Weesner, President of the Authority; Kristen Hennings, of Quiddity Engineering, LLC ("Quiddity"); Melissa Morton of The Morton Accounting Services ("TMAS"); and John Kuhl and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw");

<u>Government Entities</u>: None.

<u>Community Entities and General Public</u>: None.

<u>DETERMINE QUORUM; CALL TO ORDER</u>

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

<u>Receive comments or questions from the public</u>

Vice Chair McIntosh noted that no members of the public are in attendance.

<u>FINANCIAL MATTERS</u>

<u>Confirm engagement of Arbitrage Compliance Specialists, Inc.</u>

Ms. Weesner and Mr. Kuhl reviewed arbitrage compliance matters, noting that arbitrage calculation and filing services have not previously been established for the Authority's Series 2021 Bonds. The Board then considered an engagement letter from Arbitrage Compliance Specialists, Inc. ("ACS") for arbitrage and yield restriction compliance services.

<u>Authorize any necessary action or payment in connection with arbitrage compliance [IRS]</u>

Ms. Weesner next advised that prompt action is necessary to address a likely required IRS yield reduction payment for the first 5-year reporting period. She reviewed a range of possible payment amounts.

Upon motion by Director Manriquez seconded by Director Knight, and after full discussion, the Board voted unanimously to confirm the engagement of ACS and to authorize all necessary actions by ACS and the President in connection with arbitrage compliance for the Series 2021 Bonds, including any necessary filings and payments (including applicable interest) to the IRS.

<u>ADJOURNMENT</u>

There being no further 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

JUNE 24, 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 24th day of June, 2026, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

and all of said persons were physically or virtually present, except Director Hale-Harris.

Also present for the meeting were:

Staff & Consultants: Sherry Weesner, the Zone Administrator; Kristen Hennings, Matt Kainer, and Erin Williford of Quiddity Engineering, LLC (“Quiddity”); Jim Webb, Robert McHaney, and Madeline Hirsch of The Goodman Corporation (“TGC”); Clint McManus of TEI Planning and Design; Melissa Morton of The Morton Accounting Services (“TMAS”); Erika Savarese of Medley, Inc.; Carol Harrison of IDS Engineering; and John Kuhl and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SKLaw”);

Government Entities: Colin Gary of Houston METRO; and Sonia Soto of the City of Houston (“COH”), on behalf of Council Member Twila Carter’s office;

Community Entities and General Public: Kevin Strickland of the Greater Heights Super Neighborhood; Anya Marmuscak, Emily Guyre, and Laura Lopez of the Houston Heights Association; Marie Carlisle of Super Neighborhood 14, Lazybrook/Timbergrove; Jordan Chismar of Friends of Lawrence and Milroy Parks; Emmanuel Núñez of A Tale of Two Bridges; Chris Haine of BKR Real Estate; Montasir Maruf of RRP Engineering; Michelle Wolpert of the Camp Logan Civic Club; Nicole Nielsen of KPRC Channel 2; Chris Parma, Caroline Darcy, Maria Vizcaino, Cece Kim, Erin Woods, Livia Merrill, Toni Licano, Sara Curtis, and Zachary Poche.

DETERMINE QUORUM; CALL TO ORDER

Chair Lents stated that a quorum was present and called the meeting to order, noting the simultaneous meeting with the Memorial-Heights Redevelopment Authority (the “Authority”).

Receive comments or questions from the public

The next item on the agenda was to receive comments and questions from the public. The Board took the comments and questions presented to the Authority under advisement.

CONSENT AGENDA

a. Approve Zone minutes of April 22, 2026;

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

APPROVE SUBMISSION OF PROPOSED BUDGET AND CIP

The next item on the agenda was to review a proposed budget and CIP for the fiscal year ending June 30, 2027, and authorize submission to COH.

Following full discussion, a motion was made by Director Zeve, seconded by Director Manriquez, and approved unanimously by the Board to 1) authorize the President to update project estimates and/or timing as may be necessary and appropriate, and 2) submit the CIP and budget, with any revisions, to COH.

CONSIDER, CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY

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

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

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Secretary
Reinvestment Zone Number Five,
City of Houston, Texas

MINUTES OF SPECIAL MEETING
OF
REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS

AUGUST 20, 2026

The Board of Directors (the "Board") of Reinvestment Zone Number Five, City of Houston, Texas (the "Zone"), convened in special session, open to the public, at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056, on the 20th day of August, 2026, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

and all of said persons were physically or virtually present, except Chair Lents.

Also present for the meeting were:

<u>Staff & Consultants</u>: Sherry Weesner, Zone Administrator; Kristen Hennings, of Quiddity Engineering, LLC ("Quiddity"); Melissa Morton of The Morton Accounting Services ("TMAS"); and John Kuhl and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw");

<u>Government Entities</u>: None.

<u>Community Entities and General Public</u>: None.

DETERMINE QUORUM; CALL TO ORDER

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

Receive comments or questions from the public

Vice Chair McIntosh stated that no members of the public are in attendance.

CONSIDER, CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY

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

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

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Secretary
Reinvestment Zone Number Five,
City of Houston, Texas

THE MORTON ACCOUNTING SERVICES

Memorial Heights Redevelopment Authority
Monthly Financial Report Summary
September Board Meeting
Thursday, September 23, 2026

At the beginning of June, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Fund Balance was $55,961,074. TIRZ #5 received a total of $2,353,382 mainly from Debt Service Fund Replenishment. During the period, TIRZ #5 processed $834,704 in disbursements during the period. 82% of the disbursements related to disbursements to CDM Smith ($119,908), Quiddity Engineering ($202,670), Landscape Art ($76,982), Traffic Engineers ($57,707), for CIP Projects, Goodman Corporation ($196,426), for Grant Consultants, and Sanford Kuhl ($32,518), for Legal Fees. The ending balance as of month end June 30, 2026 was $57,479,751.

At the beginning of July, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Fund Balance was $57,479,751. TIRZ #5 received a total of $15,048,249 mainly from the Annual Tax Increment ($14,825,154). During the period, TIRZ #5 processed $2,182,208 in disbursements during the period. 97% of the disbursements related to a disbursement to Regions Corporate Trust ($2,119,225), for Debt Service Payment. The ending balance as of month end July 31, 2026 was $70,345,792.

At the beginning of August, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Fund Balance was $70,345,792. TIRZ #5 received a total of $191,355 mainly from interest income. During the period, TIRZ #5 processed $797,880 in disbursements during the period. 86% of the disbursements related to disbursements to Quiddity Engineering ($215,734), CDM Smith ($177,771), SWA Group ($80,032), for CIP Projects, and Goodman Corporation ($211,511), for Grant Consultants. The ending balance as of month end August 31, 2026 was $69,739,267.

The invoices pending approval total $2,250,672. See attached “Unpaid Bills Detail” Report for invoices pending approval on page 4. Invoices paid in between board meetings and the respective invoices are in the Appendix.

There was $1,522,303 spent for Capital Projects for the period. The projects that utilized the majority of the funding was T-0523A Shepherd/Durham & Selected Cross streets ($771,877). See attached “Capital Improvement Projects” Report on pages 5, 6, and 7.

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

General Operating Fund

BEGINNING BALANCE			$	55,961,074.06
REVENUE				
Texas Department of Transportation	73,910.56	Grant Income		
Frost Money Market Interest	0.01	Interest		
TexPool	129,032.25	Interest		
Regions Project Fund	25,425.76	Interest		
Regions Debt Service Fund	363.08	Interest		
Frost Money Market Interest	0.01	Interest		
TexPool	150,971.78	Interest		
Regions Project Fund	23,171.29	Interest		
Regions Debt Service Fund	354.50	Interest		
Frost Money Market Interest	0.01	Interest		
TexPool	187,082.29	Interest		
Frost Project Fund	1,925.00	Adjustment		
Regions Debt Service Fund	4,272.86	Interest		
City of Houston	14,825,154.44	Tax Increment		
Total Revenue				15,421,663.84

DISBURSEMENTS

ACH	Schwab Retirement	2,083.33	Retirement
ACH	Schwab Retirement	2,083.33	Retirement
ACH	CDM Smith	119,908.09	Capital Projects
ACH	Traffic Engineers	22,512.18	Capital Projects
ACH	Goodman	86,562.65	Engineering Consultant
ACH	Hunton Andrews Kurth	2,784.00	Legal Invoices
ACH	IDS Engineering Group	32,117.10	Capital Projects
ACH	Landscape Art, Inc.	76,981.82	Capital Projects
ACH	Medley	4,027.72	Marketing Retainer
ACH	Quiddity Engineering	202,669.50	Capital Projects
ACH	Sanford Kuhl Hagan Kugle Parker	19,318.23	Legal Invoices
ACH	SWA Group	44,000.00	Capital Projects
ACH	The Morton Accounting Services	1,961.03	CPA Services
ACH	Traffic Engineers	35,195.46	Capital Projects
ACH	Goodman	109,863.36	Engineering Consultant
ACH	Sanford Kuhl Hagan Kugle Parker	13,200.48	Legal Invoices
ACH	SWA Group	32,800.00	Capital Projects
ACH	The Morton Accounting Services	1,961.03	CPA Services
ACH	Schwab Retirement	2,083.33	Retirement
ACH	Quickbooks Payroll Service	14,038.54	Admin Payroll
ACH	Quickbooks Payroll Service	14,038.54	Admin Payroll
ACH	United States Treasury	8,553.24	Payroll Taxes
ACH	Commerce Bank	347.63	Credit Card
ACH	United States Treasury	8,553.24	Payroll Taxes
ACH	Schwab Retirement	2,083.33	Retirement
ACH	Schwab Retirement	2,083.33	Retirement
ACH	CDM Smith	177,770.84	Capital Projects
ACH	Goodman	211,510.96	Engineering Consultant
ACH	IDS Engineering Group	39,963.93	Capital Projects
ACH	Quiddity Engineering	215,734.37	Capital Projects
ACH	Traffic Engineers	15,000.00	Capital Projects
ACH	Quickbooks Payroll Service	14,038.53	Admin Payroll
ACH	United States Treasury	8,553.26	Payroll Taxes
ACH	Hunton Andrews Kurth	9,750.00	Legal Invoices
ACH	Medley	2,013.86	Marketing Retainer
ACH	The Morton Accounting Services	1,961.03	CPA Services
ACH	Equi-Tax	5,331.60	Consulting
ACH	SWA Group	80,031.76	Capital Projects

Total Disbursements		1,643,470.63
ENDING BALANCE	**$**	**69,739,267.27**
		-

		August 31, 2026 Balance
LOCATION OF ASSETS		
Frost Money Mkt		1,109.96
Frost Project Fund		7,407,029.01
Regions Debt Service Fund		2,246,165.44
Regions Project Fund		-
TexPool Investment		60,084,962.86
Total Account Balance	**$**	**69,739,267.27**

No assurance is provided on these financial statements

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

Type	Date	Num	Memo	Due Date	Open Balance
Arbitrage Compliance Specialists, Inc					
Bill	09/10/2026	G10005	Tax Increment Contract Revenue Bonds, Series 2021	09/20/2026	15,120.00
Total Arbitrage Compliance Specialists, Inc					15,120.00
CDM Smith Inc.					
Bill	07/31/2026	90271882	Project: Shepherd & Durham Major Investment Project M...	08/10/2026	38,649.89
Total CDM Smith Inc.					38,649.89
Goodman Corporation					
Bill	08/31/2026	8-2026-96	MRA109 General Planning Support August 2026	09/10/2026	8,658.40
Bill	08/31/2026	8-2026-97	MRA122 Project -11th Street Use Path August 2026	09/10/2026	641.20
Bill	08/31/2026	8-2026-98	MRA123 Project - Ped Improvements at Shepherd and M...	09/10/2026	663.30
Bill	08/31/2026	8-2026-100	MRA137 Project - Shepher Durham Phase 1 Build Augus...	09/10/2026	122.12
Bill	08/31/2026	8-2026-101	MRA138 Project -Nicholson St Trail August 2026	09/10/2026	63,249.00
Total Goodman Corporation					73,334.02
Medley Inc.					
Bill	09/03/2026	1541	Monthly Digital Retainer - SEP 2026	09/13/2026	2,013.86
Total Medley Inc.					2,013.86
Regions Corporate Trust					
Bill	09/01/2026	#11879 S...	Debt Service Payment	09/11/2026	1,582,362.51
Total Regions Corporate Trust					1,582,362.51
Sanford Kuhl Hagan Kugle Parker Kahn LLP					
Bill	07/31/2026	26-1108	Legal services through July 31, 2026	08/10/2026	4,530.00
Bill	07/31/2026	26-1109	Legal services through July 31, 2026	08/10/2026	1,880.00
Bill	07/31/2026	26-1110	Legal services through July 31, 2026	08/10/2026	1,080.00
Bill	07/31/2026	26-1111	Legal services through July 31, 2026	08/10/2026	31.25
Bill	07/31/2026	26-1112	Legal services through July 31, 2026	08/10/2026	195.00
Total Sanford Kuhl Hagan Kugle Parker Kahn LLP					7,716.25
Semarck Landscape Services, Inc.					
Bill	08/31/2026	Pay Estim...	Shepherd-Durham Phase 1 Tree Establishment Support ...	09/10/2026	26,644.24
Total Semarck Landscape Services, Inc.					26,644.24
SER Construction					
Bill	07/01/2026	Pay Est #41	Shepherd Dr, Durham Dr, Selected Cross Streets Phase ...	07/11/2026	504,830.78
Total SER Construction					504,830.78
TOTAL					**2,250,671.55**

No assurance is provided on these financial statements

Memorial Heights Redevelopment Authority
Capital Improvement Projects
Accrual Basis — **June through August 2026**

Type	Date	Num	Name	Memo	Amount
Capital Improvement Plan					
T-0510 Shepherd at Memorial					
Bill	06/30/2026	ARIV105...	Quiddity Engineering, L...	T-0510	11,038.30
Bill	06/30/2026	26-0958	Sanford Kuhl Hagan K...	T-0510 Shepherd at Memorial	2,982.50
Bill	07/30/2026	7-2026-79	Goodman Corporation	MRA123 Task 1 - $11,055	221.10
Bill	07/31/2026	ARIV105...	Quiddity Engineering, L...	T-0510	10,602.32
Bill	07/31/2026	26-1109	Sanford Kuhl Hagan K...	T-0510 Shepherd at Memorial	1,880.00
Bill	08/31/2026	8-2026-98	Goodman Corporation	MRA123 Task 1 - $11,055	663.30
Total T-0510 Shepherd at Memorial					27,387.52
T-0512A 18th Street Pedestrian					
Bill	06/30/2026	6-2026-70	Goodman Corporation	MRA129 Task 1 - $42,285	422.85
Bill	06/30/2026	ARIV105...	Quiddity Engineering, L...	West 18th Street Pedestrian Improvements	28,161.25
Bill	07/31/2026	ARIV105...	Quiddity Engineering, L...	T-0512A	36,125.00
Total T-0512A 18th Street Pedestrian					64,709.10
T-0521 Little Thicket Park Impr					
Bill	06/30/2026	ARIV105...	Quiddity Engineering, L...	T0521 Little Thicket-Through June 30, 2026	7,179.50
Bill	07/31/2026	26-1111	Sanford Kuhl Hagan K...	T-0521 Little Thicket Park	31.25
Total T-0521 Little Thicket Park Impr					7,210.75
T-0523A Shepherd Durham & Cross					
Bill	06/01/2026	1318339...	Hunton Andrews Kurth	Nicholas Litinas Legal Services Through 05.31.26	190.00
Bill	06/01/2026	1318339...	Hunton Andrews Kurth	TJHuston Properties Legal Services Through 05.3...	6,503.00
Bill	06/01/2026	90258932	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Pro...	51,042.63
Bill	06/01/2026	90264563	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Pro...	126,728.21
Bill	06/30/2026	6-2026-65	Goodman Corporation	MRA113 Task 2 - $214,343	857.37
Bill	06/30/2026	6-2026-75	Goodman Corporation	-MULTIPLE-	3,258.77
Bill	06/30/2026	ARIV105...	Quiddity Engineering, L...	Consultants-SWA Group, Inc.	598.32
Bill	06/30/2026	1318346...	Hunton Andrews Kurth	TJHuston Properties Legal Services Through 06.3...	3,057.00
Bill	06/30/2026	26-0960	Sanford Kuhl Hagan K...	Shepher/Durham Recon June 30, 2026	3,705.00
Bill	07/01/2026	Pay Est ...	SER Construction	FINAL	504,830.78
Bill	07/30/2026	7-2026-21	Goodman Corporation	MRA 137 Task 1 - Project Management $12,212	122.12
Bill	07/31/2026	ARIV105...	Quiddity Engineering, L...	Consultants-SWA Group, Inc.	5,567.95
Bill	07/31/2026	90271882	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Pro...	38,649.89
Bill	08/31/2026	Pay Esti...	Semarck Landscape S...	Shepherd-Durham Phase 1 Tree Establishment Su...	26,644.24
Bill	08/31/2026	8-2026-1...	Goodman Corporation	MRA 137 Task 1 - Project Management $12,212	122.12
Total T-0523A Shepherd Durham & Cross					771,877.40
T-0523B Shepherd Phase 2 Constr					
Bill	06/30/2026	ARIV105...	Quiddity Engineering, L...	13th Street Traffic Signals $67,025.00	11,393.00
Bill	06/30/2026	26-0963	Sanford Kuhl Hagan K...	Shepher/Durham Recon June 30, 2026	715.00
Total T-0523B Shepherd Phase 2 Constr					12,108.00
T-0527 Heights Blvd Pedestrian					
Bill	08/31/2026	CSJ 091...	Texas Department of T...	Memorial Heights Ped Safety Improvements	16,000.00
Total T-0527 Heights Blvd Pedestrian					16,000.00
T-0538 Transportation Area Stud					
Bill	06/30/2026	6-2026-67	Goodman Corporation	MRA125 Task 3 - $5,067	253.35
Bill	06/30/2026	26-0962	Sanford Kuhl Hagan K...	Transportation Area Study June 30, 2026	1,677.50
Bill	07/30/2026	7-2026-80	Goodman Corporation	MRA125 Task 3 - $5,067	253.35
Bill	07/31/2026	26-1112	Sanford Kuhl Hagan K...	T-0538 Transportation Area Study	195.00
Total T-0538 Transportation Area Stud					2,379.20
T-0539 Full Reconstruct Cross					
Bill	06/30/2026	ARIV105...	Quiddity Engineering, L...	T-0539 Shepherd Durham Cross Streets DCR Thro...	2,442.50
Bill	06/30/2026	26-0961	Sanford Kuhl Hagan K...	Cross Streets June 30, 2026	2,847.50
Bill	07/31/2026	ARIV105...	Quiddity Engineering, L...	T-0539 Shepherd Durham Cross Streets DCR Thro...	36,787.07
Total T-0539 Full Reconstruct Cross					42,077.07

Type	Date	Num	Name	Memo	Amount
T-0540 Cherry White Oak Bayou					
Bill	06/30/2026	6-2026-66	Goodman Corporation	MRA122 Task 1 - $32,060	641.20
Bill	06/30/2026	ARIV105...	Quiddity Engineering, L...	Lorraine Cherry to WOB Connectivity	38,177.50
Bill	07/30/2026	7-2026-78	Goodman Corporation	MRA122 Task 1 - $32,060	320.60
Bill	07/31/2026	ARIV105...	Quiddity Engineering, L...	West 11th Street	5,033.75
Bill	08/31/2026	8-2026-97	Goodman Corporation	MRA122 Task 1 - $32,060	641.20
Total T-0540 Cherry White Oak Bayou					44,814.25
T-0541 White Oak @ Greenleaf					
Bill	06/30/2026	6-2026-68	Goodman Corporation	MRA 126 Task 4- Construction $ 11,725.00	703.50
Bill	06/30/2026	ARIV105...	Quiddity Engineering, L...	T0541 White Oak at Greenleaf Through June 30, 2...	1,497.50
Bill	07/30/2026	7-2026-81	Goodman Corporation	MRA 126 Task 4- Construction $ 11,725.00	351.75
Bill	07/31/2026	ARIV105...	Quiddity Engineering, L...	White Oak @ Greenleaf	352.50
Total T-0541 White Oak @ Greenleaf					2,905.25
T-0542 Nicholson and MKT Cross					
Bill	06/30/2026	6-2026-73	Goodman Corporation	MRA133 Task 1 - $37,500	1,571.16
Bill	06/30/2026	6-2026-76	Goodman Corporation	-MULTIPLE-	70,113.60
Bill	07/30/2026	7-2026-1...	Goodman Corporation	MRA133 Task 1 - $37,500	6,920.24
Bill	07/30/2026	7-2026-82	Goodman Corporation	-MULTIPLE-	29,452.73
Bill	08/31/2026	8-2026-1...	Goodman Corporation	-MULTIPLE-	63,249.00
Total T-0542 Nicholson and MKT Cross					171,306.73
T-0543 Congressional Dist 7					
Bill	06/30/2026	6-2026-69	Goodman Corporation	MRA127 Task 2 - $14,088	704.40
Bill	06/30/2026	0183429	IDS Engineering Group...	Design Services $166,147	29,572.08
Bill	07/31/2026	0183846	IDS Engineering Group...	Design Services $166,147	12,284.25
Total T-0543 Congressional Dist 7					42,560.73
T-0544 Westcott Roundabout					
Bill	06/30/2026	ARIV105...	Quiddity Engineering, L...	Westcott Roundabout	295.00
Bill	06/30/2026	26-0959	Sanford Kuhl Hagan K...	T-0544 Westcott Round About	2,017.50
Bill	07/31/2026	ARIV105...	Quiddity Engineering, L...	Westcott Roundabout	879.12
Bill	07/31/2026	26-1110	Sanford Kuhl Hagan K...	T-0544 Westcott Round About	1,080.00
Total T-0544 Westcott Roundabout					4,271.62
T-0546 Crossing Imps Westcott					
Bill	06/30/2026	ARIV105...	Quiddity Engineering, L...	Washington/Westcott	7,362.75
Bill	06/30/2026	ARIV105...	Quiddity Engineering, L...	$40,940.00 Ella Blvd at 22/23rd Street - Through J...	23,024.00
Bill	07/31/2026	ARIV105...	Quiddity Engineering, L...	T0546 Crossing Improvements Westcott July 31, 2...	11,368.00
Total T-0546 Crossing Imps Westcott					41,754.75
T-0547 Trail Connector Options					
Bill	06/30/2026	15416	Traffic Engineers, Inc.	Project # 12093-03 Through June 30, 2026	15,000.00
Bill	07/31/2026	15448	Traffic Engineers, Inc.	Project # 12093-03 Through July 31, 2026	4,500.00
Bill	07/31/2026	15449	Traffic Engineers, Inc.	Basic Services	2,894.50
Total T-0547 Trail Connector Options					22,394.50
T-0548 Parks					
Bill	06/01/2026	209332	SWA Group	-MULTIPLE-	21,791.76
Bill	06/01/2026	209358	SWA Group	Total Fee $289,000 Stude Park Playground May 2...	16,282.43
Bill	06/30/2026	209699	SWA Group	Total Fee $128,000 Lower White Oak Park June 2...	23,040.00
Bill	06/30/2026	209700	SWA Group	Total Fee $289,000 Stude Park Playground June 2...	18,917.57
Bill	07/31/2026	209898	SWA Group	Total Fee $128,000 Lower White Oak Park July 20...	16,640.00
Bill	07/31/2026	209899	SWA Group	Total Fee $289,000 Stude Park Playground July 20...	2,890.00
Bill	07/31/2026	209900	SWA Group	Total Fee $17,100 Stude Park Playground Supplim...	17,100.00
Total T-0548 Parks					116,661.76
T-0549 20th Street					
Bill	06/30/2026	6-2026-71	Goodman Corporation	-MULTIPLE-	42,215.20
Bill	07/30/2026	7-2026-1...	Goodman Corporation	-MULTIPLE-	8,152.40
Total T-0549 20th Street					50,367.60

Capital Improvement Projects

Accrual Basis

June through August 2026

Type	Date	Num	Name	Memo	Amount
T-0550 Washington/Center Street					
Bill	06/30/2026	6-2026-72	Goodman Corporation	-MULTIPLE-	24,764.80
Bill	07/30/2026	7-2026-1...	Goodman Corporation	-MULTIPLE-	12,452.50
Total T-0550 Washington/Center Street					37,217.30
T-5023B Phase 2 Construction					
Bill	06/30/2026	ARIV105...	Quiddity Engineering, L...	T-0523B Shepher Durham Phase 2 CPS Through ...	17,476.90
Bill	07/31/2026	ARIV105...	Quiddity Engineering, L...	T-0523B Shepher Durham Phase 2 CPS Through ...	17,102.10
Bill	07/31/2026	ARIV105...	Quiddity Engineering, L...	T-0523B Shepher Durham Phase 2 CPS Through ...	9,720.50
Total T-5023B Phase 2 Construction					44,299.50
Total Capital Improvement Plan					1,522,303.03
TOTAL					**1,522,303.03**

Memorial Heights Redevelopment Authority
Profit & Loss Prev Year Comparison

Accrual Basis — **July through August 2026**

	Jul - Aug 26	Jul - Aug 25	$ Change	% Change
Ordinary Income/Expense				
Income				
Grant Income	0.00	0.00	0.00	0.0%
Interest Income	342,681.45	255,269.93	87,411.52	34.2%
Interest Income - CIP	23,171.29	108,878.62	-85,707.33	-78.7%
Interest Income - DSF	0.00	7,701.37	-7,701.37	-100.0%
Tax Increment - City	0.00	0.00	0.00	0.0%
Total Income	365,852.74	371,849.92	-5,997.18	-1.6%
Cost of Goods Sold				
Capital Improvement Plan				
T-0510 Shepherd at Memorial	13,366.72	3,817.35	9,549.37	250.2%
T-0512A 18th Street Pedestrian	36,125.00	2,114.25	34,010.75	1,608.6%
T-0521 Little Thicket Park Impr	31.25	388,121.20	-388,089.95	-100.0%
T-0523A Shepherd Durham & Cross	575,937.10	335,792.87	240,144.23	71.5%
T-0526 Stude Park Improvement	0.00	19,906.53	-19,906.53	-100.0%
T-0527 Heights Blvd Pedestrian	16,000.00	0.00	16,000.00	100.0%
T-0534 West 19th Beall Sidewalk	0.00	2,444.60	-2,444.60	-100.0%
T-0535 Safety & Mobility Imp	0.00	618.44	-618.44	-100.0%
T-0536 Public Facilities Imps	0.00	520.00	-520.00	-100.0%
T-0538 Transportation Area Stud	448.35	93,208.38	-92,760.03	-99.5%
T-0539 Full Reconstruct Cross	36,787.07	0.00	36,787.07	100.0%
T-0540 Cherry White Oak Bayou	5,995.55	383.10	5,612.45	1,465.0%
T-0541 White Oak @ Greenleaf	704.25	1,904.05	-1,199.80	-63.0%
T-0542 Nicholson and MKT Cross	99,621.97	0.00	99,621.97	100.0%
T-0543 Congressional Dist 7	12,284.25	4,360.00	7,924.25	181.8%
T-0544 Westcott Roundabout	1,959.12	1,827.10	132.02	7.2%
T-0546 Crossing Imps Westcott	11,368.00	0.00	11,368.00	100.0%
T-0547 Trail Connector Options	7,394.50	0.00	7,394.50	100.0%
T-0548 Parks	36,630.00	0.00	36,630.00	100.0%
T-0549 20th Street	8,152.40	0.00	8,152.40	100.0%
T-0550 Washington/Center Street	12,452.50	0.00	12,452.50	100.0%
T-5023B Phase 2 Construction	26,822.60	0.00	26,822.60	100.0%
Total Capital Improvement Plan	902,080.63	855,017.87	47,062.76	5.5%
Total COGS	902,080.63	855,017.87	47,062.76	5.5%
Gross Profit	-536,227.89	-483,167.95	-53,059.94	-11.0%
Expense				
Payroll Expenses				
Payroll Taxes	3,506.25	3,399.81	106.44	3.1%
Retirement Expense	5,459.66	4,697.50	762.16	16.2%
Salary Payroll	41,666.66	38,500.00	3,166.66	8.2%
Payroll Expenses - Other	10.66	10.66	0.00	0.0%
Total Payroll Expenses	50,643.23	46,607.97	4,035.26	8.7%
Program and Project Consultants				
Engineering Consultants	18,751.25	7,848.75	10,902.50	138.9%
Legal Expense	4,530.00	3,700.25	829.75	22.4%
Planning Consultants	26,213.02	9,129.15	17,083.87	187.1%
Total Program and Project Consultants	49,494.27	20,678.15	28,816.12	139.4%
TIRZ Administration & Overhead				
Accounting	0.00	3,922.06	-3,922.06	-100.0%
Administration	347.63	917.14	-569.51	-62.1%
Insurance	2,479.40	0.00	2,479.40	100.0%
Office Expenses				
Bank Service Charges	0.00	-21.41	21.41	100.0%
Total Office Expenses	0.00	-21.41	21.41	100.0%
Tax Consultant	5,331.60	5,308.20	23.40	0.4%

No assurance is provided on these financial statements

Memorial Heights Redevelopment Authority
Profit & Loss Prev Year Comparison
Accrual Basis | **July through August 2026**

	Jul - Aug 26	Jul - Aug 25	$ Change	% Change
Total TIRZ Administration & Overhead	8,158.63	10,125.99	-1,967.36	-19.4%
Total Expense	108,296.13	77,412.11	30,884.02	39.9%
Net Ordinary Income	-644,524.02	-560,580.06	-83,943.96	-15.0%
Net Income	**-644,524.02**	**-560,580.06**	**-83,943.96**	**-15.0%**

Memorial Heights Redevelopment Authority
Balance Sheet Prev Year Comparison
Accrual Basis — **As of August 31, 2026**

	Aug 31, 26	Aug 31, 25	$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Frost Bank Checking	0.00	500,000.00	-500,000.00	-100.0%
Frost Bank Money Mkt	1,109.96	1,109.80	0.16	0.0%
Frost Bank Project Fund	7,407,029.01	14,854,571.89	-7,447,542.88	-50.1%
Regions Debt Service Fund	2,246,165.44	2,219,274.55	26,890.89	1.2%
Regions Project Fund	0.00	15,641,468.65	-15,641,468.65	-100.0%
TexPool Investment	60,084,962.86	35,070,534.89	25,014,427.97	71.3%
Total Checking/Savings	69,739,267.27	68,286,959.78	1,452,307.49	2.1%
Accounts Receivable				
Accounts Receivable	14,247.00	0.00	14,247.00	100.0%
Total Accounts Receivable	14,247.00	0.00	14,247.00	100.0%
Other Current Assets				
Due from Other Funds	15,385,525.41	15,385,525.41	0.00	0.0%
Total Other Current Assets	15,385,525.41	15,385,525.41	0.00	0.0%
Total Current Assets	85,139,039.68	83,672,485.19	1,466,554.49	1.8%
TOTAL ASSETS	**85,139,039.68**	**83,672,485.19**	**1,466,554.49**	**1.8%**
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	2,352,890.16	1,276,068.01	1,076,822.15	84.4%
Total Accounts Payable	2,352,890.16	1,276,068.01	1,076,822.15	84.4%
Other Current Liabilities				
Accrued Expense	2,400.00	0.00	2,400.00	100.0%
Due to Other Funds	15,385,525.41	15,385,525.41	0.00	0.0%
Payroll Liabilities	3,619.14	1,934.00	1,685.14	87.1%
Retainage Payable	2,485,664.30	2,485,664.30	0.00	0.0%
Total Other Current Liabilities	17,877,208.85	17,873,123.71	4,085.14	0.0%
Total Current Liabilities	20,230,099.01	19,149,191.72	1,080,907.29	5.6%
Total Liabilities	20,230,099.01	19,149,191.72	1,080,907.29	5.6%
Equity				
Fund Balance Equity CIP	18,077,713.74	18,077,713.74	0.00	0.0%
Retained Earnings	47,475,750.95	47,006,159.79	469,591.16	1.0%
Net Income	-644,524.02	-560,580.06	-83,943.96	-15.0%
Total Equity	64,908,940.67	64,523,293.47	385,647.20	0.6%
TOTAL LIABILITIES & EQUITY	**85,139,039.68**	**83,672,485.19**	**1,466,554.49**	**1.8%**

Memorial Heights Redevelopment Authority
Profit & Loss Detail

Accrual Basis **July through August 2026**

Type	Date	Num	Name	Memo	Amount
Ordinary Income/Expense					
Income					
Interest Income					
Dep...	07/31/2026			Interest	0.01
Dep...	07/31/2026			Interest	354.50
Dep...	07/31/2026			Interest	150,971.78
Dep...	08/31/2026			Interest	187,082.29
Dep...	08/31/2026			Interest	0.01
Dep...	08/31/2026			Interest	4,272.86
Total Interest Income					342,681.45
Interest Income - CIP					
Dep...	07/31/2026			Interest	23,171.29
Total Interest Income - CIP					23,171.29
Tax Increment - City					
Ge...	07/01/2026	CPA 26-3R	City of Houston...	Reverse of GJE CPA 26-3 -- Record Increment not r...	-14825154.44
Dep...	07/13/2026	ACH	City of Houston...	Annual City Increment	14,825,154.44
Total Tax Increment - City					0.00
Total Income					365,852.74
Cost of Goods Sold					
Capital Improvement Plan					
T-0510 Shepherd at Memorial					
Bill	07/30/2026	7-2026-79	Goodman Corp...	MRA123 Task 1 - $11,055	221.10
Bill	07/31/2026	ARIV1058914	Quiddity Engin...	T-0510	10,602.32
Bill	07/31/2026	26-1109	Sanford Kuhl H...	T-0510 Shepherd at Memorial	1,880.00
Bill	08/31/2026	8-2026-98	Goodman Corp...	MRA123 Task 1 - $11,055	663.30
Total T-0510 Shepherd at Memorial					13,366.72
T-0512A 18th Street Pedestrian					
Bill	07/31/2026	ARIV1058919	Quiddity Engin...	T-0512A	36,125.00
Total T-0512A 18th Street Pedestrian					36,125.00
T-0521 Little Thicket Park Impr					
Bill	07/31/2026	26-1111	Sanford Kuhl H...	T-0521 Little Thicket Park	31.25
Total T-0521 Little Thicket Park Impr					31.25
T-0523A Shepherd Durham & Cross					
Bill	07/01/2026	Pay Est #41	SER Constructi...	FINAL	504,830.78
Bill	07/30/2026	7-2026-21	Goodman Corp...	MRA 137 Task 1 - Project Management $12,212	122.12
Bill	07/31/2026	ARIV1058912	Quiddity Engin...	Consultants-SWA Group, Inc.	5,567.95
Bill	07/31/2026	90271882	CDM Smith Inc.	Project: Shepherd & Durham Major Investment Proj...	38,649.89
Bill	08/31/2026	Pay Estimat...	Semarck Land...	Shepherd-Durham Phase 1 Tree Establishment Sup...	26,644.24
Bill	08/31/2026	8-2026-100	Goodman Corp...	MRA 137 Task 1 - Project Management $12,212	122.12
Total T-0523A Shepherd Durham & Cross					575,937.10
T-0527 Heights Blvd Pedestrian					
Bill	08/31/2026	CSJ 0912-7...	Texas Departm...	Memorial Heights Ped Safety Improvements	16,000.00
Total T-0527 Heights Blvd Pedestrian					16,000.00
T-0538 Transportation Area Stud					
Bill	07/30/2026	7-2026-80	Goodman Corp...	MRA125 Task 3 - $5,067	253.35
Bill	07/31/2026	26-1112	Sanford Kuhl H...	T-0538 Transportation Area Study	195.00
Total T-0538 Transportation Area Stud					448.35
T-0539 Full Reconstruct Cross					
Bill	07/31/2026	ARIV1058917	Quiddity Engin...	T-0539 Shepherd Durham Cross Streets DCR Throu...	36,787.07
Total T-0539 Full Reconstruct Cross					36,787.07

Type	Date	Num	Name	Memo	Amount
	T-0540 Cherry White Oak Bayou				
Bill	07/30/2026	7-2026-78	Goodman Corp...	MRA122 Task 1 - $32,060	320.60
Bill	07/31/2026	ARIV1058915	Quiddity Engin...	West 11th Street	5,033.75
Bill	08/31/2026	8-2026-97	Goodman Corp...	MRA122 Task 1 - $32,060	641.20
	Total T-0540 Cherry White Oak Bayou				5,995.55
	T-0541 White Oak @ Greenleaf				
Bill	07/30/2026	7-2026-81	Goodman Corp...	MRA 126 Task 4- Construction $ 11,725.00	351.75
Bill	07/31/2026	ARIV1058918	Quiddity Engin...	White Oak @ Greenleaf	352.50
	Total T-0541 White Oak @ Greenleaf				704.25
	T-0542 Nicholson and MKT Cross				
Bill	07/30/2026	7-2026-115	Goodman Corp...	MRA133 Task 1 - $37,500	6,920.24
Bill	07/30/2026	7-2026-82	Goodman Corp...	MRA 138 Task 1 $81,106	405.53
Bill	07/30/2026	7-2026-82	Goodman Corp...	MRA 138 Task 2a $56,030	3,000.00
Bill	07/30/2026	7-2026-82	Goodman Corp...	MRA 138 Task 2b $74,723	3,600.00
Bill	07/30/2026	7-2026-82	Goodman Corp...	MRA 138 Task 3 $149,648	22,447.20
Bill	08/31/2026	8-2026-101	Goodman Corp...	MRA 138 Task 1 $81,106	4,055.30
Bill	08/31/2026	8-2026-101	Goodman Corp...	MRA 138 Task 2a $56,030	17,929.60
Bill	08/31/2026	8-2026-101	Goodman Corp...	MRA 138 Task 2b $74,723	18,816.90
Bill	08/31/2026	8-2026-101	Goodman Corp...	MRA 138 Task 3 $149,648	22,447.20
	Total T-0542 Nicholson and MKT Cross				99,621.97
	T-0543 Congressional Dist 7				
Bill	07/31/2026	0183846	IDS Engineerin...	Design Services $166,147	12,284.25
	Total T-0543 Congressional Dist 7				12,284.25
	T-0544 Westcott Roundabout				
Bill	07/31/2026	ARIV1058913	Quiddity Engin...	Westcott Roundabout	879.12
Bill	07/31/2026	26-1110	Sanford Kuhl H...	T-0544 Westcott Round About	1,080.00
	Total T-0544 Westcott Roundabout				1,959.12
	T-0546 Crossing Imps Westcott				
Bill	07/31/2026	ARIV1058921	Quiddity Engin...	T0546 Crossing Improvements Westcott July 31, 20...	11,368.00
	Total T-0546 Crossing Imps Westcott				11,368.00
	T-0547 Trail Connector Options				
Bill	07/31/2026	15448	Traffic Enginee...	Project # 12093-03 Through July 31, 2026	4,500.00
Bill	07/31/2026	15449	Traffic Enginee...	Basic Services	2,894.50
	Total T-0547 Trail Connector Options				7,394.50
	T-0548 Parks				
Bill	07/31/2026	209898	SWA Group	Total Fee $128,000 Lower White Oak Park July 2026	16,640.00
Bill	07/31/2026	209899	SWA Group	Total Fee $289,000 Stude Park Playground July 2026	2,890.00
Bill	07/31/2026	209900	SWA Group	Total Fee $17,100 Stude Park Playground Supplime...	17,100.00
	Total T-0548 Parks				36,630.00
	T-0549 20th Street				
Bill	07/30/2026	7-2026-113	Goodman Corp...	MRA 131 Task 1 - Background Research $8,783	
Bill	07/30/2026	7-2026-113	Goodman Corp...	MRA 131 Task 1.2 - Preferred Alternative Definition ...	
Bill	07/30/2026	7-2026-113	Goodman Corp...	MRA 131 Task 1.6 Congestion Benefit $31,128	
Bill	07/30/2026	7-2026-113	Goodman Corp...	MRA 131 Task 1.3 Costing $17,117	1,711.70
Bill	07/30/2026	7-2026-113	Goodman Corp...	MRA 131 Task 1.4 Land zuse $10,813	1,081.30
Bill	07/30/2026	7-2026-113	Goodman Corp...	MRA 131 Task 1.5 USDOT $38,170.00	3,817.00
Bill	07/30/2026	7-2026-113	Goodman Corp...	MRA 131 Task 1.7 Phasing $5,283.00	528.30
Bill	07/30/2026	7-2026-113	Goodman Corp...	MRA 131 Task 1.8 Funding $6,336.00	633.60
Bill	07/30/2026	7-2026-113	Goodman Corp...	mra 131 Task 1.9 Future Schedule $3,805.00	380.50
	Total T-0549 20th Street				8,152.40

Type	Date	Num	Name	Memo	Amount
	T-0550 Washington/Center Street				
Bill	07/30/2026	7-2026-114	Goodman Corp...	MRA 132 Task 6 - Congestion Benefit $54,952	2,747.60
Bill	07/30/2026	7-2026-114	Goodman Corp...	MRA 132 Task 3 - Costing $20,472	2,047.20
Bill	07/30/2026	7-2026-114	Goodman Corp...	MRA 132 Task 4 Economic & Land Use $17,238	1,723.80
Bill	07/30/2026	7-2026-114	Goodman Corp...	MRA 132 Task 5 USDOT $42,707	4,270.70
Bill	07/30/2026	7-2026-114	Goodman Corp...	MRA 132 Task 7 Phasing $6,490	649.00
Bill	07/30/2026	7-2026-114	Goodman Corp...	MRA 132 Task 8 Funding $6,336	633.60
Bill	07/30/2026	7-2026-114	Goodman Corp...	MRA 132 Task 9 Future Schedule	380.60
	Total T-0550 Washington/Center Street				12,452.50
	T-5023B Phase 2 Construction				
Bill	07/31/2026	ARIV1058916	Quiddity Engin...	T-0523B Shepher Durham Phase 2 CPS Through J...	17,102.10
Bill	07/31/2026	ARIV1058920	Quiddity Engin...	T-0523B Shepher Durham Phase 2 CPS Through J...	9,720.50
	Total T-5023B Phase 2 Construction				26,822.60
	Total Capital Improvement Plan				902,080.63
	Total COGS				902,080.63
Gross Profit					-536,227.89
	Expense				
	Payroll Expenses				
	Payroll Taxes				
Pay...	07/31/2026	DD1063	Sherry Weesner	Direct Deposit	1,420.83
Pay...	07/31/2026	DD1063	Sherry Weesner	Direct Deposit	332.29
Pay...	07/31/2026	DD1063	Sherry Weesner	Direct Deposit	0.00
Pay...	08/31/2026	DD1064	Sherry Weesner	Direct Deposit	1,420.84
Pay...	08/31/2026	DD1064	Sherry Weesner	Direct Deposit	332.29
Pay...	08/31/2026	DD1064	Sherry Weesner	Direct Deposit	0.00
	Total Payroll Taxes				3,506.25
	Retirement Expense				
Pay...	07/31/2026	DD1063	Sherry Weesner	Direct Deposit	2,083.33
Pay...	08/31/2026	DD1064	Sherry Weesner	Direct Deposit	2,083.33
Bill	08/31/2026	170922DF	Futureplan	Administration and Participant Fees	1,293.00
	Total Retirement Expense				5,459.66
	Salary Payroll				
Pay...	07/31/2026	DD1063	Sherry Weesner	Direct Deposit	20,833.33
Pay...	08/31/2026	DD1064	Sherry Weesner	Direct Deposit	20,833.33
	Total Salary Payroll				41,666.66
	Payroll Expenses - Other				
Lia...	07/30/2026		QuickBooks Pa...	Fee for 1 direct deposit(s) at $5.00 each	5.00
Lia...	07/30/2026		QuickBooks Pa...	Sales Tax for TX	0.33
Lia...	08/28/2026		QuickBooks Pa...	Fee for 1 direct deposit(s) at $5.00 each	5.00
Lia...	08/28/2026		QuickBooks Pa...	Sales Tax for TX	0.33
	Total Payroll Expenses - Other				10.66
	Total Payroll Expenses				50,643.23
	Program and Project Consultants				
	Engineering Consultants				
Bill	07/31/2026	ARIV1058911	Quiddity Engin...	Project Number:14760-0001-00 July 2026	18,751.25
	Total Engineering Consultants				18,751.25
	Legal Expense				
Bill	07/31/2026	26-1108	Sanford Kuhl H...	Legal services through July 31, 2026	4,530.00
	Total Legal Expense				4,530.00

Type	Date	Num	Name	Memo	Amount
	Planning Consultants				
Bill	07/04/2026	1516	Medley Inc.	Monthly Digital Retainer -JULY	2,000.00
Bill	07/04/2026	1516	Medley Inc.	Mail Chimp Subscription	13.86
Bill	07/31/2026	7-2026-126	Goodman Corp...	Task 1- $325,000 NTE	13,526.90
Bill	08/03/2026	1527	Medley Inc.	Monthly Digital Retainer -AUGUST	2,000.00
Bill	08/03/2026	1527	Medley Inc.	Mail Chimp Subscription	13.86
Bill	08/31/2026	8-2026-96	Goodman Corp...	Task 1- $325,000 NTE	8,658.40
	Total Planning Consultants				26,213.02
	Total Program and Project Consultants				49,494.27
	TIRZ Administration & Overhead				
	Administration				
Bill	07/23/2026	July 2026	Commerce Bank	Public Funds Investment Act Course	300.00
Bill	07/23/2026	July 2026	Commerce Bank	Name Badges	47.63
	Total Administration				347.63
	Insurance				
Bill	08/01/2026	6727-20260...	TML Intergover...		2,479.40
	Total Insurance				2,479.40
	Tax Consultant				
Bill	07/01/2026	65264	Equi Tax Inc.	Jul 1-Dec 31, 2026 2026 Tax Consulting	5,331.60
	Total Tax Consultant				5,331.60
	Total TIRZ Administration & Overhead				8,158.63
	Total Expense				108,296.13
	Net Ordinary Income				-644,524.02
Net Income					**-644,524.02**

Memorial Heights Redevelopment Authority – TIRZ 5
Investment Report
FY 2026 July 2025 - June 2026
September 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	*$7,000,000.00	4/23/2026	3.6586%
May 31, 2026	$43.117.876.54	$132.308.97			3.6241%
June 30 2026	41,127,683.79	$129,032.25	***$2,119,225.00	6/29/2026	3.6469%

*Transfer from Frost Account
** Transfer to Frost Account
*** Transfer to Regions Debt Service Account (Transfer failed and money redeposited in July)

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	$25,425.76	$25,425.76	$8,539,936.32*	6/29/2026	3.57%

*Project Expense Reimbursement

Memorial Heights Redevelopment Authority – TIRZ 5
Investment Report
FY 2026 July 2025 - June 2026
September 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	$122,314.08	$363.09			3.57%

*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

MEMORIAL-HEIGHTS
REDEVELOPMENT AUTHORITY

Annual Financial Statements
and
Supplementary Information

June 30, 2026
(With Independent Auditor's Report Thereon)

McCALL GIBSON SWEDLUND BARFOOT ELLIS PLLC
Certified Public Accountants

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McCall Gibson Swedlund Barfoot Ellis PLLC
Certified Public Accountants

Chris Swedlund
Noel W. Barfoot
Joseph Ellis
Ashlee Martin

Mike M. McCall
(retired)
Debbie Gibson
(retired)

INDEPENDENT AUDITOR'S REPORT

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

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Memorial-Heights Redevelopment Authority (the "Authority"), ***a component unit of the City of Houston, Texas,*** as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Authority as of June 30, 2026 and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

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

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Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

Required Supplementary Information

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

Board of Directors
Memorial-Heights Redevelopment Authority

Supplementary Information

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

McCall Gibson Swedlund Barfoot Ellis PLLC
Certified Public Accountants
Houston, Texas

September 23, 2026

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2026

The discussion and analysis of Memorial-Heights Redevelopment Authority's (Authority or MHRA) financial statements provide an overview of the Authority's financial performance during the years ended June 30, 2026, and 2025. This discussion and analysis includes comparative data for the year ended June 30, 2026, with the year ended June 30, 2025, with a brief explanation for significant changes between fiscal years. Since the Management's Discussion and Analysis is designed to focus on current activities, resulting changes and currently known facts, please read in conjunction with the Authority's financial statements and footnotes.

HIGHLIGHTS

- Since its creation in 1996, Reinvestment Zone Number Five, City of Houston (Zone) has seen an increase in taxable value. As of tax year 2025 the projected taxable value was approximately $4,243,492,279. This increase in value of $3,231,812,057 over the base year value of $1,011,680,222 was due to multiple factors including annexation of territory into the boundaries of the Zone and subsequent development of multi-family development and commercial projects in the Zone.

- The Authority recorded its annual Municipal Services Payment to the City of Houston in the amount of $1,431,493.

- In FY 2026, phase 1 (15th Street to 610) of the Shepherd Durham project reached final completion and construction of Phase 2 (15th Street to I-10) was started.

- The improvements to Little Thicket Park have been completed.

- The Transportation Alternatives Study has been completed.

- The Authority has been successful with several Highway Safety Improvement Program (HSIP) grants. Yale at Center, 19th and Beall Area have been completed. The Waugh, South Heights, Yale and Waughford area project is waiting for final contract approval from City Council and the Greenleaf and White Oak Project has started construction.

- The Authority has received a Congressional Earmark for $850,000 to improve sidewalk connectivity in the Congressional District 7 area. This project is in design.

- HGAC has also awarded the Authority $1,200,000 to provide connectivity to Cherry Loraine Nature Preserve and White Oak Bayou from Shepherd to Ella. HGAC has also awarded the Authority $3,000,000 to improve connectivity and pedestrian access on 18th street from Nicholson to 20th street. These two projects are in design.

HIGHLIGHTS (Continued)

- The Authority was awarded $3,151,200 through the TXDOT Transportation Alternatives Program for trail and crossing improvements for the Nicholson Trail.

OVERVIEW OF THE FINANCIAL STATEMENTS

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The basic financial statements include: (1) fund financial statements and government-wide financial statements and (2) notes to the basic financial statements. The fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Funds Balance Sheet and (2) the Statement of Activities and Governmental Funds Revenue, Expenditures, and Changes in Fund Balances. This report also includes required and other supplementary information in addition to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The Authority's annual report includes two financial statements combining the government-wide financial statements and the fund financial statements. The government-wide portion of these statements provides both long-term and short-term information about the Authority's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The Statement of Net Position includes the Authority's assets and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating. Evaluation of the overall financial health of the Authority would extend to other non-financial factors.

The Statement of Activities reports how the Authority's net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid.

FUND FINANCIAL STATEMENTS

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority has two governmental fund types, the General Fund and the Capital Projects Fund.

Governmental funds are reported in each of the financial statements. The focus in the fund statements provides a distinctive view of the Authority's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the Authority and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position and the Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities explain the differences between the two presentation and assist in understanding the differences between these two perspectives.

NOTES TO THE FINANCIAL STATEMENTS

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements.

OTHER INFORMATION

In addition to the financial statements and the accompanying notes, this report also presents certain required supplementary information ("RSI"). A budgetary comparison schedule and notes to the budgetary comparison schedule are included as RSI for the combined governmental funds.

FINANCIAL SUMMARY AND DETAILED ANALYSIS

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as useful indicator of the Authority's financial position. In the case of the Authority, assets exceeded liabilities by $7,433,959 as of June 30, 2026.

The following table provides a summary of changes in the Statement of Net Position as of June 30, 2026 and June 30, 2025.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

	Summary of Changes in the Statement of Net Position		
	2026	2025	Change Positive (Negative)
Current and Other Assets			
Cash and Investments	$ 57,479,752	$ 69,591,804	$ (12,112,052)
Tax Increments Receivable	14,839,401		14,839,401
Grants Receivable	335,934	1,849,695	(1,513,761)
Total Assets	$ 72,655,087	$ 71,441,499	$ 1,213,588
Due to Developer	$ 19,443,100	$ 19,970,098	$ 526,998
Long -Term Liabilities	36,714,266	37,840,641	1,126,375
Other Liabilities	9,251,218	7,523,163	(1,728,055)
Total Liabilities	$ 65,408,584	$ 65,333,902	$ (74,682)
Net Position:			
Restricted	$ 1,866,628	$ 2,016,035	$ (149,407)
Unrestricted	5,379,875	4,091,562	1,288,313
Total Net Position	$ 7,246,503	$ 6,107,597	$ 1,138,906

The following table provides a summary of the changes in the Statement of Activities. The District's net position increased by $1,326,362. Revenues, of which approximately 86% is made up of tax increment revenue, decreased by $5,533,069 compared to last year. This decrease is largely due to the significant decrease of grant revenues that occurred in the prior year. Expenses this year were $100,304 less than last year, a decrease of approximately 1%.

	Summary of Changes in the Statement of Activities		
	2026	2025	Change Positive (Negative)
Revenues:			
Tax Increment Revenue	$ 15,605,426	$ 14,600,363	$ 1,005,063
Investment and Miscellaneous Revenues	2,027,186	2,905,468	(878,282)
Grant Revenue	409,844	6,069,694	(5,659,850)
Total Revenues	$ 18,042,456	$ 23,575,525	$ (5,533,069)
Expenses:			
Project Cost	$ 12,786,313	$ 14,205,121	$ 1,418,808
Other Costs	2,211,764	879,319	(1,332,445)
Support Services	683,501	649,691	(33,810)
Loan Costs	1,221,972	1,082,267	(139,705)
Total Expenses	$ 16,903,550	$ 16,816,398	$ (87,152)
Change in Net Position	$ 1,138,906	$ 6,759,127	$ (5,620,221)
Net Position, Beginning of Year	6,107,597	(651,530)	6,759,127
Net Position, End of Year	$ 7,246,503	$ 6,107,597	$ 1,138,906

FINANCIAL ANALYSIS OF THE AUTHORITY'S GOVERNMENTAL FUNDS

The Authority's governmental funds are the General Fund and the Capital Projects Fund. As previously discussed, governmental funds are reported in the fund statements with a short-term, inflow and outflow of spendable resources focus. This information is useful in assessing resources available at the end of the year in comparison with upcoming financing requirements. The governmental funds reported cumulative ending fund balances of $64,798,779, a decrease of $285,095. This decrease is primarily due to the decrease in Grant Revenues and increase in Maintenance and Operations. Of the fund balances, $62,531,815 is unassigned and $2,241,538 is restricted for future debt service and $25,426 is restricted for authorized construction. This is a $285,095 decrease compared to last year's cumulative fund balances of $65,083,874.

BUDGETARY HIGHLIGHTS

The budget was not amended during the current fiscal year. Actual revenues were $173,810 less than budgeted and actual expenditures were $14,976,741 less than budgeted. A budgetary comparison schedule is included as RSI for the combined governmental funds.

SIGNIFICANT CAPITAL ASSET AND LONG-TERM ACTIVITY

CAPITAL ASSETS

The Authority had no capital assets as of June 30, 2026. Under the Development Agreements, the Authority oversees the construction of certain public improvements in the Memorial-Heights Areas. Upon completion and inspection by the Authority's consultants and the City's inspectors, the public improvements are automatically conveyed to the City. Thus, although it may have obligations to reimburse construction participants, including developers, for the public improvements, the Authority never holds title to any public improvements.

LONG-TERM DEBT ACTIVITY

As of June 30,2026, the Authority had total bond debt payable of $35,415,000. The changes in the debt position of the Authority during the current fiscal year are summarized in the following table:

Bonds Payable, July 1, 2025	$ 36,385,000
Less: Loan Principal Paid	970,000
Bonds Payable, June 30, 2026	$ 35,415,000

In addition, as of June 30, 2026, the Authority owed developers $19,443,100.

LONG-TERM DEBT ACTIVITY (Continued)

The Authority's Series 2021 Tax Increment Contract Bonds carry an insured rating of "AA" by virtue of bond insurance issued by Assured Guaranty. The above ratings are as of June 30, 2026, and reflect all rating changes through such date.

CURRENTLY KNOWN FACTS, DECISIONS OR CONDITIONS

The board approved budget for fiscal year 2027 projects a decrease in combined fund balances of $13,515,651. Compared to the fiscal year 2026 results, revenues are expected to increase by approximately $12,515,940 and expenditures are expected to increase by approximately $24,644,145 (primarily due to increased capital outlay).

CURRENT AND FUTURE PROJECTS

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

- Shepherd/Durham Streets Reconstruction Project including selected cross streets between Shepherd and Durham between I-10 and 610
- All remaining Cross Streets between Shepherd and Durham between I-10 and 610
- Participating with the City of Houston, TxDOT, and the Harris County Flood Control District to develop and construct the North Canal Flood Control Project
- Pedestrian improvements at Shepherd and Memorial
- Improvements at Stude Park
- Safety and mobility improvements at Waugh, South Heights, Yale and Waughford
- Sidewalk and improvements in Congressional District 7
- Connectivity Improvements on 11th street between Nashua and Ella
- Connectivity Improvements on 18th street between Nicholson and 20th street
- Landscape improvements to the Westcott Roundabout
- Improvements to the Nicholson Trail
- Crossing improvements on Washington/Westcott and Ella

CONTACTING THE DISTRICT'S MANAGEMENT

This financial report is designed to provide a general overview of the Memorial-Heights Redevelopment Authority's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to John Kuhl, Attorney, SKLaw, 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056.

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MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
JUNE 30, 2026

	General Fund	Capital Projects Fund
ASSETS		
Cash	$ 11,965,879	$
Investments	45,488,447	25,426
Tax Increment Receivable	14,839,401	
Grant Receivable	335,934	
TOTAL ASSETS	$ 72,629,661	$ 25,426
LIABILITIES		
Accounts Payable	$ 7,856,308	$
Accrued Interest Payable		
Due to Developer		
Long-Term Liabilities:		
Due Within One Year		
Due After One Year		
TOTAL LIABILITIES	$ 7,856,308	$ -0-
FUND BALANCES		
Restricted for Authorized Construction	$	$ 25,426
Restricted for Debt Service	2,241,538	
Unassigned	62,531,815	
TOTAL FUND BALANCES	$ 64,773,353	$ 25,426
TOTAL LIABILITIES AND FUND BALANCES	$ 72,629,661	$ 25,426
NET POSITION		
Restricted for Debt Service		
Unrestricted		
TOTAL NET POSITION		

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

Total	Adjustments	Statement of Net Position
$ 11,965,879	$	$ 11,965,879
45,513,873		45,513,873
14,839,401		14,839,401
335,934		335,934
$ 72,655,087	$	$ 72,655,087
$ 7,856,308	$	$ 7,856,308
	374,910	374,910
	19,443,100	19,443,100
	1,020,000	1,020,000
	36,714,266	36,714,266
$ 7,856,308	$ 57,552,276	$ 65,408,584
$ 25,426	$ (25,426)	$
2,241,538	(2,241,538)	
62,531,815	(62,531,815)	
$ 64,798,779	$ (64,798,779)	$ - 0 -
$ 72,655,087		
	$ 1,866,628	$ 1,866,628
	5,379,875	5,379,875
	$ 7,246,503	$ 7,246,503

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

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION
JUNE 30, 2026

Total Fund Balances - Governmental Funds		$ 64,798,779
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. These liabilities at year end consist of:		
Due to Developer	$ (19,443,100)	
Accrued Interest Payable	(374,910)	
Due Within One Year	(1,020,000)	
Due After One Year	(36,714,266)	(57,552,276)
Total Net Position - Governmental Activities		$ 7,246,503

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

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

FOR THE YEAR ENDED JUNE 30, 2026

	General Fund	Capital Projects Fund
REVENUES:		
Tax Increment Revenue	$ 15,605,426	$
Grant Revenues	409,844	
Investment and Miscellaneous Revenues	1,475,606	551,580
TOTAL REVENUES	$ 17,490,876	$ 551,580
EXPENDITURES/EXPENSES:		
Service Operations:		
Municipal Services	$ 1,431,493	
Administrative Fees-Transfer	780,271	
Project Cost	12,113,094	673,219
Administrative Consultant	278,474	
Accounting and Legal Fees	86,824	
Developer Reimbursement	526,998	
Other Consultants	296,512	
Other Cost	21,691	
Debt Service:		
Loan Principal	970,000	
Bond Interest	1,148,975	
TOTAL EXPENDITURES/EXPENSES	$ 17,654,332	$ 673,219
NET CHANGE IN FUND BALANCES	$ (163,456)	$ (121,639)
CHANGE IN NET POSITION		
FUND BALANCES/NET POSITION - JULY 1, 2025	64,936,809	147,065
FUND BALANCES/NET POSITION - JUNE 30, 2026	$ 64,773,353	$ 25,426

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

Total	Adjustments	Statement of Activities
$ 15,605,426	$	$ 15,605,426
409,844		409,844
2,027,186		2,027,186
$ 18,042,456	$	$ 18,042,456
$ 1,431,493	$	$ 1,431,493
780,271		780,271
12,786,313		12,786,313
278,474		278,474
86,824		86,824
526,998	(526,998)	
296,512		296,512
21,691		21,691
970,000	(970,000)	
1,148,975	72,997	1,221,972
$ 18,327,551	$ (1,424,001)	$ 16,903,550
$ (285,095)	$ 285,095	$
	1,138,906	1,138,906
65,083,874	(58,976,277)	6,107,597
$ 64,798,779	$ (57,552,276)	$ 7,246,503

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

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2026

Net Change in Fund Balances - Governmental Funds	$ (285,095)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report loan principal payments as expenditures. However, in the Statement of Net Position, loan principal payments are reported as decreases in long-term liabilities.	970,000
Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.	(72,997)
Governmental funds report developer contributions, net any amount paid to the developer, as other financing uses. Developer contributions increase long-term liabilities in the Statement of Net Position.	526,998
Change in Net Position - Governmental Activities	$ 1,138,906

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

NOTE 1. DESCRIPTION OF ORGANIZATION

Description of Organization

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

City of Houston Reinvestment Zone Number Five

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

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

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

Tax Increments and Participation Agreements

The City has agreed to deposit to the Tax Increment Fund established for the TIRZ (the Tax Increment Fund) a certain percentage of the tax collections arising from its taxation of the increase, if any, in the appraised value of real property located in the TIRZ since January 1, 1996 (the Tax Increments). The City is required to collect taxes on real property located within the TIRZ in the same manner as other taxes are collected by the City. The City is then required to pay the Tax Increment Fund the Tax Increments, as agreed upon in accordance with the City's agreement with the TIRZ (the Participation Agreement). Thus, Tax Increments are due to be deposited from the Tax Increment Fund to the Authority's account by the end of each quarter in which they are collected in the Tax Increment Fund. The City has agreed to pay 100% of their Tax Increments to the Tax Increment Fund. During the current fiscal year, tax increments of $15,605,426 were collected by the City of which $780,271 was withheld to cover administrative costs.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus and Basis of Accounting:

Government-Wide Financial Statement

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

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

Fund Financial Statements

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

Fund Balances

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

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

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

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus and Basis of Accounting: (Continued)

Fund Balances (Continued)

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

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

Unassigned - all other spendable amounts in the General Fund.

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

Federal Income Taxes

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

Use of Estimates

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

NOTE 3. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Authority's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes. Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the Authority of securities eligible under the laws of Texas to secure the funds of the Authority, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year-end, the carrying amount of the Authority's deposits was $11,965,879 and the bank balance was $11,963,954. Of the bank balance, $250,000 was covered by federal depository insurance and the remaining balance was covered by pledged collateral. The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at June 30, 2026, as listed below:

	Cash
GENERAL FUND	$ 11,965,879

Investments

Under Texas statute, the Authority is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all Authority funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the Authority's financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. Authority's investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." No person may invest Authority funds without express written authority from the Board of Directors. The Board of Directors has adopted a written investment policy regarding the investments of its funds as defined in the Public Funds Investment Act of 1997 (Chapter 2256, Texas Government Code). Such investment include (1) obligations of the United States or its agencies; (2) direct obligations of the State of Texas or its agencies; (3) other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the State of Texas or the United States or their respective agencies; (4) certificates of deposit, and (5) commercial paper that complies with the Public Funds Investment Act.

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

As of June 30, 2026, the Authority had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities in Less Than 1 Year
GENERAL FUND		
TexPool	$ 43,246,909	$ 43,246,909
FGTXX	2,241,538	2,241,538
CAPITAL PROJECTS FUND		
FGTXX	25,426	25,426
TOTAL INVESTMENTS	$ 45,513,873	$ 45,513,873

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At June 30, 2026, the Authority's investment in TexPool and FGTXX were rated AAAm by Standard & Poor's. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority considers the investment in TexPool and FGTXX to have a maturity of less than one year due to the fact the share position can usually be redeemed each day at the discretion of the Authority, unless there has been a significant change in value.

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 4. LONG-TERM DEBT

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

	July 1, 2025	Additions	Retirements	June 30, 2026
Loans Payable	$ 36,385,000	$	$ 970,000	$ 35,415,000
Unamortized Discounts	2,425,641		106,375	2,319,266
Total Long-Term Liabilities	$ 38,810,641	$ -0-	$ 1,076,375	$ 37,734,266

Amount Due Within One Year	$ 1,020,000
Amount Due After One Year	36,714,266
Total Long-Term Liabilities	$ 37,734,266

The Authority's bonds payable at June 30, 2026, consist of the following:

	Series 2021 Tax Increment Contract Revenue Bonds
Amounts Outstanding – June 30, 2026	$ 35,415,000
Interest Rates	2.0% - 5.0%
Due Dates – Serially Beginning/Ending	September 1, 2026/2048
Interest Payment Dates	September 1/ March 1
Callable Dates	September 1, 2030*

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

NOTE 4. LONG-TERM DEBT (Continued)

As of June 30, 2026, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2027	$ 1,020,000	$ 1,099,225	$ 2,119,225
2028	1,075,000	1,046,850	2,121,850
2029	1,130,000	991,725	2,121,725
2030	1,190,000	933,725	2,123,725
2031	1,250,000	872,725	2,122,725
2032-2036	6,880,000	3,729,872	10,609,872
2037-2041	7,775,000	2,836,684	10,611,684
2042-2046	9,005,000	1,605,075	10,610,075
2047-2049	6,090,000	277,650	6,367,650
	$ 35,415,000	$ 13,393,531	$ 48,808,531

NOTE 5. DEVELOPER ADVANCES AND INTEREST PAYABLE

The Authority has also entered into a reimbursement agreement with Regent Square AB LLC, Regent Square CD LLC, and AH Borrower LLC (Regent). In 2012, a partial assignment of the reimbursement agreement was made by Regent to Sovereign Regent Square LLC (Sovereign). In accordance with the reimbursement agreement, Regent and Sovereign have agreed to fund on behalf of the Authority certain design and construction costs for public infrastructure improvements in connection with a mixed-use development. As of June 30, 2026, the Developer has reported expenditures of $71,676,614, of which $3,211,252 is reimbursable under the agreement. This amount was reimbursed in prior fiscal years.

During 2019 MHRA entered into a Development Agreement which will improve the intersections at Allen Parkway and a new public street within the development, at Dallas and the new public street, Shepherd and Allen Parkway, Shepherd and Memorial, West Dallas and Shepherd. Marston Street will be extended to Allen Parkway and a new street will be constructed from Allen Parkway to West Dallas. Streetscapes will be improved on Marston, the new public street, West Dallas, Shepherd, Allen Parkway, Tirell and West Dallas. The work on West Dallas will include separated bike lanes. As of June 30, 2026, the Developer has reported expenditures of $21,722,098 of which $20,743,589 is reimbursable under the agreement. This amount, less $793,364 reimbursed in the prior fiscal year and $526,998 reimbursed in the current fiscal year, is recorded as Due to Developer in the Statement of Net Position.

NOTE 6. RISK MANAGEMENT

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

NOTE 7. BUILD GRANT

On September 9, 2021, the Authority was awarded a $25 million Better Utilizing Investments to Leverage Development (BUILD) FY 2019 Discretionary Grant. These grant funds will be matched with $25 million of local funds by the Authority to build Phase I of the project to reconstruct Shepherd and Durham from approximately 15th Street to I-610. On February 18, 2022, the grant agreement was amended to extend the period of performance from March 31, 2025 to August 24, 2025, to amend the planned construction start date from October 1, 2021 to February 21, 2022, and to require local matching funding of $34,597,586 rather than $25 million. As of June 30, 2026, the Authority has expended $63,941,704 and has received $25 million in grant funding.

NOTE 8. NEW ACCOUNTING PRONOUNCEMENT

GASB Statement No. 103 was issued in April 2024 and became effective for the Authority in fiscal year 2026. The objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing an entity's accountability. For the Authority, GASB Statement No. 103 impacted Management's Discussion and Analysis and the budgetary comparison information for the General Fund but did not have an impact on the Authority's basic financial statements.

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
BUDGETARY COMPARISON SCHEDULE – ALL COMBINED GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2026

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Budget- Over (Under) Actual Amounts
BUDGETARY REVENUES			
Tax Increment Revenue	$ 15,709,087	$ 15,605,426	$ (103,661)
Grant Revenues	2,002,969	409,844	(1,593,125)
Investment and Miscellaneous Revenues	504,210	2,027,186	1,522,976
TOTAL BUDGETARY REVENUES	$ 18,216,266	$ 18,042,456	$ (173,810)
BUDGETARY EXPENDITURES			
Maintenance and Operations	$ 762,800	$ 683,501	$ 79,299
Municipal Services	160,652	1,431,493	(1,270,841)
Capital Expenditures and Developer	29,476,411	13,313,311	16,163,100
Transfers	785,454	780,271	5,183
Debt Service	2,118,975	2,118,975	
TOTAL BUDGETARY EXPENDITURES	$ 33,304,292	$ 18,327,551	$ 14,976,741
BUDGETARY EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	$ (15,088,026)	$ (285,095)	$ 14,802,931
BUDGETARY FUND BALANCE - JULY 1, 2025	65,083,874	65,083,874	
BUDGETARY FUND BALANCE - JUNE 30, 2026	$ 49,995,848	$ 64,798,779	$ 14,802,931

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
NOTES TO THE BUDGETARY COMPARISON SCHEDULE – ALL COMBINED GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2026

The unappropriated budget is adopted annually for the combined governmental funds by the Authority's Board of Directors and the City of Houston. The budget is prepared using the same method of accounting as for financial reporting, the modified accrual basis of accounting, which is consistent with generally accepted accounting principles. The original budget for the current year was approved by the City of Houston effective December 9, 2025.

For the fiscal year ended June 30, 2026, actual revenues were $173,810 less than budgeted primarily due to investment and miscellaneous revenues coming in higher than anticipated and grant revenues coming in less than anticipated. In addition, expenditures were $14,976,741 lower than budget primarily due to capital outlay costs coming in lower than anticipated. Many projects budgeted for 2026 have yet to commence. Overall, the District finished the year $14,802,931 ahead of budget.

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
SCHEDULE OF ESTIMATE OF PROJECT COSTS TO ACTUAL COSTS
PERIOD FROM DECEMBER 11, 1997 (DATE OF INCORPORATION)
THROUGH JUNE 30, 2026
(UNAUDITED)

Vendor	Estimated Total Costs	Total Expenditures	Variance Positive (Negative)
Public Utility Improvements	$ 138,144,635	$ 2,893,549	$ 135,251,086
Roadway and Sidewalk Improvements	131,738,100	91,817,999	39,920,101
Parks and Park Improvements	88,499,375	13,758,980	74,740,395
Professional Services/TIRZ Administration	11,513,853	12,955,648	(1,441,795)
Property Assemblage/Clean-up	52,100,000	882,382	51,217,618
Financing Cost	29,879,513	15,117,054	14,762,459
Creation Costs	175,300	175,300	-0-
School and Educational Facilities	23,123,754	12,705,295	10,418,459
Affordable Housing	33,332,210	7,262,210	26,070,000
Total Reimbursement	$ 508,506,740	$ 157,568,417	$ 350,938,323

See accompanying independent auditor's report.

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
SCHEDULE OF OPERATING EXPENDITURES AND CAPITAL EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2026

Category	Vendor	Budget	Actual Expenditure	Variance Positive (Negative)
ADMINISTRATION AND OVERHEAD				
Administration Support	SMW	$ 300,000	$ 278,474	$ 21,526
Office Administration	eLsqrd Media Group/ Commerce Bank/ SKLaw	20,000	1,351	18,649
Insurance	TML Insurance	2,800	2,400	400
Accounting	The Morton Accounting Services	30,000	23,532	6,468
Auditor	McCall Gibson Swedlund Barfoot Ellis PLLC	25,000	24,250	750
Other Consultants	Equi-Tax, Inc./ Regions Corporate Trust/ Masterson Advisors	15,000	17,940	(2,940)
SUBTOTAL		$ 392,800	$ 347,947	$ 44,853
PROGRAM AND PROJECT CONSULTANTS				
Legal-General Matters	SKLaw	$ 100,000	$ 63,292	$ 36,708
Planning Consultants	Medley/Goodman Corp	125,000	166,771	(41,771)
Engineering Consultants	Quiddity	125,000	105,491	19,509
Construction Audit		20,000		20,000
SUBTOTAL		$ 370,000	$ 335,554	$ 34,446
TOTAL MANAGEMENT/CONSULTING SERVICES		$ 762,800	$ 683,501	$ 79,299
Hanover	BB Land Development Holdings	$ 550,000	$ 526,998	$ 23,002
Municipal Services	City of Houston	$ 160,652	$ 1,431,493	$ (1,270,841)

See accompanying independent auditor's report.

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
SCHEDULE OF OPERATING EXPENDITURES AND CAPITAL EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2026

Category	Vendor	Budget	Actual Expenditure	Variance Positive (Negative)
CAPITAL EXPENDITURES				
Project T-0510-Pedestrian Improvements Shepherd at Memorial	SKLaw/Quiddity/The Goodman Corp	$ 3,743,000	$ 187,570	$ 3,555,430
Project T-0512A-18th Street Pedestrian Improvements	Quiddity/The Goodman Corp	$ 450,000	$ 179,852	$ 270,148
Project T-0520-Houston Ave & White Oak Dr Intersection	SKLaw	$ 75,000	$ 1,251	$ 73,749
Project T-0521-Little Thicket Park Improvements	Landscape Art, Inc/Quiddity/SKLaw	$ 1,300,000	$ 629,062	$ 670,938
Project T-0522A-18th & 20th Reconstruction	Traffic Engineers, Inc.	$	$ 43,725	$ (43,725)
Project T-0523A-Shepherd/Durham Reconstruction Ph. 1	Hunton Andrews Kurth/CDM Smith/SER Consturction/SKLaw/ Quiddity	$ 6,000,000	$ 2,264,045	$ 3,735,955
Project T-0523B-Shepherd/Durham Reconstruction Ph. 2	Houston Public Works/Quiddity	$ 8,133,000	$ 7,775,383	$ 357,617
Project T-0525-North Canal Project	Quiddity	$ 5,000	$ 1,948	$ 3,052
Project T-0526-Stude Park Improvements	SWA Group/SKLaw	$ 400,000	$ 187,938	$ 212,062
Project T-0529-Yale and Center Intersection		$ 300,000	$ - 0 -	$ 300,000
Project T-0534-Safety Improvements 19th and Beall Area	Quiddity/ The Goodman Corp	$ 400,000	$ 8,495	$ 391,505
Project T-0535-Safety and Mobility Improvements Waugh, South Heights, Yale and Waughford between the bridge over Memorial and Washington	SKLaw/Quiddity/ The Goodman Corp	$ 1,299,711	$ 11,008	$ 1,288,703

See accompanying independent auditor's report.

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
SCHEDULE OF OPERATING EXPENDITURES AND CAPITAL EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2026

Category	Vendor	Budget	Actual Expenditure	Variance Positive (Negative)
CAPITAL EXPENDITURES				
Project T-0536-Public Facility Evaluation including fire stations, parks, community centers, and multi-service centers	SKLaw	$ 500,000	$ 520	$ 499,480
Project T-0538-Transportation Alternative Area-wide Study	Traffic Engineers, Inc/SKLaw/ The Goodman Corp	$ 605,000	$ 520,617	$ 84,383
Project T-0539-Full Reconstruction of Remaining Cross Streets from Durham and Shepherd between I-10 and 610 (Phase 3) - including street drainage improvements	SKLaw/Quiddity	$ 2,500,000	$ 48,731	$ 2,451,269
Project T-0540 Cherry Loraine White Oak Bayou Connectivity Project	SKLaw/Quiddity/ The Goodman Corp	$ 200,000	$ 170,034	$ 29,966
Project T-0541-White Oak & Greenleaf	SKLaw/Quiddity/ The Goodman Corp	$ 325,700	$ 8,479	$ 317,221
Project T-0542-Nicholson and MKT Crossing Improvements	The Goodman Corp	$ 370,000	$ 96,303	$ 273,697
Project T-0543-Congressional District 7 Sidewalk Improvement Project	IDS Engineering/SKLaw/ The Goodman Corp	$ 300,000	$ 185,820	$ 114,180
Project T-0544-Westcott Roundabout Greenspace	SKLaw/Quiddity	$ 280,000	$ 16,180	$ 263,820
Project T-0545-Sidewalk Improvement 5310 Grant Application		$ 170,000	$	$ 170,000
Project T-0546-Crossing Improvements Washington and Westcott	SKLaw/Quiddity	$ 800,000	$ 67,240	$ 732,760

See accompanying independent auditor's report.

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
SCHEDULE OF OPERATING EXPENDITURES AND CAPITAL EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2026

Category	Vendor	Budget	Actual Expenditure	Variance Positive (Negative)
CAPITAL EXPENDITURES				
Project T-0547-Trail Connector Options	Traffic Engineers, Inc/SKLaw	$ 85,000	$ 25,955	$ 59,045
Project T-0548-Parks, Park Study	SWA Group	$ 275,000	$ 92,832	$ 182,168
Project T-0549-20th Street E. TC Jester to I-45	The Goodman Corp	$ 150,000	$ 114,025	$ 35,975
Project T-0550-Washington/Center Streets	The Goodman Corp	$ 185,000	$ 149,300	$ 35,700
Project T-0551-Washington Center Corridor RR Study		$ 75,000	$	$ 75,000
TOTAL CAPITAL EXPENDUTURES		$ 28,926,411	$ 12,786,313	$ 16,140,098

See accompanying independent auditor's report.

McCall Gibson Swedlund Barfoot Ellis PLLC

Certified Public Accountants

September 23, 2026

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

We have audited the financial statements of the governmental activities and each major fund of Memorial-Heights Redevelopment Authority (the "Authority") for the year ended June 30, 2026. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated April 22, 2026. Professional standards also require that we communicate to you the following information related to our audit. For the purposes of this letter, the term "management" refers to the Board of Directors and/or Authority consultants.

<u>Significant Audit Findings</u>

Qualitative Aspects of Accounting Practices

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

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

Difficulties Encountered in Performing the Audit

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

Corrected and Uncorrected Misstatements

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

Management Representations

We have requested certain representations from management that are included in the management representation letter dated September 23, 2026.

Houston | Austin | Dallas
13100 Wortham Center Drive, Suite 235, Houston, Texas 77065-5610 713-462-0341

Disagreements with Management

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

Management Consultations with Other Independent Accountants

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

Other Audit Findings or Issues

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

<u>Other Matters</u>

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

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

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

<u>Restriction on Use</u>

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

Sincerely,

McCall Gibson Swedlund Barfoot Ellis PLLC
Certified Public Accountants
Houston, Texas

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
CITY OF HOUSTON, TEXAS
SEPTEMBER 23, 2026

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

Ladies and Gentlemen:

This representation letter is provided in connection with your audit of the financial statements of Memorial-Heights Redevelopment Authority (the "Authority"), which comprise the respective financial position of the governmental activities and major fund as of June 30, 2026, and the respective changes in financial position for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

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

We confirm, to the best of our knowledge and belief, as of September 23, 2026, the following representations made to you during your audit.

Financial Statements

1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated April 22, 2026, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
5) The methods, significant assumptions and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement, or disclosure that is reasonable in accordance with U.S. GAAP.
6) Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with U.S. GAAP.

7) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.

8) The effects of uncorrected misstatements, if any, are immaterial, both individually and in the aggregate, to the financial statements as a whole for each opinion unit. A list of the uncorrected misstatements, if any, are attached to the representation letter.

9) The effects of all known actual or possible litigation, claims, and assessments, if any, have been accounted for and disclosed in accordance with U.S. GAAP.

10) Guarantees, whether written or oral, under which the Authority is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

11) We have provided you with:

    a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records (including information obtained from outside of the general and subsidiary ledgers), documentation, and other matters.

    b) Additional information that you have requested from us for the purpose of the audit.

    c) Unrestricted access to persons within the Authority from whom you determined it necessary to obtain audit evidence.

    d) Minutes of the meetings of the Authority or summaries of actions of recent meetings for which minutes have not yet been prepared.

12) All material transactions have been recorded in the accounting records and are reflected in the financial statements.

13) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

14) We have no knowledge of any fraud or suspected fraud that affects the Authority and involves -

    - Management,
    - Employees who have significant roles in internal control, or
    - Others where the fraud could have a material effect on the financial statements.

15) We have no knowledge of any allegations of fraud or suspected fraud affecting the Authority's financial statements communicated by employees, former employees, regulators, or others.

16) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or waste or abuse, whose effects should be considered when preparing financial statements.

17) We are not aware of any pending or threatened litigation, claims or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements, and we have not consulted a lawyer concerning such litigation, claims, or assessments.

18) We have disclosed to you the names of the Authority's related parties and all the related party relationships and transactions, including any side agreements.

Government-specific

19) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.

20) We have taken timely and appropriate steps to remedy identified and suspected fraud or noncompliance with provisions of laws, regulations, contracts, and grant agreements that you have reported to us, if any.

21) We have a process to track the status of audit findings and recommendations, if any.

22) We have identified to you any previous audits, attestation engagements, and other studies related to the objectives of the audit and whether related recommendations have been implemented.

23) We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.

24) We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for the report as needed.

25) The Authority has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fund balance or net position.

26) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.

27) We have appropriately identified, measured, recognized, recorded, and/or disclosed the following (if applicable): all leases in accordance with GASB Statement No. 87; conduit debt obligations and/or certain arrangements with conduit debt obligations in accordance with GASB Statement No. 91; public-private and public-public partnerships and availability payment arrangements in accordance with GASB Statement No. 94; subscription-based information technology arrangements in accordance with GASB Statement No. 96; and compensated absences and other salary-related payments in accordance with GASB Statement No. 101.

28) We have identified and disclosed to you all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we believe have a material effect on the financial statements.

29) There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.

30) As part of your audit, you assisted with preparation of the financial statements and disclosures. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and disclosures.

31) The Authority has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.

32) The Authority has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

33) The financial statements include all component units, appropriately present majority equity interests in legally separate organizations and joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.

34) There are no fiduciary activities required to be disclosed in the financial statements in accordance with GASB Statement No. 84, as amended.

35) The financial statements properly classify all funds and activities in accordance with GASB Statement No. 34, as amended.

36) All funds that meet the quantitative criteria in GASB Statement No. 34 and No. 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.

37) Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.

38) Investments, derivative instrument transactions, and land and other real estate held by endowments are properly valued.

39) Provisions for uncollectible receivables have been properly identified and recorded.

40) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.

41) Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.

42) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.

43) Special and extraordinary items (unusual items or infrequent items after implementing GASB Statement No. 103), if any, are appropriately classified and reported.

44) Deposits and investment securities and derivative instrument transactions are properly classified as to risk and are properly disclosed.

45) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.

46) The Authority did not meet the GASB-established requirements for accounting for eligible infrastructure assets using the modified approach.

47) We have appropriately disclosed the Authority's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.

48) We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.

49) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

50) With respect to the supplementary information required by the City of Houston, Texas,

a) We acknowledge our responsibility for presenting this information in accordance with accounting principles generally accepted in the United States of America, and we believe this information, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of this information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.

b) If this information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

Signatures of the Board of Directors

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D-007

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**

Base Year:	1996
Base Year Taxable Value:	$ 67,807,537
Projected Taxable Value (TY2025):	$ 4,509,877,813
Current Taxable Value (TY2024):	$ 4,295,121,727
Acres:	1,455.73
Administrator (Contact):	City of Houston
Contact Number:	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
Capital Projects:			
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
	-	-	-
	-	-	-
	-	-	-
	-	-	-
Total Capital Projects	$ 410,482,110	$ 96,039,599	$ 314,442,511
Affordable Housing	33,332,210	7,262,210	26,070,000
School & Education/Cultural Facilities	23,123,754	12,705,295	10,418,459
Financing Costs	29,879,513	12,998,079	16,881,434
Administration Costs/ Professional Services	11,513,853	11,491,876	21,977
Creation Costs	175,300	175,300	-
Total Project Plan	$ 508,506,740	$ 140,672,359	$ 367,834,381

Additional Financial Data	FY2026 Budget	FY2026 Estimate	FY2027 Budget
Debt Service	$ -	$ 2,118,975	$ 2,119,225
Principal	$ -	$ 970,000	$ 1,020,000
Interest	$ -	$ 1,148,975	$ 1,099,225
	Balance as of 6/30/25	**Projected Balance as of 6/30/26**	**Projected Balance as of 6/30/27**
Year End Outstanding (Principal)			
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
RESOURCES			
RESTRICTED Funds - Capital Projects	$ 62,521,004	$ 62,962,524	63,136,586
RESTRICTED Funds - Affordable Housing	$ -	$ -	$ -
RESTRICTED Funds - Bond Debt Service	$ 2,174,671	$ 2,121,350	$ 2,121,350
Beginning Balance	**$ 64,695,675**	**$ 65,083,874**	**$ 65,257,936**
City tax revenue	$ 15,709,087	$ 15,709,087	$ 16,654,186
County tax revenue	$ -	$ -	$ -
Incremental property tax revenue	**$ 15,709,087**	**$ 15,709,087**	**16,654,186**
COH TIRZ interest	$ 4,210		$ 4,210
Interest Income	$ 500,000	$ 2,313,881	$ 500,000
Other Interest Income	**$ 504,210**	**$ 2,313,881**	**$ 504,210**
	$ -	$ -	$ -
	$ 2,002,969	$ -	$ 13,400,000
Grant Proceeds	**$ 2,002,969**	**$ -**	**$ 13,400,000**
	$ -	$ -	$ -
Proceeds from Bank Loan	**$ -**	**$ -**	**$ -**
	$ -	$ -	$ -
Contract Revenue Bond Proceeds	**$ -**	**$ -**	**$ -**
TOTAL AVAILABLE RESOURCES	**$ 82,911,941**	**83,106,842**	**95,816,332**
EXPENDITURES			
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
TIRZ Administration and Overhead	**$ 392,800**	**$ 349,629**	**$ 450,000**
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
Program and Project Consultants	**$ 370,000**	**$ 253,750**	**$ 395,000**
Management consulting services	**$ 762,800**	**$ 603,379**	**$ 845,000**
Capital Expenditures (See CIP Schedule)	$ 28,891,411	12,168,917	$ 39,480,473
TIRZ Capital Expenditures	**$ 28,891,411**	**$ 12,168,917**	**39,480,473**
	$ -	$ -	$ -
Regents Square GID	$ -	$ -	$ -
Hanover	$ 550,000	$ 725,202	$ 526,998
Developer / Project Reimbursements	**$ 550,000**	**$ 725,202**	**526,998**
Bond Debt Service (Series 2021)			
Principal	$ 970,000	$ 970,000	$ 1,020,000
Interest	$ 1,148,975	$ 1,148,975	$ 1,099,225
System debt service	**$ 2,118,975**	**$ 2,118,975**	**$ 2,119,225**
TOTAL PROJECT COSTS	**$ 32,323,186**	**15,616,473**	**$ 42,971,696**
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	$ 1,446,979	$ 1,446,979
	$ -	$ -	$ -
Total Transfers	**$ 946,106**	**$ 2,232,433**	**$ 2,279,688**
Total Budget	**$ 33,269,292**	**$ 17,848,906**	**$ 45,251,384**
RESTRICTED Funds - Capital Projects	$ 47,502,853	63,136,586	48,443,598
RESTRICTED Funds - Affordable Housing	$ -	$ -	$ -
RESTRICTED Funds - Bond Debt Service	$ 2,139,796	$ 2,121,350	$ 2,121,350
Ending Fund Balance	**$ 49,642,649**	**65,257,936**	**50,564,948**
Total Budget & Ending Fund Balance	**$ 82,911,941**	**83,106,842**	**95,816,332**

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								
			Through 2025	Projected 2026	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
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 Impvrovements	$ 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 Selectred 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 Connections Cherry Lorraine Area to I-10	$ -	$ 20,000	$ 65,000	$ -	$ -	$ -	$ -	65,000	85,000
C	T-0548	Parks along Lower White Oak Bayou	$ -	$ 40,000	$ 235,000	$ 250,000	$ 250,000	$ 500,000	$ 500,000	1,735,000	1,775,000
C	T-0549	20th Street	$ -	$ 100,000	$ 300,000	$ 500,000	$ -	$ -	$ -	800,000	900,000
C, H	T-0550	Washington/Center Streets	$ -	$ 120,000	$ 315,000	$ 500,000	$ -	$ -	$ -	815,000	935,000
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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-	-
		Totals	**32,462,610**	**$ 19,212,200**	**$ 39,480,473**	**$ 40,425,000**	**$ 19,050,000**	**$ 31,300,000**	**12,500,000**	**142,755,473**	**$ 194,430,283**

* NOTE:
** NOTE:
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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	18,547,020	27,025,000	19,050,000	31,300,000	12,500,000	108,422,020	151,278,301
City of Houston	-	-	10,534,966	-	-	-	-	10,534,966	10,534,966
Grants	8,818,529	-	10,398,487	13,400,000	-	-	-	23,798,487	32,617,016
Other	-	-	-	-	-	-	-	-	-
Project Total	**32,462,610**	**19,212,200**	**39,480,473**	**40,425,000**	**19,050,000**	**31,300,000**	**12,500,000**	**142,755,473**	**194,430,283**

Project:	**Pedestrian Safety Improvements Shepherd@Memorial**	**City Council District**	**Key Map:**		
		Location: C	**Geo. Ref.:**	**WBS.:**	**T-0510**
		Served: C	**Neighborhood:**		
Description:	Sidewalk improvement, intersection improvements and street crossing Improvements at Shepherd Dr. and Memorial Dr.				
Justification:	This location is very challenging for pedestrians and bicyclists to access Buffalo Bayou Park. The insection design creates confusion and conflicts for drivers. The area is also in close proximity to schools and senior facilities. These improvements will make the crossing safer for all users.				

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
	Phase										
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
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	50,000	10,000	50,000	-	-	-	-	$ 50,000	$ 60,000
	Total Allocations	$ -	$ 3,743,000	$ 210,000	$ 3,750,000	$ -	$ -	$ -	$ -	$ 3,750,000	$ 3,960,000
	Source of Funds										
	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	-	-	-	-	-		-	-	$ -	$ -
	Total Funds	$ -	$ 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 underconsideration for this loction. Final design will be adjusted as needed. This includes all additional work requested by COH. COH has requested that new traffic lights and intersection reallignment be included in this project. COH will reimburse the TIRZ for the work requested by COH.

Project:	**18th Street and surrounding area Pedestrian Improvements between Nicholson and 20th Street**	**City Council District**	**Key Map:**		**WBS.:** **T-0512A**
		Location: C, H	**Geo. Ref.:**		
		Served: C, H	**Neighborhood:** 14		
Description:	For 18th street, construct pedestrian improvements to include sidewalks, pedestrian ramps landscaping and mid-block crossings to create an overall safer pedestrian environment.				
Justification:	Existing conditions for 18th include discontinuous sidewalk segments, open ditch, non-ADA compliance pedestrian environment.				

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
	Phase										
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
		-	-	-	-			-	-	$ -	$ -
		-	-	-	-		-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	-	20,000	50,000	-	-	-	-	$ 50,000	$ 70,000
	Total Allocations	$ -	$ 450,000	$ 150,000	$ 3,550,000	$ -	$ -	$ -	$ -	$ 3,550,000	$ 3,700,000
	Source of Funds										
	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	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ 450,000	$ 150,000	$ 3,550,000	$ -	$ -	$ -	$ -	$ 3,550,000	$ 3,700,000

*NOTE:

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

Project:	**Houston Avenue & White Oak Drive Intersection Improvements and MKT @Waverly Impvrovements**	**City Council District**		**Key Map:**		**WBS.:**	**T-0520**
		Location:	H	**Geo. Ref.:**			
		Served:	H	**Neighborhood:**			

Description: Reconstruction of Intersection into four-way configuration. Includes mast-arm traffic signals, sidewalks, pedestrian crossing, improved intersection geometry, 10' sidewalk on east side of Houston Avenue. Intersection Project is complete - this project will rehabilitate damaged wall and sidewalk and install bollards to protect sidewalk and park. Project includes improvements to MKT trail and Waverly intersection

Justification: Park wall and sidewalk are damaged. MKT and Waverly intersection is highly traveled and improvements are needed to reduce conflicts and improve safety for all users.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
	Phase										
1	Planning	-	-		-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-			-	-	-	-	$ -	$ -
4	Construction	1,871,248	75,000	10,000	10,000			-	-	$ 10,000	$ 1,891,248
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
	Total Allocations	$ 1,871,248	$ 75,000	$ 10,000	$ 10,000	$ -	$ -	$ -	$ -	$ 10,000	$ 1,891,248
	Source of Funds										
	TIRZ Funds	1,871,248	30,000	10,000	10,000	-	-	-	-	$ 10,000	$ 1,891,248
	City of Houston	-	25,000			-	-	-	-	$ -	$ -
	Grants	-	-			-	-	-	-	$ -	$ -
	Other	-	20,000			-	-	-	-	$ -	$ -
	Total Funds	$ 1,871,248	$ 75,000	$ 10,000	$ 10,000	$ -	$ -	$ -	$ -	$ 10,000	$ 1,891,248

Project:	**Little Thicket Park Improvements**	**City Council District**	**Key Map:**	**WBS.:**	**T-0521**
		Location: C	**Geo. Ref.:**		
		Served: C	**Neighborhood:**		
Description:	Improved park amenities, erosion control/bank stabilization, public parking and access to White Oak Bayou Trail system. Funds remaining after the bank stabilization will be used for park improvements.				
Justification:	Bank Stabilization Project has been completed. This project will complete improvements to replace playground and other facilities that are past their useful life.				

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
	Phase										
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
		-	-		-	-	-	-	-	$ -	$ -
		-	-		-	-	-	-	-	$ -	$ -
		-	-		-	-	-	-	-	$ -	$ -
		-	-		-	-	-	-	-	$ -	$ -
	Other Sub-Total:	597,432	-	-	-	-	-	-	-	$ -	$ 597,432
	Total Allocations	$ 597,432	$ 1,300,000	$ 1,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,597,432
	Source of Funds										
	TIRZ Funds	597,432	1,300,000	1,000,000	-	-	-	-	-	$ -	$ 1,597,432
	City of Houston	-				-	-	-	-	$ -	$ -
	Grants	-	-		-	-	-	-	-	$ -	$ -
	Other	-	-		-	-	-	-	-	$ -	$ -
	Total Funds	$ 597,432	$ 1,300,000	$ 1,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,597,432

*NOTE:

Project:	**19th Street Reconstruction between Nicholson and 20th Street**	**City Council District**	**Key Map:**	**WBS.:**	**T-0522B**
		Location: C	**Geo. Ref.:**		
		Served: All	**Neighborhood:**		

Description: Roadway reconstruction, installation of storm water drainage system, curb and gutter, sidewalks, street lights and landscaping.

Justification: Existing conditions include poor roadway, discontinuous sidewalk segments, open ditch, non ADA compliance pedestrian environment.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
Phase											
1	Planning	-	-		-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-		600,000	2,200,000				$ 2,800,000	$ 2,800,000
4	Construction	-	-	-	-		12,500,000	12,500,000		$ 25,000,000	$ 25,000,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-			-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ -	$ -	$ -	$ 600,000	$ 2,200,000	$ 12,500,000	$ 12,500,000	$ -	$ 27,800,000	$ 27,800,000
Source of Funds											
TIRZ Funds		-	-	-	600,000	2,200,000	12,500,000	12,500,000	-	$ 27,800,000	$ 27,800,000
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-		-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ -	$ -	$ 600,000	$ 2,200,000	$ 12,500,000	$ 12,500,000	$ -	$ 27,800,000	$ 27,800,000

*NOTE:

Project:	**Shepherd Durham and Selected Cross Street Reconstruction Project 15 Street to 610 - Phase 2 has been moved to 523B**	**City Council District**	**Key Map:**	**WBS.:**	**T-0523A**
		Location: C	**Geo. Ref.:**		
		Served: C	**Neighborhood:**		
Description:	Roadway reconstruction between 15th and 610 loop North, including bike lanes, storm water drainage systems, curb and gutter section, streetlights, sidewalks and landscaping				
Justification:	Major north/south arteries with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists.				

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
Phase											
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	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ 28,535,512	$ 6,000,000	$ 8,500,000	$ 3,000,000	$ 300,000	$ 300,000	$ 300,000	$ -	$ 3,900,000	$ 40,935,512
Source of Funds											
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		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ 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:

Phase 1 is complete. COH will reimburse MHRA for actural costs of water and sewer infrastructure at project completion.

Project:	**Shepherd Durham and Selectred Cross Street Reconstruction Project Phase 2 - Design is included with 523A 523 B - is for phase 2 constructions and construction management**	**City Council District**	**Key Map:**		**WBS.:** T-0523B
		Location: C	**Geo. Ref.:**		
		Served: ALL	**Neighborhood:**		
Description:	Roadway reconstruction between 15th Street and I-10, including pedestrian improvements, storm water drainage systems, curb and gutter section, streetlights, sidewalks and landscaping.				
Justification:	Major north/south artery with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists.				

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
Phase											
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
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	1,333,000	1,700,000	425,000	425,000	-	-	-	$ 850,000	$ 2,550,000
Total Allocations		$ -	$ 8,133,000	$ 7,900,000	$ 3,925,000	$ 3,925,000	$ -	$ -	$ -	$ 7,850,000	$ 15,750,000
Source of Funds											
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		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ 8,133,000	$ 7,900,000	$ 3,925,000	$ 3,925,000	$ -	$ -	$ -	$ 7,850,000	$ 15,750,000

*NOTE:

This project has received a TIP grant for 80% of Construction and Construction Management and Testing through HGAC. The Construction and Construction Management and Testing Contracts will be held by the COH. The Costs shown in this document are the costs expected to be paid by MHRA to COH and others. The Budget for the entire project (Phase 2) is $83,000,000. MHRA obtained a $51.303,120 grant for this project and will provide the local match for this project - the project has been approved for Transportation Development Credits for the local match this requires approximately $6,000,000 will be provided to HGAC and the additional $6,000,000 will be spent by MHRA on other Transportation projects.

Project:	**North Canal Project**	**City Council District**	**Key Map:**		
		Location: C, H, I	**Geo. Ref.:**	**WBS.:**	**T-0525**
		Served: C, H, I	**Neighborhood:** 14		
Description:	Part of North Canal project				
Justification:	This is part of the North Canal project. When the North Canal is completed, water level on the White Oak is expected to be lower during a flood event				

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
	Phase										
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
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	11,220	-	-	-	-	-	-	-	$ -	$ 11,220
	Total Allocations	$ 1,261,220	$ 5,000	$ 3,000	$ -	$ -	$ -	$ 12,000,000	$ 12,000,000	$ 24,000,000	$ 25,264,220
	Source of Funds										
	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	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ 1,261,220	$ 5,000	$ 3,000	$ -	$ -	$ -	$ 12,000,000	$ 12,000,000	$ 24,000,000	$ 25,264,220

*NOTE:

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

Project:	**Stude Park Improvement**	**City Council District**	**Key Map:**		**WBS.:** **T-0526**
		Location: H	**Geo. Ref.:**		
		Served: H	**Neighborhood:**		
Description:	Conceptual/Framework Plan and Improvement of Playground and some other facilities in Stude Park				
Justification:	Stude Park is a heavily used park facility within TIRZ 5. The playground and many other improvements were built over 30 years ago and are reaching the end of their useful life. Improvements will include replacement of the playground and potentially other areas as funding allows.				

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
Phase											
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	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ -	$ 400,000	$ 265,000	$ 2,750,000	$ -	$ -	$ -	$ -	$ 2,750,000	$ 3,015,000
Source of Funds											
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		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ 400,000	$ 265,000	$ 2,750,000	$ -	$ -	$ -	$ -	$ 2,750,000	$ 3,015,000

*NOTE:

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

Project:	**Yale and Center Intersection**	**City Council District**		**Key Map:**		**WBS.:**	**T-0529**
		Location:	C	**Geo. Ref.:**			
		Served:	C	**Neighborhood:**			

Description: Replace signal and improve pedestrian crossing at Yale Street at Center Street.

Justification: This intersection has experienced 49 reported vehicle crashes between 2015 and 2017. The crash count for Yale at Center demonstrates the need for intersection improvements through enhanced and more visible signalization. The frequency of accidents for vehicle collision at the intersection are evident with over half of the accidents overlooking the existing stop control measures.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)**
Phase										
1 Planning	-	-	-	-	-	-	-	-	$ -	$ -
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	91,187	-		-	-	-	-	-	$ -	$ 91,187
4 Construction	-	300,000	-	300,000	-	-	-	-	$ 300,000	$ 300,000
5 Equipment	-	-	-		-	-	-	-	$ -	$ -
6 Close-Out	-	-	-		-	-	-	-	$ -	$ -
7 Other		-	-		-	-	-	-	$ -	$ -
	-	-	-		-	-	-	-	$ -	$ -
	-	-	-		-	-	-	-	$ -	$ -
	-	-	-		-	-	-	-	$ -	$ -
	-	-	-		-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-		-	-	-	-	$ -	$ -
Total Allocations	$ 91,187	$ 300,000	$ -	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000	$ 391,187
Source of Funds										
TIRZ Funds	91,187	300,000	-	300,000	-	-	-	-	$ 300,000	$ 391,187
City of Houston	-	-	-		-	-	-	-	$ -	$ -
Grants	-	-	-		-	-	-	-	$ -	$ -
Other	-	-	-		-	-	-	-	$ -	$ -
Total Funds	$ 91,187	$ 300,000	$ -	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000	$ 391,187

*NOTE:

This project is funded through an HSIP grant. MHRA completed the design. TXDOT lets the project and does construction. The project may be covered in full by TXDOT - the amount in the constuction budget is a buffer to make sure any expenses that are not forseen that acrue to the RDA are covered. If these funds are not used they will be reallocated to other projects in the next CIP. Total current construction budget is approximately $700,000.

Project:	**Safety Improvements 19th and Beall Area**	**City Council District**	**Key Map:**		**WBS.:** **T-0534**
		Location: C	**Geo. Ref.:**		
		Served: C	**Neighborhood:**		

Description: Installation of ADA ramps and pedestrian crosswalks at four intersections. The improvements will also include installing 6 feet wide sidewalks on the north side of 19th Street, the west side of Bevis Street, and both sides of Beall Street.

Justification: These are crash-prone segments of 19th Street, Beall Street, and Bevis Street and lack sidewalks and crosswalks.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)**
	Phase										
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	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
	Total Allocations	$ 106,011	$ 400,000	$ 6,200	$ 600,000	$ -	$ -	$ -	$ -	$ 600,000	$ 712,211
	Source of Funds										
	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	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ 106,011	$ 400,000	$ 6,200	$ 600,000	$ -	$ -	$ -	$ -	$ 600,000	$ 712,211

*NOTE:

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

Project:	**Safety and Mobility Improvements Waugh, South Heights, Yale and Waughford between the bridge over Memorial and Washington**	**City Council District**	**Key Map:**		
		Location: H	**Geo. Ref.:**	**WBS.:**	**T-0535**
		Served: H	**Neighborhood:**		
Description:	Add traffic signals and pavement markings at South Heights and Willia and Waugh and Fegan. Add sidewalks and ramps as needed to improve pedestrian safety in the area. Adjust merge on Waugh and South Heights south of Wilia and Fegan and exit to Memorial drive from Waugh.				
Justification:	This particular section of road has a high number of vehicle crashes and pedestrian crashes. Traffic feeds in from multiple directions and many pedestrians are crossing the roads because of the proximity to Spotts Park.				

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
	Phase										
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
		-	-	-		-	-	-	-	$ -	$ -
		-	-	-		-	-	-	-	$ -	$ -
		-	-	-		-	-	-	-	$ -	$ -
	Other Sub-Total:	-	51,026	5,000	51,026	-	-	-	-	$ 51,026	$ 56,026
	Total Allocations	$ -	$ 1,299,711	$ 15,000	$ 751,026	$ -	$ -	$ -	$ -	$ 751,026	$ 766,026
	Source of Funds										
	TIRZ Funds	-	480,711	15,000	751,026	-	-	-	-	$ 751,026	$ 766,026
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	819,000	-		-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ 1,299,711	$ 15,000	$ 751,026	$ -	$ -	$ -	$ -	$ 751,026	$ 766,026

*NOTE:

This project is funded through an HSIP grant. MHRA completed the design. COH lets the project and does construction. The funds cover MHRAs local match, compliance, COH's administration fee and funds to cover change orders. If these funds are not used they will be reallocated to other projects in the next CIP. MHRA obtained a grant of $819,000 for this project.

Project:	**Public Facility Evaluation including fire stations, parks, community centers, and multi-service centers**	**City Council District**	**Key Map:**		**WBS.:**	**T-0536**
		Location: C	**Geo. Ref.:**			
		Served: C	**Neighborhood:**			
Description:	There are several parks and City facilities in or adjacent to the Zone. This project will evalute the existing conditions and rehabilitation or replacement needs of these facilites.					
Justification:	Public parks and public facilities support the quality of life and resiliance 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.					

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
	Phase										
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	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
	Total Allocations	$ -	$ 500,000	$ 1,000	$ 250,000	$ -	$ -	$ -	$ -	$ 250,000	$ 251,000
	Source of Funds										
	TIRZ Funds	-	500,000	1,000	250,000	-	-	-	-	$ 250,000	$ 251,000
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	-	-	-	-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ 500,000	$ 1,000	$ 250,000	$ -	$ -	$ -	$ -	$ 250,000	$ 251,000

*NOTE:

Project:	**Transportation Alternative Area Wide Study**	**City Council District**	**Key Map:**		**WBS.:** T-0538
		Location: C, H	**Geo. Ref.:**		
		Served: C, H	**Neighborhood:**		

Description: This planning effort would examine multimodal connections to the White Oak Bayou, MKT, and Nicholson Trail systems improvements within the identified study area. The study will include developing advanced planning documentation for the proposed Patterson Bridge. The project will also evaluate alternative mode safety, access, and connectivity improvements to access existing greenspaces, schools, and public amenities like Houston Heights Reservior and Bird Sanctuary.

Justification: Within the study area there is a lack of facilities, a lack of lighting, areas of high speed, unsafe crossings, a lack of mid-block crossings, a lack of ADA accessibility, high crash areas, and a need for increased safety around schools. This study will create a general safety action plan, perform roadway audits, detail safe routes to school, and perform a crash analysis to identify potential safety measures.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
	Phase										
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	-		-	-	-	-	$ -	$ -
		-	-	-		-	-	-	-	$ -	$ -
		-	-	-		-	-	-	-	$ -	$ -
		-	-	-		-	-	-	-	$ -	$ -
	Other Sub-Total:	-	30,000	-	-	-	-	-	-	$ -	$ -
	Total Allocations	$ -	$ 605,000	$ 500,000	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000	$ 575,000
	Source of Funds										
	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	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ 605,000	$ 500,000	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000	$ 575,000

*NOTE:

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

Project:	**Full Reconstruction of Remaining Cross Streets from Durham to Shepherd between I-10 and 610 (Phase 3) - including street drainage improvements**	**City Council District**		**Key Map:**		**WBS.:** T-0539
		Location:	C	**Geo. Ref.:**		
		Served:	C	**Neighborhood:**		

Description: Full reconstruction of roadway including pavement and utilities including stormwater. Justification: East/West connectors between Shepherd and Durham with poor to non- existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists for selected cross street.
The work for 2026 and 2027 will only complete a few of the cross street including 23rd- additional cross streets will remain in the potential projects for future consideration.

Justification: This is a rapidly densifying area and there is an increased number of automobiles, bicyclists, and pedestrians. The stormwater facilities do not meet current code. This project will improve resiliency, quality of life and enhance economic development in the area. Shepherd Durham and a number of cross streets are being reconstructed as part of the Shepherd Durham project - reconstruction of these streets will enhance all commercial redevelopment in the area.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
Phase											
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	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ -	$ 2,500,000	$ 75,000	$ 7,000,000	$ 15,000,000	$ 6,000,000	$ 6,000,000	$ -	$ 34,000,000	$ 34,075,000
Source of Funds											
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		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ 2,500,000	$ 75,000	$ 7,000,000	$ 15,000,000	$ 6,000,000	$ 6,000,000	$ -	$ 34,000,000	$ 34,075,000

*NOTE:

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

Project:	**Loraine Cherry White Oak Bayou Connectivity Project**	**City Council District**		**Key Map:**		**WBS.:** **T-0540**
		Location:	C	**Geo. Ref.:**		
		Served:	C	**Neighborhood:**		

Description: Construct sidewalks and crosswalks from Durham to Ella to improve access to transit, White Oak Bayou and Lorraine Cherry Nature Preserve and improve several crossings at intersections including ADA compliant ramps.. All improvements are back of curb with the exception of the pedestrian crossing improvements. This will be an FTA transfer project.

Justification: White Oak Bayou is a popular destination and 11th Street is on the Houston Bike Plan. Bike facilites 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.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)**
	Phase										
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
		-	-	-	-	-		-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	-	60,000	73,247	-	-	-	-	$ 73,247	$ 133,247
	Total Allocations	$ -	$ 200,000	$ 120,000	$ 2,573,247	$ -	$ -	$ -	$ -	$ 2,573,247	$ 2,693,247
	Source of Funds										
	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	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ -	$ 120,000	$ 2,573,247	$ -	$ -	$ -	$ -	$ 2,573,247	$ 2,693,247

*NOTE:
MHRA received grant funding through HGAC for this project. Funds were received through an FTA transfer and Transportation Development Credits.

Project:	**White Oak @ Greenleaf**	**City Council District**	**Key Map:**		**WBS.:** **T-0541**
		Location: H	**Geo. Ref.:**		
		Served: H	**Neighborhood:**		
Description:	Improved Pedestrian and Bicycle Crossing.				
Justification:	There have been several crashes at this location. The improvements planned are designed to increase safety for Pedestrians and Bicycles and to provide better access to White Oak Bayou.				

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)**
	Phase										
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
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	38,700	-	38,700	-	-	-	-	$ 38,700	$ 38,700
	Total Allocations	$ -	$ 325,700	$ 3,000	$ 138,700	$ -	$ -	$ -	$ -	$ 138,700	$ 141,700
	Source of Funds										
	TIRZ Funds	-	97,731	3,000	138,700	-	-	-	-	$ 138,700	$ 141,700
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	227,969	-			-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ 325,700	$ 3,000	$ 138,700	$ -	$ -	$ -	$ -	$ 138,700	$ 141,700

*NOTE:

This is an HSIP grant funded project. The $227,969 of grant funds are for construction. Construction funds will be provided to COH. COH will hold the contract for construction.

MHRA completed the design. The amount in the constuction budget is to cover MHRAs local match, COH charge for administration, compliance and potential change orders. If these funds are not used they will be reallocated to other projects in the next CIP. MHRA obtained a grant of @227,969 for this project

Project:	**Nicholson and MKT Crossing Improvements**	**City Council District**		**Key Map:**		**WBS.:**	**T-0542**
		Location:	D, I	**Geo. Ref.:**			
		Served:	D, I	**Neighborhood:**	62		

Description:	Crossing improvements and lighting at various locations on the MKT and Nicholson trails.	**Operating and Maintenance Costs: ($ Thousands)**						
			2026	**2027**	**2028**	**2029**	**2030**	**Total**
		Personnel	-	-	-	-	-	$ -
		Supplies	-	-	-	-	-	$ -
Justification:	Nicholson and MKT trails are heavily used trails in the area. Many road crossings are unimroved and do not have adequate lighting contributing to safety issues along the trail.	Svcs. & Chgs.	-	-	-	-	-	$ -
		Capital Outlay	-	-	-	-	-	$ -
		Total	$ -	$ -	$ -	$ -	$ -	$ -
		FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	**Projected Expenses thru 6/30/25**	**2026 Budget**	**2026 Estimate**	**2027**	**2028**	**2029**	**2030**	**2031**	**FY27 - FY31 Total**	**Cumulative Total (To Date)**
	Phase										
1	Planning	-	-	-	-		-	-	-	$ -	$ -
2	Acquisition	-	-	-	-		-	-	-	$ -	$ -
3	Design	-	350,000	20,000	430,000		-	-	-	$ 430,000	$ 450,000
4	Construction	-		-	4,000,000		-	-	-	$ 4,000,000	$ 4,000,000
5	Equipment	-		-			-	-	-	$ -	$ -
6	Close-Out	-		-			-	-	-	$ -	$ -
7	Other	-	20,000	5,000	100,000		-	-	-	$ 100,000	$ 105,000
		-	-	-	-		-	-	-	$ -	$ -
		-	-	-	-		-	-	-	$ -	$ -
		-	-	-	-		-	-	-	$ -	$ -
		-	-	-	-		-	-	-	$ -	$ -
	Other Sub-Total:	-	20,000	5,000	100,000		-	-	-	$ 100,000	$ 105,000
	Total Allocations	$ -	$ 370,000	$ 25,000	$ 4,530,000		$ -	$ -	$ -	$ 4,530,000	$ 4,555,000
	Source of Funds										
	TIRZ Funds	-	370,000	25,000	1,378,800		-	-	-	$ 1,378,800	$ 1,403,800
	City of Houston	-	-	-	-		-	-	-	$ -	$ -
	Grants	-	-	-	3,151,200		-	-	-	$ 3,151,200	$ 3,151,200
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ 370,000	$ 25,000	$ 4,530,000	$ -	$ -	$ -	$ -	$ 4,530,000	$ 4,555,000

Project:	**Congressional District 7 Sidewalk Improvement Project**	**City Council District**	**Key Map:**	**WBS.:**	**T-0543**
		Location: C	**Geo. Ref.:**		
		Served: C	**Neighborhood:**		

Description: This project will add and improve sidewalks and shared use paths in Congressional District 7 for increased safety, multimodal connectivity and access to transit stops, schools, commercial centers, and major activity centers in the rapidly growing and densifying Heights neighborhood of Houston.

Justification: Memorial Heights Redevelopment Authority conducted a sidewalk evaluation and found that almost 25% of sidewalks in and adjacent to the district boundaries were in poor or non-existent condition, and over 40% of sidewalks were less than 5 feet in width. The project will help improve sections that are missing, in poor condition, or are undersized, providing safer paths and encouraging multimodal activity.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
	Phase										
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
		-	-		-		-	-	-	$ -	$ -
		-	-		-		-	-	-	$ -	$ -
		-	-		-		-	-	-	$ -	$ -
		-	-	-	-		-	-	-	$ -	$ -
	Other Sub-Total:	-	-	2,000	42,500	-	-	-	-	$ 42,500	$ 44,500
	Total Allocations	$ -	$ 300,000	$ 132,000	$ 2,542,500	$ -	$ -	$ -	$ -	$ 2,542,500	$ 2,674,500
	Source of Funds										
	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	-	-	-	-		-	-	-	$ -	$ -
	Total Funds	$ -	$ 300,000	$ 132,000	$ 2,542,500	$ -	$ -	$ -	$ -	$ 2,542,500	$ 2,674,500

*NOTE:

MHRA received an $850,000 earmark from Congressional District 7 for sidewalk and intersection construction. MHRA will provide the funds for design. MHRA is currently working on the AFA with TXDOT to move this project into Design. MHRA has moved funds from T-532 to combine activities for efficiency and best prices for construction. The projects will be combined starting with design.

Project:	**Westcott Roundabout Greenspace**	**City Council District**	**Key Map:**		**WBS.:** T-0544
		Location: C	**Geo. Ref.:**		
		Served: C	**Neighborhood:**		

Description: City of Houston has resurfaced the Westcott Roundabout, bringing crosswalks and ramps up to standard and replacing broken curbs. This project finishes this improvement by installing trees and landscaping in the roundabout

Justification: The Westcott Roundabout is in poor condition the City project has improved the street condition and tree and landscape installation will complete the project.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
Phase											
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	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ -	$ 280,000	$ 17,000	$ 460,000	$ -	$ -	$ -	$ -	$ 460,000	$ 477,000
Source of Funds											
TIRZ Funds		-	280,000	17,000	460,000	-	-	-	-	$ 460,000	$ 477,000
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ 280,000	$ 17,000	$ 460,000	$ -	$ -	$ -	$ -	$ 460,000	$ 477,000

*NOTE:

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

Project:	**Sidewalk Improvement Project (5310 Grant Application)**	**City Council District**	**Key Map:**		**WBS.:** **T-0545**
		Location: C	**Geo. Ref.:**		
		Served: C	**Neighborhood:**		
Description:	This project would continue MHRA's efforts to repair and improve the sidewalk network to enhance access for seniors, the disabled, children, and all residents to transit, schools, commercial areas, and parks.				
Justification:	Sidewalks in and around the zone are in disrepair. MHRA has completed an evaluation of sidewalks in the Shepherd Durham area.				

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
Phase											
1	Planning	-	-	-					-	$ -	$ -
2	Acquisition	-	-	-					-	$ -	$ -
3	Design	-	150,000	-					-	$ -	$ -
4	Construction	-							-	$ -	$ -
5	Equipment	-		-			-	-	-	$ -	$ -
6	Close-Out	-	-	-			-	-	-	$ -	$ -
7	Other	-	-				-	-	-	$ -	$ -
	Compliance	-	20,000	-			-	-	-	$ -	$ -
		-	-	-			-	-	-	$ -	$ -
		-	-	-			-	-	-	$ -	$ -
		-	-	-			-	-	-	$ -	$ -
Other Sub-Total:		-	20,000	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ -	$ 170,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Source of Funds											
TIRZ Funds		-	95,000	-	-	-	-	-	-	$ -	$ -
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	75,000	-			-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ 170,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project:	**Crossing Improvements Washington and Westcott at Schuler and Ella** @23rd	**City Council District**	**Key Map:**		**WBS.:**	**T-0546**
		Location: C	**Geo. Ref.:**			
		Served: C	**Neighborhood:**			
Description:	Crossing improvements at the Schuler,Washington and Westcott intersection and crossing improvements on Ella in the 22nd, 23rd, and 24th area. These improvements would provide a safer crossing for all users.					
Justification:	Washington and Westcott are parallel roads with heavy traffic. Many people cross these streets to access businesses and Memorial Park. The attendance zone for the elementary school on the west side of Westcott includes homes on the east side of Washington. Children are crossing the street at Schuler to get to school. 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 acces for all users.					

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)**
	Phase										
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	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
	Total Allocations	$ -	$ 800,000	$ -	$ 875,000	$ -	$ -	$ -	$ -	$ 875,000	$ 875,000
	Source of Funds										
	TIRZ Funds	-	800,000	-	725,000	-	-	-	-	$ 725,000	$ 725,000
	City of Houston	-	-	-	150,000	-	-	-	-	$ 150,000	$ 150,000
	Grants	-	-	-	-	-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ 800,000	$ -	$ 875,000	$ -	$ -	$ -	$ -	$ 875,000	$ 875,000

Project:	**Trail Connections Cherry Lorraine Area to I-10**	**City Council District**	**Key Map:**	**WBS.:**	**T-0547**
		Location: C	**Geo. Ref.:**		
		Served: C	**Neighborhood:**		
Description:	Study connector options from Lorraine Cherry Preserve to I-10 near Washington Avenue.				
Justification:	There are limited north south connections in this area for the public. This work will evaluate possible options.				

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)**
Phase										
1 Planning	-	85,000	20,000	65,000	-	-	-	-	$ 65,000	$ 85,000
2 Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3 Design	-				-	-	-	-	$ -	$ -
4 Construction	-				-	-	-	-	$ -	$ -
5 Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6 Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7 Other	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
	-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations	$ -	$ 85,000	$ 20,000	$ 65,000	$ -	$ -	$ -	$ -	$ 65,000	$ 85,000
Source of Funds										
TIRZ Funds	-	85,000	20,000	65,000	-	-	-	-	$ 65,000	$ 85,000
City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
Grants	-	-	-	-	-	-	-	-	$ -	$ -
Other	-	-	-	-	-	-	-	-	$ -	$ -
Total Funds	$ -	$ 85,000	$ 20,000	$ 65,000	$ -	$ -	$ -	$ -	$ 65,000	$ 85,000

Project:	**Parks along Lower White Oak Bayou**	**City Council District**		**Key Map:**		**WBS.:**	**T-0548**
		Location:	C	**Geo. Ref.:**			
		Served:	C	**Neighborhood:**			

Description: Study Stude Park/White Oak/Freed Park/Woodland and other nearby parks from a regonal perspective on connectivity, utilization of facilities, greenspace and programs and facility improvements. After studies are complete a plan for improvements will be developed.

Justification: These parks have not been improved for many years. In order to make the best possible descisions from a regional perspective the facilities need to be evaluated together.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
	Phase										
1	Planning	-	275,000	40,000	235,000				-	$ 235,000	$ 275,000
2	Acquisition	-	-	-					-	$ -	$ -
3	Design	-	-	-		250,000	250,000		-	$ 500,000	$ 500,000
4	Construction	-	-					500,000	500,000	$ 1,000,000	$ 1,000,000
5	Equipment	-	-	-			-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-		-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Othe #REF!	-	-	-	-	-	-	-	-	$ -	$ -
	Total Allocations	$ -	$ 275,000	$ 40,000	$ 235,000	$ 250,000	$ 250,000	$ 500,000	$ 500,000	$ 1,735,000	$ 1,775,000
	Source of Funds										
	TIRZ Funds	-	275,000	40,000	235,000	250,000	250,000	500,000	500,000	$ 1,735,000	$ 1,775,000
	City of Houston	-	-	-	-	-		-	-	$ -	$ -
	Grants	-		-					-	$ -	$ -
	Other	-	-	-	-	-			-	$ -	$ -
	Total Funds	$ -	$ 275,000	$ 40,000	$ 235,000	$ 250,000	$ 250,000	$ 500,000	$ 500,000	$ 1,735,000	$ 1,775,000

Project:	**20th Street**	**City Council District**		**Key Map:**		**WBS.:**	**T-0549**
		Location:	C	**Geo. Ref.:**			
		Served:	C	**Neighborhood:**			

Description: Basic design, implementation and financing from East TC Jester to I-45.

Justification: Various segments in this corridor have different conditions, land uses, and mobilitiy needs. This work will evaluate options and look at phasing and financing options.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
Phase											
1	Planning	-	150,000	100,000	50,000	-	-	-	-	$ 50,000	$ 150,000
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-		250,000	500,000			-	$ 750,000	$ 750,000
4	Construction	-		-					-	$ -	$ -
5	Equipment	-	-	-	-	-			-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ -	$ 150,000	$ 100,000	$ 300,000	$ 500,000	$ -	$ -	$ -	$ 800,000	$ 900,000
Source of Funds											
TIRZ Funds		-	150,000	100,000	300,000	500,000	-	-	-	$ 800,000	$ 900,000
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ 150,000	$ 100,000	$ 300,000	$ 500,000	$ -	$ -	$ -	$ 800,000	$ 900,000

Project:	**Washington/Center Streets**	**City Council District**	**Key Map:**		**WBS.:**	**T-0550**
		Location: C, H	**Geo. Ref.:**			
		Served: C, H	**Neighborhood:**			

Description: Study implementation, phasing and funding.

Justification: The Washington/Center Corridor from Downtown to I-10 is an important mobility corridor and gateway to downtown. The City has just completed a corridor study to evaluate possible design options. This work will evaluate, options, for phasing, funding and partnerships for a future reconstruction project.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)**
	Phase										
1	Planning	-	185,000	120,000	65,000	-	-	-	-	$ 65,000	$ 185,000
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	250,000	500,000	-	-	-	$ 750,000	$ 750,000
4	Construction	-	-					-	-	$ -	$ -
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
	Total Allocations	$ -	$ 185,000	$ 120,000	$ 315,000	$ 500,000	$ -	$ -	$ -	$ 815,000	$ 935,000
	Source of Funds										
	TIRZ Funds	-	185,000	120,000	315,000	500,000	-	-	-	$ 815,000	$ 935,000
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	-	-	-	-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ 185,000	$ 120,000	$ 315,000	$ 500,000	$ -	$ -	$ -	$ 815,000	$ 935,000

*NOTE:

Project:	**Washington Center Corridor RR Study**	**City Council District**	**Key Map:**		
		Location: C, H	**Geo. Ref.:**	**WBS.:**	**T-0551**
		Served: C, H	**Neighborhood:**		

Description: Support COH efforts to assess the feasibility of grade separations and other changes to improve mobility and safety in this area. (COH Grant application)

Justification: The Washington/Center Corridor from Downtown to I-10 is an important mobility corridor and gateway to downtown. There are 3 separate tracks that run through this area. Rail traffic causes significant safety issues and traffic delays throughout the corridor.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)**
	Phase										
1	Planning	-	75,000	-		-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	-	-	-	-	-	$ -	$ -
4	Construction	-	-					-	-	$ -	$ -
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	$ -	$ -
	Total Allocations	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Source of Funds										
	TIRZ Funds	-	75,000	-	-	-	-	-	-	$ -	$ -
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	-	-	-	-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*NOTE:

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Project:	White Oak Bayou Trail Access Improvements *	City Council District		Key Map:		WBS.:	T-0552
		Location:	C, H	Geo. Ref.:			
		Served:	C, H	Neighborhood:			

Description: 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.

Justification: 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.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
Phase											
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
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	35,000	-	-	-	-	$ 35,000	$ 35,000
Total Allocations		$ -	$ -	$ -	$ 885,000	$ -	$ -	$ -	$ -	$ 885,000	$ 885,000
Source of Funds											
TIRZ Funds		-	-	-	510,000	-	-	-	-	$ 510,000	$ 510,000
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	375,000	-	-	-	-	$ 375,000	$ 375,000
Other		-	-	-		-	-	-	-	$ -	$ -
Total Funds		$ -	$ -	$ -	$ 885,000	$ -	$ -	$ -	$ -	$ 885,000	$ 885,000

*NOTE:

* A grant application has been submitted to Precinct 1. Grants have not been awarded.

Project: Memorial Heights Safe Sidewalk Project (Phase 2)*

City Council District		Key Map:		WBS.:	T-0553
Location:	C, H	Geo. Ref.:			
Served:	C, H	Neighborhood:			

Description: 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.

Justification: Many areas of in and adjacent to the TIRZ boundaries have broken, missing, and substandard pedestrian infrastructure.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
Phase											
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
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	50,000	-	-	-	$ 50,000	$ 50,000
Total Allocations		$ -	$ -	$ -	$ -	$ 1,150,000	$ -	$ -	$ -	$ 1,150,000	$ 1,150,000
Source of Funds											
TIRZ Funds		-	-	-	-	650,000	-	-	-	$ 650,000	$ 650,000
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	500,000	-	-	-	$ 500,000	$ 500,000
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ -	$ -	$ -	$ 1,150,000	$ -	$ -	$ -	$ 1,150,000	$ 1,150,000

*NOTE:

*This project has been submitted for FY27 Community Project Funding and has been incorporated into the draft Transportation Housing and Urban Development (THUD) budget. Project advancement is dependent upon incorporation of the project and the related funding in the FY 27 THUD spending bill.

Project:	**Shady Acres Sidewalks***	**City Council District**		**Key Map:**		
		Location:	C, H	**Geo. Ref.:**		**WBS.:** **T-0554**
		Served:	C, H	**Neighborhood:**		

Description: The Shady Acres Sidewalk Improvements project will add new sidewalks, ADA ramps, crosswalks, pedestrian-focused safety intersection treatments along W. 25th Street, W. 23rd Street, W. 22nd Street, and W. 21st Street. Together, these segments will deliver approximately 14,000 feet of new pedestrian infrastructure, closing existing gaps and creating a safer walking environment serving residences in Shady Acres, including townhomes and apartment complexes in this high-density

Justification: The neighborhood needs improved access and connected sidewalks to better reach the commercial and retail establishments located along Ella Boulevard, Shepherd-Durham, W. 21st Street, and W. 20th Street. The improvements on the proposed segments will enhance the community's connectivity to Little Thicket Park, Wright-Bembry Park, medical facilities, a post office, schools/daycares (3), churches (5), and numerous commercial (52) and retail (74) establishments (numbers from ¼ mile buffer in the H-GAC ACE Tool). The Memorial Hermann Greater Heights Hospital, a 260-bed facility, is located along Ella Boulevard, and this project will improve connectivity to it. The project will also improve access to METRO bus routes (Route 30 along Ella Boulevard, and Route 27 along Shepherd and Durham Drives).

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)**
Phase											
1	Planning	-	-	-		-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	-	1,000,000	-	-	-	$ 1,000,000	$ 1,000,000
4	Construction	-	-			9,000,000		-	-	$ 9,000,000	$ 9,000,000
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	150,000	-	-	-	$ 150,000	$ 150,000
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	150,000	-	-	-	$ 150,000	$ 150,000
Total Allocations		$ -	$ -	$ -	$ -	$ 10,150,000	$ -	$ -	$ -	$ 10,150,000	$ 10,150,000
Source of Funds											
TIRZ Funds		-	-	-	-	2,150,000	-	-	-	$ 2,150,000	$ 2,150,000
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	8,000,000	-	-	-	$ 8,000,000	$ 8,000,000
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ -	$ -	$ -	$ 10,150,000	$ -	$ -	$ -	$ 10,150,000	$ 10,150,000

*NOTE:

* A grant application has been submitted to HGAC. Grants have not been awarded.

Project:	**Nicholson Trail Extension Project***	**City Council District**	**Key Map:**		**WBS.:** T-0555
		Location: C	**Geo. Ref.:**		
		Served:	**Neighborhood:**		

Description: 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 tranportation in the

Justification: 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 gats in the trail from W28th to 26th street and from W19th to W16th street.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
	Phase										
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
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	-	-	-	-	125,000	-	-	-	$ 125,000	$ 125,000
	Total Allocations	$ -	$ -	$ -	$ -	$ 3,225,000	$ -	$ -	$ -	$ 3,225,000	$ 3,225,000
	Source of Funds										
	TIRZ Funds	-	-	-	-	775,000	-	-	-	$ 775,000	$ 775,000
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	-	-	-	2,450,000	-	-	-	$ 2,450,000	$ 2,450,000
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Total Funds	$ -	$ -	$ -	$ -	$ 3,225,000	$ -	$ -	$ -	$ 3,225,000	$ 3,225,000

*NOTE:

* A grant application has been submitted to HGAC. Grants have not been awarded.

Project: West TC Jester Safe Crossings*

City Council District		Key Map:		WBS.:	T-0556
Location:	C	Geo. Ref.:			
Served:		Neighborhood:			

Description: 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 linesalong the major roadway, and direct shared-use path connections to existing or proposed future trailinfrastructure 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.

Justification: Speed and volume data for E & 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 localstreet 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.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)
Phase											
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
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	125,000	-	-	-	$ 125,000	$ 125,000
Total Allocations		$ -	$ -	$ -	$ -	$ 3,225,000	$ -	$ -	$ -	$ 3,225,000	$ 3,225,000
Source of Funds											
TIRZ Funds		-	-	-	-	775,000	-	-	-	$ 775,000	$ 775,000
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	2,450,000	-	-	-	$ 2,450,000	$ 2,450,000
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ -	$ -	$ -	$ 3,225,000	$ -	$ -	$ -	$ 3,225,000	$ 3,225,000

*NOTE:

* A grant application has been submitted to Precint 4. Grants have not been awarded.

Project:	**Safe Sidewalk Program**	**City Council District**	**Key Map:**		**WBS.:**	**T-0599**
		Location: C, H	**Geo. Ref.:**			
		Served: C, H	**Neighborhood:**			
Description:	Program to improve small sections of sidewalk.					
Justification:	Sidewalk program to improve walkability.					

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
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)**
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	-	-	-	-	-	-	-	-	$ -	$ -
4	Construction	-	-	-	-	-	-	-	-	$ -	$ -
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	$ -	$ -
Total Allocations		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	$ -	$ -
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Total Funds		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*NOTE:

Sidewalk work being funded inT-543 and also included in larger projects for Fiscal years 24-29.

TAX YEAR	2025	2026	2027	2028	2029	2030
TIRZ 5	**FY2026 Estimate**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**
City	$ 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)	$ 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)	$ -	$ 10,398,487	$ 13,400,000	$ -	$ -	$ -
MISCELLANEOUS REVENUE						
INTEREST INCOME	$ 2,313,881	$ 504,210	$ 505,978	$ 355,037	$ 293,017	$ 114,073
PROCEEDS FROM BANK LOAN	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL RESOURCES	**$ 18,022,968**	**$ 38,091,849**	**$ 31,630,947**	**$ 19,204,328**	**$ 20,322,846**	**$ 21,383,467**
ISD Education Set-Aside	$ -	$ -	$ -	$ -	$ -	$ -
ISD Education Set-Aside - Pass Through	$ -	$ -	$ -	$ -	$ -	$ -
Affordable Housing						
City	$ -	$ -	$ -	$ -	$ -	$ -
County	$ -	$ -	$ -	$ -	$ -	$ -
ISD	$ -	$ -	$ -	$ -	$ -	$ -
Municipal Services	$ 1,446,979	$ 1,446,979	$ 1,446,979	$ 1,446,979	$ 1,446,979	$ 1,446,979
Administrative Fees						
City	$ 785,454	$ 832,709	$ 886,248	$ 942,465	$ 1,001,491	$ 1,063,470
County	$ -	$ -	$ -	$ -	$ -	$ -
ISD	$ -	$ -	$ -	$ -	$ -	$ -
Other Items (1 time repayment of split parcel overpayments COH)					$ -	$ -
TRANSFERS	**$ 2,232,433**	**$ 2,279,688**	**$ 2,333,227**	**$ 2,389,444**	**$ 2,448,470**	**$ 2,510,449**
Management Consulting Services	$ 603,379	$ 845,000	$ 845,000	$ 845,000	$ 845,000	$ 845,000
Bond Series 21 - Principal	$ 970,000	$ 1,020,000	$ 1,075,000	$ 1,075,000	$ 1,190,000	$ 1,250,000
Interest	$ 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	$ -	$ -	$ -	$ -	$ -	$ -
BOND DEBT SERVICE						
TOTAL BOND DEBT SERVICE	**$ 2,118,975**	**$ 2,119,225**	**$ 2,121,850**	**$ 2,121,850**	**$ 2,123,725**	**$ 2,122,725**
Loan Debt Service - Principal	$ -	$ -	$ -	$ -	$ -	$ -
Interest	$ -	$ -	$ -	$ -	$ -	$ -
Other Debt	$ -	$ -	$ -	$ -	$ -	$ -
DEBT SERVICE	$ 2,118,975	$ 2,119,225	$ 2,121,850	$ 2,121,850	$ 2,123,725	$ 2,122,725
TOTAL EXPENSES	**$ 2,722,354**	**$ 2,964,225**	**$ 2,966,850**	**$ 2,966,850**	**$ 2,968,725**	**$ 2,967,725**
CASH FLOW FROM OPERATIONS	**$ 13,068,181**	**$ 32,847,936**	**$ 26,330,870**	**$ 13,848,034**	**$ 14,905,651**	**$ 15,905,294**
BEGINNING FUND BALANCE (7)	**$ 66,792,689**	**$ 60,121,672**	**$ 52,719,135**	**$ 37,625,005**	**$ 31,423,039**	**$ 13,528,690**
DEBT ISSUANCE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FUNDS AVAILABLE FOR PROJECTS	**$ 79,860,870**	**$ 92,969,608**	**$ 79,050,005**	**$ 51,473,039**	**$ 46,328,690**	**$ 29,433,984**
Projects						
Regents Square GID	$ -	$ 20,000				$ -
	$ -	$ -	$ -	$ -	$ -	$ -
Hanover	$ 526,998	$ 750,000	$ 1,000,000	$ 1,000,000	$ 1,500,000	$ 1,560,000
DEVELOPER AGREEMENTS	**$ 526,998**	**$ 770,000**	**$ 1,000,000**	**$ 1,000,000**	**$ 1,500,000**	**$ 1,560,000**
T-0510 Pedestrian Safety Improvements Shepherd@Memorial	$ 210,000	$ 3,750,000	$ -	$ -	$ -	$ -
T-0512A 18th Street and surrounding area Pedestrian Improvements between Nicholson and 20th Street	$ 150,000	$ 3,550,000	$ -	$ -	$ -	$ -
T-0520 Houston Avenue & White Oak Drive Intersection Improvements and MKT @Waverly Impvrovements	$ 10,000	$ 10,000	$ -	$ -	$ -	$ -
T-0521 Little Thicket Park Improvements	$ 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)	$ -	$ -	$ -	$ -	$ -	$ -
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	$ 8,500,000	$ 3,000,000	$ 300,000	$ 300,000	$ 300,000	$ -
T-0523B Shepherd Durham and Selectred 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	$ -	$ -	$ -
T-0525 North Canal Project	$ 3,000	$ -	$ -	$ -	$ 12,000,000	$ 12,000,000
T-0527 Heights Boulevard Pedestrian and Bicycle Safety Improvements and MKT Trail Bicycle and Pedestiran Safety	$ -	$ -	$ -	$ -	$ -	$ -
T-0526 Stude Park Improvement	$ 265,000	$ 2,750,000	$ -	$ -	$ -	$ -
T-0529 Yale and Center Intersection	$ -	$ 300,000	$ -	$ -	$ -	$ -
T-0532 Zone Wide Safety and Mobility Projects	$ -	$ -	$ -	$ -	$ -	$ -
T-0533 Zone Wide Localized Stormwater Management Projects and Stormwater Management for Zone Wide Mobility Projects.	$ -	$ -	$ -	$ -	$ -	$ -
T-0534 Safety Improvements 19th and Beall Area	$ 6,200	$ 600,000	$ -	$ -	$ -	$ -
T-0535 Safety and Mobility Improvements Waugh, South Heights, Yale and Waughford between the bridge over Memorial and Washington	$ 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	$ -	$ -	$ -	$ -	$ -	$ -
T-0538 Transportation Alternative Area Wide Study	$ 500,000	$ 75,000	$ -	$ -	$ -	$ -
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	$ -
T-0540 Loraine Cherry White Oak Bayou Connectivity Project	$ 120,000	$ 2,573,247	$ -	$ -	$ -	$ -
T-0541 White Oak @ Greenleaf	$ 3,000	$ 138,700	$ -	$ -	$ -	$ -
T-0542 Nicholson and MKT Crossing Improvements	$ 25,000	$ 4,530,000	$ -	$ -	$ -	$ -
T-0543 Congressional District 7 Sidewalk Improvement Project	$ 132,000	$ 2,542,500	$ -	$ -	$ -	$ -
T-0544 Westcott Roundabout Greenspace	$ 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 Connections Cherry Lorraine Area to I-10	$ 20,000	$ 65,000	$ -	$ -	$ -	$ -
T-0548 Parks along Lower White Oak Bayou	$ 40,000	$ 235,000	$ 250,000	$ 250,000	$ 500,000	$ 500,000
T-0549 20th Street	$ 100,000	$ 300,000	$ 500,000	$ -	$ -	$ -
T-0550 Washington/Center Streets	$ 120,000	$ 315,000	$ 500,000	$ -	$ -	$ -
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-0599 Safe Sidewalk Program	$ -	$ -	$ -	$ -	$ -	$ -
CAPITAL PROJECTS	**$ 19,212,200**	**$ 39,480,473**	**$ 40,425,000**	**$ 19,050,000**	**$ 31,300,000**	**$ 12,500,000**
TOTAL PROJECTS	**$ 19,739,198**	**$ 40,250,473**	**$ 41,425,000**	**$ 20,050,000**	**$ 32,800,000**	**$ 14,060,000**
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
Unrestricted Funds/Net Current Activity	$ 58,000,322	$ 50,597,785	$ 35,503,655	$ 29,301,689	$ 11,407,340	$ 13,252,634
Ending Fund Blance	**$ 60,121,672**	**$ 52,719,135**	**$ 37,625,005**	**$ 31,423,039**	**$ 13,528,690**	**$ 15,373,984**

<u>CERTIFICATE FOR ORDER</u>

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

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

1. The Board of Directors of the Memorial-Heights Redevelopment Authority convened in Regular Session, open to the public, on September 23, 2026, at a designated meeting place within the City of Houston, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

ORDER EVIDENCING REVIEW OF INVESTMENT POLICY

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

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Subchapter C, Chapter 49, Texas Water Code.

PASSED AND APPROVED the 23rd day of September, 2026.

____
Secretary

ORDER EVIDENCING REVIEW OF INVESTMENT POLICY

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

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

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

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

<u>Section 1</u>. The Board has conducted a review of the Policy and the investment strategies contained therein at its regular meeting held on September 23, 2026.

<u>Section 2</u>. No changes were made to the Policy or the investment strategies contained therein.

Adopted this 23rd day of September, 2026.

____
Chairman, Board of Directors

____
Secretary, Board of Directors

CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

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

1. The Board of Directors of the Memorial-Heights Redevelopment Authority convened in Regular Session, open to the public, on September 23, 2026, at a designated meeting place within the City of Houston, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

ORDER ADOPTING LIST OF QUALIFIED BROKERS

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

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Subchapter C, Chapter 49, Texas Water Code.

PASSED AND APPROVED the 23rd day of September, 2026.

____
Secretary

ORDER ADOPTING LIST OF QUALIFIED BROKERS

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

ARTICLE I

GENERAL

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

SECTION 1.2. DEFINITIONS:

(a) The term "Board" means the Board of Directors of the Authority.

(b) The term "Director" means a person elected or appointed to serve on the Board of Directors of the Authority.

(c) The term “Qualified Broker” means those entities and/or individuals authorized by the Board of Directors of the Authority to engage in investment transactions with the District.

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

ARTICLE II

LIST OF QUALIFIED BROKERS

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

Adopted this 23rd day of September, 2026.

____
Chairman, Board of Directors

____
Secretary, Board of Directors

THE MORTON ACCOUNTING SERVICES

Melissa C. Morton, Owner
1125 Cypress Station Dr H-4 • Houston, TX 77090
Phone (281) 416-8571 • Fax (855) 331-3080
melissacpa@themortonassociates.com

September 10, 2026

Dear Board of Directors of TIRZ #5 / Memorial Heights RA:

The Morton Accounting Services is pleased to be your provider for Financial and Accounting Services. We are excited to have an opportunity to continue to service your growing organization. Our pride is in providing our clients with a professional service, accuracy and the highest level of confidentiality.

Services We Will Provide

The focus of our service will be on compiling monthly and annual financial reports necessary for your board members to have a clear picture of your organization's financial standing. The financial reports consist of a Financial Highlight Summary, a Balance Sheet, an Income Statement Budget to Actual and a Capital Projects Report.

We are proud of the quality of work we perform and of our commitment to each client's business success. We believe that well-conducted accounting services and financial report preparation, performed by professionals who use quality-oriented methods, integrated with an intelligent business plan, can become vital tools in helping you manage your organization for success.

The specific services we will provide include:

- Monthly write-up (bookkeeping) services for the Authority, which shall consist of the systematic recording of the source and nature of the TIRZ's expenditures, receipts, encumbrances and accruals in accordance with generally accepted accounting principles.
- Maintain a computerized general ledger of the TIRZ's financial activity and provide the Authority with a monthly trial balance report upon request, which summarizes monthly and fiscal year to date activity for the TIRZ's review and approval.
- Generate on a bi-monthly basis, a Financial Summary Report and computerized general purpose financial statements for internal management use.
- Monthly reconciliation of the TIRZ's bank accounts.
- Provide professional assistance in the development of internal controls that will help ensure proper accountability and documentation of all financial activity, and compliance with all regulatory agencies, contractual and organizational policy requirements.
- Establish and maintain any special fund accounts required by the bond covenants. Gather and organize all transactions allocating bond proceeds according to the bond requirements for tracking purposes and for audit purposes.
- Coordinate and supply the required report needed for the Rebate Analyst for the Arbitrage calculations.

- Monitor all special fund accounts for compliance with any associated restrictions on funding, balance requirements or disbursements related to bond compliance.
- Compile Budget to Actual statement presentation, year end financial statements in accordance with generally accepted accounting principles, including assistance with footnotes and including Management Discussion and Analysis (MD&A) statement. These statements, in conjunction with the general ledger, should provide the basis for the auditor's review of the TIRZ's financial records.
- Provide access to financial records and assistance to facilitate the annual audit.
- Attend the TIRZ's board meetings bi-monthly to present the financial statement packet.
- Upon request, assist with the preparation of the TIRZ's annual budget.
- Submit funds draw down request related to the grants within the required reimbursement window based on the tracked qualifying expenses.
- Process the payroll for employees via direct deposit and the respective federal and state quarterly and annual tax forms as well as the retirement reporting and remittance. This includes the access for the employee to pay stubs and annual W-2 forms.
- Process year end 1099 vendor forms

Fee Summary

The monthly financial reporting fee is based upon the annual hours required to process all required financial statements on an annual basis as well as the annual audit. The rate increase is based on the current additional hours annually based on higher activity. The increase in hours required is based on the significant number of projects, bonds issued, fund tracking for debt and project funds, arbitrage assistance, grant tracking and the additional time required in the preparation of the audit with higher activity, the monthly services will be billed at a fixed rate of $2,350 per month for the above stated services effective July 1, 2026. Payroll will be billed at $150 per payroll cycle, an annual year end fee of $175 for all year end reporting processes and reimbursement for the software payroll add on fee at the current stated rate by the provider. If there are any services that are required outside the scope of our agreed upon services, those services will be billed at a rate of $150 per hour. This includes any initial set up costs incurred to set up a new employee for payroll, new bank accounts and fund accounting needs for bond purposes. Our fee will increase 5% annually effective at the beginning of the entity's fiscal year.

In summary, we are eager and excited to continue our work with you! Please feel free to contact us with any additional questions about the quoted fee summary or if there is any information that needs to be taken into consideration with the above stated quote.

Sincerely yours,

Melissa C. Morton

Melissa C. Morton, CPA
The Morton Accounting Services

August 12, 2026

Memorial-Heights Redevelopment Authority ("District")
c/o Sanford Kuhl Hagan Kugle Parker Kahn
1330 Post Oak Boulevard, Suite 2650
Houston, Tx 77056

ENGAGEMENT LETTER FOR YIELD RESTRICTION AND REBATE CALCULATION ANALYSIS

The purpose of this letter is to propose our engagement to review, catalogue, summarize, and make recommendations to the District in regards to Yield Restriction and Rebate Calculation Analysis for all of the District's tax-exempt bonds listed below. All bonds issued after 1986 are subject to review for Arbitrage Compliance. If, for any reason, a bond for the district is not listed below, we reserve the right to perform the proposed analysis and charge the district an hourly rate as outlined below.

$40,000,000 Tax Increment Contract Revenue Bonds, Series 2021

Initial Yield Restriction and Rebate Calculation Analysis **$600.00 per Issue**

- Catalogue all current bond issues and report due dates; **1 Issue/$600.00**
- Analyze each bond issue for Yield Restriction Requirements;
- Analyze each bond issue for Rebate Calculation Requirements;
- Provide a summary sheet of analysis with corresponding backup for the current period;
- Work directly with Arbitrage Compliance Specialists, Inc. to provide engagement letters for any required reports, as necessary, for Board approval.

Annual Maintenance **$500.00/Year/District + $600.00/per new bond issued during the year**

- Review all outstanding bond issues for Yield Restriction and Rebate Calculation Requirements as noted above;
- Provide a summary sheet of analysis with corresponding backup for the current period;
- Maintain schedule of reporting due dates of each outstanding bond issue to help facilitate timely filing of compliance reports;
- Work directly with Arbitrage Compliance Specialists Inc. to provide engagement letters for any required reports, as necessary, for Board approval.

Additional Services **$150.00 per hour**

- Attendance at Board meeting;
- Additional research and data retrieval, if necessary, for Arbitrage Compliance Specialists, Inc. to perform the actual Yield Restriction and/or Rebate Calculation reports;
- Analysis reports on specific bond issues for periods other than the initial analysis report and the annual analysis report listed above;
- Other requests not listed above.

In addition to the fees set forth above, the District shall pay MRMG for all out-of-pocket expenses reasonably and necessarily incurred by MRMG in the performance of the services described herein, including but not limited to, printing, reproduction of documents, fax, long distance telephone calls, document storage and retention, travel expense, courier services and postage.

This Agreement may be terminated by either party upon thirty (30) days written notice to the other party. Any unbilled arbitrage services provided by MRMG under this Agreement at the time of termination notice will be billed to the District at the hourly rate (not to exceed $600/bond issue).

Fossil Fuels Boycott Verification.
As required by 2276.002, Texas Government Code, as amended, MRMG hereby verifies that MRMG, including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does 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" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code, as amended.

Firearms Discrimination Verification.
As required by Section 2274.002, Texas Government Code, as amended, MRMG hereby verifies that MRMG, including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) 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 trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code, as amended.

Israel Boycott Verification
As required by Chapter 2271, Texas Government Code, as amended, MRMG hereby verifies that MRMG, including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott Israel and will not boycott Israel through the term of this Agreement. As used in the foregoing verification, the term "boycott Israel" has the meaning assigned to such term in Section 808.001, Texas Government Code, as amended.

Anti-Terrorism Representation

Pursuant to Chapter 2252, Texas Government Code, MRMG represents and certifies that, at the time of execution of this Agreement neither MRMG, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201 or 2252.153 of the Texas Government Code.

All terms and provisions of the Agreement, except as amended hereby, shall remain in full force and effect and shall apply to this Amendment. In the event that any provision of this Amendment conflicts with the Agreement, the provisions of this Amendment shall control. This Amendment, together with the Agreement, embodies the entire agreement between the Parties relative to the subject matter hereof and thereof.

Texas Ethics Commission Form 1295 Compliance

UNDER SECTION 2252.908, TEXAS GOVERNMENT CODE, AS AMENDED, A GOVERNMENTAL ENTITY MAY NOT ENTER INTO CERTAIN CONTRACTS WITH A BUSINESS ENTITY UNLESS THE BUSINESS ENTITY SUBMITS A DISCLOSURE OF INTERESTED PARTIES FORM (A "FORM 1295") TO THE GOVERNMENTAL ENTITY AT THE TIME THE BUSINESS ENTITY SUBMITS THE SIGNED CONTRACT TO THE GOVERNMENTAL ENTITY. BY EXECUTION OF THIS AGREEMENT ABOVE AND BELOW, THE BUSINESS ENTITY REPRESENTS AND WARRANTS TO THE DISTRICT THAT IT (**CHECK THE APPROPRIATE BOX**):

☐ IS A PUBLICLY TRADED BUSINESS ENTITY, OR A WHOLLY OWNED SUBSIDIARY OF A PUBLICLY TRADED BUSINESS ENTITY, AND A FORM 1295 IS NOT REQUIRED TO BE SUBMITTED TO THE DISTRICT PURSUANT TO SECTION 2252.908(C)(4), TEXAS GOVERNMENT CODE, AS AMENDED; OR

X SUBMITTED THE **ATTACHED** AND FOLLOWING FORM 1295 TO THE DISTRICT ON AUGUST 12, 2026, WHICH IS THE TIME BUSINESS ENTITY SUBMITTED THE SIGNED AGREEMENT TO THE DISTRICT.

Very truly yours,

Municipal Risk Management Group, LLC

Cory Burton

Cory Burton

Accepted by President, Memorial-Heights Redevelopment Authority

Memorial Heights Redevelopment Authority/ TIRZ5

Current CIP Projects

CIP #	Project Name	Planning	60% Submittal	90% Submittal	Final Submittal	Construction
T-0510	Shepherd at Memorial Pedestrian Safety Improvements	Complete	Complete	Complete	Secured AT&T and CenterPoint signatures. Working on final approval by HPW.	
T-0512A	West 18th Street Pedestrian Safety Improvements	Complete	Submittal made September 10, 2026			
T-0520	Houston Avenue at White Oak Wall Repair with Waverly at MKT Intersection Improvements	Complete	Complete	Complete	Complete	Complete
T-0522B	West 19th Street Reconstruction	WA at October meeting				
T-0523A	Shepherd Durham and Selected Cross Streets Reconstruction - Phase 1 Construction	Complete	Complete	Complete	Complete	Complete
	Shepherd Durham and Selected Cross Streets Reconstruction - Phase 2 Design	Complete	Complete	Complete	Complete	See T-0523B
T-0523B	Shepherd Durham and Selected Cross Streets Reconstruction - Phase 2 Construction	Complete	Complete	Complete	Complete	In progress
T-0525	North Canal Project	Hold	Hold	Hold	Hold	Hold
T-0534	West 19th and Beall Street Safety Improvements	Complete	Complete	Complete	Complete	Complete
T-0535	Waugh Feagan	Complete	Complete	Complete	Complete	Awaiting HPW award
T-0539	Shepherd Durham Cross Streets	Complete	60% submittal planned for November 2026			
T-0540	Lorraine Cherry White Oak Bayou Connectivity Project	Complete	Complete	Complete	100% submittal planned for October 2026	
T-0541	White Oak at Greenleaf	Complete	Complete	Complete	Complete	In progress
T-0544	Westcott Roundabout Greenspace	Complete	Complete	Complete	Complete	In progress
T-0546	Crossing Improvements on Westcott	Complete	90% submittal planned for end of September 2026			
	Sidewalk Improvements/Roadway Reconstruction	Complete				
	MHRA Mapping	Complete				

HUNTON

HUNTON ANDREWS KURTH LLP
600 TRAVIS, SUITE 4200
HOUSTON, TEXAS 77002-2929

TEL 713 • 220 • 4200
FAX 713 • 220 • 4285

MARK BREEDING
DIRECT DIAL: 713 • 220 • 4709
EMAIL: mbreeding@hunton.com

September 16, 2026

BY EMAIL AND
FIRST-CLASS MAIL

Mr. John Kuhl
Memorial-Heights Redevelopment Authority
c/o Sanford Kuhl Hagan Kugle Parker Kahn LLP
1980 Post Oak Boulevard, Suite 1380
Houston, Texas 77056

Re: Memorial-Heights Redevelopment Authority: Durham Underpass Area Ownership

Dear Mr. Kuhl:

This letter confirms that Hunton Andrews Kurth LLP (the "Firm") has been engaged to provide legal services to Memorial-Heights Redevelopment Authority ("MHRA") in connection with the above-referenced matter.

NATURE AND SCOPE OF ENGAGEMENT

MHRA is the client for purposes of this engagement. It is understood that our representation of MHRA does not create an attorney-client relationship with any related persons or entities, such as affiliated governments, other governmental subdivisions, employees, officers, directors, or contractors, unless specifically agreed otherwise in writing. It also is understood that the Firm's representation of MHRA under the terms of this engagement letter is limited to the above-referenced matter. If, in the future, MHRA wishes to limit or expand the scope of the Firm's representation, that should be the subject of additional discussion and confirmed in a separate engagement letter.

PAYMENT PROVISIONS

Payment of Fees and Expenses: MHRA agrees to pay the reasonable fees and other charges billed by the Firm in connection with this representation when they are billed. The Firm's fees for our services will be based on time expended (at increments of one-tenth of an hour), computed at our hourly rates, by those persons performing the services required. Set forth in Attachment A hereto are the attorneys and legal assistants, and their current hourly rates, who we anticipate may be asked to assist in this representation. However, depending on the course of the proceedings in the matter, other lawyers and paralegals employed by the Firm may also be asked to assist in the representation. The Firm's hourly rates for this representation are subject to annual adjustment, effective January 1 of each year.

In addition to its hourly fees, the Firm also will charge for certain other items. These charges may relate to, but are not limited to, such things as long distance telephone services, facsimile, photocopy, and scanning services, travel costs, delivery and messenger services, special postage charges, filing and recording fees, and any disbursements the Firm may make to other service providers, such as court reporters, expert witnesses, and investigators. The current basis for these charges is set forth in Attachment B hereto.

The Firm anticipates submitting to you monthly invoices for the professional services rendered and other charges and expenses incurred on behalf of MHRA. MHRA will receive an invoice that will identify the attorneys and other professionals who have worked on MHRA's behalf during the billing period, the dates on which the work was done, and the nature of the work performed. The Firm's invoices will also contain an itemization of the costs and disbursements that were incurred or expended on behalf of MHRA.

Fees and expenses incurred on behalf of MHRA will be paid automatically at the time invoices are mailed to you by debiting the advance deposit in an amount equal to the then-current amount due as reflected on the invoice. The advance deposit amount will be replenished upon MHRA’s payment of the monthly invoice.

CONFLICT CONSIDERATIONS AND AGREEMENT

We understand and agree that this is not an exclusive engagement and that MHRA is free to retain any other counsel for any aspect of this matter. Nonetheless, we recognize that the Firm is disqualified from representing any other client with interests materially and directly adverse to MHRA in any matter (i) which is substantially related to this representation or (ii) where there is a reasonable probability that confidential information MHRA furnished to us could be used to MHRA's disadvantage. MHRA understands and agrees that, with those exceptions, our representation of MHRA in this matter will not prevent or disqualify the Firm from representing clients adverse to MHRA, or whose interests may conflict with MHRA in litigation, business transactions, or other matters.

Finally, the Firm represents a number of lawyers and law firms in various matters. This means that we may have represented, may currently represent, or in the future may represent counsel that oppose MHRA’s interests in a matter in which we represent MHRA. This will not in any way affect the diligence or vigor with which we represent MHRA’s interests in any matter on which it has engaged the Firm. Nonetheless, if this is a concern to you, please let us know and we will check with the particular lawyers to be involved in these representations and discuss this with you further.

COOPERATION

It is the Firm's responsibility to represent MHRA in a manner that is consistent with the customary, professional practices and requirements for handling matters of this sort. In turn, the Firm will need to have MHRA's full and timely cooperation. This will include providing the Firm with written materials relating to the matter for which MHRA is retaining the Firm.

We necessarily must rely on the accuracy and completeness of the facts and information MHRA and its employees and agents provide us. In order to enable us to render effectively the legal services contemplated, we must be provided full and accurate disclosure of all facts and kept informed of all developments relating to this engagement. We likewise will keep you advised of all significant developments and will provide additional information as you may request related specifically to the matter MHRA has asked us to handle.

To the extent that it is necessary for a client representative to attend meetings or hearings in connection with this matter, we will attempt to schedule the event for a time that is convenient for MHRA's representative. However, it should be recognized that there are many circumstances in which the timing of events is beyond our control.

WITHDRAWAL OR TERMINATION

Our relationship is based upon mutual consent, and MHRA may terminate our representation at any time, with or without cause, by notifying us in writing. However, should MHRA choose to terminate the representation, MHRA shall remain responsible for payment of fees for legal services rendered and of other charges incurred before termination and in connection with an orderly transition of this matter.

We are subject to rules of professional conduct, which list several circumstances that require or allow us to withdraw from representing a client, including, for example, nonpayment of fees or costs, misrepresentation of or failure to disclose material facts, fundamental disagreements, and a conflict of interest with another client. We try to identify in advance and discuss with each client any situation that may lead to our withdrawal, and if withdrawal ever becomes necessary, we will give the client written notice of our withdrawal. If we elect to withdraw for any reason, MHRA agrees that it will take all steps necessary to free us of any obligation to perform further, including the execution of any documents necessary to complete our withdrawal and that the Firm will be entitled to be paid for all services rendered and other charges accrued on MHRA's behalf to the date of withdrawal.

CLIENT DOCUMENTS

We will maintain any documents MHRA furnishes to us in our client files for this matter. At the conclusion of the matter (or earlier, if appropriate), we will need direction from MHRA regarding which, if any, of the documents in our files MHRA wishes us to turn over to it. These documents will be delivered to MHRA within a reasonable time after receipt of payment for outstanding fees and costs. We will retain any remaining documents in our files for a period of time and ultimately destroy them in accordance with our record retention policies and procedures then in effect.

CONCLUSION OF ENGAGEMENT

Upon the completion of our representation of MHRA, whether upon completion of the assigned work or due to termination or withdrawal, we will have no further obligation to advise MHRA with respect to the matter that was the subject of this representation or with respect to changes in the laws or regulations that could have an impact upon MHRA's future rights and liabilities relating to such matter.

CHOICE OF LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

ACCEPTANCE

This letter (i) constitutes the entire agreement between MHRA and the Firm regarding this engagement and supersedes all prior understandings, written or oral, relating to its subject matter, (ii) is subject to no oral agreements or understandings, and (iii) can be modified or changed only by a further written agreement signed on behalf of MHRA and the Firm. No obligation or undertaking that is not set forth expressly in this letter shall be implied on the part of either MHRA or the Firm.

If this letter accurately reflects MHRA's understanding of the terms and conditions of our engagement, please arrange for the execution of this letter in the space provided below and return it to the Firm's offices, to my attention.

Should you have any questions regarding these matters, please do not hesitate to call me. On behalf of Hunton Andrews Kurth LLP, I again thank you for the opportunity to be of service.

Sincerely,

HUNTON ANDREWS KURTH LLP

J. Mark Breeding

BY: J. Mark Breeding
Partner

AGREED TO and ACCEPTED

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

By: ________________________________

____

Title: ______________________________

Date: ______________________________

2026 Rate Description

Name	Status	2026 Standard Hourly Rate	Discounted Hourly Rate
J. Mark Breeding	Partner	$1,510.00	$1,095.00
Michael Morfey	Partner	$1,630.00	$1,095.00
Ross Hill	Associate	$1,055.00	$895.00
Victoria Lioliou	Associate	$730.00	$650.00
Dana Drake	Paralegal	$435.00	$350.00

HUNTON ANDREWS KURTH LLP STANDARD TERMS OF ENGAGEMENT

FEES. Unless we agree in the engagement letter to alternate fee arrangements, we will bill for our services at the firm's applicable published hourly rates in effect at the time we render the services. Those rates are based on the fair value for the services we render after taking into consideration many factors, including but not limited to: the complexity or novelty of the work performed; the seniority, experience, practice area and location of the lawyers, paralegals or law clerks performing the work; the time period within which the work is required to be completed; the likelihood that the engagement will preclude our acceptance of other employment; the number of hours required to perform the work; the nature and length of our professional relationship with the client; the results obtained; and the fees charged for similar services in the relevant geographic or subject matter market. We have established hourly rates (using the foregoing factors) for lawyers, paralegals, law clerks, and other staff timekeepers. We adjust those base rates periodically, in light of the factors enumerated above, as well as cost of living and market considerations.

BILLS AND STATEMENTS. Unless other arrangements are made, we render monthly bills for fees, expenses and charges. We typically prepare bills for each legal matter we handle. We may also send a monthly statement of account, which details any unpaid bills.

PAYMENT. Our bills are due and payable upon receipt. Failure to pay bills promptly may result in temporary or permanent cessation of service. Payment of bills should be made in U.S. dollars or other agreed upon foreign currency, by wire transfer or in checks or drafts payable to Hunton Andrews Kurth LLP. Please note the date and identification number of the bill being paid, and return the remittance copy of our bill with your payment.

If our bills are not paid within 30 days of the invoice date the client agrees to pay an interest charge on outstanding balances at an interest rate of one and one-half percent (1.5%) per month, or the maximum interest rate allowed by law, whichever is less, from the date due until paid. The client agrees to pay such interest on the outstanding balance in addition to the balance of fees and expenses due.

In the event the client fails to pay when due all amounts owed us, we will have the right to retain settlement proceeds received on behalf of client or recover the outstanding balance of fees and expenses and interest, as provided above, and all attorneys' fees incurred to collect these amounts. Such attorneys' fees will include payment for the time and expenses of any firm lawyers incurred in collection effort as well as fees and expenses of any outside counsel hired to collect the amounts due.

RESPONSES TO AUDITORS' INQUIRIES. We are frequently asked to provide information to auditing firms regarding legal matters of our clients. We respond to those inquiries with the same level of care and professionalism that we use to handle the client's other legal work and will charge for these services at the same rates. When an auditing firm requests information on the client's behalf, that request will be deemed to be the client's consent for us to disclose that information to that firm.

<u>DISBURSEMENTS AND CHARGES</u>. In addition to payment of our fees, the client agrees to pay expenses incurred by us in connection with the representation. Such expenses may include long distance telephone calls, photocopying charges, travel expenses, couriers, filing fees, costs of subpoenas and depositions, and other costs and expenses advanced on our client's behalf. We manage our own telephone network, printing and document duplication services. We generally use our in- house printing and document duplicating services rather than third party services, due to timing and confidentiality concerns, unless the client requests otherwise. We set our charges for these services based upon our fully burdened cost of providing them to the client.

Before proceeding to incur expenses from an outside vendor in excess of $1,500, we will seek your approval. We do not intend to make any profit on such expenses, and we will pass them on to you based as closely on our costs as possible. We may, however, receive certain benefits from having incurred certain costs, such as benefits accorded in connection with travel expenditures (i.e., frequent flyer points). Those benefits will be retained by the firm or the individual to whom they were awarded without credit to the client.

In certain instances, we may employ the services of affiliated entities on behalf of our clients. Cognicion LLC is a wholly-owned subsidiary of Hunton Andrews Kurth LLP. The work performed by Cognicion LLC on behalf of the firm's clients is billed at competitive rates that may not reflect our cost. When engaged, Cognicion LLC services will appear as a disbursement on client bills. The same applies to services rendered by other entities affiliated with Hunton Andrews Kurth such as Turnstone Investigative Services.

<u>TRAVEL</u>. We generally record the time spent traveling while performing work in furtherance of the client's engagement. Time spent in travel on behalf of one client while working on a matter for another client, will be billed to the other client; we do not double-bill time. We book air travel at coach rates unless otherwise previously approved by the client or unless the air travel is transoceanic or overnight, in which case we generally book business or comparable class. Bookings for travel arrangements are generally made through an in-house travel service, and the expenses charged to the client for travel include a transaction fee for each booking. Discounts applicable to particular travel purchases may be available through use of this in-house travel service and we pass them on to the client in our charges.

<u>TERMS OF ENGAGEMENT</u>. The client or Hunton Andrews Kurth may terminate the representation for any reason by written notice, subject on our part to applicable rules of professional conduct. In the event we terminate the engagement, we will take such steps as are reasonably practicable to protect the client's interests in this matter, and, if the client so requests, we will suggest possible successor counsel and provide such counsel with material the client has provided us.

Upon the termination of our engagement, the client will pay within 30 days for all services rendered and disbursements and other charges paid or incurred in connection with our engagement. If the client terminates our engagement or if Hunton Andrews Kurth terminates the engagement in accordance with the following paragraph, the client will also pay our fees and expenses in connection with any transition of the client's work to successor counsel.

If the client fails to honor the terms of the engagement, to cooperate, or to follow our advice on a material matter that would or could, in our view, render our continued representation unlawful or unethical, Hunton Andrews Kurth may withdraw from the representation. If we elect to withdraw, the client will take all steps necessary to free us of any obligation to perform further services, including the execution of any documents or pleadings necessary to complete our withdrawal.

Unless previously terminated or other arrangements are made, Hunton Andrews Kurth's representation will terminate upon our sending the client our final invoice for services rendered. Unless we agree otherwise, we will have no continuing obligation to advise the client with respect to future legal developments once this matter concludes.

RECORD RETENTION. We will maintain necessary documents relating to this matter in our client files. If we receive no guidance from the client, we will employ the following procedure when a matter concludes:

1. Upon closure of the matter, any original documents that the client has provided to us will be returned.
2. Upon expiration of our normal retention period for this kind of matter, we will notify the client by mail at the client's last known address that the retention period has run, and seek the client's guidance on disposition of the file.
3. If we receive a response from the client within 2 months, we will follow the client's instructions for disposition of the file. If those instructions require substantial handling of the file, or continued retention of it, we will charge our normal fees for such procedures.
4. If we do not receive a response from the client within 2 months, the file will be destroyed pursuant to our normal procedure.

At the conclusion of a matter, it is the client's obligation to tell us which, if any, documents in our files that it wishes to receive. Electronic records relating to this matter will be made available to the client, if requested, and to the extent they are still easily accessible.

QUIDDITY

White Oak at Greenleaf Safety Improvements

Update (T-0541)

Memorial Heights Redevelopment Authority HSIP

September 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
- ✓ Construction is managed by HPW
- ✓ Attend HPW-scheduled monthly construction progress meetings on June 25, 2026, July 23, 2026, and August 27, 2026
- ✓ Reviewed material submittals
- ✓ Discovered a mill and overlay project that crosses the project area that should be completed by the end of September
- ✓ Awaiting the start of construction at White Oak and Greenleaf

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Awaiting start of construction activities at White Oak and Greenleaf
- ✓ 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?

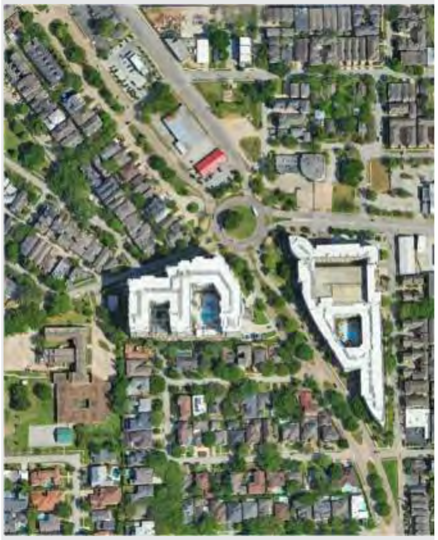
- ✓ Lead time on traffic signal poles and equipment for the other project is delaying the start of work
- ✓ The contractor elected to start work on the other project before moving to White Oak at Greenleaf
- ✓ Continue to support HPW as the project progresses through construction

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.

QUIDDITY



Westcott Roundabout

Update

Memorial Heights Redevelopment Authority

September 2026

Project Overview:

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

Last Month's Accomplishments

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

✓ Conducted Pre-Construction conference on July 7, 2026
✓ Issued Notice to Proceed
✓ Coordinated with the Contractor on long lead items and the proposed actual construction date

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

✓ Construction is expected to start in November once the long lead items are received
✓ Repair the bollard at Houston Avenue at White Oak Drive as quickly as possible

Unforeseens, Corrective Plans of Action, and Lessons Learned

What challenges are we working to overcome?

✓ The proposed improvements include metal work that has a long lead 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

QUIDDITY

Waugh Safety Improvements (T-0535)

Update

Memorial Heights Redevelopment Authority
Houston Public Works
Council District H

September 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 Fall 2026
3. Estimated Grant Cost - $886,231

Last Month's Accomplishments

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

- ✓ Received and responded to questions from HPW and TxDOT on the Waugh project
- ✓ Awaited award of the project

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?

- ✓ Delays in contract award by HPW

External Assistance Required

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

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

Shepherd at Memorial

Update (T-0510)

Memorial Heights Redevelopment Authority
Houston Public Works
METRO/ Council District C
September 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 final 100% plans in October 2026
3. Estimated Project Cost – $3.6M

Last Month's Accomplishments

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

- ✓ Submitted 90% submittal package to HPW, METRO, and private utilities in June 2026
- ✓ Received comments on the 90% package from HPW July 14-16, 2026
- ✓ Addressed 90% comments and resubmitted 100% plans to HPW in August 2026
- ✓ Secured signatures from AT&T and CenterPoint
- ✓ Discussed proposed mill and overlay with HPW and awaiting final direction
- ✓ Submitted Work Authorization to prepare easement documents along Shepherd Drive at St. Thomas High School

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Receive final direction from HPW on the proposed mill and overlay
- ✓ Secure signatures from HPW
- ✓ Prepare bid package and advertise for bids
- ✓ Prepare easement documents

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
- ✓ Approval of Work Authorization for easement documents

<u>EXHIBIT "A"</u>

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

Project No. T-0510 – Pedestrian Improvements Shepherd at Memorial
Work Authorization No. 4 – Pedestrian Easement Survey Documents

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 pedestrian easement survey documents for safety improvements at the intersection of Shepherd and Memorial Drives.

2.0 SCOPE OF SERVICES: The ENGINEER shall perform tasks as identified in the attached Scope of Services – Survey Services for the project.

3.0 FEE AND PAYMENT: The ENGINEER shall complete the tasks in this WORK AUTHORIZATION for a total lump sum fee not to exceed amount of $1,850.00.

Basic Services – Quiddity		$1,850.00
Additional Services		$0.00
	Total	**$1,850.00**

4.0 PROJECT SCHEDULE: This work will require 10 days 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 W. Brazzel

Name: Matthew W. Brazzel

Title: Survey Department Manager

ATTEST: Kirsten Hernandez

QUIDDITY

6330 West Loop South, Suite 150
Bellaire, Texas 77401
Tel: 713.777.5337
Fax: 713.777.5976
www.quiddity.com

September 9, 2026

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

Re: Proposal - Pedestrian Improvements Shepherd at Memorial (T-0510) - Pedestrian Easement Survey Documents near the intersection of Shepherd Drive and Dickson Street

Dear Ms. Weesner,

We are pleased to present our proposal for Professional Services in connection with the referenced project. Our services will include the preparation a metes and bounds description and exhibit describing the proposed 3-foot wide pedestrian easement shown on Exhibit “A” (attached). These documents will be prepared in accordance with the current City of Houston (COH) survey document standards. In addition, we will provide execute the applicable sections of the COH Survey Approval Checklist, Public Easement Dedication Application Authorization Form, and Survey Parcel Review Easement Dedication Checklist shown on Exhibit “B (attached).

The **Lump Sum Cost** to provide these services is **$1,850.00**. These documents can be completed within ten (10) business days of our receipt of your written authorization to proceed. This contract will be subject to the terms of our current Master Service Agreement.

Again Ms. Weesner, 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,

Steven Jares
Registered Professional Land Surveyor
No. 5317

Matthew W. Brazzel
Registered Professional Land Surveyor
No. 6140

Y:\SURV\MWB\PROPOSALS\2017 & Future Proposals\Proposals\Easements\MHRA-TIRZ5-St Thomas swalk esmt.doc
Enclosure

APPROVED BY:

____
Signature of Authorization

____
Print Name & Title

____
Date

Please indicate how we should send invoice:

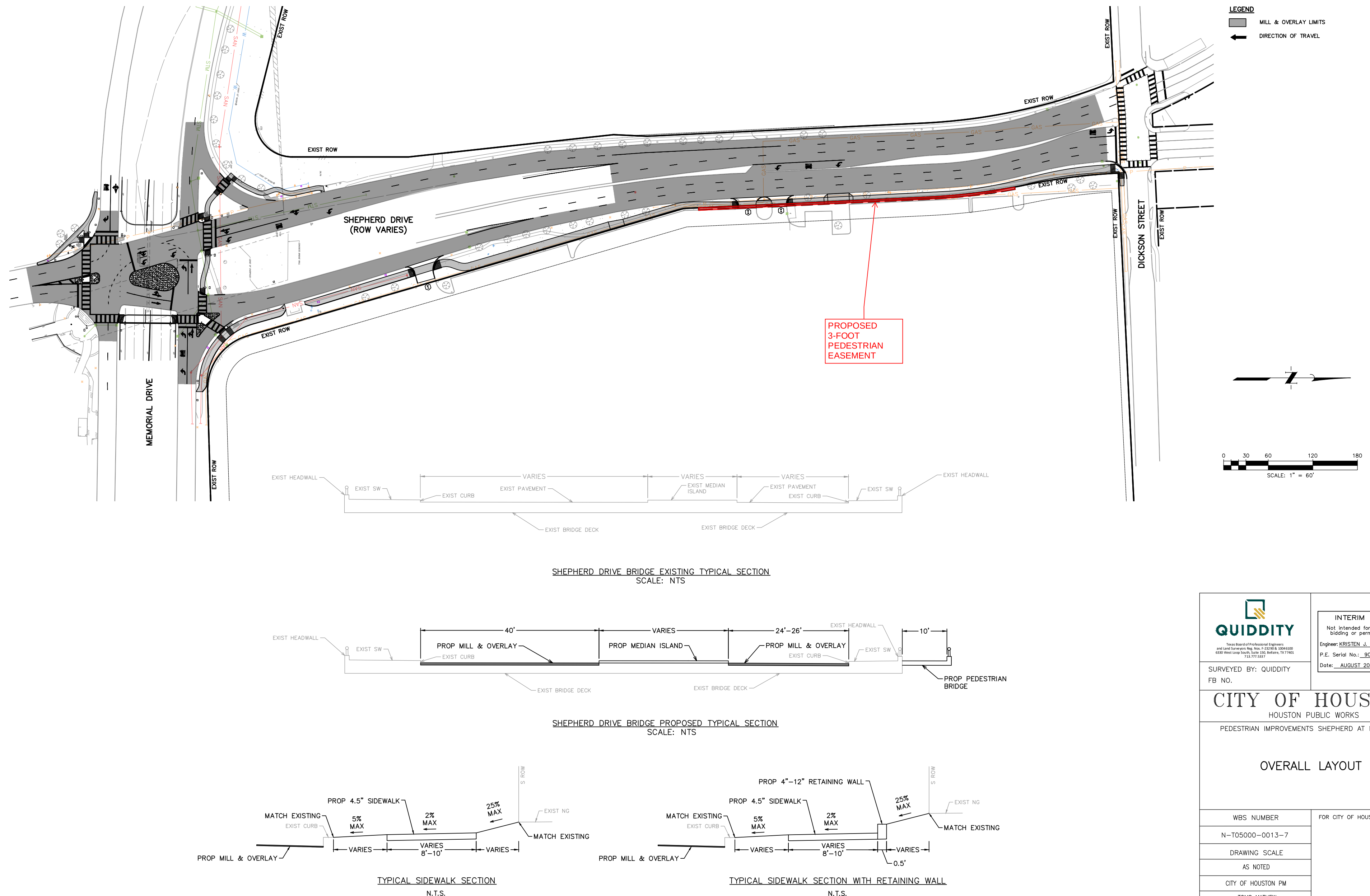
☐ **By email:**

☐ **By regular mail:**

☐ **Other:**

____

EXHIBIT "A"



NO.	DATE	REVISION	APP.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. Nos. F-23290 & 10046100
6330 West Loop South, Suite 150, Bellaire, TX 77401
713.777.5337

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: KRISTEN J. HENNINGS, P.E.
P.E. Serial No.: 90169
Date: AUGUST 2026

SURVEYED BY: QUIDDITY
FB NO.

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

PEDESTRIAN IMPROVEMENTS SHEPHERD AT MEMORIAL

OVERALL LAYOUT

WBS NUMBER
N-T05000-0013-7
DRAWING SCALE
AS NOTED
CITY OF HOUSTON PM
TOMS MATHEW
SHEET NO. 7 OF 80

FOR CITY OF HOUSTON USE ONLY

FILE PATH: K:\14760\14760-0020-01 Shepherd At Memorial\2 Design Phase\CAD\Plans\14760-0020-CI-001-General.dwg
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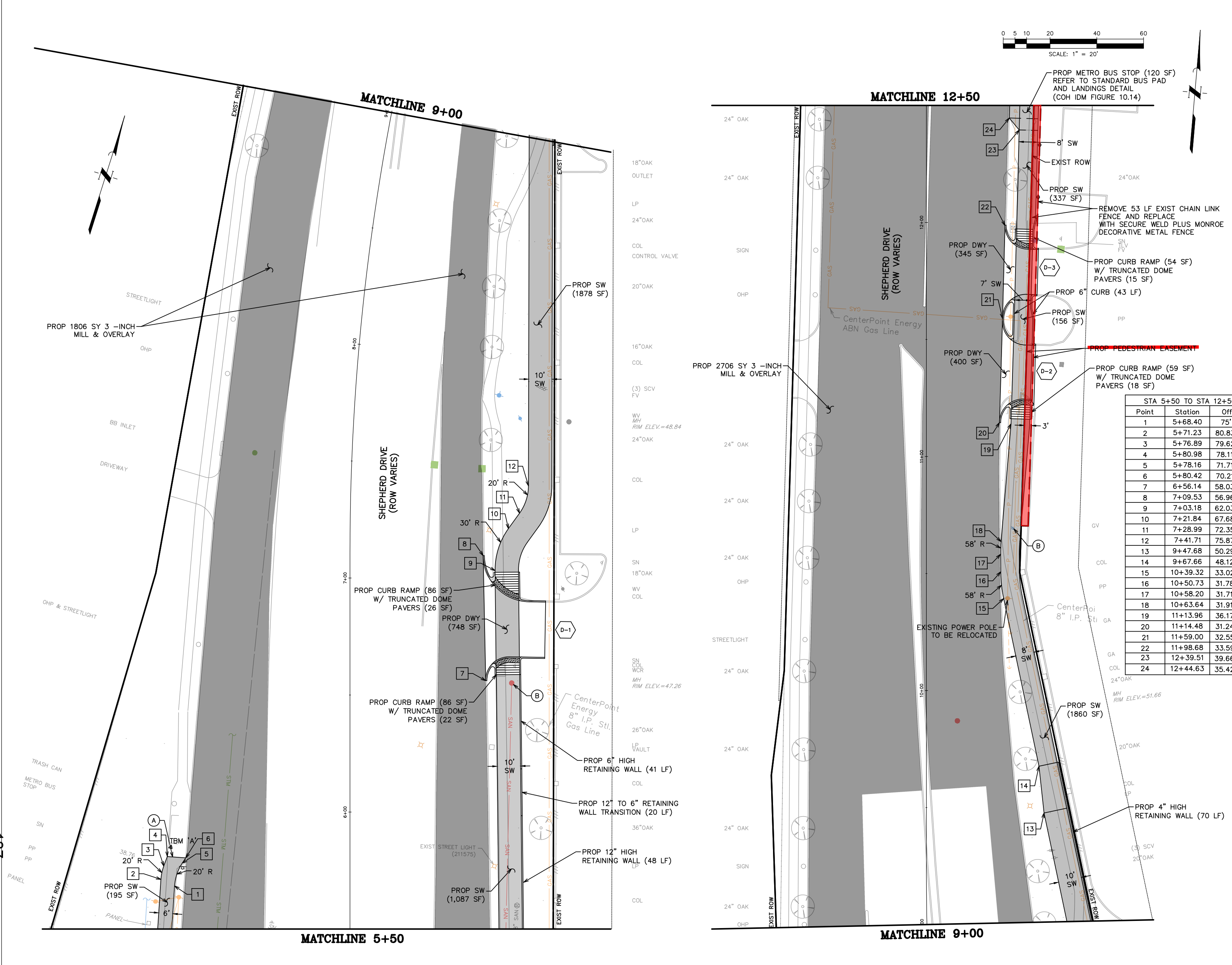


PAVING LEGEND

- PROP SIDEWALK
- PROP 3-INCH MILL & 3-INCH OVERLAY LIMITS
- PROP SOD TO MATCH EXIST
- PROP TRUNCATED DOMES
- X STATION AND OFFSET (SEE THIS SHEET)
- A MATCH EXISTING SW (SEE THIS SHEET)
- B ADJUST TO GRADE

GENERAL NOTES

A. SCOPE OF WORK INDICATED WITHIN SHADED AREA. EXISTING FEATURES OUTSIDE SHADED AREA TO REMAIN UNLESS NOTED OTHERWISE.
B. CONTRACTOR IS TO PROTECT THE FACE OF ALL EXISTING BUILDINGS AND STRUCTURES. DAMAGE TO BUILDING/STRUCTURE SHALL BE REPAIRED/REPLACED AT CONTRACTOR'S EXPENSE.
C. EXISTING PUBLIC UTILITY STRUCTURES (METER AND VALVE VAULTS, JUNCTION BOXES, CLEAN OUTS, FIRE HYDRANTS, ETC.) IN USE IN THE AREA OF DEMOLITION ARE TO BE PROTECTED AND REMAIN OPERATIONAL DURING DEMOLITION, UNLESS NOTED OTHERWISE. ELEVATION OF COVER OF UTILITY STRUCTURE IS TO BE ADJUSTED TO BE LEVEL WITH NEW PAVING. PRIVATE UTILITY MANHOLES ARE TO BE ADJUSTED BY OTHERS.
D. STREET LIGHTS AND TRAFFIC SIGNALS TO REMAIN OPERATIONAL DURING CONSTRUCTION. INSTALL TEMPORARY SIGNALIZATION ACCORDING TO TEMPORARY SIGNAL PLAN.
E. CONTRACTOR IS TO PROTECT ALL IRRIGATION SYSTEM COMPONENTS DURING DEMOLITION OPERATIONS UNLESS NOTED OTHERWISE. ANY IRRIGATION SYSTEM COMPONENTS DAMAGED AS A RESULT OF DEMOLITION OPERATIONS SHALL BE REPLACED TO SATISFACTION OF OWNER AT CONTRACTOR'S EXPENSE.
F. CONTRACTOR TO PROTECT ALL FACILITIES NOT SPECIFICALLY CALLED OUT FOR DEMOLITION.
G. CONTRACTOR TO COORDINATE WITH CITY OF HOUSTON URBAN FORESTER AT (832)395-8459 PRIOR TO WORK BENEATH EXISTING MATURE TREES FOR ANY ADDITIONAL TREE PROTECTION REQUIREMENTS.

BENCHMARK INFO

ELEVATIONS SHOWN HEREON ARE BASED ON HARRIS COUNTY FLOODPLAIN MONUMENT REFERENCE MARK NO.210070 LOCATED ON SOUTH SHEPHERD DRIVE @ BUFFALO BAYOU WITH PUBLISHED ELEVATION OF 40.80 FEET, NAVD 88, 2001 ADJUSTMENT.

STA 5+50 TO STA 12+50		
Point	Station	Offset
1	5+68.40	75' LT
2	5+71.23	80.83' LT
3	5+76.89	79.62' LT
4	5+80.98	78.11' LT
5	5+78.16	71.71' LT
6	5+80.42	70.21' LT
7	6+56.14	58.03' RT
8	7+09.53	56.96' RT
9	7+03.18	62.03' RT
10	7+21.84	67.68' RT
11	7+28.99	72.35' RT
12	7+41.71	75.87' RT
13	9+47.68	50.29' RT
14	9+67.66	48.12' RT
15	10+39.32	33.02' RT
16	10+50.73	31.78' RT
17	10+58.20	31.71' RT
18	10+63.64	31.91' RT
19	11+13.96	36.17' RT
20	11+14.48	31.24' RT
21	11+59.00	32.55' RT
22	11+98.68	33.59' RT
23	12+39.51	39.66' RT
24	12+44.63	35.42' RT

NOTICE:
FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINES CAN BE MARKED. THIS SIGNATURE DOES NOT FULFILL YOUR OBLIGATION TO CALL 811

VERIFICATION OF PRIVATE UTILITY LINES

Date

CenterPoint Energy natural gas utilities shown. (Gas service lines are not shown). This signature not be used for conflict verification.

Signature valid for six months.

Date

CenterPoint Energy/UNDERGROUND Electrical Facilities Verification ONLY. (This signature verifies existing underground facilities – not to be used for conflict verification)

Signature valid for six months.

Date

Approved for AT&T Texas/SWBT underground conduit facilities only. Signature valid for one year.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. Nos. F-23290 & 10046100
6330 West Loop South, Suite 150, Bellaire, TX 77401
713.777.5337

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: KRISTEN J. HENNINGS, P.E.
P.E. Serial No.: 90169
Date: AUGUST 2026

SURVEYED BY: QUIDDITY
FB NO.

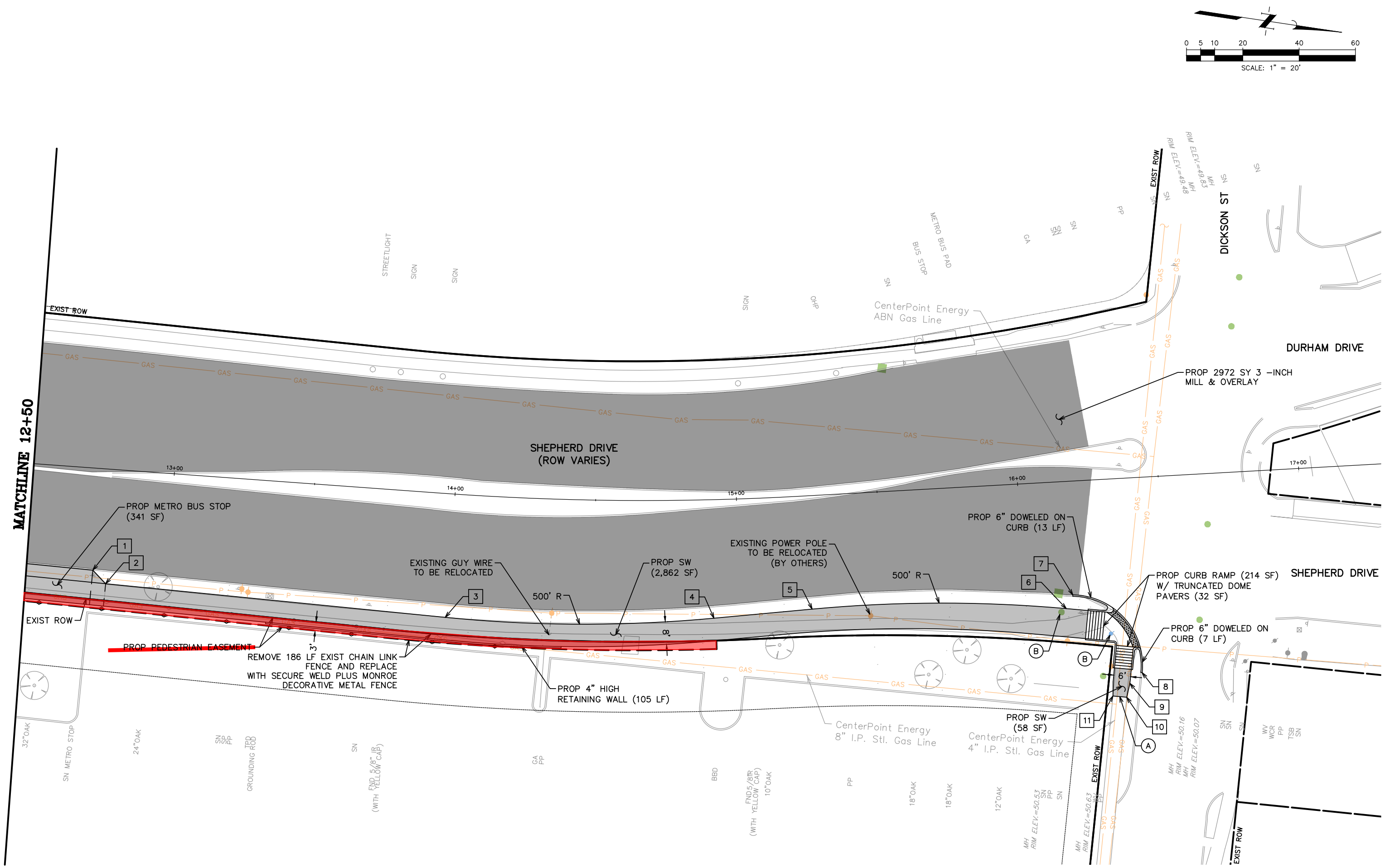
CITY OF HOUSTON
HOUSTON PUBLIC WORKS
PEDESTRIAN IMPROVEMENTS SHEPHERD AT MEMORIAL

PAVING PLAN

2 OF 3

WBS NUMBER	FOR CITY OF HOUSTON USE ONLY
N-T05000-0013-7	
DRAWING SCALE	
AS NOTED	
CITY OF HOUSTON PM	
TOMS MATHEW	
SHEET NO. 12 OF 80	

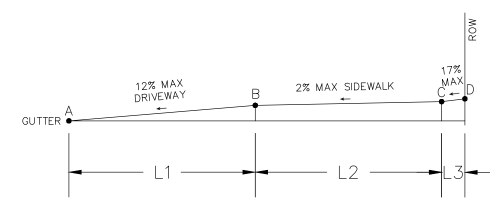
NO.	DATE	REVISION	APP.



STA 12+50 TO END		
Point	Station	Offset
1	12+73.62	36.22' RT
2	12+78.50	40.69' RT
3	13+99.47	43.9' RT
4	14+91.01	42.1' RT
5	15+24.67	40.28' RT
6	16+14.82	45.11' RT
7	16+17.41	40.41' RT
8	16+40.46	69.32' RT
9	16+35.92	72.89' RT
10	16+34.50	77.74' RT
11	16+29.64	77.04' RT

SHEPHERD AT MEMORIAL DRIVEWAY TABULATION

DWY	ALIGNMENT	STATION	OFFSET (FT)	DIRECTION	WIDTH (FT)	SOUTH RADIUS (FT)	NORTH RADIUS (FT)	GUT ELEV [A]	L1 (FT)	L1 SLOPE (MAX 17%)	BL/SW ELEV [B]	L2 (FT)	L2 SLOPE (MAX 2%)	BL/SW ELEV [C]	L3 (FT)	L3 SLOPE (MAX 17%)	ROW ELEV [D]
1	SHEPHERD DRIVE	6+77.38	57.60	EAST	24	10.00	20.00	46.58	4.71	10.97%	47.10	10.00	2.00%	47.30	11.18	11.84%	48.62
2	SHEPHERD DRIVE	11+35.18	31.82	EAST	24	10.00	10.00	51.36	5.00	6.40%	51.68	8.00	2.00%	51.84	1.50	6.00%	51.93
3	SHEPHERD DRIVE	11+79.42	33.08	EAST	20	10.00	10.00	51.09	5.00	9.15%	51.55	7.00	2.00%	51.69	2.55	3.23%	51.77



PROPOSED DRIVEWAY

PAVING LEGEND

- PROP SIDEWALK
- PROP 3-INCH MILL & 3-INCH OVERLAY LIMITS
- PROP SOD TO MATCH EXIST
- PROP TRUNCATED DOMES
- X STATION AND OFFSET (SEE THIS SHEET)
- (A) MATCH EXISTING SW (SEE THIS SHEET)
- (B) ADJUST TO GRADE

GENERAL NOTES

A. SCOPE OF WORK INDICATED WITHIN SHADED AREA. EXISTING FEATURES OUTSIDE SHADED AREA TO REMAIN UNLESS NOTED OTHERWISE.
B. CONTRACTOR IS TO PROTECT THE FACE OF ALL EXISTING BUILDINGS AND STRUCTURES. DAMAGE TO BUILDING/STRUCTURE SHALL BE REPAIRED/REPLACED AT CONTRACTOR'S EXPENSE.
C. EXISTING PUBLIC UTILITY STRUCTURES (METER AND VALVE VAULTS, JUNCTION BOXES, CLEAN OUTS, FIRE HYDRANTS, ETC.) IN USE IN THE AREA OF DEMOLITION ARE TO BE PROTECTED AND REMAIN OPERATIONAL DURING DEMOLITION, UNLESS NOTED OTHERWISE. ELEVATION OF COVER OF UTILITY STRUCTURE IS TO BE ADJUSTED TO BE LEVEL WITH NEW PAVING. PRIVATE UTILITY MANHOLES ARE TO BE ADJUSTED BY OTHERS.
D. STREET LIGHTS AND TRAFFIC SIGNALS TO REMAIN OPERATIONAL DURING CONSTRUCTION. INSTALL TEMPORARY SIGNALIZATION ACCORDING TO TEMPORARY SIGNAL PLAN.
E. CONTRACTOR IS TO PROTECT ALL IRRIGATION SYSTEM COMPONENTS DURING DEMOLITION OPERATIONS UNLESS NOTED OTHERWISE. ANY IRRIGATION SYSTEM COMPONENTS DAMAGED AS A RESULT OF DEMOLITION OPERATIONS SHALL BE REPLACED TO SATISFACTION OF OWNER AT CONTRACTOR'S EXPENSE.
F. CONTRACTOR TO PROTECT ALL FACILITIES NOT SPECIFICALLY CALLED OUT FOR DEMOLITION.
G. CONTRACTOR TO COORDINATE WITH CITY OF HOUSTON URBAN FORESTER AT (832)395-8459 PRIOR TO WORK BENEATH EXISTING MATURE TREES FOR ANY ADDITIONAL TREE PROTECTION REQUIREMENTS.

BENCHMARK INFO

ELEVATIONS SHOWN HEREON ARE BASED ON HARRIS COUNTY FLOODPLAIN MONUMENT REFERENCE MARK NO.210070 LOCATED ON SOUTH SHEPHERD DRIVE @ BUFFALO BAYOU WITH PUBLISHED ELEVATION OF 40.80 FEET, NAVD 88, 2001 ADJUSTMENT.

NO.	DATE	REVISION	APP.

NOTICE:

FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINES CAN BE MARKED. THIS SIGNATURE DOES NOT FULFILL YOUR OBLIGATION TO CALL 811

VERIFICATION OF PRIVATE UTILITY LINES

Date

CenterPoint Energy natural gas utilities shown. (Gas service lines are not shown). This signature not be used for conflict verification.

Signature valid for six months.

Date

CenterPoint Energy/UNDERGROUND Electrical Facilities Verification ONLY. (This signature verifies existing underground facilities – not to be used for conflict verification)

Signature valid for six months.

Date

Approved for AT&T Texas/SWBT underground conduit facilities only. Signature valid for one year.

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. Nos. F-23290 & 10046100
6330 West Loop South, Suite 150, Bellaire, TX 77401
713.777.5337

INTERIM REVIEW

Not intended for construction, bidding or permit purposes.

Engineer: KRISTEN J. HENNINGS, P.E.
P.E. Serial No.: 90169
Date: AUGUST 2026

SURVEYED BY: QUIDDITY
FB NO.

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

PEDESTRIAN IMPROVEMENTS SHEPHERD AT MEMORIAL

PAVING PLAN

3 OF 3

WBS NUMBER	FOR CITY OF HOUSTON USE ONLY
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TOMS MATHEW	
SHEET NO. 13 OF 80	

HOUSTON PUBLIC WORKS

EASEMENT APPROVAL - SURVEY CHECKLIST

____1. ALL SURVEYS SHOULD BE NO OLDER THAN SIX MONTHS.

____2. Surveys must be spatially referenced (earth referenced) in the National Spatial Reference System (currently NAD 83, Texas Plane Coordinates), please include Texas plane coordinates in the Metes and Bounds descriptions and on the survey drawing/s per City Ordinance 2003-1292, Article IV, Chapter 33, City Surveys of the City of Houston Code of Ordinances. Show grid coordinates at a minimum on POC and POB. Show scale factor in metes & bounds and drawing. Refer to the current City of Houston Infrastructure Design Manual.

____3. If the parcel is located within the 1869 W. E. Woods map the City of Houston Reference Rod System must be used, showing rods referenced with offset ties to the reference lines shown on the exhibit and called in the metes and bounds. If the survey falls within the Downtown Centerline Reference Rod System Revitalization maps (City DWG. #46402) these must be used.

____4. Each parcel will have metes and bounds descriptions on separate sheet/s, 8.5”x11” (letter) or 8.5”x14” (legal). Parcel numbers will be assigned by the Survey Section.

____5. The survey map and metes and bounds must be signed, dated and stamped by the surveyor of record. Deliverable is to be in PDF format at 300dpi minimum.

____6. Each survey map will include a City of Houston signature block. The block can be found at the City of Houston website (You must have Autocad or some other form of drawing application to read/open the file). Title block must be 4.5” X 4.5” to fit City drawing number stamp in lower right side of the survey map/s.

- The template is located at the following link: *COH Title 2025*
- https://www.houstonpublicworks.org/survey-section
- Follow the Category below:
  CAD Templates

____7. Include the Key Map page # and block letter in the title block.

____8. Include the Facet number in the title block.

____9. The smallest acceptable survey map size is 11”x17”.

____10. Each survey map must depict the entire parent tract in relation to the subject parcel. Can be an inset map depicting entire parent tract with location of parcel shown. CIP projects must follow Ch. 2 of the IDM (Infrastructure Design Manual). Show all visible improvements within parcel area (i.e. trees, signs, fences etc.) and any visible improvements outside of our proposed acquisition area which may be affected by the acquisition (i.e. buildings, fences, parking areas, etc.). Additionally, building set back lines must be reflected on the survey map.

____11. Each easement that affects the parcel area must be listed along with Harris County Clerk File Numbers for all abutting property owner(s) and all easements (including records that created the Right-of-Way) listed on the survey map.

____12. ALL CALLS AND COORDINATES ON THE METES AND BOUNDS AND SURVEY MAPS MUST MATCH AND MATHEMATICALLY CLOSE.

____13. The Point of Beginning (POB) must be reflected in the metes and bounds and on the survey map. A Point of Commencing is recommended where necessary.

____14. Enlarged details of all encroachments must be reflected and encroachments into the City right-of-way must reflect the right-of-way, right-of-way widths and the street/avenue/road name. (Ensure proposed and existing rights-of-way are reflected on the survey map.)

____15. If the project requires TxDOT, Harris County, Metro or CenterPoint approval, the City expects as a deliverable; a final corresponding agency approved, signed and sealed survey map and a signed and sealed metes and bounds.

____16. All metes and bounds and survey maps prepared for a CenterPoint pipeline to be centerline descriptions and drawings (samples are available upon request). Please note that CenterPoint does not permit anyone to run along pipeline/underground easement area but can cross it (approval is necessary see #17).

____17. All plan approvals from public and/or private utilities must be obtained prior to submission, if possible.

____18. Maps and metes and bounds shall meet Texas Board of Professional Engineers and Land Surveying requirements.

____19. All maps and metes and bounds must conform to the rules and regulations of a Category 1 Land Title Survey per the current Manual of Practice, promulgated by the Texas Society of Professional Surveyors if this standard is called.

____20. If you have any further questions concerning survey maps or metes and bounds description issues, please contact George Rodriguez at (832) 395-2380, george.rodriguez2@houstontx.gov or Rodney Sanders at (832) 395-2382, rodney.sanders@houstontx.gov.

Sign Checklist and include with survey: ____________________________

Common issues with surveys:

1. Misspellings (typos or copy & paste errors) and wrong bearing quadrant called (East instead of West, etc.), insure that what is in metes and bounds match the information in the drawing, including punctuations and capitalization, as well as all area calls.

2. Drawing scale called on map does not match actual scale.

3. No bar (graphical) scale included that matches drawing scale.

4. Transparencies are too light on drawing to be reproducible.

5. Not showing all easements on subject property that effect the survey.

6. Calling Right-of-Way dedications that did not dedicate but shows or mentions the Right-of-Way; this is OK if supporting width. However, call the record that created it as well.

7. Subject Parcel should be a bolder line type than other boundary lines.

8. Current Title Block. See Item 6 on the checklist.

9. Surveyors Seal is indistinguishable and does not reproduce.

10. Survey Firm contact information not shown, Name, Address and/or Phone Number.

11. Abstract not called out on M&B's or map, and no Abstract line shown when in vicinity of survey.

12. Does not call separate metes and bounds on drawing and same for drawing on metes and bounds.

13. Coordinates are Surface, should be Grid and check both POC & POB for correct location.

14. No Legend for abbreviations used in survey drawing.

15. Does not show Control Monuments used (CM) for survey determination.

16. Not showing acreage and square footage on map and metes & bounds.

OFFICE OF THE CITY ENGINEER
PUBLIC EASEMENT DEDICATION
APPLICATION AUTHORIZATION FORM

GRANTOR/PROPERTY OWNER	SITE ADDRESS

As the **Grantor/Property Owner** of the parcel associated with the dedication of an easement for ________________________________ purposes for ILMS Project No.______________________, I hereby authorize the individuals named below ("Representative" and "Surveyor") to act on my behalf for following matters related to the easement dedication process.

I authorize my Representative **and/or** Surveyor to:

- Coordinate directly with City reviewers.
- Submit or resubmit documents related to the easement dedication.
- Make revisions to the **survey**, **metes & bounds description**, or **easement exhibit** as required during the City's review process **as long as all revisions are communicated back to me, Grantor, in a timely manner**.

This authorization: (Check one)

☐ **DOES** authorize the Representative and/or Surveyor to make changes or corrections to the survey and/or metes & bounds.

☐ **DOES NOT** authorize the Representative and/or Surveyor to make changes or corrections to the survey and/or metes & bounds.

SIGNATURES

REPRESENTATIVE

Printed Name: ______________________________
Email: ____________________________________
Phone Number: _____________________________
Signature: _________________________________
Date: _____________________________________

SURVEYOR

Printed Name: ______________________________
Email: ____________________________________
Phone Number: _____________________________
Signature: _________________________________
Date: _____________________________________

GRANTOR/PROPERTY OWNER

Printed Name: ______________________________
Email: ____________________________________
Phone Number: _____________________________
Signature: _________________________________
Date: _____________________________________

HOUSTON PUBLIC WORKS

OFFICE OF THE CITY ENGINEER
SURVEY PARCEL REVIEW
EASEMENT DEDICATION SURVEY CHECKLIST

IMPORTANT NOTES

- If you are working under a City contract with a Work Breakdown Structure Number, contact surveyparcelreview@houstontx.gov for the appropriate checklist.
- Parcel Numbers will be assigned by the Survey Section.

METES & BOUNDS	MAP	GENERAL REQUIREMENTS
☐	☐	All surveys must comply with the Texas Occupations Code, Texas Administrative Code, City of Houston Code of Ordinances and any other laws and regulations related to the practice of Land Surveying.
☐	☐	Survey is no more than 2 years old.
☐	☐	Survey is referenced to Texas State Plane Coordinate System, North American Datum 83, US Foot (specific zone noted).
☐	☐	Grid coordinates included for Point of Beginning (POB) and Point of Commencement (POC). (POB required, POC recommended).
N/A	☐	All easements and setbacks abutting or intersecting with proposed dedication are shown.
☐	☐	Scale factor to convert from "grid" to "surface" included.
N/A	☐	Recording information shown for the parent tract and all tracts adjoining the proposed easement.
N/A	☐	City of Houston survey title block used and measures 4.5 inches x 4.5 inches when printed. (Title Block Link).
N/A	☐	The correct KeyMap Page(s) are included in the Title Block in “3 number plus one letter” (###a) format.
N/A	☐	The *correct* Facet (aka Lambert) grid number(s) is shown in the title block.
N/A	☐	Boundary line on survey map is a minimum width of 0.7 mm when printed.
N/A	☐	Distance and direction to nearest cross street shown
☐	☐	Name, width and documents that ***created*** street rights of way are on map and description.
☐	☐	Verified that all recorded documents shown on the map and the metes & bounds description match.
☐	☐	Verified that all bearings, distances and calculated areas on metes & bounds description and survey map match
☐	☐	Everything legible, use details if needed.
☐	☐	Controlling monuments shown and referenced.
N/A	☐	Verified that all documents referenced in the metes & bounds are shown on the map
☐	☐	Notes referring description to map and vice versa. Page numbers are not acceptable.

METES & BOUNDS	MAP	SPECIFIC SITUATIONS
☐	☐	**Only required if the parcel lies within the corporate limits of the City of Houston as shown on the 1869 W.E. Woods Map** Reference ties to street reference monuments (aka ref rods) or lines are shown.
☐	☐	If the surveyor chooses to use a specific certification (Texas Society of Professional Surveyors (TSPS), American Land Title Association (ALTA), etc.) all requirements of that certification have been met.
☐	☐	If the surveyor chooses to use a TSPS certification, the correct condition is noted (conditions changed Dec. 2021).

METES & BOUNDS	MAP	SUBMITTALS
☐	N/A	Separate Metes & Bounds description on letter or legal-size sheet
☐	☐	Description and survey map signed and sealed by Registered Professional Land Surveyor (RPLS) with active license.
☐	☐	A PDF file of survey and other documents required to be legible and a *minimum* of 300 Dots Per Inch
N/A	☐	The survey map is no smaller than 11 in. x 17in.

If you have any further questions concerning survey maps or metes and bounds description issues, please contact surveyparcelreview@houstontx.gov.

Surveyor's Name ______________ Signature ______________ Date ______________

QUIDDITY

West 18th Street Pedestrian Improvements (T-0512A)

Update

Memorial Heights Redevelopment Authority
FTA Grant Funding

September 2026

Monthly Discussion Topics

1. Scope – Construct new sidewalks and crosswalks along the north and south sides of West 18th Street from West 20th 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?

- ✓ Reviewed and verified topographic survey
- ✓ Continued preparation of 60% design drawings
- ✓ Prepared cost estimates for the proposed improvements
- ✓ Submitted 60% plans and estimate to HPW for review on September 10, 2026

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Prepare and send Preliminary Notification Letters to private utilities for conflicts
- ✓ Prepare encroachment letters for adjacent property owners
- ✓ Continue coordination with utilities
- ✓ Refine cost estimates

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.

<u>CERTIFICATE FOR RESOLUTION</u>

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 23rd day of September, 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
Matt Zeve	Director
Christopher David Manriquez	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 OF SUPPORT AND FUNDING COMMITMENT FOR THE WHITE OAK BAYOU SAFETY AND ACCESS IMPROVEMENTS PROJECT

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 23rd day of September, 2026.

____
Secretary, Board of Directors

RESOLUTION OF SUPPORT AND FUNDING COMMITMENT FOR THE WHITE OAK BAYOU SAFETY AND ACCESS IMPROVEMENTS PROJECT

WHEREAS, the Memorial-Heights Redevelopment Authority (the "Authority) is committed to building a safer, stronger, and more connected Houston, guiding strategic investments that improve infrastructure, enhance mobility, and elevate quality of life;

WHEREAS, Harris County Precinct 4 ("HCP 4") has initiated a call for partnership projects to serve constituents throughout HCP 4;

WHEREAS, both the Authority and HCP 4 share the goal of improving infrastructure, growth, and equity; and

WHEREAS, the White Oak Bayou Safety and Access Improvements Project (the "Project") is an important multimodal safety and connectivity project that provides benefits to HCP 4, Harris County, the City of Houston, and the Authority.

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.

Section 2. The Board hereby authorizes its President, Chair, or their designee to prepare, execute, and submit an application and all required supporting information and certifications to HCP 4 under the 2026 Places 4 People Call 4 Projects program for the Project.

Section 3. Subject to the Project's selection for funding and execution of a mutually acceptable interlocal agreement between the Authority and Harris County, the Board hereby commits $1,125,000 in Authority funds as the local contribution toward the Project's total estimated cost of $2,250,000.

PASSED, APPROVED, AND ADOPTED THIS 23rd day of September, 2026.

____
Chair, Board of Directors

ATTEST:

____
Secretary, Board of Directors

QUIDDITY

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

Memorial Heights Redevelopment Authority
Houston Public Works

September 2026

Project Overview

1. Scope – prepare the Design Concept Report (DCR) for the remaining cross streets between Shepherd and Durham (West 28th, West 27th, West 26th, West 25th, West 23rd, West 22nd, West 21st, West 17th, West 13th, and Laird)
2. Schedule – 60% Submittal planned for November 2026
3. Design Cost - $231,037.50

Last Month's Accomplishments

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

- ✓ Conducted plan in hand walk on July 21, 2026
- ✓ Continued topographic and boundary survey efforts
- ✓ Began final design of proposed improvements including water line design
- ✓ Began preparation of project cost estimates
- ✓ Updated private utilities and began identifying potential conflicts

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Continue final design of proposed improvements for a planned 60% submittal in November 2026
- ✓ Continue preparation of project cost estimates
- ✓ Continue coordination with private utilities

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

QUIDDITY

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

Memorial Heights Redevelopment Authority FTA Grant Funding

September 2026

Monthly Discussion Topics

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

Last Month's Accomplishments

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

- ✓ Addressed comments from HPW on the 60% package
- ✓ Prepared and submitted 90% drawings, specifications lists, and estimates
- ✓ Submitted 90% package to HPW and private utilities for review
- ✓ Received comments from HPW on 90% drawings

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Address comments from HPW on the 90% package
- ✓ Submit plans for TDLR review
- ✓ Submit final plans to private utilities and HPW for signatures
- ✓ Prepare the project manual and specifications
- ✓ Finalize estimation of construction costs for the proposed improvements
- ✓ 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.

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

Project No. T-0542

The Goodman Corporation Work Authorization No. 32 – Triennial (2026-2029) Title VI Documentation

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

This WORK AUTHORIZATION consists of the following:

1.0 PROJECT DESCRIPTION: The CONSULTANT shall support MHRA in updating a TxDOT and FTA compliant Title VI program.

2.0 SCOPE OF SERVICES: The CONSULTANT shall provide the services as outlined in the scope of services below.

3.0 FEE AND PAYMENT: The CONSULTANT shall complete the tasks in this WORK AUTHORIZATION on a lump sum basis not to exceed $10,000. If tasks or subtasks are determined not to be necessary, TGC will not perform or invoice those services.

4.0 PROJECT SCHEDULE: The schedule for this work is anticipated to be completed by December 2026.

IN WITNESS WHEREOF, the parties have executed this TASK ORDER as of September 23, 2026.

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:	**THE GOODMAN CORPORATION**
By: ________________________	By: ________________________
Name: ________________________	Name: Jim Webb, AICP
Title: ________________________	Title: President & CEO

THE GOODMAN CORPORATION

Connecting Capital to Communities Since 1980
TBPE NO. F-19990

PROJECT SCOPE

Houston + Austin, TX
www.**thegoodmancorp**.com
Phone: (713) 951-7951

Triennial (2026-2029) Title VI Documentation
for
Memorial Height Redevelopment Authority (TIRZ No. 5)

August 2026

The Authority's Title VI program (a requirement by both FTA and TxDOT) will expire in December 2026. This scope of work will enable TGC to update the program for the Authority.

Task 1: Update Title VI Documentation

- TGC will update the Title VI Plan including the Limited English Proficiency (LEP) standards and provide any necessary documentation for Board of Director approval. TGC will also incorporate TxDOT and FHWA requirements to provide a compliant program for future projects. TGC will develop the new sections required by FHWA. TGC will update the plan based on FTA Circular 4702.1B, Title VI Requirements and Guidelines for Federal Transit Administration Recipients as well as 23 CFR Part 200, FHWA's Title VI/Nondiscrimination Regulation.
  - TGC will develop the updated program and the necessary documentation for local approval.
  - TGC will walk through TxDOT/FTA requirements with District staff to provide general training on the Title VI plan update.
  - TGC will submit the TxDOT required Title VI survey, when requested.
  - TGC will work with the FTA Region VI Civil Rights Office for plan approval.

Budget Summary

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

Task	Description	Cost
1	Update Title VI Documentation	$10,000
	Total Authorized	**$10,000**

Safety Crossings

Update

Memorial Heights Redevelopment Authority
Houston Council District C
September 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?

- ✓ Requested and received mapping updates for private utilities at all locations
- ✓ Submitted preliminary design of improvements at Westcott and Washington at Schuler
- ✓ Submitted technical memo for Ella Boulevard at West 23rd Street
- ✓ Prepared and submitted preliminary design of improvements at Ella Boulevard at West 23rd Street
- ✓ Prepared and submitted cost estimates for all locations

Upcoming Goals, Targets, and Critical Milestones

What are we targeting to achieve over the next month?

- ✓ Finalize and submit final design of improvements at Ella Boulevard at West 23rd Street
- ✓ Finalize and submit final design of improvements at Westcott and Washington at Schuler
- ✓ Update cost estimates for 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

EXHIBIT "A"

Form of Task Order

Memorial Heights Redevelopment Authority (TIRZ No. 5)

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

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

This WORK AUTHORIZATION consists of the following:

1.0 PROJECT DESCRIPTION: The CONSULTANT shall support MHRA with general planning assistance to include infrastructure/financial planning and identifying funding opportunities.

2.0 SCOPE OF SERVICES: The CONSULTANT shall provide assistance in infrastructure, capital improvement and financial planning, including the identification of discretionary funding opportunities for various TIRZ initiatives. To support the activities listed above, the consultant will draft memorandums and presentations as needed, attend meetings, monitor applicable funding opportunities, and prepare grant applications as possible within the budget allocated within this WORK AUTHORIZATION.

3.0 FEE AND PAYMENT: The CONSULTANT shall complete the tasks in this WORK AUTHORIZATION on an hourly basis not to exceed $75,000, for a total of $400,000 as allocated within the WORK AUTHORIZATION since initially authorized. Rates are provided in Attachment B.

4.0 PROJECT SCHEDULE: The schedule for this work is to be determined.

IN WITNESS WHEREOF, the parties have executed this TASK ORDER as of September 23, 2026.

MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY

By: ________________________

Name: Ann Lents

Title: Board Chair

THE GOODMAN CORPORATION

By: ________________________

Name: Jim Webb, AICP

Title: President & CEO

Exhibit B: The Goodman Corporation's Hourly Rates

Subject to annual revision.

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

THE GOODMAN CORPORATION

Connecting Capital to Communities Since 1980
TBPE NO. F-19990

MEMO

Houston + Austin, TX
www.**thegoodmancorp**.com
Phone: (713) 951-7951

To: Sherry Weesner, PE
From: Jim Webb, AICP
Subject: Work Authorization #3, Amendment 7
Date: August 3, 2026

The Goodman Corporation (TGC) is providing the attached amendment to our work authorization for General Planning Support to enable the continued provision of planning services, identification of funding opportunities, and development of associated applications. This work authorization was last funded in June 2025, in the amount of $75,000. Since that time, TGC has completed the following activities under this work authorization:

- Developed and submitted funding applications through Harris County Precinct 1, Harris County Precinct 4, US Representative Lizzie Fletcher, and the Houston-Galveston Area Council (H-GAC).
- Submitted nine (9) Regional Transportation Plan updates to H-GAC.
- Provided planning assistance towards financial projections and annexation options.
- Provided input, review, and comments on Capital Improvement Program documents.
- Reviewed provided feedback on plans and documents from other consultants.
- Provided maps, documentation, and narrative information on on-going and planned projects.
- Completed project intake documentation for the City of Houston to facilitate interlocal agreements and the utilization of Council District Service Fund resources.
- Provided technical and coordination assistance related to Shepherd Durham Phase 2.

TGC requests approval of this work authorization amendment so that our work to assist the Authority can continue.

AMENDED AND RESTATED PROFESSIONAL SERVICES AGREEMENT

This AMENDED AND RESTATED PROFESSIONAL SERVICES AGREEMENT (the "**Agreement**"), effective as of October 1, 2026, is entered into by and between the Memorial-Heights Redevelopment Authority (the **"Client"**) and Medley, Inc., a Texas corporation with its principal place of business at 2808 Caroline Street, Houston, Texas 77004 (the "**Agency**").

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

WHEREAS, the Client is a Texas nonprofit local government corporation operating in conjunction with Tax Increment Reinvestment Zone Number 5 (the **"Zone"**) as designated by the City of Houston, Texas, (the **"City"**). The Client is subject to the First Amended and Restated Agreement by and between the City, the Zone, and the Client, as may be further amended (the **"Tri-Party Agreement"**); and

WHEREAS, the Agency has previously provided communications agency services to the Client pursuant to agreements commencing on November 8, 2021 (the **"Previous Agreements"**); and

WHEREAS, the Client desires to continue retention of the Agency for the provision of services upon the terms and conditions as set forth in this Agreement, and the Agency is willing to continue the performance of 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 <ins>Section 5</ins>.

   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; (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; or (e) is subject to or required to be released pursuant to the Texas Public Information Act or any other applicable government open records law.

c. "**Client Materials**" means relevant documents, data, know-how, methodologies, or 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. "**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 work for Client.

j. "**Receiving Party**" means a party that receives or acquires Confidential Information directly or indirectly under this Agreement.

k. "**Services**" means the communications 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.

l. "**Statement of Work**" means the Statement of Work entered into by the parties and attached hereto as Exhibit A and incorporated by this reference.

m. "**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 Agency requests 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. 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 from approval by Client, except for any amounts disputed by the Client in good faith.

d. Fees for work performed or expenses incurred that are billed for the first time more than 120 days after the date the work is performed or the expense is incurred shall not be payable unless: i) a Change Order or other prior written Client approval provides otherwise, or ii) the fee or expense is payable on a contingent or achievement basis (provided the first time billing is not more than 120 days after the date the contingency or achievement occurs).

7. Ownership; Intellectual Property Rights.

a. **Deliverables; Client Materials.** 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 Deliverables constitute "work made for hire" as defined in 17 U.S.C. § 101, and that such Deliverables are hereby deemed a "work made for hire" for the Client. To the extent that any 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, to the Client. 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, however, 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.

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.

e. TEXAS PUBLIC INFORMATION ACT:

i. The Parties acknowledge that the Client is a governmental body subject to the TPIA. Notwithstanding any provision of this Agreement to the contrary, the Client will comply with the TPIA and any applicable rules, rulings, or interpretations of the Texas Attorney General with respect to the disclosure of public information.

ii. The Client shall make a good faith effort to notify the Agency promptly of any request for disclosure of information under the TPIA that includes information the Agency has marked or designated as confidential or proprietary, to the extent permitted by law. The Agency may, at its sole expense, submit timely arguments to the Texas Attorney General regarding the applicability of any exception to disclosure.

iii. The Agency acknowledges and agrees that information provided to the Client in connection with this Agreement may be subject to disclosure under the TPIA, and that the Client shall have no liability to the Agency for disclosure of information determined by the Client, the Texas Attorney General, or a court of competent jurisdiction to be subject to disclosure under the TPIA. The Client shall not be obligated to withhold information from disclosure unless a statutory exception under the TPIA applies and is properly asserted. The Client reserves the right to disclose any information required to be disclosed by law.

iv. The Agency is responsible for clearly marking information as "confidential" or "proprietary" at the time of submission; however, such designation shall not, by itself, control the Client's obligations under the TPIA.

v. Nothing in this Agreement shall be construed to require the Client to violate the TPIA or any other applicable law.

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**. Upon termination, the Client shall pay any amounts due to the Agency for Services performed prior to the date this Agreement is terminated, as well as any expenses to be reimbursed by the Client pursuant to Section 6 above.

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, statue, 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. **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.

13. **Indemnity and Release Provisions**:

INDEMNITY FOR PERSONAL INJURIES. AGENCY COVENANTS AND AGREES TO, AND DOES HEREBY, DEFEND, INDEMNIFY AND HOLD THE AUTHORITY, THE ZONE, AND THE CITY AND THEIR OFFICERS, DIRECTORS AND EMPLOYEES (THE "INDEMNIFIED PERSONS"), HARMLESS FOR ALL CLAIMS, CAUSES OF ACTION, LIABILITIES, FINES, AND EXPENSES (INCLUDING, WITHOUT LIMITATION, ATTORNEYS' FEES, COURT COSTS AND INTEREST) FOR INJURY, DEATH, DAMAGE OR LOSS INJURIES, INCLUDING DEATH, TO PERSONS OR PROPERTY SUSTAINED IN CONNECTION WITH OR INCIDENTAL TO ANY PERFORMANCE UNDER THIS AGREEMENT, INCLUDING, WITHOUT LIMITATION, THOSE CAUSED BY:

a. AGENCY'S AND/OR ITS AGENTS', EMPLOYEES', OFFICERS, DIRECTORS', CONTRACTORS', OR SUBCONTRACTORS' (COLLECTIVELY IN LETTERED PARAGRAPHS a. - c., "AGENCY'S") ACTUAL OR ALLEGED NEGLIGENCE OR INTENTIONAL ACTS OR OMISSIONS;

b. THE INDEMNIFIED PERSONS' AND AGENCY'S ACTUAL OR ALLEGED CONCURRENT NEGLIGENCE, WHETHER AGENCY IS IMMUNE FROM LIABILITY OR NOT; AND

c. THE INDEMNIFIED PERSONS' AND AGENCY'S ACTUAL OR ALLEGED STRICT PRODUCTS LIABILITY OR STRICT STATUTORY LIABILITY, WHETHER AGENCY IS IMMUNE FROM LIABILITY OR NOT. AGENCY SHALL DEFEND, INDEMNIFY, AND HOLD THE INDEMNIFIED PERSONS HARMLESS DURING THE TERM OF THIS AGREEMENT AND FOR FOUR YEARS AFTER THE AGREEMENT TERMINATES. AGENCY'S INDEMNIFICATION IS LIMITED TO $500,000 PER OCCURRENCE. AGENCY SHALL NOT INDEMNIFY THE INDEMNIFIED PERSONS FOR THE INDEMNIFIED PERSONS' SOLE NEGLIGENCE.

<u>INDEMNITY TO AUTHORITY, ZONE AND CITY PROPERTY</u>. AGENCY SHALL LIKEWISE INDEMNIFY AND HOLD HARMLESS THE AUTHORITY, THE ZONE AND THE CITY FOR ANY AND ALL INJURY OR DAMAGE TO AUTHORITY, ZONE OR CITY PROPERTY ARISING OUT OF OR IN CONNECTION WITH ANY AND ALL ACTS OR OMISSION OF AGENCY, ITS OFFICERS, AGENTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES, OR INVITEES.

<u>RELEASE</u>. AGENCY AGREES TO AND SHALL RELEASE THE INDEMNIFIED PERSONS 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 INDEMNIFIED PERSONS' SOLE OR CONCURRENT NEGLIGENCE AND/OR THE INDEMNIFIED PERSON'S STRICT PRODUCTS LIABILITY OR STRICT STATUTORY LIABILITY.

AGENCY SHALL REQUIRE ALL CONTRACTORS ENGAGED BY IT TO PERFORM SERVICES UNDER THIS AGREEMENT (AND THEIR SUBCONTRACTORS) TO RELEASE AND INDEMNIFY THE INDEMNIFIED PERSONS TO THE SAME EXTENT AND IN SUBSTANTIALLY THE SAME FORM AS ITS RELEASE OF AND INDEMNITY TO THE INDEMNIFIED PERSONS HEREUNDER.

14. Insurance. 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:

Coverage	Limit of Liability
Worker’s Compensation	Statutory
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	Bodily Injury and Property Damage, Combined Limits of $500,000 each Occurrence and $1,000,000 Aggregate

Operations (for a period of one year after completion of work)	
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
Professional Liability Coverage	$500,000 per occurrence/$1,000,000 per aggregate

Each policy, except those for Workers' Compensation, Employer's Liability, and Professional Liability, must name the Authority, the Zone, and the City and their respective officers, directors, and employees as Additional Insureds on the original policy and all renewals or replacements during the term of this Contract.

15. 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 a party of any of a provision of this Agreement is effective unless explicitly set forth in writing and signed by the other party. 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; Previous Agreements Void**. 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, including the Previous Agreement, 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, except as may be required by Section 15(n).

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, except as otherwise contemplated herein for the City and the Zone.

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. **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.

m. **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 ESIGN Act of 2000, e.g., 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 ESIGN Act of 2000, e.g., 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.

n. **Tri-Party Agreement Compliance.** The Agency acknowledges that the Client is subject to the terms and conditions of the Tri-Party Agreement. The parties agree to comply with any requirements imposed by City's Chief Economic Development Officer or any other City official in connection with Tri-Party Agreement compliance.

o. **Texas Verifications.** The 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.

   i. <u>Not a Sanctioned Company</u>. 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.

ii. 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.

iii. 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.

iv. 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."

[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: ____________________________
Sherry Weesner, President
Date: ___________________________

AGENCY

Medley Inc., a Texas corporation

Signature: ____________________________
Name: Ashley Small
Title: CEO of Medley
Date: ________________________________

APPROVED BY THE CITY OF HOUSTON:

____
Gwendolyn Tillotson-Bell
Chief Economic Development Officer

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 from approval