

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

APRIL 25, 2019

REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY/TIRZ NO. 5
MEETING OF APRIL 25, 2019**

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NOTICE OF JOINT MEETING
AT UNITED WAY BUILDING, 50 WAUGH DRIVE, HOUSTON, TEXAS 77007
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 the Reinvestment Zone Number Five, City of Houston, Texas, (the "Zone") on **THURSDAY, APRIL 25, 2019, at 10:00 A.M., at the UNITED WAY BUILDING, 50 WAUGH DRIVE, HOUSTON, TEXAS 77007**, open to the public, to consider, discuss, and adopt such orders, resolutions, or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. **Minutes of previous meetings:**
 - a. Approve Authority minutes of February 28 and March 14, 2019; **3**
 - b. Approve Zone minutes of February 28, 2019; **11**
2. **President Report (Authority only):**
 - a. Update on Hanover development;
 - b. Approve Fifth Amendment to Contract and authorize task [The Goodman Corporation]; **13**
 - c. Update on website development;
 - d. Authorize other appropriate action;
3. **Projects and Engineering (Authority only):**
 - a. **Receive Projects Committee Report:** **17**
 - b. **Houston Avenue/White Oak Drive Intersection** [CIP Project T-0520]: **18**
 - i) Update on construction matters [RAC Industries, LLC];
 - c. **Little Thicket** [CIP Project T-0521]:
 - i) Update on project development;
 - d. **Shepherd/Durham** [CIP Project T-0523A/B] and **Selected Cross Streets** [CIP Project T-0528] **Reconstruction:**
 - i) Update on project development;
 - e. **Yale and Center Street** [CIP Project T-0529]:
 - i) Update on HISP grant application;
 - f. **Heights Boulevard Bicycle and Pedestrian Safety Improvements** [CIP Project T-0527]:
 - i) Update on project development;
 - g. Approve related pay estimates or change orders, or other design, construction, or management contract administration items, and authorize other appropriate action;
4. **Hire auditor to conduct audit for fiscal year ending June 30, 2019 (Authority only);** **27**
5. **Financial matters (Authority only):**
 - a. Receive Finance Committee Report;
 - b. Receive Financial Report Summary, including account and fund activity statements; **32**
 - c. Authorize payment of invoices; **43**
 - d. Review budget for fiscal year ending June 30, 2020; **86**
 - e. Authorize other appropriate action;
6. **Consider renewal of insurance policies (Authority only);** **102**
7. **Receive Attorney Report;**
8. **Executive Session (Authority only, the Zone will recess for duration of closed session):**
 - a. **Convene executive session** for attorney consultation on authorized matters pursuant to Open Meetings Act, § 551.071, Government Code; deliberations regarding purchase, exchange, lease, or value of real property pursuant to Open Meetings Act, §551.072, Government Code; and/or deliberations regarding economic development negotiations pursuant to Open Meetings Act, § 551.087, Government Code;
 - b. **Reconvene public session** and authorize appropriate action regarding executive session discussion;

9. Receive comments and questions from the public;
10. Consider, confirm, or ratify actions of the Authority, as necessary (*Zone only*);
11. Adjourn.

A handwritten signature in blue ink, appearing to read 'L. Li', is positioned above a horizontal line.

SKLaw, Attorneys for the Authority and the Zone

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

FEBRUARY 28, 2019

The Board of Directors (the "Board") of Memorial-Heights Redevelopment Authority (the "Authority"), convened in regular session, open to the public, at 50 Waugh Drive, Houston, Texas 77007, on the 28th day of February, 2019, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Ann Lents	Chairman
Alejandro Colom	Vice Chairman
Tom Kvinta	Secretary
Bryan Brown	Director
Janice Hale-Harris	Director
Christopher David Manriquez	Director
Dr. Robert Stein	Director

and all of said persons were present, except Director Hale-Harris, thus constituting a quorum.

Also present at the meeting were Jennifer Curley and Gary Hill from the City of Houston (the "City"); Sherry Weesner of SMW Principle Solutions, Inc., President of the Authority; Erin Williford and Kristen Hennings of Jone|Carter ("J|C"); Jim Webb of The Goodman Corporation ("TGC"); Cassandra Robinson-Bacon of The Morton Accounting Services ("TMAS"); Pat Rutledge from Friends of Woodland Park ("FWP"); Mario Castillo on behalf of Bill Baldwin, an area realtor; Emily Guyre of Houston Heights Association; David Ott of Hanover Company; and Laura C. Davis and Susan Demiany of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

DETERMINE QUORUM; CALL TO ORDER

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

APPROVE MINUTS

The Board considered approving the minutes of the November 15, 2018, meeting. Upon motion by Director Brown, seconded by Director Kvinta, and after full discussion, the Board unanimously voted to approve the minutes of the November 15, 2018, meeting as presented.

PRESIDENT REPORT

Ms. Weesner then gave the President Report.

Briefing on proposed Hanover Project

Ms. Weesner introduced David Ott with Hanover. Mr. Ott reviewed with the Board Hanover's plans for a proposed development of the tracts located at the intersection of Shepherd Drive and Allen Parkway. He advised the tracts will be developed in phases for multi-family, retail, and office use. Ms. Davis reviewed with the Board a draft of the proposed Development Agreement between the Authority and Hanover. Ms. Weesner reviewed with the Board the anticipated tax increment calculations from the development. Mr. Hill discussed the proposed non-standard enhancement, and the City's interest in the future maintenance of such improvements.

Chairman Lents advised that the terms of the Agreement are not finalized, and the Agreement is not ready at this time for Board consideration.

Mr. Ott exited the meeting.

Approve Development Agreement

The next item on the agenda, to approve a Development Agreement with Hanover, was tabled until a later meeting.

Report on Zone Term Extension

Ms. Weesner advised that the Zone term extension and the Project Plan and Financing Plan amendments were approved by the City, extending the Zone term to 2048.

Approve Amendment No. 2 to Amended and Restated Development Agreement among the Authority, the Zone, and Regent Square, et.al

Ms. Weesner advised that Regent Square has requested an extension to December 31, 2019, for the deadline to commence construction of the next phase of its development. Upon motion by Director Kvinta, seconded by Director Stein, and after full discussion, the Board voted unanimously to approve Amendment No. 2 to Amended and Restated Development Agreement among the Authority, the Zone, and Regent Square, et.al.

Approve ULI Membership

Ms. Weesner presented an overview of the Urban Land Institute ("ULI"), an organization of real estate and land use experts, and discussed the advantages of membership. She suggested that the membership include herself as a full member, and Chairman Lents and Director Brown as associate members.

Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve the ULI membership.

Update on website development

Ms. Weesner reviewed with the Board progress on website development, including the Authority's mission statement. She advised that a link of the draft website will be sent to the Directors for feedback.

PROJECTS AND ENGINEERING

Receive Projects Committee Report

Director Brown updated the Board on Authority projects. He also noted that the Projects Committee has reviewed and approved the project and engineering invoices.

Approve JJC Work Authorization No. 1, Amendment No. 6

Director Brown reviewed with the Board the JJC Work Authorization No. 1, Amendment No. 6, which includes general on-call matters, design work for the 20th Street corridor, and the required updating of the City MWDBE dashboard. Upon motion by Director Brown, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve JJC Work Authorization No. 1, Amendment No. 6.

Receive JJC 2019 Rate and Expense Reimbursement Schedules

Ms. Williford reviewed with the Board the JJC 2019 Billing Rate Schedule and Reimbursable Expenses schedules.

Houston Avenue/White Oak Drive Intersection

Update on construction matters

Ms. Hennings updated the Board on construction matters for the Houston Avenue/White Oak Drive Intersection [CIP Project T-0520] [RAC Industries, LLC ("RAC")]. She advised that Phase II construction is complete, and Phase III along the northwest corner of the intersection is underway. She stated that the project is expected to be completed in late April.

Approve Change Order No. 5

Ms. Williford reviewed with the Board Change Order No. 5 in the amount of \$3,615.58 for pavement upgrades, and recommended approval. Upon motion by Director Brown, seconded by Director Stein, and after full discussion, the Board voted unanimously to approve Change Order No. 5, as recommended.

Little Thicket

Update on project development

Ms. Hennings updated the Board on Little Thicket [CIP Project T-0521]. She reported on a public meeting held the previous evening, stating that the response was positive. She then briefly reviewed the presentation from the public meeting. Ms. Williford advised that the bidding process for the project should begin in April.

Mr. Hill queried the Board about maintenance of the improvements. Ms. Williford explained that the Houston Parks and Recreational Department will be maintaining the improvements.

Approve JJC Work Authorization No. 6, Amendment No.2

Director Brown reviewed with the Board the JJC Work Authorization No. 6, Amendment No. 2, which includes a preliminary feasibility study, design work, and activities in connection with the public meeting. Upon motion by Director Brown, seconded by Director Stein, and after full discussion, the Board voted unanimously to approve JJC Work Authorization No. 6, Amendment No. 2.

Shepherd and Durham Reconstruction

Update on project development

Mr. Webb updated the Board on additional information provided in connection with the grant application that was submitted to H-GAC in October, and coordination of meetings with City Councilmembers and State Representatives to mobilize political support. He advised information on the new ranking should be available within the next couple of weeks.

Yale and Center Street

Mr. Webb advised there is no new information on the HISP grant application.

Heights Boulevard Bicycle and Pedestrian Safety Improvements

Ms. Williford updated the Board on the Heights Boulevard Bicycle and Pedestrian Safety Improvements [CIP Project T-0527]. She reviewed JJC's memorandum detailing proposed alternatives for bicycle and pedestrian improvements for a shared-use path at Washington and Heights Boulevard. She advised that a meeting with the City will be scheduled to discuss the proposed improvements.

Director Brown exited the meeting.

Other Project and Engineering Matters

Ms. Williford reviewed with the Board a memorandum on proposed safety improvements at the MKT Trail Crossing at Heights Boulevard, and a memorandum on MKT Trail safety improvements.

FINANCIAL MATTERS

Receive Finance Committee Report

Director Kvinta next reported to the Board on financial matters.

Receive Financial Report Summary

Ms. Robinson-Bacon reviewed with the Board the Financial Report Summary, including account and fund activity statements.

Authorize payment of invoices

Director Kvinta then reviewed with the Board the invoices submitted for payment. He noted the Finance Committee has reviewed and approved all invoices. Following discussion of the invoices, a motion was made by Director Kvinta, seconded by Director Colom, and approved unanimously by the Board to authorize the payment of all invoices.

Approve Financial Investment Procedures

Director Colom reviewed with the Board procedures for the transfer of Authority funds between TexPool and the accounts at Prosperity Bank. The Board discussed liquidity of funds for upcoming construction projects. Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve the Financial Investment Procedures.

Approve Depository Pledge Agreement

Ms. Davis reviewed with the Board a proposed Depository Pledge Agreement with Prosperity Bank. She reviewed safekeeping requirements for investments exceeding the FDIC limit, and advised that the Agreement complies with the Public Funds Investment Act. Upon motion by Director Manriquez, seconded by Director Colom, and after full discussion, the Board voted unanimously to approve the Depository Pledge Agreement with Prosperity Bank.

Review Tax Increment Report

Ms. Weesner reviewed with the Board the Tax Increment Report prepared by Equi-Tax. She advised that Equi-Tax has provided a verbal confirmation that Equi-Tax's numbers concur with the City's, and that written concurrence will be forthcoming.

Approve Fee Letter Engagement with Masterson Advisors LLC

Ms. Weesner reviewed with the Board a proposed Fee Letter Agreement with Masterson Advisors LLC (the "Agreement") that proposes an hourly fee with regard to the financial analysis of the Zone term extension and the proposed Hanover Development Agreement. Upon motion by Director Manriquez, seconded by Director Colom, and after full discussion, the Board voted unanimously to approve the Fee Letter Agreement.

Approve Amendment to Consulting Services Agreement

Chairman Lents reviewed with the Board a proposed Amendment to the Consulting Services Agreement with SMW Principle Solutions, Inc. Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve the Amendment to the Consulting Services Agreement with SMW Principle Solutions, Inc.

Authorize preparation of budget

The next item on the agenda was to authorize preparation of the budget for fiscal year ending June 30, 2020. Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to authorize preparation of the budget for the fiscal year ending June 30, 2020.

ATTORNEY'S REPORT

Ms. Davis advised she has nothing additional to report.

EXECUTIVE SESSION

Chairman Lents announced that an executive session for the Board would not be necessary.

PUBLIC COMMENTS

The Board then took public comments.

CONSIDER, CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY

The next item on the agenda was to consider, confirm, or ratify actions of the Authority. Ms. Davis advised that no action by the Board is necessary.

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

[SIGNATURE PAGE FOLLOWS]

Secretary
Memorial-Heights Redevelopment Authority

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

MARCH 14, 2019

The Board of Directors (the "Board") of Memorial-Heights Redevelopment Authority (the "Authority"), convened in special session, open to the public, at 1980 Post Oak Boulevard, Suite 1380 Houston, Texas, 77056, on the 14th day of March, 2019, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Ann Lents	Chairman
Alejandro Colom	Vice Chairman
Tom Kvinta	Secretary
Bryan Brown	Director
Janice Hale-Harris	Director
Christopher David Manriquez	Director
Dr. Robert Stein	Director

and all of said persons were present, except Directors Colom, Brown, and Stein, thus constituting a quorum.

Also present at the meeting were Sherry Weesner of SMW Principle Solutions, Inc., President of the Authority; and P. John Kuhl, Jr. (via telephone), Ryan E. LaRue, and Susan Demiany of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

DETERMINE QUORUM; CALL TO ORDER

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

PRESIDENT REPORT

Approve Development Agreement for Hanover development

Chairman Lents discussed the brief presentation at the last meeting by Hanover of the proposed development located at the intersection of Shepherd Drive and Allen Parkway, and the lengthy negotiations on the Development Agreement (the "Agreement") that have occurred since. Mr. Kuhl reviewed with the Board a summary of the provisions of the Agreement with BB Land Development Holdings LLC ("BB"), the entity entering into the Agreement with the Authority. He noted that reimbursement to BB is contingent upon the completion of public improvements and on-site vertical improvement on Tracts A and E, and receipt by the TIRZ of the tax increment attributable to the development. He further advised reimbursement to BB is capped at approximately \$20,000,000.

Ms. Weesner reviewed with the Board the planned improvements for the tract that will significantly benefit the area, including public spaces, streetscape improvements, and bike paths. She also discussed Authority approval of development plans, as required in the Agreement.

Upon motion by Director Kvinta, seconded by Director Hale-Harris, and after full discussion, the Board voted unanimously to approve the Agreement with BB.

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

[SIGNATURE PAGE FOLLOWS]

Secretary
Memorial-Heights Redevelopment Authority

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

FEBRUARY 28, 2019

The Board of Directors (the "Board") of Reinvestment Zone Number Five, City of Houston, Texas, convened in regular session, open to the public, at 50 Waugh Drive, Houston, Texas 77007, on the 28th day of February, 2019, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Ann Lents	Chair
Alejandro Colom	Vice Chair
Tom Kvinta	Secretary
Bryan Brown	Director
Janice Hale-Harris	Director
Christopher David Manriquez	Director
Dr. Robert Stein	Director

and all of said persons were present, except Director Hale-Harris, thus constituting a quorum.

Also present at the meeting were Jennifer Curley and Gary Hill from the City of Houston (the "City"); Sherry Weesner of SMW Principle Solutions, Inc., President of the Authority; Erin Williford and Kristen Hennings of Jones|Carter ("J|C"); Jim Webb of The Goodman Corporation ("TGC"); Cassandra Robinson-Bacon of The Morton Accounting Services ("TMAS"); Pat Rutledge from Friends of Woodland Park ("FWP"); Mario Castillo on behalf of Bill Baldwin, an area realtor; Emily Guyre of Houston Heights Association; David Ott of Hanover Company; and Laura C. Davis and Susan Demiany of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

DETERMINE QUORUM; CALL TO ORDER

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

APPROVE MINUTES

The Board considered approving the minutes of the November 15, 2018, meeting. Upon motion by Director Brown, seconded by Director Kvinta, and after full discussion, the Board voted unanimously to approve the minutes of the November 15, 2018, meeting as presented.

CONSIDER, CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY

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

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

[SIGNATURE PAGE FOLLOWS]

Secretary
Reinvestment Zone Number Five,
City of Houston, Texas

**FIFTH AMENDMENT
TO THE
C O N T R A C T
BY AND BETWEEN
THE GOODMAN CORPORATION
AND
MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**

THIS FIFTH AMENDMENT to the Contract dated September 20, 2016, as amended on May 9, 2017, February 13, 2018, July 26, 2018, and November 15, 2018 (Contract), by and between **The Goodman Corporation** (Consultant) and **Memorial-Heights Redevelopment Authority** (Client), is hereby entered into this 25th day of April, 2019 (Fifth Amendment).

W I T N E S S E T H

WHEREAS, Client is pursuing the development of projects and funding strategies for such projects; and

WHEREAS, Client desires to retain Consultant to provide on-going support for Client projects development and their related funding strategies.

NOW, THEREFORE, for good and valuable consideration, and in accordance with Article IX of the Contract, Client and Consultant agree to amend the Contract as follows:

1. ARTICLE I, Scope of Services, shall be amended to include Exhibit A-4, attached hereto and incorporated herein for all purposes.
2. All references in the Contract to "Exhibit A" shall also include reference to "Exhibit A-4".
3. All other provisions of the Contract, as amended, between Consultant and Client shall remain unchanged.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties hereto have executed this Fourth Amendment in duplicate originals and it shall be effective the 25th day of April, 2019.

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

BY: _____
Name: _____
Title: _____

ATTEST: _____
Name: _____
Title: _____

THE GOODMAN CORPORATION

BY: _____
Barry M. Goodman
President/CEO

ATTEST: _____
Jim Webb
COO

EXHIBIT A-4



HOUSTON:

3200 Travis Street
Suite 200
Houston, TX 77006
(713) 951-7951

THEGOODMANCORP.COM

AUSTIN:

911 W. Anderson Lane
Suite 200
Austin, TX 78757
(512) 236-8002

PROJECT SCOPE

Memorial Heights Redevelopment Authority (MHRA) On-Going Assistance

April 2019

This scope will amend our existing contract to allow The Goodman Corporation (TGC) to provide on-going support for projects and their related funding strategies. The majority of this project scope is focused on the Shepherd and Durham Major Investment project, but will allow the use of TGC resources to be applied to any matter within the purview of the MHRA, as requested by the President and Board.

Task 1 – Provide On-Going Support for CIP Funding and Planning

- TGC will facilitate, attend, and participate in internal (MHRA Board and Projects Committee meetings) and external meetings as necessary and appropriate to assist in project development processes and funding strategies;
- TGC will monitor funding opportunities and provide updates to the President and Board;
- TGC will assist the President and the Board with advocacy and strategy as necessary and appropriate for the advancement of priority projects for the MHRA;
- TGC will provide technical memos, data, analysis, and other information as necessary to advance the implementation of MHRA projects.

Deliverable: Monthly progress reports, technical reports and other documentation as necessary.

Cost: Hourly, Not to Exceed \$12,500

Timeline: Through October 31, 2019

A monthly progress report and invoice will be provided. Fees are authorized up to \$12,500 and will be based on the hourly billing rate schedule below.

Table 1: Rate Schedule	
Category	Rates
Admin I	\$ 82.00
Associate I	\$ 75.00
Associate II	\$ 99.00
Associate III	\$ 105.00
Engineer II	\$ 131.00
Engineer III	\$ 173.00
Senior Associate I	\$ 113.00
Senior Associate II	\$ 118.00
Senior Associate III	\$ 137.00
Senior Vice President	\$ 177.00
VP/Executive I	\$ 148.00
VP/Executive II	\$ 174.00
VP/Executive III	\$ 216.00
President	\$ 360.00

Memorial Heights Redevelopment Authority/TIRZ No. 5

Board Update – April 25, 2019

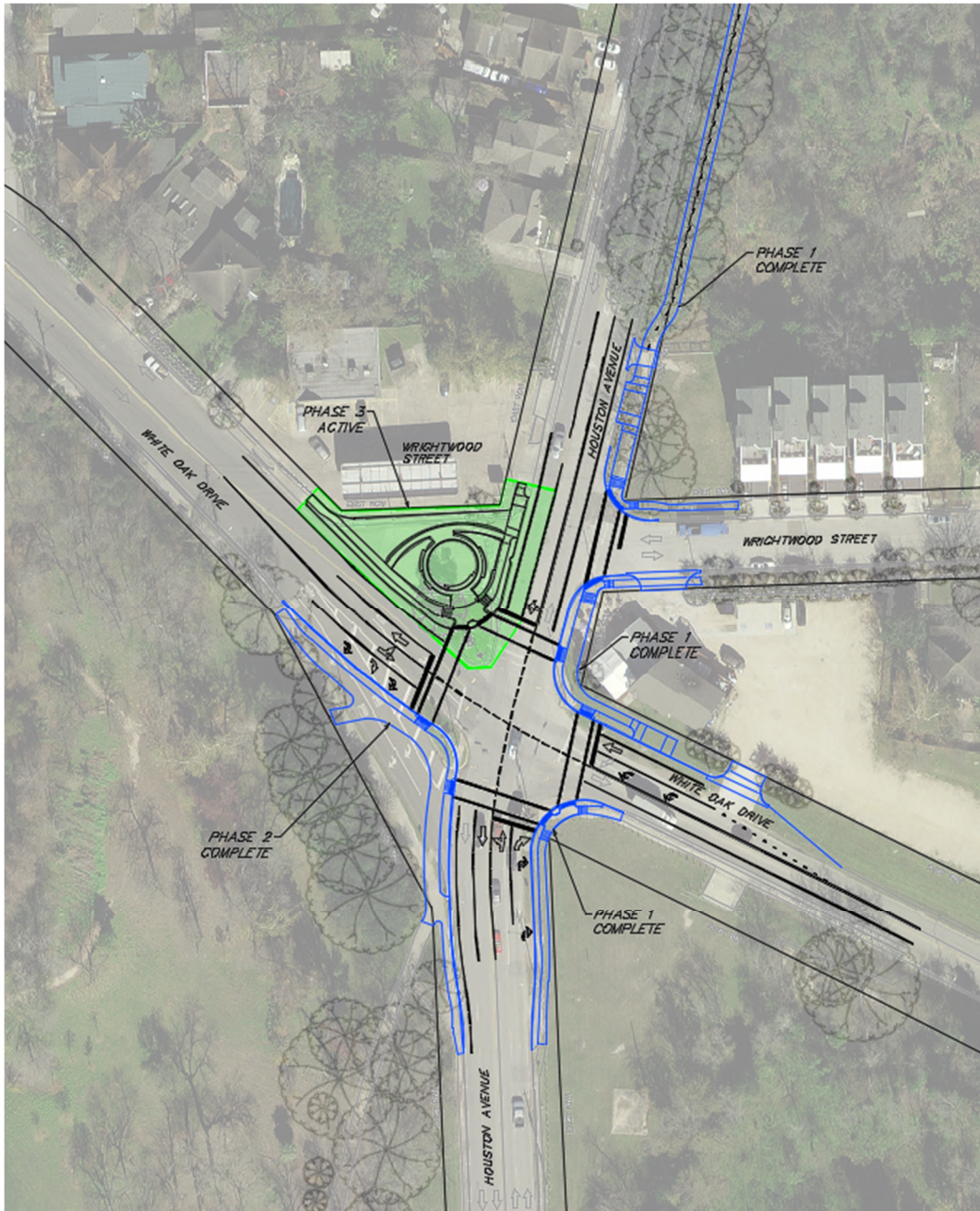


WA	Project Name	CIP Project Number	Status	Work Completed Since the Last Board Update on February 28, 2019	Work Anticipated in the Next Month
1	General Consultation	-	In Progress	<ul style="list-style-type: none"> • Coordination regarding COH MWDBE database. • Projects Meeting Committee held on 4/17/2019. • Hanover Development Coordination 	<ul style="list-style-type: none"> • Maintain project list, as needed. • Update COH MWDBE Database for all active CIP projects. • Update COH MWDBE Database for all active CIP projects.
2	Houston Avenue/ White Oak Intersection	T-0520	Active Construction	<ul style="list-style-type: none"> • Coordinated with CNP on schedule for relocation of the remaining poles. • Coordinated with AT&T/cable company for relocation of cable/fiber. AT&T & AT&T Legacy pole have been removed. • Coordinated with COH and GNMD on Adopt-an-Esplanade application for the Park area at the intersection • Coordinated with Contractor via Procore on submittals and RFIs. • Held construction progress meetings. 	<ul style="list-style-type: none"> • Coordinate with Contractor via Procore for construction updates. • Continue receiving/reviewing submittals and RFI's from contractor. • Continue Coordination with CNP and Comcast on remaining pole relocations. • Project completion: May 2019
3	Front End Documents	-	Complete	-	-
4/5	Shepherd Drive and Durham Drive	T-0523A/ T-0523B	Funding Application Process	<ul style="list-style-type: none"> • Developed potential phasing maps for discussion among projects committee and board. • Attended Mayor's press conference along Shepherd Drive. • Reviewed phasing alternatives with Projects Committee on 4/17/2019. 	<ul style="list-style-type: none"> • Meet with Carol Haddock to discuss safety concerns and project. • Continue coordination in support of TIP application. • Present phasing alternatives to Board at meeting.
6	Little Thicket Park	T-0521	Active Design	<ul style="list-style-type: none"> • Submit 90% Plans to COH and HPARD. • Prepared and held Public Meeting on 2/27/2019. • 	<ul style="list-style-type: none"> • Submit 100% Plans to COH and HPARD. • Update Schedule. •
7	Heights Boulevard Safety Improvements	T-0527	Planning Level Analysis	<ul style="list-style-type: none"> • Reviewed draft memos and alternatives for improvements with Sherry and Projects Committee. • Conducted Site Visit and 311 calls on 4/16/2019. • Scheduled meeting with COH Jeff Weatherford. 	<ul style="list-style-type: none"> • Meet with COH Jeff Weatherford to discuss safety concerns and alternatives.

Houston Avenue & White Oak Drive Intersection Improvements

Project Location

The site is located at the intersection of Houston Avenue and White Oak Drive just northwest of the 1-45 and I-10 interchange.



Project Purpose

The purpose of the project is to help attract new investment in the area and serve area residents and visitors by:

- alleviating driver confusion,
- improve crossing conditions,
- address safety concerns, and
- implement connectivity to all amenities surrounding the intersection

Project Description

The site is located at the northwest corner of I-45 and I-10 and will include realignment of the intersection to improve and create safer crossing conditions, connectivity to park and bike routes, and beautification of the gateway space at the northeastern corner of the intersection. Work includes demolition of existing pavement, sidewalks, and traffic signals, installation of new roadway pavement, traffic signals, shared use path, bicycle and pedestrian facilities, associated landscaping; and related work.

Status Report

Submittals: 90 reviewed, 1 pending.

RFIs: 47 closed. 2 currently pending.

Pole relocations for AT&T and AT&T Legacy are complete.

Phase 1 work along east side of Houston Avenue is complete.

Phase 2 along White Oak Park is complete.

Phase 3 along northwest corner of intersection is underway. Curbs and concrete sidewalks have been poured.

Bi-Weekly O.A.C. Meeting are held every other Tuesday.

[illegible]

\$1,239,988.23

Amended

August 23, 2018 February 19, 2019 April 29, 2019

April 29, 2019

50

Original

Change Orders	Time (days)	Substantial Completion Date	Amount (dollars)
1 Bike Lane & Clock	10	March 1, 2019	\$74,874.39
2 Sidewalk & Road Repairs	4	March 5, 2019	\$7,277.30
3 Road Crown Adjustments	10	March 15, 2019	\$5,139.10
AT&T Legacy Delays	15	March 30, 2019	\$0.00
Weather Delay Days*	20	April 19, 2019	\$0.00
4 Traffic Pedestal Adjustments	10	April 29, 2019	\$6,821.44

Progress Photographs





Upcoming Work

- Pole relocations for CenterPoint and Comcast to continue.
- Pavers to be laid down next week in the park area along the sidewalks.
- New traffic signal heads and decorative fencing are to be installed next week.
- Irrigation and landscaping work to commence April 22nd, 2019.
- Overlay of roadway to begin April 25th, 2019.
- Traffic cabinet to be set April 26th, 2019
- Bike lane pavement markings and armadillos to be installed April 29th, 2019.

Contact Information

Construction Manager (CM)

Jones & Carter, Inc. (J | C)
1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380
832.302.1272
Contact: James McCain

Contractor

RAC Industries, LLC.
2512 Cocoa Lane
Pasadena, TX 77502
281.970.5300
Contact: Ted Labuzan



April 1, 2019

Board of Directors
Memorial Heights Redevelopment Authority / TIRZ No. 5
c/o Sanford & Kuhl
1980 Post Oak Boulevard
Suite 1380
Houston, TX 77056

Attention: Laura Davis

Re: Houston Avenue & White Oak Drive Intersection Improvements
Memorial Heights Redevelopment Authority / TIRZ No. 5
Project Number: T-0520

Dear Directors:

Enclosed is Progress Payment Request No. 7 from RAC Industries, LLC for the referenced project. The estimate is in order and we recommend payment in the amount of \$36,615.91 to RAC Industries, LLC.

Also enclosed is Construction Progress Report No. 7. This report covers construction activities for the referenced project during the period February 21, 2018 to March 20, 2019.

Sincerely,



Kristen Hennings PE, CFM, LEED® Green
Associate

KJH:smd

...\\Box Sync\\HAWO\\Project Folder\\Pay Estimates\\PE #7 – HAWO

Enclosure

cc: RAC Industries, LLC
Ms. Melissa Morton – The Morton Associates (*via email*)

April 1, 2019

Construction Progress Report No. 7
Period February 21, 2018 to March 20, 2019

Houston Avenue & White Oak Drive Intersection Improvements
Memorial Heights Redevelopment Authority / TIRZ No. 5
Project Number: T-0520

Contract:

- A. Contractor: RAC Industries, LLC
- B. Contract Date: August 23, 2018
- C. Authorization to Proceed: August 23, 2018 (180 Calendar Days)
Revised 219 Days (CO 1, 2, & 3 = 39 Days)
- D. Completion Date: February 19, 2019
Revised Date: March 30, 2019
- E. Contract Time Used: 209 Calendar Days (95%) (209/219)

I. General

The contractor installed the brick wall foundations, delivered the pavers and prepared mock up, maintained erosion and sedimentation controls.

II. Change Orders

Change Order No. 3 Issued This Report.

III. Completion Report

A. Estimated Cost as of this Report Period

1.	Contract Bid Price	\$ 1,145,903.00
2.	Change Orders	\$ 87,263.79
3.	Total Estimated Contract Price	\$ 1,233,166.79

B. Actual cost as of this Report \$ 730,756.19

C. Amount Retained (5% of B) \$ 36,537.86

D. Total Paid Contractor \$ 694,218.33

E. Estimated Cost Remaining (A.3 - B) \$ 502,410.60

F. Construction Complete (B/A.3) 56.13%

IV. Frequency of Observation

A. Field Representative - Periodically, on-site daily

B. Engineer Observation - Once weekly, on-site

V. Problems

CenterPoint Utility Poles are still affecting RAC's ability to complete the project.

TO OWNER/CLIENT:

Memorial Heights Redevelopment Authority/TIRZ 5
1900 West Gray PO Box 130627
Houston, Texas 77219

PROJECT:

HAWO - Houston Ave & White Oak Dr
Intersection
2520 Houston Ave
Houston, Texas 77009

APPLICATION NO: 7

INVOICE NO: 7

PERIOD: 02/21/19 - 03/20/19

PROJECT NO: 14760-0002-00

CONTRACT DATE: 8/23/2018

FROM CONTRACTOR:

RAC Industries, Inc.
2512 Cocoa Ln
Pasadena, Texas 77502

VIA ARCHITECT/ENGINEER:

Kristen Hennings (JonesCarter, Houston)
6330 West Loop South, Suite 150
Bellaire, Texas 77401

CONTRACT FOR: HAWO - Houston Ave & White Oak Dr Intersection Prime Contract

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum	\$1,145,903.00
2. Net change by change orders	\$87,263.79
3. Contract Sum to date (Line 1 ± 2)	\$1,233,166.79
4. Total completed and stored to date (Column G on detail sheet)	\$730,756.19
5. Retainage:	
a. 5.00% of completed work	\$36,537.86
b. 0.00% of stored material	\$0.00
Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$36,537.86
6. Total earned less retainage (Line 4 less Line 5 Total)	\$694,218.33
7. Less previous certificates for payment (Line 6 from prior certificate)	\$657,602.42
8. Current payment due:	\$36,615.91
9. Balance to finish, including retainage (Line 3 less Line 6)	\$538,948.46

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$88,819.05	\$(1,555.26)
Total approved this month:	\$0.00	\$0.00
Totals:	\$88,819.05	\$(1,555.26)
Net change by change orders:	\$87,263.79	

The undersigned certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR: RAC Industries, Inc.

By: Ted Labuzan

Date: 4/1/2019

State of: Texas

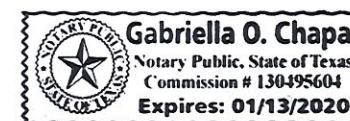
County of: Harris

Subscribed and sworn to before

me this 1st day of April

Notary Public:

My commission expires:

11/13/2020

ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$36,615.91

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to confirm the amount certified.)

ARCHITECT/ENGINEER:

By: Kristen Hennings

Date: 4/1/2019

This certificate is not negotiable. The amount certified is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.



PCCO #004

Jones & Carter, Inc.
1575 Sawdust Rd, Suite 400
The Woodlands, Texas 77380-4241

Project: 14760-0002-00 - HAWO - Houston Ave & White Oak Dr
Intersection
2520 Houston Ave
Houston, Texas 77009

Phone: (713) 389-1566

Prime Contract Change Order #004: Traffic Pedestal BBU required Adjustments

TO:	Memorial Heights Redevelopment Authority/TIRZ 5 1900 West Gray PO Box 130627 Houston, Texas 77219	FROM:	RAC Industries, Inc. 2512 Cocoa Ln Pasadena Texas 77502
DATE CREATED:	4/ 01 /2019	CREATED BY:	James McCain (JonesCarter, The Woodlands)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:	Kristen Hennings (JonesCarter, Houston)	REVIEWED BY:	
DUE DATE:	04/01 /2019	REVIEW DATE:	04/08 /2019
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	10 days	EXECUTED:	No
CONTRACT FOR:	1:HAWO - Houston Ave & White Oak Dr Intersection Prime Contract	TOTAL AMOUNT:	\$ 6,821.44

DESCRIPTION:

Contractor to furnish all material, labor, equipment, and subcontractors to install:

Provide concrete access stairs complete with railing and platform to access the BBU cabinet mounted to the side of the Traffic Cabinet. The eastern stair and platform width shall be increased by 1'-8".

This Change Order required 10 additional days to complete. This will be granted.

The new substantial completion date is April 9, 2019.

ATTACHMENTS:

[1295 form Certificate Houston Ave co #4 signed.pdf](#) [S5 \(SHT 46\) HARDSCAPE DETAILS .pdf](#) [CHANGE ORDER 4 SIGNAL CABINET ADDED CHANGES.pdf](#) [CO-2 Additional Cost Per Revised Cabinet Foundation.pdf](#)

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
006	Traffic Pedestal BBU required Adjustments	10 days	6,821.44
TOTAL:			\$ 6,821.44

CHANGE ORDER LINE ITEMS:

006 : Traffic Pedestal BBU required Adjustments

#	Cost Code	Description	Type	Quantity	Units	Unit Cost	Subtotal
1	3-D9 - Furnish and Install Controller Cabinet Modified Foundation with Apron	Increase the Controller Cabinet Foundation with added BBU portion.	Other	1.0	LS	\$6,821.44	\$6,821.44
Subtotal:							\$6,821.44
Grand Total:							\$6,821.44



The original (Contract Sum)	\$ 1,145,903.00
Net change by previously authorized Contract Adjustments	\$ 87,263.79
The contract sum prior to this Contract Adjustment was	\$ 1,233,166.79
The contract sum will be increased by this Contract Adjustment in the amount of	\$ 6,821.44
The new contract sum including this Contract Adjustment will be	\$ 1,239,988.23
The contract time will be increased by this Contract Adjustmentby 10 days	

Kristen Hennings (JonesCarter, Houston)

6330 West Loop South, Suite 150
Bellaire Texas 77401

 4/8/2019

SIGNATURE

DATE

**Memorial Heights Redevelopment
Authority/TIRZ 5**

1900 West Gray PO Box 130627
Houston Texas 77219

SIGNATURE

DATE

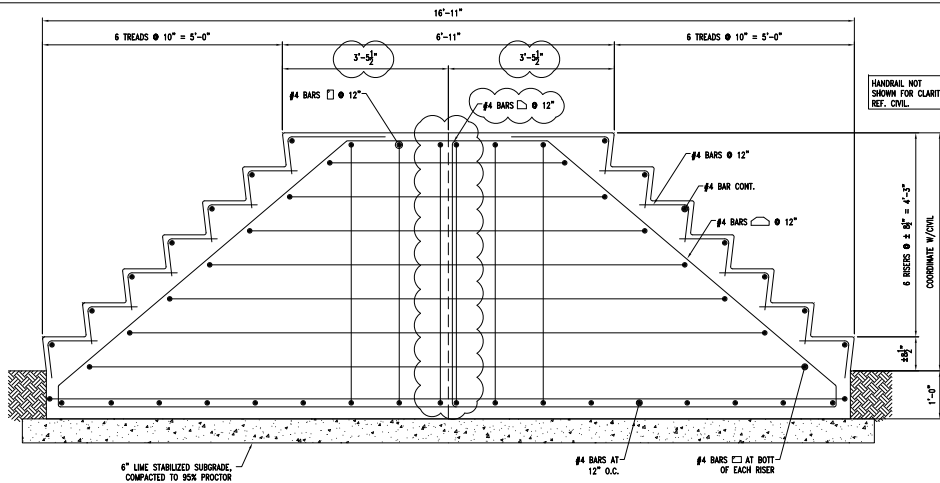
RAC Industries, Inc.

2512 Cocoa Ln
Pasadena Texas 77502

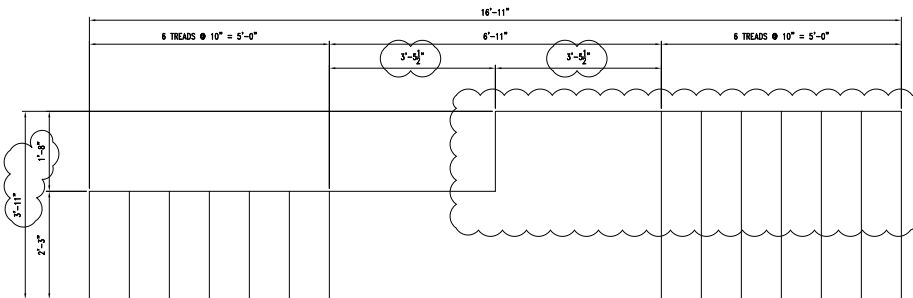
 04/09/2019

SIGNATURE

DATE



01 SECTION - TRAFFIC SIGNAL CABINET FOUNDATION
1/2" = 1'-0"



01 PLAN - TRAFFIC SIGNAL CABINET FOUNDATION
1/2" = 1'-0"

NO SOIL INVESTIGATION WAS PERFORMED FOR THIS PROJECT. THE FOUNDATION WAS DESIGNED IN ACCORDANCE WITH 2012 IBC CODE, ACCORDING TO SECTION 1806.2, THE ALLOWABLE BEARING PRESSURE ALLOWED WITHOUT PERFORMING A GEOTECHNICAL INVESTIGATION OF EXISTING SOIL IS 1,500 PSF.

TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL CENTERPOINT AT 713-207-2222.

PRIVATE UTILITY LINES SHOWN

FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG TO IDENTIFY UNDERGROUND LINES. THIS VERIFICATION DOES NOT FULFILL YOUR OBLIGATION TO CALL 811.

Date:

CenterPoint Energy/Natural Gas Facilities Verification ONLY
This signature verifies that 200 hours above call before any excavation work is performed. Signature valid for six months.

Date:

Approved for AT&T Texas SMRT underground conduit facilities ONLY
Signature valid for one year.

Date:

CenterPoint Energy/Underground Electrical Facilities Verification ONLY
This signature verifies existing underground facilities. Signature valid for six months.

UDONEPORTER
UNDERGROUND PORTAL

SURVEYED BY:
UNITED ENGINEERS, INC.
FB NO. 217-072

CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

HOUSTON AVENUE & WHITE OAK DRIVE
INTERSECTION IMPROVEMENTS

STRUCTURAL HARDSCAPE DETAILS
TRAFFIC SIGNAL CABINET

swa

WBS NUMBER

N-105000-0004-3

DRAWING SCALE

AS NOTED

CITY OF HOUSTON, TX

77008-3342

United States

www.swagroup.com

+1-713-868-1676

FOR CITY OF HOUSTON USE ONLY

CITY OF HOUSTON, TX

77008-3342

United States

www.swagroup.com

+1-713-868-1676

SHEET NO. 40 OF 64

McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708
E-Mail: mgsb@mgsbpllc.com

9600 Great Hills Trail
Suite 150W
Austin, Texas 78759
(512) 610-2209
www.mgsbpllc.com

April 25, 2019

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

We are pleased to confirm our understanding of the services we are to provide Memorial-Heights Redevelopment Authority (the “Authority”) for the years ended June 30, 2019, and June 30, 2020. We will audit the financial statements of the governmental activities and each major fund, which collectively comprise the basic financial statements of the Authority as of and for the years ended June 30, 2019, and June 30, 2020. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A) and the schedule of revenues, expenditures and changes in fund balance – budget and actual for the General Fund, to supplement the Authority’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) 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. As part of our engagement, we will apply certain limited procedures to the Authority’s RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist 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 will 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. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management’s Discussion and Analysis, and
- 2) Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund

We have also been engaged to report on supplementary information other than RSI that accompanies the Authority’s financial statements. The document we submit to you will include various supplementary schedules, including supplementary information required by the City of Houston, Texas. This supplementary information will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and we will provide an opinion on it in relation to the financial statements as a whole except for that portion marked “unaudited”, on which we will express no opinion.

Audit Objective

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the Authority's financial statements. Our report will be addressed to the Board of Directors of the Authority. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or may withdraw from this engagement.

Audit Procedures - General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Authority or to acts by management or employees acting on behalf of the Authority.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform you of any material errors and any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform you of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditor is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include direct confirmation of certain assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will also require certain written representations from you about the financial statements and related matters.

Audit Procedures – Internal Control

Our audit will include obtaining an understanding of the Authority and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures – Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we will perform tests of the Authority's compliance with applicable laws and regulations and the provisions of certain contracts and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Management is responsible for establishing and maintaining effective internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Authority involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Authority received in communications from employees, former employees, consultants, regulators, or others. In addition, you are responsible for identifying and ensuring that the Authority complies with applicable laws and regulations.

Management Responsibilities (Continued)

You are responsible for the preparation of the supplementary information in conformity with the City's requirements. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with the City's requirements, (2) that you believe the supplementary information, including its form and content, is fairly presented in accordance with the City's requirements, (3) that the methods of measurement or presentation have not changed from those used in the prior period, and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

With regard to using the auditor's report, you understand that you must obtain our written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Engagement Administration, Fees and Other

The Authority will not pay any consultant for services that are determined to be an ineligible Project Cost under the TIRZ Act and the consultant shall repay the Authority for any payment made by the Authority to the consultant that is determined to be an ineligible Project Cost.

We are aware of the City of Houston's requirement to have the audit completed by September 30th, and barring any unforeseen circumstances every effort will be made to comply with this requirement

In accordance with provisions of the Local Records Retention Schedule Section 2-1: Item 1025-01 e) we agree to retain our audit work papers in our office for a period of three years after all questions arising from the audit have been resolved. In order to allow for all questions arising from the audit to be resolved and to comply with Rule 501.76(f) of the Rules of Professional Conduct of the Texas State Board of Public Accountancy the actual date will be the five-year anniversary of the audit report in question.

We expect to present a draft of the audit report within 45 days of the availability of the Authority's accounting records. Chris Swedlund is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign the report. The following is an estimate of our fees for the audit included in this engagement letter:

Engagement Administration, Fees and Other (Continued)

- Audit of the Authority's financial statements as of and for the year ended June 30, 2019, at a fee not to exceed \$8,000
- Audit of the Authority's financial statements as of and for the year ended June 30, 2020, at a fee not to exceed \$8,000

Not included in the fees above are out-of-pocket costs such as printing, postage, and other charges incidental to the completion of our audit. If for any reason our services are terminated prior to issuance of a final report, our engagement will be deemed to have been completed, even if we have not completed our report. The Authority will be obligated to compensate us for our time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your consultants and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

You agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.

We believe this letter accurately summarizes the significant terms of the engagement. If you have any questions, please let us know. If you agree with the terms of the engagement as described in this letter, please sign the enclosed copy and return it to us. We appreciate the confidence you have placed in us by retaining this firm as your independent auditor in this matter.

Sincerely,

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants

This letter correctly sets forth the understanding of Memorial-Heights Redevelopment Authority.

_____	_____	_____
Signature	Title	Date

_____	_____
	Date

Mayor's Office of
Economic Development



**Memorial Heights Redevelopment Authority
Monthly Financial Report Summary
April Board Meeting
Thursday, April 25, 2019**

At the beginning of February, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Fund Balance was \$9,390,002. TIRZ #5 received a total of \$31,267, from Investment interest. During the period, TIRZ #5 processed \$321,941 in disbursements during the period. 79% of the disbursements related to disbursements to Jones & Carter for Capital Project Work (\$62,743) and to RAC Industries for Capital Project work (\$192,305). The ending balance as of month end March 31, 2019 was \$9,099,328.

The invoices pending approval for April total \$89,916. See attached “Unpaid Bills Detail” Report on page 3. A transfer of \$80,000 is required from the Money Market Account to the Operating account to cover outstanding invoices.

There was \$161,412 spent for Capital Projects for the period. The project that utilized the majority of the funding was T-0520 Houston Ave & White Oak (\$135,908). See attached “Capital Improvement Projects” Report on page 4.

**Memorial Heights Redevelopment Authority
General Operating Fund
As of March 31, 2019**

General Operating Fund

BEGINNING BALANCE \$ 9,390,002.15

REVENUE

Prosperity Money Market Interest	3,837.71	Monthly Interest
Prosperity Money Market Interest	4,036.48	
TexPool Investment	11,044.51	
TexPool Investment	12,348.36	

Total Revenue 31,267.06

DISBURSEMENTS

2323	Goodman Corporation	5,738.00	Engineering Consultant
2328	The Morton Accounting Services	2,533.40	Accounting
2324	Jones & Carter	38,493.81	Capital Projects
2326	SK Law	14,553.88	Legal Services
2327	SMW Principle Solution	8,122.68	Admin Consulting
2325	RAC Industries	112,332.56	CIP Project
2329	Goodman Corporation	6,421.50	Engineering Consultant
2330	Jones & Carter	24,249.11	Capital Projects
2332	SK Law	19,533.50	Legal Services
2334	SMW Principle Solution	8,649.87	Admin Consulting
2335	The Morton Accounting Services	1,340.68	Accounting
2331	RAC Industries	79,972.47	CIP Project

Total Disbursements 321,941.46

ENDING BALANCE \$ 9,099,327.75

March 31, 2019

Balance

LOCATION OF ASSETS

Prosperity Operating	\$	32,007.59
Prosperity Money Market		3,038,050.35
TexPool Investment		<u>6,029,269.81</u>

Total Account Balance \$ 9,099,327.75

Memorial Heights Redevelopment Authority
Unpaid Bills Detail
As of April 18, 2019

Type	Date	Num	Memo	Due Date	Open Balance
Goodman Corporation					
Bill	03/31/2019	3-2019-28	MRA105 Project - Completion of TIP Process	04/10/2019	641.10
Total Goodman Corporation					641.10
Jones & Carter Inc.					
Bill	03/31/2019	00282275	Work Order 1 - Through March 29, 2019	04/10/2019	2,645.00
Bill	03/31/2019	00282278	Work Order 2 - Through March 29, 2019	04/10/2019	4,549.26
Bill	03/31/2019	00282276	WO5 - Shepherd Dr 6th to 610 - Through March...	04/10/2019	92.50
Bill	03/31/2019	00282277	Work Order 6 - Through March 29, 2019 final de...	04/10/2019	8,584.83
Total Jones & Carter Inc.					15,871.59
RAC Industries, Inc.					
Bill	03/31/2019	Pay Reque...	Pay Request 7 - \$1,145,903 Contract (w/CO - 1,2...	04/10/2019	36,615.91
Total RAC Industries, Inc.					36,615.91
Sanford Kuhl Hagan Kugle Parker Kahn					
Bill	03/31/2019	19-2206	Admin/Meeting through March 2019	04/10/2019	2,307.50
Bill	03/31/2019	19-2207	General Legal services through March 2019	04/10/2019	3,735.24
Bill	03/31/2019	19-2208	Legal services through March 2019	04/10/2019	31.25
Bill	03/31/2019	19-2209	Legal services through March 2019	04/10/2019	18,782.50
Total Sanford Kuhl Hagan Kugle Parker Kahn					24,856.49
SMW Principle Solutions, Inc.					
Bill	03/31/2019	1168	March Consulting 2019	04/10/2019	10,670.77
Total SMW Principle Solutions, Inc.					10,670.77
The Morton Accounting Services					
Bill	03/31/2019	1873	March 2019 CPA Services	04/10/2019	1,259.80
Total The Morton Accounting Services					1,259.80
TML Intergovernmental Risk Pool					
Bill	03/31/2019	6727-20190...	4/1/19 - 3/31/20 Coverage	04/10/2019	965.30
Total TML Intergovernmental Risk Pool					965.30
TOTAL					90,880.96

11:40 AM

04/18/19

Accrual Basis

Memorial Heights Redevelopment Authority
Capital Improvement Projects
February through March 2019

Type	Date	Num	Name	Memo	Amount
Capital Improvement Plan					
T-0520 Houston Ave & White Oak					
Bill	02/28/2019	00280639	Jones & Carter Inc.	Work Order 2 - Through February 22, 2019	12,032.61
Bill	02/28/2019	Pay Reque...	RAC Industries, Inc.	Pay Request 6 - \$1,145,903 Contract	79,972.47
Bill	02/28/2019	19-2102	Sanford Kuhl Hagan Kugle Parker Ka...	Legal services through February 2019	156.25
Bill	02/28/2019	1160	SMW Principle Solutions, Inc.	February 2019 Consulting	600.00
Bill	03/31/2019	1168	SMW Principle Solutions, Inc.	March 2019 Consulting	1,950.00
Bill	03/31/2019	00282278	Jones & Carter Inc.	Work Order 2 - Through March 29, 2019	4,549.26
Bill	03/31/2019	Pay Reque...	RAC Industries, Inc.	Pay Request 7 - \$1,145,903 Contract (w/CO - 1,233,166.79)	36,615.91
Bill	03/31/2019	19-2208	Sanford Kuhl Hagan Kugle Parker Ka...	Legal services through March 2019	31.25
Total T-0520 Houston Ave & White Oak					135,907.75
T-0521 Little Thicket Park Impr					
Bill	02/28/2019	00280641	Jones & Carter Inc.	Work Order 6 - Through February 22, 2019 final design	5,203.50
Bill	02/28/2019	19-2104	Sanford Kuhl Hagan Kugle Parker Ka...	Legal services through February 2019	637.50
Bill	02/28/2019	1160	SMW Principle Solutions, Inc.	February 2019 Consulting	800.00
Bill	03/31/2019	1168	SMW Principle Solutions, Inc.	March 2019 Consulting	750.00
Bill	03/31/2019	00282277	Jones & Carter Inc.	Work Order 6 - Through March 29, 2019 final design	8,584.83
Total T-0521 Little Thicket Park Impr					15,975.83
T-0523 Shepherd/Durham Reconstr					
Bill	02/28/2019	00280640	Jones & Carter Inc.	Shepherd Dr 6th to 610 - Through February 22, 2019	100.00
Bill	02/28/2019	1160	SMW Principle Solutions, Inc.	T-0523A February 2019 Consulting	585.00
Bill	02/28/2019	1160	SMW Principle Solutions, Inc.	T-0523B February 2019 Consulting	585.00
Bill	03/31/2019	1168	SMW Principle Solutions, Inc.	T-0523A March 2019 Consulting	1,575.00
Bill	03/31/2019	1168	SMW Principle Solutions, Inc.	T-0523B March 2019 Consulting	1,537.50
Bill	03/31/2019	00282276	Jones & Carter Inc.	WO5 - Shepherd Dr 6th to 610 - Through March 29, 2019	92.50
Total T-0523 Shepherd/Durham Reconstr					4,475.00
T-0527 Heights Blvd Pedestrian					
Bill	02/28/2019	00280642	Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Impr.	4,703.00
Bill	02/28/2019	1160	SMW Principle Solutions, Inc.	February 2019 Consulting	350.00
Total T-0527 Heights Blvd Pedestrian					5,053.00
Total Capital Improvement Plan					161,411.58
TOTAL					161,411.58

Memorial Heights Redevelopment Authority
BUDGET TO ACTUAL
3 Quarters Ended Mar 31, 2019

	Mar 31, 2019 Actual	Mar 31, 2019 Budget	Variance	% of Budget
Revenue				
Interest Income	\$ 122,731.94	\$ 25,000.00	\$ 97,731.94	490.93 %
Tax Increment - City	0.00	6,488,976.00	(6,488,976.00)	0.00 %
Tax Increment Interest	0.00	4,210.00	(4,210.00)	0.00 %
Total Revenue	122,731.94	6,518,186.00	(6,395,454.06)	1.88 %
Capital Improvement Plan				
T-0515 11th & Bryce St Pk Trail	0.00	50,000.00	(50,000.00)	0.00 %
T-0520 Houston Ave & White Oak	904,975.58	1,550,000.00	(645,024.42)	58.39 %
T-0521 Little Thicket Park Impr	33,224.03	465,000.00	(431,775.97)	7.14 %
T-0523 Shepherd/Durham Reconstr	31,138.03	1,500,000.00	(1,468,861.97)	2.08 %
T-0527 Heights Blvd Pedestrian	10,347.50	70,000.00	(59,652.50)	14.78 %
T-0529 Yale @ Center	1,000.00	0.00	1,000.00	
Total Capital Improvement Plan	980,685.14	3,635,000.00	(2,654,314.86)	26.98 %
Gross Profit	(857,953.20)	2,883,186.00	(3,741,139.20)	(29.76)%
Operating Expenses				
Developer Reimbursement	273,379.59	166,654.00	106,725.59	164.04 %
Municipal Services	0.00	160,652.00	(160,652.00)	0.00 %
Program and Project Consultants				
Engineering Consultants	106,888.07	50,000.00	56,888.07	213.78 %
Legal Expense	79,898.68	50,000.00	29,898.68	159.80 %
Planning Consultants	0.00	50,000.00	(50,000.00)	0.00 %
TIRZ Administration & Overhead				
Accounting	13,817.26	18,000.00	(4,182.74)	76.76 %
Administration	53,213.41	100,000.00	(46,786.59)	53.21 %
Auditing	7,650.00	9,000.00	(1,350.00)	85.00 %
Insurance	965.30	1,000.00	(34.70)	96.53 %
Office Expenses	0.00	500.00	(500.00)	0.00 %
Tax Consultant	1,800.00	25,000.00	(23,200.00)	7.20 %
Total Operating Expenses	537,612.31	630,806.00	(93,193.69)	85.23 %
Net Income (Loss)	(1,395,565.51)	2,252,380.00	(3,647,945.51)	(61.96)%

Memorial Heights Redevelopment Authority
BALANCE SHEET
Mar 31, 2019 and 2018

Assets				
	2019	2018	Variance	%
Current Assets				
Prosperity - Money Market	\$ 3,038,050.35	\$ 5,194,906.17	\$ (2,156,855.82)	(41.52)%
Prosperity Bank - Operating	32,007.59	105,647.36	(73,639.77)	(69.70)%
TexPool Investment	6,029,269.81	0.00	6,029,269.81	0.00 %
Prepaid Expense	0.00	935.00	(935.00)	(100.00)%
Prepaid Insurance	<u>723.98</u>	<u>0.00</u>	<u>723.98</u>	<u>0.00 %</u>
Total Current Assets	9,100,051.73	5,301,488.53	3,798,563.20	71.65 %
Total Assets	<u>\$ 9,100,051.73</u>	<u>\$ 5,301,488.53</u>	<u>\$ 3,798,563.20</u>	<u>71.65 %</u>
Liabilities and Stockholders' Equity				
	2019	2018	Variance	%
Current Liabilities				
Accounts Payable	<u>\$ 89,644.87</u>	<u>\$ 11,763.23</u>	<u>\$ 77,881.64</u>	<u>662.08 %</u>
Total Current Liabilities	89,644.87	11,763.23	77,881.64	662.08 %
Stockholders' Equity				
Retained Earnings	10,405,972.37	6,152,955.63	4,253,016.74	69.12 %
Net Income	<u>(1,395,565.51)</u>	<u>(863,230.33)</u>	<u>(532,335.18)</u>	<u>61.67 %</u>
Total Stockholders' Equity	<u>9,010,406.86</u>	<u>5,289,725.30</u>	<u>3,720,681.56</u>	<u>70.34 %</u>
Total Liabilities and Stockholders' Equity	<u>\$ 9,100,051.73</u>	<u>\$ 5,301,488.53</u>	<u>\$ 3,798,563.20</u>	<u>71.65 %</u>

Memorial Heights Redevelopment Authority

Profit & Loss Detail

Accrual Basis

July 2018 through March 2019

Type	Date	Num	Adj	Name	Memo	Amount
Ordinary Income/Expense						
Income						
Interest Income						
Depo...	07/31/2018				Interest	13,337.94
Depo...	08/31/2018				Interest	13,262.06
Depo...	09/30/2018				Interest	12,767.88
Depo...	10/31/2018				Interest	13,048.23
Depo...	11/30/2018				Interest	12,316.83
Depo...	12/31/2018				Interest	12,427.12
Depo...	01/31/2019				Interest	8,427.88
Depo...	01/31/2019				Interest	5,876.94
Depo...	02/28/2019				Interest	3,837.71
Depo...	02/28/2019				Interest	11,044.51
Depo...	03/31/2019				Interest	4,036.48
Depo...	03/31/2019				Interest	12,348.36
Total Interest Income						122,731.94
Total Income						122,731.94
Cost of Goods Sold						
Capital Improvement Plan						
T-0520 Houston Ave & White Oak						
Bill	07/31/2018	002697...		Jones & Carter Inc.	Work Order 2 - Through July 27, 2018	22,198.71
Bill	07/31/2018	18-1585		Sanford Kuhl Hagan Kugle Par...	Legal services through July 2018	381.25
Bill	07/31/2018	1112		SMW Principle Solutions, Inc.	July 2018 Consulting	1,000.00
Bill	08/31/2018	1119		SMW Principle Solutions, Inc.	August 2018 Consulting	1,275.00
Bill	08/31/2018	18-1756		Sanford Kuhl Hagan Kugle Par...	Legal services through August 2018	1,281.25
Bill	08/31/2018	002711...		Jones & Carter Inc.	Work Order 2 - Through August 31, 2018	33,652.00
Bill	09/30/2018	Pay Re...		RAC Industries, Inc.	Pay Request 1 - \$1,145,903 Contract	72,043.15
Bill	09/30/2018	18-1784		Sanford Kuhl Hagan Kugle Par...	Legal services through September 2018	406.25
Bill	09/30/2018	1124		SMW Principle Solutions, Inc.	September 2018 Consulting	1,875.00
Bill	09/30/2018	002728...		Jones & Carter Inc.	Work Order 2 - Through September 30, 2018	24,578.99
Bill	10/31/2018	18-1890		Sanford Kuhl Hagan Kugle Par...	Legal services through October 2018	145.00
Bill	10/31/2018	002745...		Jones & Carter Inc.	Work Order 2 - Through October 30, 2018	22,011.27
Bill	10/31/2018	1130		SMW Principle Solutions, Inc.	October 2018 Consulting	1,075.00
Bill	11/30/2018	18-1978		Sanford Kuhl Hagan Kugle Par...	Legal services through November 2018	127.50
Bill	11/30/2018	1138		SMW Principle Solutions, Inc.	November 2018 Consulting	1,825.00
Bill	11/30/2018	Pay Re...		RAC Industries, Inc.	Pay Request 2 - \$1,145,903 Contract	148,645.03
Bill	11/30/2018	002762...		Jones & Carter Inc.	Work Order 2 - Through November 30, 2018	24,172.69
Bill	12/04/2018	Pay Re...		RAC Industries, Inc.	Pay Request 3 - \$1,145,903 Contract	133,065.68
Bill	12/20/2018	Pay Re...		RAC Industries, Inc.	Pay Request 4 - \$1,145,903 Contract	111,543.53
Bill	12/31/2018	1142		SMW Principle Solutions, Inc.	December 2018 Consulting	1,500.00
Bill	12/31/2018	002776...		Jones & Carter Inc.	Work Order 2 - Through December 30, 2018	19,456.66
Bill	01/31/2019	18-2150		Sanford Kuhl Hagan Kugle Par...	Legal services through December 2018	593.75
Bill	01/31/2019	19-1012		Sanford Kuhl Hagan Kugle Par...	Legal services through January 2019	325.00
Bill	01/31/2019	002795...		Jones & Carter Inc.	Work Order 2 - Through January 25, 2019	32,607.56
Bill	01/31/2019	Pay Re...		RAC Industries, Inc.	Pay Request 5 - \$1,145,903 Contract	112,332.56
Bill	01/31/2019	1150		SMW Principle Solutions, Inc.	January 2019 Consulting	950.00
Bill	02/28/2019	002806...		Jones & Carter Inc.	Work Order 2 - Through February 22, 2019	12,032.61
Bill	02/28/2019	Pay Re...		RAC Industries, Inc.	Pay Request 6 - \$1,145,903 Contract	79,972.47
Bill	02/28/2019	19-2102		Sanford Kuhl Hagan Kugle Par...	Legal services through February 2019	156.25
Bill	02/28/2019	1160		SMW Principle Solutions, Inc.	February 2019 Consulting	600.00
Bill	03/31/2019	1168		SMW Principle Solutions, Inc.	March 2019 Consulting	1,950.00
Bill	03/31/2019	002822...		Jones & Carter Inc.	Work Order 2 - Through March 29, 2019	4,549.26
Bill	03/31/2019	Pay Re...		RAC Industries, Inc.	Pay Request 7 - \$1,145,903 Contract (w/CO - 1,2...	36,615.91
Bill	03/31/2019	19-2208		Sanford Kuhl Hagan Kugle Par...	Legal services through March 2019	31.25
Total T-0520 Houston Ave & White Oak						904,975.58

Memorial Heights Redevelopment Authority

Profit & Loss Detail

Accrual Basis

July 2018 through March 2019

Type	Date	Num	Adj	Name	Memo	Amount
T-0521 Little Thicket Park Impr						
Bill	07/31/2018	18-1586		Sanford Kuhl Hagan Kugle Par...	Legal services through July 2018	325.00
Bill	07/31/2018	1112		SMW Principle Solutions, Inc.	July 2018 Consulting	1,000.00
Bill	08/31/2018	1119		SMW Principle Solutions, Inc.	August 2018 Consulting	500.00
Bill	08/31/2018	18-1757		Sanford Kuhl Hagan Kugle Par...	Legal services through August 2018	256.25
Bill	09/30/2018	1124		SMW Principle Solutions, Inc.	September 2018 Consulting	625.00
Bill	10/31/2018	18-1892		Sanford Kuhl Hagan Kugle Par...	Legal services through October 2018	161.25
Bill	10/31/2018	1130		SMW Principle Solutions, Inc.	October 2018 Consulting	625.00
Bill	11/30/2018	1138		SMW Principle Solutions, Inc.	November 2018 Consulting	800.00
Bill	11/30/2018	002762...		Jones & Carter Inc.	Work Order 6 - Through November 30, 2018	5,767.75
Bill	12/31/2018	1142		SMW Principle Solutions, Inc.	December 2018 Consulting	950.00
Bill	12/31/2018	002776...		Jones & Carter Inc.	Work Order 6 - Through December 30, 2018	5,637.95
Bill	01/31/2019	002795...		Jones & Carter Inc.	Work Order 6 - Through January 25, 2019	200.00
Bill	01/31/2019	1150		SMW Principle Solutions, Inc.	January 2019 Consulting	400.00
Bill	02/28/2019	002806...		Jones & Carter Inc.	Work Order 6 - Through February 22, 2019 final...	5,203.50
Bill	02/28/2019	19-2104		Sanford Kuhl Hagan Kugle Par...	Legal services through February 2019	637.50
Bill	02/28/2019	1160		SMW Principle Solutions, Inc.	February 2019 Consulting	800.00
Bill	03/31/2019	1168		SMW Principle Solutions, Inc.	March 2019 Consulting	750.00
Bill	03/31/2019	002822...		Jones & Carter Inc.	Work Order 6 - Through March 29, 2019 final de...	8,584.83
Total T-0521 Little Thicket Park Impr						33,224.03
T-0523 Shepherd/Durham Reconstr						
Bill	07/31/2018	002697...		Jones & Carter Inc.	Shepherd Dr 6th to 610 - Through July 27, 2018	5,538.00
Bill	07/31/2018	002697...		Jones & Carter Inc.	Work Order 5 - Durham - Through July 27, 2018	1,745.00
Bill	07/31/2018	18-1587		Sanford Kuhl Hagan Kugle Par...	Legal services through July 2018	150.00
Bill	07/31/2018	1112		SMW Principle Solutions, Inc.	T-0523A July 2018 Consulting	800.00
Bill	07/31/2018	1112		SMW Principle Solutions, Inc.	T-0523B July 2018 Consulting	800.00
Bill	08/31/2018	1119		SMW Principle Solutions, Inc.	T-0523A August 2018 Consulting	1,375.00
Bill	08/31/2018	1119		SMW Principle Solutions, Inc.	T-0523B August 2018 Consulting	1,200.00
Bill	08/31/2018	002711...		Jones & Carter Inc.	Shepherd Dr 6th to 610 - Through August 31, 20...	100.00
Bill	08/31/2018	002711...		Jones & Carter Inc.	Work Order 5 - Durham - Through August 31, 20...	2,500.00
Bill	09/30/2018	18-1786		Sanford Kuhl Hagan Kugle Par...	Legal services through September 2018	162.50
Bill	09/30/2018	1124		SMW Principle Solutions, Inc.	T-0523A September 2018 Consulting	600.00
Bill	09/30/2018	1124		SMW Principle Solutions, Inc.	T-0523B September 2018 Consulting	600.00
Bill	10/31/2018	18-1893		Sanford Kuhl Hagan Kugle Par...	Legal services through October 2018	93.75
Bill	10/31/2018	002745...		Jones & Carter Inc.	Shepherd Dr 6th to 610 - Through October 31, 2...	85.19
Bill	10/31/2018	002745...		Jones & Carter Inc.	Work Order 5 - Durham - Through October 31, 2...	778.64
Bill	10/31/2018	1130		SMW Principle Solutions, Inc.	T-0523A October 2018 Consulting	650.00
Bill	10/31/2018	1130		SMW Principle Solutions, Inc.	T-0523B October 2018 Consulting	600.00
Bill	11/30/2018	18-1980		Sanford Kuhl Hagan Kugle Par...	Legal services through November 2018	482.50
Bill	11/30/2018	1138		SMW Principle Solutions, Inc.	T-0523A November 2018 Consulting	500.00
Bill	11/30/2018	1138		SMW Principle Solutions, Inc.	T-0523B November 2018 Consulting	500.00
Bill	12/31/2018	1142		SMW Principle Solutions, Inc.	T-0523A December 2018 Consulting	1,100.00
Bill	12/31/2018	1142		SMW Principle Solutions, Inc.	T-0523B December 2018 Consulting	1,100.00
Bill	12/31/2018	002776...		Jones & Carter Inc.	Shepherd Dr 6th to 610 - Through December 31,...	21.20
Bill	12/31/2018	002776...		Jones & Carter Inc.	Work Order 5 - Durham - Through December 31,...	3,100.00
Bill	01/31/2019	19-1014		Sanford Kuhl Hagan Kugle Par...	Legal services through January 2019	81.25
Bill	01/31/2019	002795...		Jones & Carter Inc.	Shepherd Dr 6th to 610 - Through January 25, 2...	400.00
Bill	01/31/2019	002795...		Jones & Carter Inc.	Work Order 5 - Durham - Through January 25, 2...	800.00
Bill	01/31/2019	1150		SMW Principle Solutions, Inc.	T-0523A January 2019 Consulting	400.00
Bill	01/31/2019	1150		SMW Principle Solutions, Inc.	T-0523B January 2019 Consulting	400.00
Bill	02/28/2019	002806...		Jones & Carter Inc.	Shepherd Dr 6th to 610 - Through February 22, ...	100.00
Bill	02/28/2019	1160		SMW Principle Solutions, Inc.	T-0523A February 2019 Consulting	585.00
Bill	02/28/2019	1160		SMW Principle Solutions, Inc.	T-0523B February 2019 Consulting	585.00
Bill	03/31/2019	1168		SMW Principle Solutions, Inc.	T-0523A March 2019 Consulting	1,575.00
Bill	03/31/2019	1168		SMW Principle Solutions, Inc.	T-0523B March 2019 Consulting	1,537.50
Bill	03/31/2019	002822...		Jones & Carter Inc.	WO5 - Shepherd Dr 6th to 610 - Through Marc...	92.50
Total T-0523 Shepherd/Durham Reconstr						31,138.03
T-0527 Heights Blvd Pedestrian						
Bill	11/30/2018	002762...		Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Impr.	1,529.00
Bill	12/31/2018	002776...		Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Impr.	606.00
Bill	01/31/2019	002795...		Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Impr.	3,159.50
Bill	02/28/2019	002806...		Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Impr.	4,703.00
Bill	02/28/2019	1160		SMW Principle Solutions, Inc.	February 2019 Consulting	350.00
Total T-0527 Heights Blvd Pedestrian						10,347.50

No assurance is provided on these financial statements

Memorial Heights Redevelopment Authority Profit & Loss Detail

Accrual Basis

July 2018 through March 2019

Type	Date	Num	Adj	Name	Memo	Amount
T-0529 Yale @ Center						
Bill	08/31/2018	1119		SMW Principle Solutions, Inc.	August 2018 Consulting	1,000.00
Total T-0529 Yale @ Center						1,000.00
Total Capital Improvement Plan						980,685.14
Total COGS						980,685.14
Gross Profit						-857,953.20
Expense						
Developer Reimbursement						
Bill	11/13/2018	Reimbu...		Sovereign Regent Square LLC	Developer Reimbursement 2018 (Construction C...	273,379.59
Total Developer Reimbursement						273,379.59
Program and Project Consultants						
Engineering Consultants						
Bill	07/31/2018	002697...		Jones & Carter Inc.	Work Order 1 - Through July 27, 2018	6,456.00
Bill	07/31/2018	7-2018-...		Goodman Corporation	MRA101 Project - July 2018	974.40
Bill	07/31/2018	7-2018-9		Goodman Corporation	MRA104 Project - July 2018 - \$10,000	3,437.50
Bill	08/31/2018	8-2018-...		Goodman Corporation	MRA104 Project - August 2018 - \$10,000 + \$17,5...	21,875.00
Bill	08/31/2018	8-2018-...		Goodman Corporation	MRA103 Project - August 2018 - \$13,500	5,400.00
Bill	08/31/2018	8-2018-...		Goodman Corporation	MRA101 Project - August 2018	974.40
Bill	08/31/2018	002711...		Jones & Carter Inc.	Work Order 1 - Through August 31, 2018	2,679.66
Bill	09/30/2018	9-2018-...		Goodman Corporation	MRA104 Project - September 2018 - \$10,000 + \$...	2,187.50
Bill	09/30/2018	9-2018-...		Goodman Corporation	MRA101 Project - September 2018	974.40
Bill	09/30/2018	002728...		Jones & Carter Inc.	Work Order 1 - Through September 30, 2018	2,947.00
Bill	10/31/2018	10-201...		Goodman Corporation	MRA101 Project - October 2018	3,897.60
Bill	10/31/2018	002745...		Jones & Carter Inc.	Work Order 1 - Through October 30, 2018	3,253.50
Bill	11/30/2018	11-201...		Goodman Corporation	Task 1 - \$35,000	7,118.15
Bill	11/30/2018	002762...		Jones & Carter Inc.	Work Order 1 - Through November 30, 2018	4,010.25
Bill	12/01/2018	5-2018-...		Goodman Corporation	MRA101 Project - May 2018	4,871.54
Bill	12/31/2018	12-201...		Goodman Corporation	Task 1 - \$35,000	15,081.25
Bill	12/31/2018	002776...		Jones & Carter Inc.	Work Order 1 - Through December 30, 2018	1,767.57
Bill	01/31/2019	002795...		Jones & Carter Inc.	Work Order 1 - Through January 25, 2019	1,326.75
Bill	01/31/2019	1-2019-...		Goodman Corporation	Task 1 - \$35,000	5,738.00
Bill	02/28/2019	2-2019-...		Goodman Corporation	Task 1 - \$35,000	6,421.50
Bill	02/28/2019	002806...		Jones & Carter Inc.	Work Order 1 - Through February 22, 2019	2,210.00
Bill	03/31/2019	002822...		Jones & Carter Inc.	Work Order 1 - Through March 29, 2019	2,645.00
Bill	03/31/2019	3-2019-...		Goodman Corporation	Task 1 - \$35,000	641.10
Total Engineering Consultants						106,888.07
Legal Expense						
Bill	07/31/2018	18-1584		Sanford Kuhl Hagan Kugle Par...	General Legal services through July 2018	1,331.15
Bill	08/31/2018	18-1755		Sanford Kuhl Hagan Kugle Par...	General Legal services through August 2018	2,756.21
Bill	09/30/2018	18-1783		Sanford Kuhl Hagan Kugle Par...	General Legal services through September 2018	3,355.00
Bill	09/30/2018	18-1785		Sanford Kuhl Hagan Kugle Par...	Regents Square GID	81.25
Bill	10/31/2018	18-1889		Sanford Kuhl Hagan Kugle Par...	General Legal services through October 2018	14,429.91
Bill	10/31/2018	18-1891		Sanford Kuhl Hagan Kugle Par...	Regents Square GID	552.50
Bill	11/30/2018	18-1977		Sanford Kuhl Hagan Kugle Par...	General Legal services through November 2018	3,946.13
Bill	11/30/2018	18-1979		Sanford Kuhl Hagan Kugle Par...	Regents Square GID	810.00
Bill	11/30/2018	18-1981		Sanford Kuhl Hagan Kugle Par...	Allen Pkwy/Marston	1,950.00
Bill	01/31/2019	18-2149		Sanford Kuhl Hagan Kugle Par...	General Legal services through December 2018	1,236.09
Bill	01/31/2019	18-2151		Sanford Kuhl Hagan Kugle Par...	Regents Square GID	597.50
Bill	01/31/2019	18-2152		Sanford Kuhl Hagan Kugle Par...	Allen Pkwy/Marston	3,205.92
Bill	01/31/2019	18-2149		Sanford Kuhl Hagan Kugle Par...	VOID: General Legal services through December...	0.00
Bill	01/31/2019	19-1011		Sanford Kuhl Hagan Kugle Par...	General Legal services through January 2019	982.21
Bill	01/31/2019	19-1013		Sanford Kuhl Hagan Kugle Par...	Regents Square GID	31.25
Bill	01/31/2019	19-1015		Sanford Kuhl Hagan Kugle Par...	Allen Pkwy/Marston	5,297.32
Bill	02/28/2019	19-2101		Sanford Kuhl Hagan Kugle Par...	General Legal services through February 2019	1,804.75
Bill	02/28/2019	19-2103		Sanford Kuhl Hagan Kugle Par...	Regents Square GID	162.50
Bill	02/28/2019	19-2105		Sanford Kuhl Hagan Kugle Par...	Allen Pkwy/Marston	14,851.25

No assurance is provided on these financial statements

Memorial Heights Redevelopment Authority

Profit & Loss Detail

Accrual Basis

July 2018 through March 2019

Type	Date	Num	Adj	Name	Memo	Amount
Bill	03/31/2019	19-2207		Sanford Kuhl Hagan Kugle Par...	General Legal services through March 2019	3,735.24
Bill	03/31/2019	19-2209		Sanford Kuhl Hagan Kugle Par...	Allen Pkwy/Marston	18,782.50
Total Legal Expense						79,898.68
Total Program and Project Consultants						186,786.75
TIRZ Administration & Overhead						
Accounting						
Bill	07/31/2018	1776		The Morton Accounting Services	July CPA Services	1,256.67
Bill	08/31/2018	1783		The Morton Accounting Services	August CPA Services	1,256.67
Bill	09/30/2018	1798		The Morton Accounting Services	September CPA Services	3,656.67
Bill	10/31/2018	1804		The Morton Accounting Services	October CPA Services	1,256.67
Bill	11/30/2018	1822		The Morton Accounting Services	November CPA Services	1,256.70
Bill	01/31/2019	1851		The Morton Accounting Services	December and January 2019 CPA Services	2,533.40
Bill	02/28/2019	1861		The Morton Accounting Services	February 2019 CPA Services	1,340.68
Bill	03/31/2019	1873		The Morton Accounting Services	March 2019 CPA Services	1,259.80
Total Accounting						13,817.26
Administration						
Bill	07/31/2018	18-1583		Sanford Kuhl Hagan Kugle Par...	Admin/Meeting through July 2018	470.00
Bill	07/31/2018	1112		SMW Principle Solutions, Inc.	July 2018 Consulting	4,400.00
Bill	07/31/2018	1112		SMW Principle Solutions, Inc.	July 2018 Expenses	32.08
Bill	08/31/2018	1119		SMW Principle Solutions, Inc.	August 2018 Consulting	2,650.00
Bill	08/31/2018	1119		SMW Principle Solutions, Inc.	August 2018 Expenses	98.83
Bill	08/31/2018	18-1754		Sanford Kuhl Hagan Kugle Par...	Admin/Meeting through August 2018	210.00
Bill	09/30/2018	18-1782		Sanford Kuhl Hagan Kugle Par...	Admin/Meeting through September 2018	2,110.00
Bill	09/30/2018	1124		SMW Principle Solutions, Inc.	September 2018 Consulting	4,300.00
Bill	09/30/2018	1124		SMW Principle Solutions, Inc.	September 2018 Expenses	33.08
Bill	10/31/2018	18-1888		Sanford Kuhl Hagan Kugle Par...	Admin/Meeting through October 2018	2,152.50
Bill	10/31/2018	1130		SMW Principle Solutions, Inc.	October 2018 Consulting	5,050.00
Bill	10/31/2018	1130		SMW Principle Solutions, Inc.	October 2018 Expenses	23.98
Bill	11/30/2018	18-1976		Sanford Kuhl Hagan Kugle Par...	Admin/Meeting through November 2018	1,917.71
Bill	11/30/2018	1138		SMW Principle Solutions, Inc.	November 2018 Consulting	4,375.00
Bill	11/30/2018	1138		SMW Principle Solutions, Inc.	November 2018 Expenses	59.74
Bill	12/31/2018	1142		SMW Principle Solutions, Inc.	December 2018 Consulting	3,350.00
Bill	12/31/2018	1142		SMW Principle Solutions, Inc.	December 2018 Expenses	223.42
Bill	01/31/2019	18-2148		Sanford Kuhl Hagan Kugle Par...	Admin/Meeting through December 2018	692.50
Bill	01/31/2019	19-1010		Sanford Kuhl Hagan Kugle Par...	Admin/Meeting through January 2019	275.00
Bill	01/31/2019	1150		SMW Principle Solutions, Inc.	January 2019 Consulting	5,850.00
Bill	01/31/2019	1150		SMW Principle Solutions, Inc.	January 2019 Expenses	122.68
Bill	02/28/2019	19-2100		Sanford Kuhl Hagan Kugle Par...	Admin/Meeting through February 2019	1,921.25
Bill	02/28/2019	1160		SMW Principle Solutions, Inc.	February 2019 Consulting	5,080.00
Bill	02/28/2019	1160		SMW Principle Solutions, Inc.	February 2019 Expenses	649.87
Bill	03/31/2019	1168		SMW Principle Solutions, Inc.	March 2019 Consulting	4,187.50
Bill	03/31/2019	1168		SMW Principle Solutions, Inc.	March 2019 Expenses	670.77
Bill	03/31/2019	19-2206		Sanford Kuhl Hagan Kugle Par...	Admin/Meeting through March 2019	2,307.50
Total Administration						53,213.41
Auditing						
Bill	08/31/2018	2018 A...		McCall Gibson Swedlund Barfo...	2018 Audit Interim	5,500.00
Bill	09/30/2018	2018 A...		McCall Gibson Swedlund Barfo...	2018 Audit Final	2,150.00
Total Auditing						7,650.00
Insurance						
Bill	03/31/2019	6727-2...		TML Intergovernmental Risk Pool	4/1/19 - 3/31/20 Coverage	965.30
Total Insurance						965.30

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

Accrual Basis

July 2018 through March 2019

Type	Date	Num	Adj	Name	Memo	Amount
Tax Consultant						
Bill	07/01/2018	52694		Equi Tax Inc.	July - June 2019 Tax Consulting	1,800.00
Total Tax Consultant						1,800.00
Total TIRZ Administration & Overhead						77,445.97
Total Expense						537,612.31
Net Ordinary Income						-1395565.51
Net Income						-1395565.51

The Goodman Corporation
3200 Travis Street, Ste. 200
Houston, TX 77006

Invoice

Bill To
MHRA/TIRZ No. 5 c/o SKLaw 1980 Post Oak Blvd., Ste. 1380 Houston, TX 77056

Date	Invoice #
3/31/2019	3-2019-28

Terms	Project
	MRA105

Item	Description	Rate	Prior %	Curr %	Amount
Contract Services	Task 1 - Provide On-Going Support Through Completion of TIP Process	35,000.00	Hrly	1.83%	641.10

Total	\$641.10
Balance Due	\$641.10

Phone #	Fax #
713-951-7951	713-951-7957

BILLING MEMO

TO: Sherry Weesner

FROM: Kristen Hennings

DATE: April 5, 2019

RE: Jones|Carter Invoice – For Services from February 23, 2019 to March 29, 2019

TASK	Total Authorization	Previously Invoiced	Current Invoice	Remaining Budget	Current MWDBE Participation
Work Authorization No. 1					
General	\$ 191,978.00	\$ 166,578.63	\$ 2,645.00	\$ 22,754.37	2.08%
Work Authorization No. 2					
Houston Ave/White Oak Dr	\$ 510,744.00	\$ 483,348.26	\$ 4,549.26	\$ 22,846.48	10.34%
Basic Services	\$ 159,109.40	\$ 159,107.00		\$ 2.40	
Additional Services	\$ 302,824.60	\$ 254,614.71	\$ 4,549.26	\$ 43,660.63	
Reimbursable Expenses	\$ 50,277.64	\$ 28,270.30		\$ 22,007.34	
Work Authorization No. 3					
Front End Specifications	\$ 5,380.00	\$ 5,380.00	\$ -	\$ -	0.00%
Work Authorization No. 4					
Shepherd Drive PER	\$ 605,876.00	\$ 277,627.34	\$ -	\$ 328,248.66	15.48%
Basic Services	\$ 325,566.00	\$ 176,765.25	\$ -	\$ 148,800.75	
Additional Services	\$ 272,310.00	\$ 97,618.98	\$ -	\$ 174,691.02	
Reimbursable Expenses	\$ 8,000.00	\$ 3,243.11	\$ -	\$ 4,756.89	
Work Authorization No. 5					
Durham Drive Grant App.	\$ 386,324.00	\$ 183,705.69	\$ 92.50	\$ 202,525.81	23.99%
Basic Services	\$ 137,494.00	\$ 83,434.00	\$ 92.50	\$ 53,967.50	
Additional Services	\$ 246,830.00	\$ 100,093.05	\$ -	\$ 146,736.95	
Reimbursable Expenses	\$ 2,000.00	\$ 178.64	\$ -	\$ 1,821.36	
Work Authorization No. 6					
Little Thicket Park	\$ 70,899.00	\$ 65,974.30	\$ -	\$ 4,924.70	53.31%
Basic Services	\$ 21,575.00	\$ 17,153.54	\$ -	\$ 4,421.46	
Additional Services	\$ 48,824.00	\$ 48,820.76	\$ -	\$ 3.24	
Reimbursable Expenses	\$ 500.00	\$ -	\$ -	\$ 500.00	
Work Authorization No. 6					
Little Thicket Park - Final Design	\$ 75,700.00	\$ 19,117.70	\$ 8,584.83	\$ 47,997.47	0.00%
Basic Services	\$ 53,530.00	\$ 16,220.50	\$ 8,305.00	\$ 29,004.50	
Additional Services	\$ 15,930.00	\$ 2,895.00	\$ -	\$ 13,035.00	
Reimbursable Expenses	\$ 6,240.00	\$ 2.20	\$ 279.83	\$ 5,957.97	
Work Authorization No. 7 -					
Heights Blvd. Pedestrian & Bicycle Safety - Preliminary Engineering	\$ 10,000.00	\$ 5,294.50	\$ 4,703.00	\$ 2.50	0.00%
TOTAL	\$ 1,856,901.00	\$ 1,207,026.42	\$ 20,574.59	\$ 629,299.99	

Tasks Completed for Current Invoicing Period:

- Work Authorization 1 – General Authorization
 - Maintained Project List and budgets.
 - Provided support materials for Hanover agreement.
 - Provided information for and attended Board Meeting on 02/28/2019.
- Work Authorization 2 – Houston Avenue/White Oak Drive Intersection
 - Conducted Construction progress meetings on 03/05/2019 and 03/19/2019.
 - Reviewed submittals from the Contractor.
 - Responded to RFIs from the Contractor.
 - Coordinated with CenterPoint and AT&T-Legacy for power pole relocations.
 - Coordinated with CenterPoint for gas line relocation sidewalk repairs.
 - Coordinated with COH on abandoned storage tank.
 - Provided daily inspection of construction activities.
- Work Authorization 3 – Front End Documents
 - No action.
- Work Authorization 4/5 – Shepherd Drive & Durham Drive
 - Coordination regarding H-GAC on TIP application.
- Work Authorization 6 – Little Thicket Park
 - Conducted Public Meeting on 02/27/2019.
- Work Authorization 7 – Heights Blvd. Pedestrian & Bicycle Safety – Preliminary Engineering
 - Finalized draft memos of alternatives and reviewed them with the Board.
 - Coordinating with COH OM on meeting with Jeff Weatherford.



JONES | CARTER

6330 West Loop South, Suite 150
Bellaire, Texas 77401

Invoice Total \$2,645.00

April 5, 2019

Project No:

14760-0001-00

Invoice No:

00282275

Memorial Heights Redevelopment Authority (TIRZ No. 5)
8588 Katy Fwy
Houston, TX 77024

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS:

ACH INFORMATION:

Jones & Carter, Inc.
P.O. Box 95562
Grapevine, TX 76099-9708

BB&T
Account #: 1440002564231
Routing #: 111017694

Please send remittance advice to:
AccountsReivable@jonescarter.com

Payment Terms: Due upon Receipt

Project 14760-0001-00 MHRA WA1

Professional Services from February 23, 2019 to March 29, 2019

Task 100 Program Management

	Hours	Rate	Amount
Professional Engineer IV	4.50	215.00	967.50
Professional Engineer III	8.50	185.00	1,572.50
Design Engineer II	.25	120.00	30.00
Design Engineer I	.75	100.00	75.00
Totals	14.00		2,645.00
Total Labor			2,645.00

Billing Limits	Current	Prior	To-Date
Total Billings	2,645.00	166,578.63	169,223.63
Limit			191,978.00
Remaining			22,754.37

TOTAL THIS INVOICE \$2,645.00



JONES | CARTER

6330 West Loop South, Suite 150
Bellaire, Texas 77401

Invoice Total \$4,549.26

April 5, 2019

Project No:

14760-0002-00

Invoice No:

00282278

Memorial Heights Redevelopment Authority (TIRZ No. 5)
8588 Katy Fwy
Houston, TX 77024

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS:

ACH INFORMATION:

Jones & Carter, Inc.
P.O. Box 95562
Grapevine, TX 76099-9708

BB&T
Account #: 1440002564231
Routing #: 111017694

Please send remittance advice to:
AccountsReivable@jonescarter.com

Payment Terms: Due upon Receipt

Project 14760-0002-00 MHRA WA2

Services include

Professional Services from February 23, 2019 to March 29, 2019

Task	100	Program Management			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	40,805.00	40,805.00
Limit					40,810.00
Remaining					5.00
Task	200	Final Design			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	141,553.00	141,553.00
Limit					141,555.40
Remaining					2.40
Task	210	Bike Lane Striping			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	17,554.00	17,554.00
Limit					17,554.00
Task	300	Construction Phase Services			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	32,276.50	32,276.50
Limit					32,280.00
Remaining					3.50
Task	400	Bid Phase Services			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	4,657.00	4,657.00
Limit					4,658.00
Remaining					1.00
Task	410	Traffic Signal Design			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	20,805.25	20,805.25
Limit					20,835.00
Remaining					29.75
Task	420	Drainage Impact Analysis			

Project	14760-0002-00	MHRA WA2	Invoice	00282278
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	11,590.00	11,590.00
Limit				11,608.00
Remaining				18.00
Task	430	Geotechnical Investigation		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	4,912.92	4,912.92
Limit				4,968.00
Remaining				55.08
Task	440	Phase I ESA		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	3,888.00	3,888.00
Limit				3,888.00
Task	450	Landscape Architecture		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	43,782.09	43,782.09
Limit				46,000.00
Remaining				2,217.91
Task	455	LA Construction Services		
Other Consultants				
3/5/2019	SWA Group, Inc.	Inv 176220		4,549.26
	Total Consultants			4,549.26
Billing Limits		Current	Prior	To-Date
Total Billings		4,549.26	3,420.69	7,969.95
Limit				13,557.00
Remaining				5,587.05
Task	460	TDLR Review & Inspection		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	858.60	858.60
Limit				2,000.00
Remaining				1,141.40
Task	470	Urban Forestry		
Task	500	Topographic Survey		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	20,487.60	20,487.60
Limit				20,487.60
Task	600	Field Project Representation		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	102,093.25	102,093.25
Limit				102,100.00
Remaining				6.75
Task	800	Reimbursable Expenses		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	34,117.11	34,117.11
Limit				50,277.64
Remaining				16,160.53

Project	14760-0002-00	MHRA WA2	Invoice	00282278
TOTAL THIS INVOICE				<u>\$4,549.26</u>



JONES | CARTER

6330 West Loop South, Suite 150
Bellaire, Texas 77401

Invoice Total \$92.50

April 5, 2019

Project No:

14760-0005-00

Invoice No:

00282276

Memorial Heights Redevelopment Authority (TIRZ No. 5)
8588 Katy Fwy
Houston, TX 77024

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS:

ACH INFORMATION:

Jones & Carter, Inc.
P.O. Box 95562
Grapevine, TX 76099-9708

BB&T
Account #: 1440002564231
Routing #: 111017694

Please send remittance advice to:
AccountsReceivable@jonescarter.com

Payment Terms: Due upon Receipt

Project 14760-0005-00 MHRA WA5 Durham Drive Reconstruction

Professional Services from February 23, 2019 to March 29, 2019

Task 100 PER Basic Services

	Hours	Rate	Amount
Professional Engineer III	.50	185.00	92.50
Totals	.50		92.50
Total Labor			92.50

Billing Limits	Current	Prior	To-Date
Total Billings	92.50	83,612.64	83,705.14
Limit			137,494.00
Remaining			53,788.86

Task 400 Traffic Analysis

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			30,140.00
Remaining			30,140.00

Task 410 Traffic Signal Design

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			47,000.00
Remaining			47,000.00

Task 420 Preliminary Impact Analysis

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			10,790.00
Remaining			10,790.00

Task 430 Phase I Environmental Site Assessment (TGC)

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	18,900.00	18,900.00
Limit			18,900.00

Task 500 Topographic Survey (United Engineers)

Project	14760-0005-00	MHRA WA5 Durham Drive Reconstruction	Invoice	00282276
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	81,193.05	81,193.05
Limit				90,000.00
Remaining				8,806.95

Task	510	Boundary Survey (4 Parcels at 5 Intersections) (Unites Engineers)		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	0.00	0.00
Limit				50,000.00
Remaining				50,000.00

Task	800	Reimbursable Expenses		
TOTAL THIS INVOICE				\$92.50



JONES | CARTER

6330 West Loop South, Suite 150
Bellaire, Texas 77401

Invoice Total \$8,584.83

April 5, 2019

Project No:

14760-0006-01

Invoice No:

00282277

Memorial Heights Redevelopment Authority (TIRZ No. 5)
8588 Katy Fwy
Houston, TX 77024

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS:

ACH INFORMATION:

Jones & Carter, Inc.
P.O. Box 95562
Grapevine, TX 76099-9708

BB&T
Account #: 1440002564231
Routing #: 111017694

Please send remittance advice to:
AccountsReivable@jonescarter.com

Payment Terms: Due upon Receipt

Project 14760-0006-01 WA#6 Little Thicket Park - Final Design

Services include submittal of plan package to HPARD.

Professional Services from February 23, 2019 to March 29, 2019

Task	200	Final Design			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	13,912.00	13,912.00
Limit					53,530.00
Remaining					39,618.00

Task	202	Public Meeting			
			Hours	Rate	Amount
Designer I			13.00	95.00	1,235.00
Professional Engineer IV			21.00	215.00	4,515.00
Professional Engineer III			10.00	185.00	1,850.00
Design Engineer II			.50	120.00	60.00
Design Engineer I			5.25	100.00	525.00
GIS Operator I			1.50	80.00	120.00
Totals			51.25		8,305.00
Total Labor					8,305.00

Billing Limits			Current	Prior	To-Date
Total Billings			8,305.00	2,895.00	11,200.00
Limit					11,200.00

Task	210	USACE Coordination			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	0.00	0.00
Limit					4,730.00
Remaining					4,730.00

Task	800	Reimbursables			
Office Supplies / Special Expenses					
2/20/2019	Krahn, Kevin	Rent Mic & speaker for mtg.		279.83	
Total Reimbursables					279.83

Project	14760-0006-01	WA#6 Little Thicket Park - Final Design	Invoice	00282277
Billing Limits		Current	Prior	To-Date
Total Billings		279.83	2.20	282.03
Limit				6,240.00
Remaining				5,957.97
TOTAL THIS INVOICE				\$8,584.83



1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380
Tel: 281-363-4039
Fax: 281-363-3459
www.jonescarter.com

April 1, 2019

Board of Directors
Memorial Heights Redevelopment Authority / TIRZ No. 5
c/o Sanford & Kuhl
1980 Post Oak Boulevard
Suite 1380
Houston, TX 77056

Attention: Laura Davis

Re: Houston Avenue & White Oak Drive Intersection Improvements
Memorial Heights Redevelopment Authority / TIRZ No. 5
Project Number: T-0520

Dear Directors:

Enclosed is Progress Payment Request No. 7 from RAC Industries, LLC for the referenced project. The estimate is in order and we recommend payment in the amount of \$36,615.91 to RAC Industries, LLC.

Also enclosed is Construction Progress Report No. 7. This report covers construction activities for the referenced project during the period February 21, 2018 to March 20, 2019.

Sincerely,

Kristen Hennings PE, CFM, LEED® Green
Associate

KJH:smd

...\\Box Sync\\HAWO\\Project Folder\\Pay Estimates\\PE #7 - HAWO

Enclosure

cc: RAC Industries, LLC
Ms. Melissa Morton – The Morton Associates (*via email*)

April 1, 2019

Construction Progress Report No. 7
Period February 21, 2018 to March 20, 2019

Houston Avenue & White Oak Drive Intersection Improvements
Memorial Heights Redevelopment Authority / TIRZ No. 5
Project Number: T-0520

Contract:

- A. Contractor: RAC Industries, LLC
- B. Contract Date: August 23, 2018
- C. Authorization to Proceed: August 23, 2018 (180 Calendar Days)
Revised 219 Days (CO 1, 2, & 3 = 39 Days)
- D. Completion Date: February 19, 2019
Revised Date: March 30, 2019
- E. Contract Time Used: 209 Calendar Days (95%) (209/219)

I. General

The contractor installed the brick wall foundations, delivered the pavers and prepared mock up, maintained erosion and sedimentation controls.

II. Change Orders

Change Order No. 3 Issued This Report.

III. Completion Report

A. Estimated Cost as of this Report Period

1.	Contract Bid Price	\$ 1,145,903.00
2.	Change Orders	\$ 87,263.79
3.	Total Estimated Contract Price	\$ 1,233,166.79

B. Actual cost as of this Report \$ 730,756.19

C. Amount Retained (5% of B) \$ 36,537.86

D. Total Paid Contractor \$ 694,218.33

E. Estimated Cost Remaining (A.3 - B) \$ 502,410.60

F. Construction Complete (B/A.3) 56.13%

IV. Frequency of Observation

- A. Field Representative - Periodically, on-site daily
- B. Engineer Observation - Once weekly, on-site

V. Problems

CenterPoint Utility Poles are still affecting RAC's ability to complete the project.

TO OWNER/CLIENT:

Memorial Heights Redevelopment Authority/TIRZ 5
1900 West Gray PO Box 130627
Houston, Texas 77219

PROJECT:

HAWO - Houston Ave & White Oak Dr
Intersection
2520 Houston Ave
Houston, Texas 77009

APPLICATION NO: 7

INVOICE NO: 7

PERIOD: 02/21/19 - 03/20/19

PROJECT NO: 14760-0002-00

CONTRACT DATE: 8/23/2018

FROM CONTRACTOR:

RAC Industries, Inc.
2512 Cocoa Ln
Pasadena, Texas 77502

VIA ARCHITECT/ENGINEER:

Kristen Hennings (JonesCarter, Houston)
6330 West Loop South, Suite 150
Bellaire, Texas 77401

CONTRACT FOR: HAWO - Houston Ave & White Oak Dr Intersection Prime Contract

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum	\$1,145,903.00
2. Net change by change orders	\$87,263.79
3. Contract Sum to date (Line 1 ± 2)	\$1,233,166.79
4. Total completed and stored to date (Column G on detail sheet)	\$730,756.19
5. Retainage:	
a. 5.00% of completed work	\$36,537.86
b. 0.00% of stored material	\$0.00
Total retainage	
6. Total earned less retainage (Line 5a + 5b or total in column I of detail sheet)	\$36,537.86
7. Less previous certificates for payment (Line 5 from prior certificate)	\$694,218.33
8. Current payment due:	\$657,602.42
9. Balance to finish, including retainage (Line 3 less Line 6)	\$36,615.91
	\$538,948.46

Date: 4/1/2019

By: *Ted Labuzan*

State of: Texas

County of: Harris

Subscribed and sworn to before me this 1st day of April

Notary Public:

My commission expires:

11/3/2020

ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED:

\$36,615.91

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to confirm the amount certified.)

ARCHITECT/ENGINEER:

Date: 4/1/2019

By: *Kristen Hennings*

This certificate is not negotiable. The amount certified is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

SANFORD KUHL HAGAN KUGLE PARKER KAHN LLP

1980 Post Oak Boulevard
Suite 1380
Houston, Texas 77056

MEMORIAL HEIGHTS REDEVELOPMENT
AUTHORITY
c/o Melissa Morton
450 N Sam Houston Pkwy E
Suite 168
Houston, TX 77060

Statement

Date
3/29/2019

Date	Transaction				Amount	Balance
03/01/2019	PMT #2326.				-1,236.09	-1,236.09
03/29/2019	1023.01 - Administrative & Meeting- INV #19-2206. Orig. Amount \$2,307.50.				2,307.50	1,071.41
03/29/2019	1023.02 - General- INV #19-2207. Orig. Amount \$3,735.24.				3,735.24	4,806.65
03/29/2019	1023.17 - T-0520 - HOUSTON AVE/WHITE OAK- INV #19-2208. Orig. Amount \$31.25.				31.25	4,837.90
03/29/2019	1023.26 - ALLEN PKWY/MARSTON- INV #19-2209. Orig. Amount \$18,782.50.				18,782.50	23,620.40
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Total Amount Due	
0.00	23,620.40	0.00	0.00	0.00	\$23,620.40	

SMW Principle Solutions, Inc.
P.O. Box130627 - 1900 West Gray
Houston, TX 77219
sherry@SMWPrincipleSolutions.com

Invoice

BILL TO
MHRA/TIRZ 5

INVOICE # 1168
DATE 04/01/2019
DUE DATE 05/01/2019
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Consulting Agreement March Consulting Agreement	1	10,000.00	10,000.00
Reimbursable Expenses March reimbursable expenses	1	576.00	576.00
Mileage Reimbursement March Mileage	1	94.77	94.77

BALANCE DUE

\$10,670.77

MHRA -Project Charges March 2019 (Hours)

- Projects
 - T- 0520 Houston Avenue – 13
 - T- 0521 Little Thicket Park Improvements-5
 - T-0523A Shepherd Drive Reconstruction Project -10.5
 - T-0523B Durham Drive Reconstruction Project– 10.25
 - T-0524 Street Trees – 0
 - T-0529 Yale @ Center -0
 - T—527 Heights Blvd. Pedestrian and Bicycle Safety -0

SMW Principle Solutions, Inc.
Reimbursable Expenses - MHRA60

SMW Principle Solutions, Inc.

Mileage Log

Sherry Weesner

March 1-31, 2019

Reimbursement Rate (2019)						0.580
Date	Business Purpose	Start Location	End Location	One Way or Round Trip	Miles- Per Google Map	Reimbursement
3/4/2019	Midway Meeting	Office	9 Greenway Plaza	RT	10.2	
3/5/2019	Construction Meeting	Office	212 Parkview	RT	9.0	
3/5/2019	Hanover Meeting	Office	1980 Post Oak	RT	16.2	
3/8/2019	Meeting with CM Robinson	Office	515 Westheimer	RT	1.4	
3/8/2019	Hanover Meeting	Office	1980 Post Oak	RT	16.2	
3/13/2019	TAC Meeting	Office	3555 Timmons	RT	10.2	
3/14/2019	Board Meeting	Office	1980 Post Oak	RT	16.2	
3/18/2019	Meeting with Jeff Taebel	Office	3555 Timmons	RT	10.2	
3/19/2019	Construction Meeting	Office	212 Parkview	RT	9.0	
3/21/2019	Project Committee	Office	9 Greenway Plaza	RT	10.2	
3/22/2019	TPC Meeting	Office	3555 Timmons	RT	10.2	
3/25/2019	TIP Debrief / J&C	Office	3939 Montrose	RT	2.6	
3/28/2019	District C CIP	Office	1475 West Gray	RT	1.8	
3/29/2019	TIP Debrief/Goodman	Office	642 Yale	RT	6.2	
			1980 Post Oak/1301 McKinney/1980 Post Oak		33.8	
3/29/2019	Check Management	Office				
			Total Mileage		163.4	\$94.772
			Total Reimbursement			\$94.77



Invoice

Date	Invoice #
3/31/2019	1873

Bill To
Memorial Heights Redevelopment Authority Sanford Kuhl Hagan Kugle Parker Kahn 1980 Post Oak Blvd Ste 1380 Houston, TX 77056

Terms	Due Date
Net 15	4/15/2019

Serviced	Description	Hours	Rate	Amount
3/31/2019	March 2019 CPA Services	1	1,250.00	1,250.00
3/31/2019	Postage		9.80	9.80

Please Remit Payment to: The Morton Accounting Service 1125 Cypress Station Dr. Bldg H-4 Houston, TX 77090		Total	\$1,259.80
		Payments/Credits	\$0.00
or via the Intuit payment link in the email.		Balance Due	\$1,259.80

Questions? Please contact Carol Platt at cplatt@tmlirp.org or extension 2415

Texas Municipal League
Intergovernmental Risk Pool
1821 Rutherford Lane, First Floor
Austin, Texas 78754
(512) 491-2300 • (800) 537-6655

Memorial Heights RA TIRZ #5
Attn: Ms. Susan Demiany
1980 Post Oak Blvd Ste 1380
Houston, TX 77056

Statement Date: 4/01/19
Due Date . . : **DUE UPON RECEIPT**
Contract No . : 6727

Date	Description	Total Amount
3/01/19	BALANCE FROM PREVIOUS STATEMENT	.00
4/01/19	Automobile Liab 18/19FY	66.00
4/01/19	Errors & Omission 18/19FY	650.00
4/01/19	General Liability 18/19FY	269.00
4/01/19	Liab 2% Pre-Pay Disc	19.70-

TOTAL DUE: \$965.30

RETURN THE BOTTOM PORTION WITH PAYMENT

[illegible]

Memorial Heights RA TIRZ #5
Attn: Ms. Susan Demiany
1980 Post Oak Blvd Ste 1380
Houston, TX 77056

TML Intergovernmental Risk Pool
PO BOX 388
SAN ANTONIO TX 78292-0388
(512) 491-2300

Memorial Heights Redevelopment Authority
Unpaid Bills Detail
As of March 21, 2019

Type	Date	Num	Memo	Due Date	Open Balance
Goodman Corporation					
Bill	02/28/2019	2-2019-36	MRA105 Project - Completion of TIP Process	03/10/2019	6,421.50
Total Goodman Corporation					6,421.50
Jones & Carter Inc.					
Bill	02/28/2019	00280638	Work Order 1 - Through February 22, 2019	03/10/2019	2,210.00
Bill	02/28/2019	00280639	Work Order 2 - Through February 22, 2019	03/10/2019	12,032.61
Bill	02/28/2019	00280640	Shepherd Dr 6th to 610 - Through February 22, 2019	03/10/2019	100.00
Bill	02/28/2019	00280641	Work Order 6 - Through February 22, 2019 final design	03/10/2019	5,203.50
Bill	02/28/2019	00280642	Work Order 7 - Through February 22, 2019	03/10/2019	4,703.00
Total Jones & Carter Inc.					24,249.11
RAC Industries, Inc.					
Bill	02/28/2019	Pay Request 6	Pay Request 6 - \$1,145,903 Contract	03/10/2019	79,972.47
Total RAC Industries, Inc.					79,972.47
Sanford Kuhl Hagan Kugle Parker Kahn					
Bill	02/28/2019	19-2100	Admin/Meeting through February 2019	03/10/2019	1,921.25
Bill	02/28/2019	19-2101	General Legal services through February 2019	03/10/2019	1,804.75
Bill	02/28/2019	19-2102	Legal services through February 2019	03/10/2019	156.25
Bill	02/28/2019	19-2103	General Legal services through February 2019	03/10/2019	162.50
Bill	02/28/2019	19-2104	Legal services through February 2019	03/10/2019	637.50
Bill	02/28/2019	19-2105	Legal services through February 2019	03/10/2019	14,851.25
Total Sanford Kuhl Hagan Kugle Parker Kahn					19,533.50
SMW Principle Solutions, Inc.					
Bill	02/28/2019	1160	February Consulting 2019	03/10/2019	8,649.87
Total SMW Principle Solutions, Inc.					8,649.87
The Morton Accounting Services					
Bill	02/28/2019	1861	February 2019 CPA Services	03/10/2019	1,340.68
Total The Morton Accounting Services					1,340.68
TOTAL					140,167.13

TX ID 74-2189805

2-2019-36

MRA105

713-951-7957

BILLING MEMO

TO: Sherry Weesner

FROM: Kristen Hennings

DATE: March 5, 2019

RE: Jones|Carter Invoice – For Services from February 1, 2019 to February 22, 2019

TASK	Total Authorization	Previously Invoiced	Current Invoice	Remaining Budget	Current MWDBE Participation
Work Authorization No. 1					
General	\$ 166,978.00	\$ 164,368.63	\$ 2,210.00	\$ 399.37	2.40%
Work Authorization No. 2					
Houston Ave/White Oak Dr	\$ 510,744.00	\$ 471,315.65	\$ 12,032.61	\$ 27,395.74	5.43%
Basic Services	\$ 159,109.40	\$ 159,107.00		\$ 2.40	
Additional Services	\$ 302,824.60	\$ 246,522.21	\$ 8,092.50	\$ 48,209.89	
Reimbursable Expenses	\$ 50,277.64	\$ 24,330.19	\$ 3,940.11	\$ 22,007.34	
Work Authorization No. 3					
Front End Specifications	\$ 5,380.00	\$ 5,380.00	\$ -	\$ -	0.00%
Work Authorization No. 4					
Shepherd Drive PER	\$ 605,876.00	\$ 277,527.34	\$ 100.00	\$ 328,248.66	15.15%
Basic Services	\$ 325,566.00	\$ 176,665.25	\$ 100.00	\$ 148,800.75	
Additional Services	\$ 272,310.00	\$ 97,618.98	\$ -	\$ 174,691.02	
Reimbursable Expenses	\$ 8,000.00	\$ 3,243.11	\$ -	\$ 4,756.89	
Work Authorization No. 5					
Durham Drive Grant App.	\$ 386,324.00	\$ 183,705.69	\$ -	\$ 202,618.31	23.76%
Basic Services	\$ 137,494.00	\$ 83,434.00	\$ -	\$ 54,060.00	
Additional Services	\$ 246,830.00	\$ 100,093.05	\$ -	\$ 146,736.95	
Reimbursable Expenses	\$ 2,000.00	\$ 178.64	\$ -	\$ 1,821.36	
Work Authorization No. 6					
Little Thicket Park	\$ 70,899.00	\$ 65,974.30	\$ -	\$ 4,924.70	20.46%
Basic Services	\$ 21,575.00	\$ 17,153.54	\$ -	\$ 4,421.46	
Additional Services	\$ 48,824.00	\$ 48,820.76	\$ -	\$ 3.24	
Reimbursable Expenses	\$ 500.00	\$ -	\$ -	\$ 500.00	
Work Authorization No. 6					
Little Thicket Park - Final Design	\$ 75,700.00	\$ 11,605.70	\$ 5,203.50	\$ 58,890.80	21.04%
Basic Services	\$ 53,530.00	\$ 11,603.50	\$ 2,308.50	\$ 39,618.00	
Additional Services	\$ 15,930.00	\$ -	\$ 2,895.00	\$ 13,035.00	
Reimbursable Expenses	\$ 6,240.00	\$ 2.20	\$ -	\$ 6,237.80	
Work Authorization No. 7 -					
Heights Blvd. Pedestrian & Bicycle Safety - Preliminary Engineering	\$ 10,000.00	\$ 5,294.50	\$ 4,703.00	\$ 2.50	0.00%
TOTAL	\$ 1,831,901.00	\$ 1,185,171.81	\$ 24,249.11	\$ 622,480.08	

Tasks Completed for Current Invoicing Period:

- Work Authorization 1 – General Authorization
 - Maintained Project List and budgets.
 - Provided support materials for Hanover agreement.
- Work Authorization 2 – Houston Avenue/White Oak Drive Intersection
 - Conducted Construction progress meetings on 02/05/2019 and 02/19/2019.
 - Reviewed submittals from the Contractor.
 - Responded to RFIs from the Contractor.
 - Coordinated with CenterPoint and AT&T-Legacy for power pole relocations.
 - Coordinated with CenterPoint for gas line relocation sidewalk repairs.
 - Coordinated with COH on abandoned storage tank.
 - Provided daily inspection of construction activities.
 - Finalized and approved Change Order #3.
- Work Authorization 3 – Front End Documents
 - No action.
- Work Authorization 4/5 – Shepherd Drive & Durham Drive
 - Coordination regarding H-GAC on TIP application.
- Work Authorization 6 – Little Thicket Park
 - Prepared for Public Meeting scheduled for 2/28/2019.
- Work Authorization 7 – Heights Blvd. Pedestrian & Bicycle Safety – Preliminary Engineering
 - Finalized draft memos of alternatives and reviewed them with the Projects Committee.



JONES | CARTER

6330 West Loop South, Suite 150
Bellaire, Texas 77401

Invoice Total \$2,210.00

March 4, 2019

Project No: 14760-0001-00

Invoice No: 00280638

Memorial Heights Redevelopment Authority (TIRZ No. 5)
8588 Katy Fwy
Houston, TX 77024

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS:

Jones & Carter, Inc.
P.O. Box 95562
Grapevine, TX 76099-9708

ACH INFORMATION:

BB&T
Account #: 1440002564231
Routing #: 111017694

Please send remittance advice to:
AccountsReivable@jonescarter.com

Payment Terms: Due upon Receipt

Project 14760-0001-00 MHRA WA1

Professional Services from January 26, 2019 to February 22, 2019

Task 100 Program Management

	Hours	Rate	Amount
Professional Engineer III	10.00	200.00	2,000.00
Design Engineer II	1.75	120.00	210.00
Totals	11.75		2,210.00
Total Labor			2,210.00

Billing Limits	Current	Prior	To-Date
Total Billings	2,210.00	164,368.63	166,578.63
Limit			166,978.00
Remaining			399.37

TOTAL THIS INVOICE \$2,210.00

Outstanding Invoices

Number	Date	Balance
00279550	2/11/2019	1,326.75
Total		1,326.75



J | C JONES | CARTER

6330 West Loop South, Suite 150
Bellaire, Texas 77401

Invoice Total \$12,032.61

March 4, 2019

Project No: 14760-0002-00

Invoice No: 00280639

Memorial Heights Redevelopment Authority (TIRZ No. 5)
8588 Katy Fwy
Houston, TX 77024

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS:

ACH INFORMATION:

Jones & Carter, Inc. BB&T
P.O. Box 95562 Account #: 1440002564231
Grapevine, TX 76099-9708 Routing #: 111017694

Please send remittance advice to:
AccountsReivable@jonescarter.com

Payment Terms: Due upon Receipt

Project 14760-0002-00 MHRA WA2

Services include

Professional Services from January 26, 2019 to February 22, 2019

Task	100	Program Management			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	40,805.00	40,805.00
Limit					40,810.00
Remaining					5.00
Task	200	Final Design			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	141,553.00	141,553.00
Limit					141,555.40
Remaining					2.40
Task	300	Construction Phase Services			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	32,276.50	32,276.50
Limit					32,280.00
Remaining					3.50
Task	400	Bid Phase Services			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	4,657.00	4,657.00
Limit					4,658.00
Remaining					1.00
Task	410	Traffic Signal Design			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	20,805.25	20,805.25
Limit					20,835.00
Remaining					29.75
Task	420	Drainage Impact Analysis			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	11,590.00	11,590.00
Limit					11,608.00
Remaining					18.00

Project	14760-0002-00	MHRA WA2	Invoice	00280639
Task	430	Geotechnical Investigation		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	4,912.92	4,912.92
Limit				4,968.00
Remaining				55.08
Task	440	Phase I ESA		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	3,888.00	3,888.00
Limit				3,888.00
Task	450	Landscape Architecture		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	43,782.09	43,782.09
Limit				46,000.00
Remaining				2,217.91
Task	460	TDLR Review & Inspection		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	858.60	858.60
Limit				2,000.00
Remaining				1,141.40
Task	470	Urban Forestry		
Task	500	Topographic Survey		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	20,487.60	20,487.60
Limit				20,487.60
Task	600	Field Project Representation		
		Hours	Rate	Amount
Construction Manager III		34.75	130.00	4,762.50
Professional Engineer IV		2.50	200.00	500.00
Design Engineer II		5.00	120.00	600.00
Admin III		22.75	100.00	2,230.00
Totals		65.00		8,092.50
Total Labor				8,092.50
Billing Limits		Current	Prior	To-Date
Total Billings		8,092.50	94,000.75	102,093.25
Limit				102,100.00
Remaining				6.75
Task	800	Reimbursable Expenses		
Geotech/Testing/Lab Consult				
2/19/2019	HVJ Associates, Inc.	Inv 19-030		3,940.11
Total Consultants				3,940.11
Billing Limits		Current	Prior	To-Date
Total Billings		3,940.11	30,177.00	34,117.11
Limit				50,277.64
Remaining				16,160.53
TOTAL THIS INVOICE				\$12,032.61

Project	14760-0002-00	MHRA WA2	Invoice	00280639
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Outstanding Invoices

Number	Date	Balance
00279551	2/11/2019	32,607.56
Total		32,607.56



JONES | CARTER

6330 West Loop South, Suite 150
Bellaire, Texas 77401

Invoice Total \$100.00

March 4, 2019

Project No: 14760-0004-00

Invoice No: 00280640

Memorial Heights Redevelopment Authority (TIRZ No. 5)
8588 Katy Fwy
Houston, TX 77024

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS:

ACH INFORMATION:

Jones & Carter, Inc.

BB&T

P.O. Box 95562

Account #: 1440002564231

Grapevine, TX 76099-9708

Routing #: 111017694

Please send remittance advice to:
AccountsReceivable@jonescarter.com

Payment Terms: Due upon Receipt

Project 14760-0004-00 Shepherd Drive 6th St. to 610 PER

Professional Services from January 26, 2019 to February 22, 2019

Task 100 PER Basic Services

	Hours	Rate	Amount
Professional Engineer III	.50	200.00	100.00
Totals	.50		100.00
Total Labor			100.00

Billing Limits	Current	Prior	To-Date
Total Billings	100.00	176,665.25	176,765.25
Limit			189,434.00
Remaining			12,668.75

Task 400 Traffic Analysis

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	3,732.43	3,732.43
Limit			30,140.00
Remaining			26,407.57

Task 410 Traffic Signal Design

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	36.50	36.50
Limit			47,000.00
Remaining			46,963.50

Task 430 Preliminary Impact Analysis

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			10,790.00
Remaining			10,790.00

Task 460 Phase I ESA

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	18,900.00	18,900.00
Limit			18,900.00

Task 470 Landscape Architecture

Project	14760-0004-00	Shepherd Drive 6th St. to 610 PER	Invoice	00280640
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Billing Limits		Current	Prior	To-Date
Total Billings		0.00	3,888.00	3,888.00
Limit				50,000.00
Remaining				46,112.00

Task 480 Void Urban Forestry

Task 490 Additional Services - Bicycle Solutions

Billing Limits		Current	Prior	To-Date
Total Billings		0.00	1,057.05	1,057.05
Limit				16,200.00
Remaining				15,142.95

Task 500 Topographic Survey

Billing Limits		Current	Prior	To-Date
Total Billings		0.00	81,334.05	81,334.05
Limit				90,000.00
Remaining				8,665.95

Task 510 Boundary Survey

Billing Limits		Current	Prior	To-Date
Total Billings		0.00	0.00	0.00
Limit				50,000.00
Remaining				50,000.00

Task 800 Reimbursable Expenses

Billing Limits		Current	Prior	To-Date
Total Billings		0.00	3,243.11	3,243.11
Limit				10,000.00
Remaining				6,756.89

TOTAL THIS INVOICE \$100.00

Outstanding Invoices

Number	Date	Balance
00279552	2/11/2019	400.00
Total		400.00



JONES CARTER

6330 West Loop South, Suite 150
Bellaire, Texas 77401

Invoice Total \$5,203.50

March 4, 2019

Project No: 14760-0006-01

Invoice No: 00280641

Memorial Heights Redevelopment Authority (TIRZ No. 5)
8588 Katy Fwy
Houston, TX 77024

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS:

ACH INFORMATION:

Jones & Carter, Inc.
P.O. Box 95562
Grapevine, TX 76099-9708

BB&T
Account #: 1440002564231
Routing #: 111017694

Please send remittance advice to:
AccountsReivable@jonescarter.com

Payment Terms: Due upon Receipt

Project 14760-0006-01 Little Thicket Park - Final Design

Services include submittal of plan package to HPARD.

Professional Services from January 26, 2019 to February 22, 2019

Task 200 Final Design

	Hours	Rate	Amount
Professional Engineer IV	5.00	200.00	1,000.00
Professional Engineer III	.50	200.00	100.00
Design Engineer II	7.00	107.00	833.50
Design Engineer I	3.75	100.00	375.00
Totals	16.25		2,308.50
Total Labor			2,308.50

Billing Limits	Current	Prior	To-Date
Total Billings	2,308.50	11,603.50	13,912.00
Limit			53,530.00
Remaining			39,618.00

Task 202 Public Meeting

	Hours	Rate	Amount
Designer I	13.00	95.00	1,235.00
Professional Engineer IV	6.00	215.00	1,290.00
Professional Engineer III	2.00	185.00	370.00
Totals	21.00		2,895.00
Total Labor			2,895.00

Billing Limits	Current	Prior	To-Date
Total Billings	2,895.00	0.00	2,895.00
Limit			11,200.00
Remaining			8,305.00

Task 210 USACE Coordination

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			4,730.00
Remaining			4,730.00

Task 800 Reimbursables

Project	14760-0006-01	Little Thicket Park - Final Design	Invoice	00280641
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Billing Limits	Current	Prior	To-Date
Total Billings	0.00	2.20	2.20
Limit			6,240.00
Remaining			6,237.80
TOTAL THIS INVOICE			\$5,203.50

Outstanding Invoices

Number	Date	Balance
00279554	2/11/2019	200.00
Total		200.00



J|C JONES | CARTER

6330 West Loop South, Suite 150
Bellaire, Texas 77401

Invoice Total \$4,703.00

March 4, 2019

Project No: 14760-0007-00

Invoice No: 00280642

Memorial Heights Redevelopment Authority (TIRZ No. 5)
8588 Katy Fwy
Houston, TX 77024

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS:

ACH INFORMATION:

Jones & Carter, Inc.
P.O. Box 95562
Grapevine, TX 76099-9708

BB&T
Account #: 1440002564231
Routing #: 111017694

Please send remittance advice to:
AccountsReivable@jonescarter.com

Payment Terms: Due upon Receipt

Project 14760-0007-00 Preliminary Engineering - Heights Blvd Pedestrian & Bicycle Safety Improvements

Services include development of alternatives, preparation of exhibits, and estimation of costs.

Professional Services from January 26, 2019 to February 22, 2019

Task 100 Planning Analysis

	Hours	Rate	Amount
Professional Engineer IV	4.00	200.00	815.00
Professional Engineer III	4.50	200.00	900.00
Design Engineer I	32.25	100.00	2,988.00
Totals	40.75		4,703.00
Total Labor			4,703.00

Billing Limits	Current	Prior	To-Date
Total Billings	4,703.00	5,294.50	9,997.50
Limit			10,000.00
Remaining			2.50

TOTAL THIS INVOICE \$4,703.00

Outstanding Invoices

Number	Date	Balance
00279555	2/11/2019	3,159.50
Total		3,159.50



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

March 4, 2019

Board of Directors
Memorial Heights Redevelopment Authority / TIRZ No. 5
c/o Sanford & Kuhl
1980 Post Oak Boulevard
Suite 1380
Houston, TX 77056

Attention: Laura Davis

Re: Houston Avenue & White Oak Drive Intersection Improvements
Memorial Heights Redevelopment Authority / TIRZ No. 5
Project Number: T-0520

Dear Directors:

Enclosed is Progress Payment Request No. 6 from RAC Industries, LLC for the referenced project. The estimate is in order and we recommend payment in the amount of \$79,972.47 to RAC Industries, LLC.

Also enclosed is Construction Progress Report No. 6. This report covers construction activities for the referenced project during the period January 21, 2018 to February 20, 2019.

Sincerely,

Kristen Hennings PE, CFM, LEED® Green
Associate

KJH:smd

...\\Box Sync\\HAWO\\Project Folder\\Pay Estimates\\PE #6 – HAWO

Enclosure

cc: RAC Industries, LLC
Ms. Melissa Morton – The Morton Associates (*via email*)

March 4, 2019

Construction Progress Report No. 6
Period January 21, 2018 to February 20, 2019

Houston Avenue & White Oak Drive Intersection Improvements
Memorial Heights Redevelopment Authority / TIRZ No. 5
Project Number: T-0520

Contract:

- A. Contractor: RAC Industries, LLC
- B. Contract Date: August 23, 2018
- C. Authorization to Proceed: August 23, 2018 (180 Calendar Days)
Revised 219 Days (CO 1, 2, & 3 = 39 Days)
- D. Completion Date: February 19, 2019
Revised Date: March 30, 2019
- E. Contract Time Used: 182 Calendar Days (83%) (182/219)

I. General

The contractor installed wire in conduit and pull boxes, traffic masts, maintained erosion and sedimentation controls.

II. Change Orders

None Issued This Report.

III. Completion Report

A. Estimated Cost as of this Report Period

1.	Contract Bid Price	\$ 1,145,903.00
2.	Change Orders	\$ 87,263.79
3.	Total Estimated Contract Price	\$ 1,233,166.79

B. Actual cost as of this Report \$ 692,213.13

C. Amount Retained (5% of B) \$ 34,610.71

D. Total Paid Contractor \$ 657,602.42

E. Estimated Cost Remaining (A.3 - B) \$ 575,564.37

F. Construction Complete (B/A.3) 56.13%

IV. Frequency of Observation

- A. Field Representative - Periodically, on-site daily
- B. Engineer Observation - Once weekly, on-site

V. Problems

AT&T-Legacy is still affecting RAC's ability to complete the project.

TO OWNER/CLIENT:

Memorial Heights Redevelopment Authority/PIRZ 5
1900 West Gray PO Box 130627
Houston, Texas 77219

PROJECT:

HAWO - Houston Ave & White Oak Dr
Intersection
2520 Houston Ave
Houston, Texas 77009

APPLICATION NO: 6

INVOICE NO: 6

PERIOD: 01/21/19 - 02/20/19

PROJECT NO: 14760-0002-00

CONTRACT DATE: 8/23/2018

FROM CONTRACTOR:

RAC Industries, Inc.
2512 Cocoa Ln
Pasadena, Texas 77502

VIA ARCHITECT/ENGINEER:

Kristen Hennings (JonesCarter, Houston)
6330 West Loop South, Suite 150
Bellaire, Texas 77401

CONTRACT FOR: HAWO - Houston Ave &amp; White Oak Dr Intersection Prime Contract

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1.	Original Contract Sum	\$1,145,903.00
2.	Net change by change orders	\$87,263.79
3.	Contract Sum to date (Line 1 ± 2)	\$1,233,166.79
4.	Total completed and stored to date (Column G on detail sheet)	\$692,213.13
5.	Retainage:	
	a. 5.00% of completed work	\$34,610.71
	b. 0.00% of stored material	\$0.00
	Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$34,610.71
6.	Total earned less retainage (Line 4 less Line 5 Total)	\$657,602.42
7.	Less previous certificates for payment (Line 6 from prior certificate)	\$577,629.95
8.	Current payment due:	\$79,972.47
9.	Balance to finish, including retainage (Line 3 less Line 6)	\$575,564.37

CHANGE ORDER SUMMARY		
	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$82,124.69	\$0.00
Total approved this month:	\$6,694.36	\$(1,555.26)
Totals:	\$88,819.05	\$(1,555.26)
Net change by change orders:	\$87,263.79	

The undersigned certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR: RAC Industries, Inc.

By: Ted Labuzan Date: 03/05/2019State of: TexasCounty of: Harris

Subscribed and sworn to before

me this 4th day of March 2019Notary Public: Gabriella O. ChapaMy commission expires: 1/13/2020

ARCHITECTS/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED:

\$79,972.47

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to confirm the amount certified.)

ARCHITECT/ENGINEER:

By: Kristen Hennings Date: 03/04/2019

This certificate is not negotiable. The amount certified is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

SANFORD KUHL HAGAN KUGLE PARKER KAHN LLP

1980 Post Oak Boulevard
Suite 1380
Houston, Texas 77056

MEMORIAL HEIGHTS REDEVELOPMENT
AUTHORITY
c/o Melissa Morton
450 N Sam Houston Pkwy E
Suite 168
Houston, TX 77060

Statement

Date
3/4/2019

Date	Transaction				Amount	Balance
02/04/2019	Balance forward					13,317.79
03/01/2019	PMT #2326.				-1,236.09	12,081.70
03/01/2019	1023.01 - Administrative & Meeting- INV #19-2100.				1,921.25	14,002.95
03/01/2019	PMT #2326.				-967.50	13,035.45
03/01/2019	1023.02 - General- INV #19-2101.				1,804.75	14,840.20
03/01/2019	PMT #2326.				-2,218.30	12,621.90
03/01/2019	1023.17 - T-0520 - HOUSTON AVE/WHITE OAK- INV #19-2102.				156.25	12,778.15
03/01/2019	PMT #2326.				-918.75	11,859.40
03/01/2019	1023.18 - T - REGENTS SQUARE GID- INV #19-2103.				162.50	12,021.90
03/01/2019	PMT #2326.				-628.75	11,393.15
03/01/2019	1023.22 - T-0521 - LITTLE THICKET PARK- INV #19-2104.				637.50	12,030.65
03/01/2019	1023.24 - T-0523 - SHEPHER/DURHAM RECON- PMT #2326.				-81.25	11,949.40
03/01/2019	1023.26 - ALLEN PKWY/MARSTON- INV #19-2105.				14,851.25	26,800.65
03/01/2019	PMT #2326.				-8,503.24	18,297.41
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Total Amount Due	
0.00	18,297.41	0.00	0.00	0.00	\$18,297.41	

SMW Principle Solutions, Inc.
P.O. Box130627 - 1900 West Gray
Houston, TX 77219
sherry@SMWPrincipleSolutions.com

Invoice

BILL TO
MHRA/TIRZ 5

INVOICE # 1160
DATE 03/03/2019
DUE DATE 04/02/2019
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Consulting Agreement February Consulting agreement	1	8,000.00	8,000.00
Mileage Reimbursement February Milage	1	37.12	37.12
Reimbursable Expenses February Reimbursable Expenses	1	612.75	612.75

BALANCE DUE

\$8,649.87

MHRA -Project Charges February 2019 (Hours)

- Projects
 - T- 0520 Houston Avenue – 6
 - T- 0521 Little Thicket Park Improvements-8
 - T-0523A Shepherd Drive Reconstruction Project -5.85
 - T-0523B Durham Drive Reconstruction Project– 5.85
 - T-0524 Street Trees – 0
 - T-0529 Yale @ Center -0
 - T—527 Heights Blvd. Pedestrian and Bicycle Safety -3.5

SMW Principle Solutions, Inc.
Reimbursable Expenses - MHRA

Date	Business Purpose	Vendor	Reimbursable expense
1/15/2019	MHRA Domain Name	Google	\$51.00
1/18/2019	Email Addresses	Microsoft	\$300.00
1/28/2019	Document Scanning	Office Depot	\$6.75
2/6/2019	Parking - Meeting with COH and Link	Parking	\$35.00
2/11/2019	Rental Heights Firehouse 2/27/2019	Heights Association	\$220.00
		Total Reimbursable Expenses	\$612.75



Invoice

Date	Invoice #
2/28/2019	1861

Bill To

Memorial Heights Redevelopment Authority
Sanford Kuhl Hagan Kugle Parker Kahn
1980 Post Oak Blvd Ste 1380
Houston, TX 77056

Terms

Due Date

Net 15

3/15/2019

Serviced	Description	Hours	Rate	Amount
2/28/2019	February 2019 CPA Services	1	1,250.00	1,250.00
2/28/2019	1099 Forms and Envelopes		83.98	83.98
2/28/2019	Postage		6.70	6.70
</				

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2020 BUDGET PROFILE

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

P R O J E C T P L A N	Base Year:	1996
	Base Year Taxable Value:	\$ 67,807,537
	Projected Taxable Value (TY2019):	\$ 2,288,377,920
	Current Taxable Value (TY2018):	\$ 2,200,363,385
	Acres:	1410.36
	Administrator (Contact):	City of Houston
	Contact Number:	832-393-0985

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Five, City of Houston, Texas was created to provide plans and programs necessary to create and support an environment attractive to private investments in the greater Memorial Heights and lower White Oak Bayou recreational corridor. The intent of the plans is to ensure the improvements will result in the long-term stability and viability of the area.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/18)	Variance
	Capital Projects:			
	Public Utility Improvements	\$ 18,144,635	\$ 2,885,228	\$ 15,259,407
	Roadway and Sidewalk Improvements	31,738,100	8,017,185	23,720,915
	Parks and Park Improvements	43,499,375	8,971,308	34,528,067
	Property Assemblage/Mitigation	27,100,000	882,382	26,217,618
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	Total Capital Projects	\$ 120,482,110	\$ 20,756,103	\$ 99,726,007
	Affordable Housing	21,832,291	7,262,210	14,570,081
	School & Education/Cultural Facilities	10,903,863	12,705,295	(1,801,432)
	Financing Costs	9,879,513	3,428,907	6,450,606
	Administration Costs/ Professional Services	6,513,853	5,359,541	1,154,312
	Creation Costs	165,000	175,300	(10,300)
	Total Project Plan	\$ 169,776,630	\$ 49,687,356	\$ 120,089,274

D E B T	Additional Financial Data	FY2019 Budget	FY2019 Estimate	FY2020 Budget
	<u>Debt Service</u>	\$ -	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/18	Projected Balance as of 6/30/19	Projected Balance as of 6/30/20
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2020 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2019 Budget	FY2019 Estimate	FY2020 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 9,771,308	\$ 10,405,973	\$ 13,509,402
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Beginning Balance	\$ 9,771,308	\$ 10,405,973	\$ 13,509,402
City tax revenue	\$ 6,836,177	\$ 6,884,153	\$ 7,390,407
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 6,836,177	\$ 6,884,153	\$ 7,390,407
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ 4,210	\$ 4,210	\$ 4,210
Interest Income	\$ 25,000	\$ 9,400	\$ 25,000
Other Interest Income	\$ 29,210	\$ 13,610	\$ 29,210
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 16,636,695	\$ 17,303,736	\$ 20,929,019

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2020 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2019 Budget	FY2019 Estimate	FY2020 Budget
EXPENDITURES			
Accounting	\$ 18,000	\$ 18,336	\$ 18,000
Administration Salaries & Benefits	\$ 100,000	\$ 68,736	\$ 100,000
Auditor	\$ 9,000	\$ 7,250	\$ 9,000
Bond Services/Trustee/Financial Advisor	\$ 25,000	\$ 1,800	\$ 25,000
Insurance	\$ 1,000	\$ 965	\$ 1,000
Office Administration	\$ 500	\$ 500	\$ 500
TIRZ Administration and Overhead	\$ 153,500	\$ 97,587	\$ 153,500
Engineering Consultants	\$ 50,000	\$ 71,847	\$ 50,000
Legal	\$ 50,000	\$ 20,148	\$ 50,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 50,000	\$ 10,000	\$ 50,000
Program and Project Consultants	\$ 150,000	\$ 101,995	\$ 150,000
Management consulting services	\$ 303,500	\$ 199,582	\$ 303,500
Capital Expenditures (See CIP Schedule)	\$ 3,635,000	\$ 2,781,747	\$ 3,255,000
TIRZ Capital Expenditures	\$ 3,635,000	\$ 2,781,747	\$ 3,255,000
Regents Square GID	\$ 166,654	\$ 308,145	\$ 606,907
Greystar	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 166,654	\$ 308,145	\$ 606,907
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 4,105,154	\$ 3,289,474	\$ 4,165,407
Payment/transfer to ISD - educational facilities	\$ 5,392	\$ -	\$ -
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 341,809	\$ 344,208	\$ 369,520
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 160,652	\$ 160,652	\$ 160,652
Municipal Services - Supplemental	\$ -	\$ -	\$ -
Total Transfers	\$ 507,853	\$ 504,860	\$ 530,172
Total Budget	\$ 4,613,007	\$ 3,794,334	\$ 4,695,579
RESTRICTED Funds - Capital Projects	\$ 12,023,688	\$ 13,509,402	\$ 16,233,440
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 12,023,688	\$ 13,509,402	\$ 16,233,440
Total Budget & Ending Fund Balance	\$ 16,636,695	\$ 17,303,736	\$ 20,929,019

Notes:

2020 - 2024 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 2018	Projected 2019	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
C, H	T-0501	Rosemont Pedestrian Bridge and Trails	\$ -	-	-	-	-	-	-	-	-
C	T-0509	Cottage Grove Pedestrian Bridge	\$ 1,269,009	-	-	-	-	-	-	-	1,269,009
C, H	T-0510	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
C, H	T-0511	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
C, H	T-0512	White Oak Bayou Trail System	\$ 2,407,172	979,760	-	-	-	-	-	-	3,386,932
C, H	T-0512A	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
C, H	T-0512B	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
C, H	T-0513	Alliston/Rutland Pedestrian Bridge	\$ 1,744	-	-	-	-	-	-	-	1,744
C	T-0515	Bryce Street Trail Head	\$ 439,653	800,000	50,000	-	-	-	-	50,000	1,289,653
C	T-0516	Heights Boulevard Connector Trail	\$ 35,194	-	-	-	-	-	-	-	35,194
H	T-0517	White Oak Bayou Remediation/Channel Reclamation Project	\$ 18,036	275,329	-	-	-	-	-	-	293,365
C	T-0518	Olivewood Trailhead	\$ 32,749	120,000	-	-	-	-	-	-	152,749
H	T-0519	Woodland Park Improvements	\$ 410,796	-	-	-	-	-	-	-	410,796
H	T-0520	Houston Avenue & White Oak Drive Intersection Improvements	\$ -	300,000	1,550,000	-	-	-	-	1,550,000	1,850,000
C	T-0521	Little Thicket Park Improvements	\$ -	100,000	465,000	390,000	-	-	-	855,000	955,000
C	T-0522A	18th Pedestrian Improvements between Durham and 20th Street	\$ -	33,329	90,000	1,200,000	-	-	-	1,290,000	1,323,329
C	T-0522B	19th Street Reconstruction between Durham and 20th Street	\$ -	20,000	-	-	-	-	-	-	20,000
C	T-0523A	Shepherd Drive Reconstruction Project	\$ -	133,329	-	-	-	-	-	-	133,329
C	T-0523B	Durham Reconstruction Project	\$ -	20,000	-	-	-	-	-	-	20,000
C	T-0524	Street Trees	\$ -	-	-	-	-	-	-	-	-
C, H	T-0525		\$ -	-	-	-	-	-	-	-	-
0	T-0526	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
C	T-0527	Heights Boulevard Pedestrian and Bicycle Safety Improvements	\$ -	-	100,000	1,030,000	-	-	-	1,130,000	1,130,000
C	T-0528	Selected Streets Between Shepherd and Durham	\$ -	-	-	-	-	-	-	-	-
C	T-0529	Yale and Center Intersection	\$ -	-	-	950,000	-	-	-	950,000	950,000
0	T-0530	Reconstruct Bridges Over White Oak (Part of North Canal Project)	\$ -	-	1,000,000	1,000,000	-	12,500,000	12,500,000	27,000,000	27,000,000
0	T-0531	Shepherd/Durham and Major Cross Streets	\$ -	-	-	-	1,500,000	3,700,000	47,200,000	52,400,000	52,400,000
C, H	T-0599	Concrete Panel Replacement Program	\$ -	-	-	-	-	-	-	-	-
Totals			\$ 4,614,353	\$ 2,781,747	\$ 3,255,000	\$ 4,570,000	\$ 1,500,000	\$ 16,200,000	59,700,000	85,225,000	\$ 92,621,100

* NOTE:

** NOTE:

*** NOTE:

2020 - 2024 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								Cumulative Total (To Date)
	Through 2018	Projected 2019	2020	2021	2022	2023	2024	FY20 - FY24 Total	
TIRZ Funds	4,614,353	2,781,747	2,850,000	3,760,000	1,500,000	16,200,000	3,100,000	27,410,000	34,806,100
City of Houston	-	-	405,000	-	-	-	3,600,000	4,005,000	4,005,000
Grants	-	-	-	810,000	-	-	28,000,000	28,810,000	28,810,000
Other	-	-	-	-	-	-	25,000,000	25,000,000	25,000,000
Project Total	4,614,353	2,781,747	3,255,000	4,570,000	1,500,000	16,200,000	59,700,000	85,225,000	92,621,100

Project: Houston Avenue & White Oak Drive Intersection Improvements				City Council District		Key Map:				WBS.:	T-0520			
				Location:		H		Geo. Ref.:						
				Served:		H		Neighborhood:						
Description:	Reconstruction of Intersection into four-way configuration. Includes mast-arm traffic signals, sidewalks, pedestrian crossing, improved intersection geometry, 10' sidewalk on east side of Houston Avenue.			Operating and Maintenance Costs: (\$ Thousands)										
					2020	2021	2022	2023	2024	Total				
				Personnel	-	-	-	-	-	\$ -				
				Supplies	-	-	-	-	-	\$ -				
Justification:	Existing condition includes (7) intersecting street alignments, creating a confusing and unsafe intersection.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -			
				Capital Outlay	-	-	-	-	-	-	\$ -			
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
				FTEs							-			
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	-	330,000	300,000	50,000	-	-	-	-	\$ 50,000	\$ 350,000			
4	Construction	-	-		1,500,000	-	-	-	-	\$ 1,500,000	\$ 1,500,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-			-	-	-	-	\$ -	\$ -			
7	Other	-	-			-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Allocations														
Total Allocations		\$ -	\$ 330,000	\$ 300,000	\$ 1,550,000	\$ -	\$ -	\$ -	\$ -	\$ 1,550,000	\$ 1,850,000			
Source of Funds														
Source of Funds														
TIRZ Funds		-	330,000	300,000	1,550,000	-	-	-	-	\$ 1,550,000	\$ 1,850,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ -	\$ 330,000	\$ 300,000	\$ 1,550,000	\$ -	\$ -	\$ -	\$ -	\$ 1,550,000	\$ 1,850,000			

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.			Operating and Maintenance Costs: (\$ Thousands)							
					2020	2021	2022	2023	2024	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Collapsed bank/repeated bank failure has encroached into the usable footprint of the park, creating dangerous conditions for park users, especially children. Opportunity to make connection to Bayou Greenways trail system.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	50,000	100,000		-	-	-	-	\$ -	\$ 100,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	60,000		-	-	-	\$ 60,000	\$ 60,000
4	Construction	-	-	-	405,000	390,000		-	-	\$ 795,000	\$ 795,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations											
Total Allocations		\$ -	\$ 50,000	\$ 100,000	\$ 465,000	\$ 390,000	\$ -	\$ -	\$ -	\$ 855,000	\$ 955,000
Source of Funds											
Source of Funds											
TIRZ Funds		-	50,000	100,000	60,000	390,000	-	-	-	\$ 450,000	\$ 550,000
City of Houston		-	-	-	405,000		-	-	-	\$ 405,000	\$ 405,000
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 50,000	\$ 100,000	\$ 465,000	\$ 390,000	\$ -	\$ -	\$ -	\$ 855,000	\$ 955,000

Project: 18th Pedestrian Improvements between Durham and 20th Street				City Council District		Key Map:		WBS.:		T-0522A	
				Location: C		Geo. Ref.:					
				Served: C		Neighborhood:					
Description:	Construct pedestrian improvements to include sidewalks, pedestrian ramps landscaping and mid-block crossings to create an overall safer pedestrian environment			Operating and Maintenance Costs: (\$ Thousands)							
					2020	2021	2022	2023	2024	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Existing conditions include discontinuous sidewalks segments, open ditch, non-ADA compliance pedestrian environment.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	15,000	33,329	-	-	-	-	-	\$ -	\$ 33,329
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	90,000					\$ 90,000	\$ 90,000
4	Construction	-	-			1,200,000				\$ 1,200,000	\$ 1,200,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations											
		\$ -	\$ 15,000	\$ 33,329	\$ 90,000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 1,290,000	\$ 1,323,329
Source of Funds											
TIRZ Funds		-	15,000	33,329	90,000	1,200,000	-	-	-	\$ 1,290,000	\$ 1,323,329
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 15,000	\$ 33,329	\$ 90,000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 1,290,000	\$ 1,323,329

Project: 19th Street Reconstruction between Durham and 20th Street				City Council District		Key Map:			WBS.:	T-0522B	
				Location: C		Geo. Ref.:					
				Served: All		Neighborhood:					
Description:	Roadway reconstruction, installation of storm water drainage system, curb and gutter, sidewalks, street lights and landscaping.			Operating and Maintenance Costs: (\$ Thousands)							
					2020	2021	2022	2023	2024	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Existing conditions include poor roadway, discontinuous sidewalk segments, open ditch, non ADA compliance pedestrian environment.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs							-
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	15,000	20,000	-	-	-	-	-	\$ -	\$ 20,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations											
		\$ -	\$ 15,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Source of Funds											
TIRZ Funds		-	15,000	20,000	-	-	-	-	-	\$ -	\$ 20,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 15,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000

Project: Shepherd Drive Reconstruction Project				City Council District		Key Map:			WBS.:	T-0523A	
				Location: C		Geo. Ref.:					
				Served: All		Neighborhood:					
Description:	Roadway reconstruction between 6th street and 610 loop North, including hike and bike lanes, storm water drainage systems, curb and gutter section, streetlights, sidewalks and landscaping			Operating and Maintenance Costs: (\$ Thousands)							
					2020	2021	2022	2023	2024	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Major north/south artery with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs							-
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	225,000	33,329	-	-	-	-	-	\$ -	\$ 33,329
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	100,000					-	\$ -	\$ 100,000
4	Construction	-	-	-					-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 225,000	\$ 133,329	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,329
Source of Funds											
TIRZ Funds		-	-	133,329	-	-	-	-	-	\$ -	\$ 133,329
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-					-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ 133,329	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,329

Project: Durham Reconstruction Project				City Council District		Key Map:				WBS.:		T-0523B			
				Location:		C		Geo. Ref.:							
				Served:		ALL		Neighborhood:							
Description:		Roadway reconstruction between 6th Street and 610 Loop North, including pedestrian improvements, storm water drainage systems, curb and gutter section, streetlights, sidewalks and landscaping.				Operating and Maintenance Costs: (\$ Thousands)									
							2020	2021	2022	2023	2024	Total			
						Personnel	-	-	-	-	-	\$ -			
						Supplies	-	-	-	-	-	\$ -			
Justification:		Major north/south artery with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists.				Svcs. & Chgs.	-	-	-	-	-	\$ -			
						Capital Outlay	-	-	-	-	-	\$ -			
						Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
						FTEs						-			
Fiscal Year Planned Expenses															
Project Allocation			Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)			
Phase															
1	Planning		-	225,000	20,000	-	-	-	-	-	\$ -	\$ -	\$ 20,000		
2	Acquisition		-	-	-	-	-	-	-	-	\$ -	-	\$ -		
3	Design		-	-	-	-	-	-	-	-	\$ -	-	\$ -		
4	Construction		-	-	-	-	-	-	-	-	\$ -	-	\$ -		
5	Equipment		-	-	-	-	-	-	-	-	\$ -	-	\$ -		
6	Close-Out		-	-	-	-	-	-	-	-	\$ -	-	\$ -		
7	Other		-	-	-	-	-	-	-	-	\$ -	-	\$ -		
			-	-	-	-	-	-	-	-	\$ -	-	\$ -		
			-	-	-	-	-	-	-	-	\$ -	-	\$ -		
			-	-	-	-	-	-	-	-	\$ -	-	\$ -		
			-	-	-	-	-	-	-	-	\$ -	-	\$ -		
Other Sub-Total:			-	-	-	-	-	-	-	-	\$ -	-	\$ -		
Total Allocations			\$ -	\$ 225,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 20,000		
Source of Funds															
TIRZ Funds			-	225,000	20,000	-	-	-	-	-	\$ -	-	\$ 20,000		
City of Houston			-	-	-	-	-	-	-	-	\$ -	-	\$ -		
Grants			-	-	-	-	-	-	-	-	\$ -	-	\$ -		
Other			-	-	-	-	-	-	-	-	\$ -	-	\$ -		
Total Funds			\$ -	\$ 225,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 20,000		

Project: Heights Boulevard Pedestrian and Bicycle Safety				City Council District		Key Map:		WBS.:		T-0527	
				Location: C		Geo. Ref.:					
				Served: C		Neighborhood:					
Description: Bicycle and pedestrian facility improvements at the intersection of Heights Boulevard and the MKT Trail and at the intersection of Washington Avenue and Heights Boulevard. Improve safety and wayfinding along the MKT Trail. Small Segment trail connections to improve overall bicycle and pedestrian connectivity.	Operating and Maintenance Costs: (\$ Thousands)										
		2020	2021	2022	2023	2024	Total				
	Personnel	-	-	-	-	-	\$ -				
	Supplies	-	-	-	-	-	\$ -				
	Justification: A number of near misses have been reported at these locations. This project will evaluate the locations and the potential improvements for each of these areas and implement appropriate improvements.	Svcs. & Chgs.	-	-	-	-	-	\$ -			
Capital Outlay		-	-	-	-	-	\$ -				
Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
FTEs							-				
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	100,000	30,000		-	-	\$ 130,000	\$ 130,000
4	Construction	-	-	-	-	1,000,000		-	-	\$ 1,000,000	\$ 1,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 100,000	\$ 1,030,000	\$ -	\$ -	\$ -	\$ 1,130,000	\$ 1,130,000
Source of Funds											
TIRZ Funds		-	-	-	100,000	1,030,000	-	-	-	\$ 1,130,000	\$ 1,130,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 100,000	\$ 1,030,000	\$ -	\$ -	\$ -	\$ 1,130,000	\$ 1,130,000

Project: Yale and Center Intersection				City Council District		Key Map:		WBS.:		T-0529	
				Location: C		Geo. Ref.:					
				Served: C		Neighborhood:					
Description:	Reconstruct intersection, replace signal and improve pedestrian crossing at Yale Street at Center Street.			Operating and Maintenance Costs: (\$ Thousands)							
					2020	2021	2022	2023	2024	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Svcs. & Chgs.	-	-	-	-	-	\$ -	
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.			Capital Outlay		-	-	-	-	\$ -	
				Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs							
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	100,000	-	-	-	\$ 100,000	\$ 100,000
4	Construction	-	-	-	-	850,000	-	-	-	\$ 850,000	\$ 850,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 950,000	\$ -	\$ -	\$ -	\$ 950,000	\$ 950,000
Source of Funds											
TIRZ Funds		-	-	-	-	140,000	-	-	-	\$ 140,000	\$ 140,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	810,000	-	-	-	\$ 810,000	\$ 810,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 950,000	\$ -	\$ -	\$ -	\$ 950,000	\$ 950,000

Project: Reconstruct Bridges Over White Oak (Part of North Canal)				City Council District		Key Map:			WBS.:	T-0530	
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Reconstruct, remove or raise several bridges over White Oak Bayou			Operating and Maintenance Costs: (\$ Thousands)							
					2020	2021	2022	2023	2024	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Svcs. & Chgs.	-	-	-	-	-	\$ -	
Justification:	This is part of the North Canal project. The bridgest cause a rise in water level during a storm event. When the North Canal is completed these bridges can be reconstructed, removed or raise to eliminate the water back up.			Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	1,000,000	1,000,000	-	-	-	\$ 2,000,000	\$ 2,000,000
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		\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 12,500,000	\$ 12,500,000	\$ 27,000,000	\$ 27,000,000
Source of Funds											
TIRZ Funds		-	-	-	1,000,000	1,000,000	-	12,500,000	12,500,000	\$ 27,000,000	\$ 27,000,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 12,500,000	\$ 12,500,000	\$ 27,000,000	\$ 27,000,000

Project: Shepherd/Durham and Major Cross Streets				City Council District		Key Map:			WBS.:	T-0531	
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Roadway reconstruction between 6th street and 610 loop North, including pedestrian and bike lanes, storm water drainage systems, curb and gutter section, streetlights, sidewalks and landscaping			Operating and Maintenance Costs: (\$ Thousands)							
					2020	2021	2022	2023	2024	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Major north/south artery and selected cross streets with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/18	2019 Budget	2019 Estimate	2020	2021	2022	2023	2024	FY20 - FY24 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	500,000	200,000	\$ 700,000	\$ 700,000
3	Design	-	-	-	-	-	1,500,000	3,200,000	7,000,000	\$ 11,700,000	\$ 11,700,000
4	Construction	-	-	-	-	-	-	-	40,000,000	\$ 40,000,000	\$ 40,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations											
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 3,700,000	\$ 47,200,000	\$ 52,400,000	\$ 52,400,000
Source of Funds											
Source of Funds											
TIRZ Funds		-	-	-	-	-	1,500,000	3,700,000	(9,400,000)	\$ (4,200,000)	\$ (4,200,000)
City of Houston		-	-	-	-	-	-	-	3,600,000	\$ 3,600,000	\$ 3,600,000
Grants		-	-	-	-	-	-	-	28,000,000	\$ 28,000,000	\$ 28,000,000
Other		-	-	-	-	-	-	-	25,000,000	\$ 25,000,000	\$ 25,000,000
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 3,700,000	\$ 47,200,000	\$ 27,400,000	\$ 27,400,000

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**Questions? Please contact Carol Platt at
cplatt@tmlirp.org or extension 2415**

Texas Municipal League
Intergovernmental Risk Pool
1821 Rutherford Lane, First Floor
Austin, Texas 78754
(512) 491-2300 • (800) 537-6655

Statement Date: 4/01/19
Due Date . . : **DUE UPON RECEIPT**
Contract No . : 6727

Date	Description	Total Amount
3/01/19	BALANCE FROM PREVIOUS STATEMENT	.00
4/01/19	Automobile Liab 18/19FY	66.00
4/01/19	Errors & Omission 18/19FY	650.00
4/01/19	General Liability 18/19FY	269.00
4/01/19	Liab 2% Pre-Pay Disc	19.70-

TOTAL DUE: \$965.30

RETURN THE BOTTOM PORTION WITH PAYMENT

[illegible]

TML Intergovernmental Risk Pool
PO BOX 388
SAN ANTONIO TX 78292-0388
(512) 491-2300