

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

APRIL 28, 2022

REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
TIRZ NO. 5
MEETING OF APRIL 28, 2022

Table of Contents

	<u>Page No.</u>
Director Attendance Record	1
Agenda	2-3
CONSENT AGENDA	
Minutes MHRA December 9, 2021	4-8
Minutes TIRZ No. 5 December 9, 2021	9-10
Insurance Renewal Policy	11-20
Financial Report Summary	21-33
Investment Report	34
PROJECTS AND ENGINEERING	
Projects Update	35
Shepherd/Durham Project	
Update on Project Construction	36-40
Interlocal Agreement Amendment	41

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY
Director Attendance Record

MEETING DATE	A. LENTS	A. COLOM	B. BROWN	J. HALE- HARRIS	C. MANRIQUEZ	R. STEIN	M. PIERRE
02/27/20	X	Y	Y	Y	Y	Y	X
04/23/20	Y	Y	Y	Y	Y	Y	Y
06/25/20	Y	X	Y	Y	Y	Y	Y
09/24/20	Y	Y	Y	Y	Y	Y	X
10/22/20	Y	Y	Y	Y	Y	Y	X
01/28/21	Y	Y	Y	X	Y	Y	Y
03/04/21	Y	Y	Y	Y	Y	Y	X
04/22/21	Y	Y	Y	Y	Y	Y	X
06/24/21	Y	X	Y	Y	Y	Y	X
08/23/21	Y	Y	Y	X	Y	Y	Y
09/23/21	Y	X	Y	Y	Y	Y	X
10/28/21	Y	X	Y	Y	Y	Y	Y
12/09/21	Y	Y	Y	Y	Y	Y	X

Y = Attended

X = Did not attend

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

**THIS MEETING WILL BE CONDUCTED IN-PERSON AND
BY TELEPHONE/VIDEOCONFERENCE**

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"), open to the public, on **THURSDAY, APRIL 28, 2022, at 10:00 A.M., at 1980 POST OAK BOULEVARD, SUITE 1380, HOUSTON, TEXAS 77056**, outside the boundaries of the Authority. This meeting will also be conducted electronically, as provided below. Electronic copies of the meeting materials are available at <https://memorialheightstirz5.com/meetings/> at such time as the meeting occurs or by contacting Susan Demiany at Demiany@SKLaw.us.

TO ATTEND VIA VIDEO:

LINK: <https://us02web.zoom.us/j/83608008384?pwd=OTF0dHlhYlZveUtlMUZLeE9YeUx5Zz09>

Meeting ID: 836 0800 8384

Passcode: 948790

TO ATTEND VIA AUDIO ONLY:

Dial: 1-346-248-7799

Meeting ID: 836 0800 8384

Passcode: 948790

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

1. **CALL TO ORDER:**
 - a. **Receive comments and questions from the public;**
2. **CONSENT AGENDA:**
 - a. **Minutes of previous meetings:**
 - i) Approve Authority minutes of December 9, 2021; **4**
 - ii) Approve Zone minutes of December 9, 2021; **9**
 - b. **Developer Reports (Authority only):**
 - i) Quarterly GID update;
 - ii) Quarterly Hanover update;
 - c. **Consider renewal of insurance policies (Authority only); **11****
 - d. **Financial matters (Authority only):**
 - i) Receive Financial Report Summary, including account and fund activity statements; **21**
 - ii) Receive Investment Report; **34**
3. **CHAIR REPORT (Authority only);**
4. **PRESIDENT REPORT:**
 - a. Approve Investment Officer training (Authority only);
 - b. Update on potential annexations (TIRZ only);
5. **PROJECTS AND ENGINEERING (Authority only):**
 - a. **Receive Projects Committee Report; **35****
 - b. **Shepherd/Durham and Selected Cross Streets Reconstruction [CIP Project T-0523A]:**
 - i) Update on project construction; **36**
 - ii) Authorize approval of Interlocal Agreement Amendment [COH]; **41**
 - c. **North Canal Project [CIP Project T-0525]:**
 - i) Update on project development;
 - d. **Yale and Center Street Intersection [CIP Project T-0529]:**
 - i) Update on project development;

- e. **Heights Boulevard Bicycle and Pedestrian Safety Improvements, West Dallas Restriping Project, Trail Segment between White Oak Bayou and Memorial Park [construction portion]** [CIP Project T-0531]:
 - i) Update on project construction;
- f. **Zone Wide Safety and Mobility Projects** [CIP Project T-5032]:
 - 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;
- 6. **COMMUNICATIONS** (*Authority only*):
 - a. Receive update from Communications Committee;
- 7. **FINANCIAL MATTERS** (*Authority only*):
 - a. Receive Finance Committee Report;
 - b. Authorize payment of invoices;
 - c. Review budget for fiscal year ending June 30, 2023, and authorize submittal to the City;
 - d. Confirm engagement of Auditor for fiscal year ending June 30, 2022;
 - e. Authorize other appropriate action;
- 8. **ATTORNEY REPORT**;
- 9. **EXECUTIVE SESSION** (*Authority only, the Zone will recess for duration of closed session*):
 - a. **Convene executive session** for attorney consultation on authorized matters pursuant to Open Meetings Act, § 551.071, Government Code; deliberations regarding purchase, exchange, lease, or value of real property pursuant to Open Meetings Act, §551.072, Government Code; and/or deliberations regarding economic development negotiations pursuant to Open Meetings Act, §551.087, Government Code;
 - b. **Reconvene public session** and authorize appropriate action regarding executive session discussion;
- 10. **CONSIDER, CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY, AS NECESSARY** (*Zone only*);
- 11. **ADJOURN**.

The ongoing COVID-19 pandemic may cause an inability for members of the Authority's Board of Directors to convene in one location. This could result in a public necessity for immediate action by the Board in providing the Authority's services and functions. If necessary, this Notice also constitutes notice for a teleconference meeting pursuant to Section 551.125, Government Code.



SKLaw, Attorneys for the Authority and the Zone

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

DECEMBER 9, 2021

The Board of Directors (the "Board") of Memorial-Heights Redevelopment Authority (the "Authority"), convened in regular session, open to the public, at 1980 Post Oak Boulevard, Suite 1380, Texas 77056, on the 9th day of December, 2021, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

and all of said persons were present, except Director Pierre, thus constituting a quorum.

Also present at the meeting were Sherry Weesner, President of the Authority; Brian Jackson of the City of Houston (the "City"); Erin Williford, Kristen Hennings, Hieu Nguyen, Emily Moran, and Yid Moreda of Jones|Carter ("J|C"); Jim Webb of The Goodman Corporation ("TGC"); Melissa Morton of The Morton Accounting Services ("TMAS"); Kristin Blomquist of Masterson Advisors, LLC; Linda Trevino of Ride Metro; Mark Williamson; E. Ramos; Fernando de la Garza; and Laura C. Davis and Susan Demiany of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

DETERMINE QUORUM; CALL TO ORDER

Chair Lents noted that a quorum was present and called the meeting to order. She advised that the meeting was being recorded.

Receive comments or questions from the public

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

CONSENT AGENDA

- a. Approval of the Authority minutes of October 28, 2021;
- b. Approval of the Financial Report Summary;
- c. Approve Investment Report.

Upon motion by Director Stein, seconded by Director Manriquez, the Board voted unanimously to approve the Consent Agenda.

CHAIR REPORT

Chair Lents reported on the groundbreaking ceremony as the Authority moves into the construction phase of the Shepherd and Durham Reconstruction Project, Phase I, noting that it was well attended.

PRESIDENT REPORT

Update on Zone boundary change

Ms. Weesner updated the Board on the City action pertaining to the Zone boundary enlargement and Project Plan and Reinvestment Zone Financing Plan amendments. She advised it is on hold and will be pursued in the coming year.

Ratify approval of Funding Commitment for 2021 Off-System HSIP

Ms. Weesner reviewed with the Board a letter from the Authority to the City approving a funding commitment for the 2021 Off-System Highway Safety Improvement Program ("HSIP") for the 19th Street, Beall Street, and Bevis Street corridors, which was provided to the City in November. She advised the commitment funds 10% of the project, with the HSIP Grant providing the remaining 90% of funding. Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to ratify approval of the funding commitment for the 2021 Off-System HSIP.

Ratify approval of Agreement for Continuing Disclosure Services

Ms. Weesner reviewed with the Board an Agreement for Continuing Disclosure Services with Masterson Advisors LLC. Upon motion by Vice Chair Colom, seconded by Director Stein, and after full discussion, the Board voted unanimously to ratify approval of the Agreement.

2022 Board Meeting Schedule

Ms. Lents reviewed the 2021 Board meeting schedule, noting that the Board will continue indefinitely the hybrid meeting format, with a quorum of Directors attending in-person at SKLaw, and remaining attendees attending electronically.

PROJECTS AND ENGINEERING

Receive Projects Committee Report

Ms. Weesner updated the Board on Authority projects.

Approve JJC Work Authorization No. 1 [FY2022][General Services]

Ms. Hennings reviewed with the Board Work Authorization No. 1 for general engineering services for fiscal year 2022 in the amount of \$25,000.00. Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve JJC Work Authorization No. 1 for 2022 general engineering services.

Shepherd and Durham Reconstruction

Update on project development

Ms. Hennings updated the Board on the Shepherd/Durham and Selected Cross Streets Reconstruction [CIP Project T-0523A] project.

Update on construction management and materials testing contract

Ms. Weesner stated that a contract is being negotiated with CDM Smith.

Approve JJC Work Authorization T-0523A No. 7

Ms. Hennings reviewed with the Board Work Authorization T-0523A No. 7 for construction phase services for Phase 2. She advised that the City requested the inclusion of a 21-inch sanitary sewer diversion in the final design, which will be funded by the City.

Upon motion by Director Stein, seconded by Vice Chair Colom, and after full discussion, the Board voted unanimously to approve JJC Work Authorization T-0523A No. 7.

North Canal Project

Update on project development

Ms. Weesner updated the Board on the North Canal Project [CIP Project T-0525], and discussed the various options being considered.

Yale and Center Street Intersection

Update on project development

Ms. Hennings updated the Board on the Yale and Center Street Intersection project [CIP Project T-0529], advising that preparation of 60% plans is ongoing, and are expected to be submitted to the City in January.

Heights Boulevard Bicycle and Pedestrian Safety Improvements, West Dallas Restriping Project, Trail Segment between White Oak Bayou and Memorial Park

Update on project

Ms. Hennings updated the Board on the Heights Boulevard Bicycle and Pedestrian Safety Improvements, West Dallas Restriping Project, Trail Segment between White Oak Bayou and Memorial Park [CIP T-0531].

Review bids and award construction contract

Ms. Hennings reviewed with the Board a letter of recommendation for award of construction bid. She advised four (4) bids were received, and the Projects Committee recommends the award to Teamwork Construction Services, Inc., and Texas Wall & Landscape, LLC, as alternate.

Upon motion by Director Stein, seconded by Vice Chair Colom, and after full discussion, the Board voted unanimously to authorize the Projects Committee to finalize a construction contract with Teamwork Construction Services, Inc., and as an alternate, Texas Wall & Landscape, LLC.

Zone Wide Safety and Mobility Projects

Update on project

Ms. Moran updated the Board on the Zone Wide Safety and Mobility Projects [CIP Project T-0532] and reviewed the mobility analysis. The Board discussed the data, and the best way to provide information to the public for input. The Board concurred that each Board member will provide input to Ms. Weesner for review.

Zone Wide Localized Stormwater Management Projects

Update on project

Mr. Moreda updated the Board on the Zone Wide Localized Stormwater Management Projects [CIP Project T-0533], and reviewed updated drainage data. Chair Lents discussed possible options that could be included in a future budget.

Mr. Nguyen reviewed possible future projects that can be partnered with surrounding entities.

Approve related contract administration items

The Board noted there are no contract administration items for consideration.

COMMUNICATIONS

Receive update on public relations firm contract

Director Manriquez reported in more detail on the groundbreaking ceremony for the Shepherd and Durham reconstruction project.

Director Manriquez then reviewed with the Board a proposal from Medley, Inc., for public relations and marketing services, including public relations services for events, such as the groundbreaking ceremony and preparation of a crisis management plan. He recommended that the Board approve the contract for a six-month period. Ms. Weesner advised that the fee for such services is \$2,000 per month, \$2,500 for the crisis management plan, and an additional \$5,500 for public relations services for three events.

Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve the contract with Medley, Inc., for a six-month period. The committee will review the work and the contract at 6 months and suggest any necessary changes.

FINANCIAL MATTERS

Receive Finance Committee Report

Vice Chair Colom next reported to the Board on financial matters.

Authorize payment of invoices

The Board reviewed the invoices submitted for payment. Director Brown advised that the Projects Committee had reviewed project-related invoices, and recommended approval. Vice Chair Colom advised that the Finance Committee had reviewed the invoices put before it and recommended approval. Following discussion of the invoices, a motion was made by Director Stein, seconded by Director Brown, and approved unanimously by the Board to authorize the payment of all invoices.

ATTORNEY'S REPORT

Ms. Davis advised she had nothing additional to report.

EXECUTIVE SESSION

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

RECEIVE COMMENTS OR QUESTIONS FROM THE PUBLIC

Chair Lents again asked for comments and questions from the public. Mr. Williamson discussed

volunteer community resources for dissemination of information about area projects. Chair Lents suggested he follow up with Ms. Weesner on that effort.

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.

Secretary
Memorial-Heights Redevelopment Authority

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

DECEMBER 9, 2021

The Board of Directors (the "Board") of Reinvestment Zone Number Five, City of Houston, Texas, convened in regular session, open to the public, at 1980 Post Oak Boulevard, Suite 1380, Houston, Texas 77056, on the 9th day of December, 2021, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

and all of said persons were present, except Director Pierre, thus constituting a quorum.

Also present at the meeting were Sherry Weesner, President of the Authority; Brian Jackson of the City of Houston (the "City"); Erin Williford, Kristen Hennings; Hieu Nguyen, Emily Moran, and Yid Moreda of Jones|Carter ("J|C"); Jim Webb of The Goodman Corporation ("TGC"); Melissa Morton of The Morton Accounting Services ("TMAS"); Kristin Blomquist of Masterson Advisors, LLC; Linda Trevino of Ride Metro; Mark Williamson; E. Ramos; Fernando de la Garza; and Laura C. Davis and Susan Demiany of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

DETERMINE QUORUM; CALL TO ORDER

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

CONSENT AGENDA

- a. Approval of the Zone minutes of October 28, 2021;

Upon motion by Director Stein, seconded by Director Manriquez, the Board voted unanimously to approve the Consent Agenda.

UPDATE ON ZONE BOUNDARY CHANGE

Ms. Weesner updated the Board on the City action pertaining to the Zone boundary enlargement and Project Plan and Reinvestment Zone Financing Plan amendments. She advised it is on hold and will be pursued in the coming year.

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.

Secretary
Reinvestment Zone Number Five,
City of Houston, Texas





LIABILITY DECLARATIONS OF COVERAGE

Member Name: Memorial Heights Redevelop Auth TIRZ #5
Member ID: 6727
Contract Type: Liability
Coverage Period: 03/31/2022 to 03/31/2023

GENERAL LIABILITY

Limits of Liability	:	\$	1,000,000	Each Occurrence
Sudden Events Involving Pollution	:	\$	1,000,000	Each Occurrence
		\$	2,000,000	Annual Aggregate
Deductible	:	\$	0	Each Occurrence
Billable Contribution	:	\$	320	Effective: 03/31/2022 Anniversary: 03/31/2023

LAW ENFORCEMENT LIABILITY

**** Coverage Not Selected ****

ERRORS & OMISSIONS LIABILITY

Limits of Liability	:	\$	3,000,000	Each Wrongful Act
	:	\$	6,000,000	Annual Aggregate
Deductible	:	\$	5,000	Each Wrongful Act
Billable Contribution	:	\$	1,115	Effective: 03/31/2022 Anniversary: 03/31/2023

TOTAL CONTRIBUTION

Total Billable Contribution	:	\$	1,435	Contract Effective: 03/31/2022 Contract Anniversary: 03/31/2023
-----------------------------	---	----	-------	--------------------------------------------------------------------

Coverage is continuous until cancelled. Contributions are subject to adjustment each year on the anniversary date based on updated exposure information and changes in rating.



AUTOMOBILE DECLARATIONS OF COVERAGE

Member Name: Memorial Heights Redevelop Auth TIRZ #5
Member ID: 6727
Contract Type: Liability
Coverage Period: 03/31/2022 to 03/31/2023

AUTOMOBILE LIABILITY

Limits of Liability	:	\$	1,000,000	Each Occurrence
Medical Payments Limit	:	\$	25,000	Each person
Deductible	:	\$	0	Each Occurrence
Billable Contribution	:	\$	67	Effective : 03/31/2022 Anniversary : 03/31/2023

AUTOMOBILE PHYSICAL DAMAGE

*** Coverage Not Selected ***

AUTOMOBILE CATASTROPHE

*** Coverage Not Selected ***

TOTAL CONTRIBUTION

Total Billable Contribution	:	\$	67	Contract Effective: 03/31/2022 Contract Anniversary: 03/31/2023
-----------------------------	---	----	----	--------------------------------------------------------------------

Coverage is continuous until cancelled. Contributions are subject to adjustment each year on the anniversary date based on updated exposure information and changes in rating.

* Automobile Physical Damage Each Occurrence Deductible does not apply to hail.



Schedule of Applicable Documents

Member Name: Memorial Heights Redevelop Auth TIRZ #5
Member ID: 6727
Coverage Period: 03/31/2022 to 03/31/2023 Shown As of 12/09/2021

ID	Document Name	Revision Date
L201	Liability Declarations of Coverage	3/11/2004
L209	Automobile Declarations of Coverage	6/8/2006
X150	Schedule of Applicable Documents	6/1/2008
L105	Liability Schedule	5/15/1999
EL260	Liability Fund Concurrent Effective Date	10/31/2001
EL287	Hired Automobiles – Auto Physical Damage	4/29/2014
L200	Liability Coverage Document	10/01/2020



Liability Schedule

Member Name: Memorial Heights Redevelop Auth TIRZ #5
Member ID: 6727
Contract Type: Liability
Coverage Period: 03/31/2022 to 03/31/2023
Population:

General Liability Line

Class Code	Classification Description	Reported Exposure
44101S	Special District (2,501-250,000 Pop.) - Budget	134,204

Errors and Omissions Liability Line

Class Code	Classification Description	Reported Exposure
00018	E & O Liability - All Other	1

Notes Applicable to Fireworks and Special Events:

Sponsored Only: The actual operation or display is performed by independent contractors.

Primary Coverage: The actual operation or display is performed by your own employees or volunteers.

LIABILITY FUND CONCURRENT EFFECTIVE DATE

This endorsement forms a part of the **Declarations** to which attached, effective on the inception date of the coverage unless otherwise stated herein, and modifies such coverage as is afforded by the provisions of the coverage shown below:

Member Name : Memorial Heights Redevelop Auth TIRZ #5
Member ID : 6727
Effective Date : 03/31/2022

This declaration page has been issued with a term other than the Fund Year (10-01 to 10-01) as defined in the Interlocal Agreement.

At the end of this term the Declarations of Coverage may be extended to the next 10-01 Fund Year date at the same rates as provided in this document, or lower, should the Fund Board of Directors approve a rate reduction.

Thereafter your Declarations of Coverage will have the same annual coverage dates as the Fund Year (10-01 to 10-01) at the rates in effect at that time.

HIRED AUTOMOBILES – AUTO PHYSICAL DAMAGE

This endorsement forms a part of the **Declarations** to which attached, effective on the inception date of the coverage unless otherwise stated herein, and modifies such coverage as is afforded by the provisions of the coverage shown below:

AUTOMOBILE LIABILITY

Member Name : Memorial Heights Redevelop Auth TIRZ #5
Member ID : 6727
Effective Date : 03/31/2022

Hired Automobiles covered under the Automobile Liability coverage shall also be covered under the Automobile Physical Damage coverage, subject to a deductible of \$500 per occurrence.



General Liability Limit & Deductible Options

Member Name: Memorial Heights Redevelop Auth TIRZ #5
 Member ID: 6727
 Contract Type: Liability
 Coverage Type: Liability Package
 Coverage Period: 03/31/2022 to 03/31/2023

Limit Each Occurrence	Deductible per Occurrence									
	0	500	1,000	2,500	5,000	10,000	25,000	50,000		
300,000	219	207	201	188	174	156	126	100		
500,000	269	257	251	238	224	206	176	150		
1,000,000	319	307	301	288	274	256	226	200		
2,000,000	369	357	351	338	324	306	276	250		
3,000,000	419	407	401	388	374	356	326	300		
5,000,000	519	507	501	488	474	456	426	400		
10,000,000	769	757	751	738	724	706	676	650		

Limit shown is each occurrence. Unless otherwise noted, annual aggregate limit is twice the each occurrence limit except limits over 5 million. 10 million aggregate applies to all occurrence limits over 5 million. Contributions represented on the grid are annual contributions. Estimates based on simple proration for other than an annual term may vary from actual calculated contributions due to rounding.



Errors & Omissions Liability Limit & Deductible Options

Member Name: Memorial Heights Redevelop Auth TIRZ #5
 Member ID: 6727
 Contract Type: Liability
 Coverage Type: Liability Package
 Coverage Period: 03/31/2022 to 03/31/2023

Limit Each Occurrence	Deductible per Occurrence						
	1,000	2,500	5,000	10,000	25,000	50,000	100,000
300,000	586	553	515	463	372	292	205
500,000	736	703	665	613	522	442	355
1,000,000	886	853	815	763	672	592	505
2,000,000	1,036	1,003	965	913	822	742	655
3,000,000	1,186	1,153	1,115	1,063	972	892	805
5,000,000	1,486	1,453	1,415	1,363	1,272	1,192	1,105
10,000,000	2,236	2,203	2,165	2,113	2,022	1,942	1,855

Limit shown is each wrongful act. Unless otherwise noted, annual aggregate limit is twice the each wrongful act limit except limits over 5 million. 10 million aggregate limit applies to all wrongful act limits over 5 million. Contributions represented on the grid are annual contributions. Estimates based on simple proration for other than an annual term may vary from actual calculated contributions due to rounding.

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



Automobile Hired & Non-Owned Limit & Deductible Options

Member Name: Memorial Heights Redevelop Auth TIRZ #5
 Member ID: 6727
 Contract Type: Liability
 Coverage Type: Liability Package
 Coverage Period: 03/31/2022 to 03/31/2023

Limit Each Occurrence	Deductible per Occurrence					
	0	1,000	2,500	5,000	10,000	25,000
300,000	64	59	55	51	45	37
500,000	66	61	57	53	47	39
1,000,000	67	62	58	54	48	40
2,000,000	69	64	60	56	50	42

Contributions represented on the grid are annual contributions. Estimates based on simple proration for other than an annual term may vary from actual calculated contributions due to rounding.



**Memorial Heights Redevelopment Authority
Monthly Financial Report Summary
April Board Meeting
Thursday, April 28, 2022**

At the beginning of December, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Fund Balance was \$59,788,027. TIRZ #5 received a total of \$8,274, mainly from Money Market interest. During the period, TIRZ #5 processed \$3,205,281 in disbursements during the period. 74% of the disbursements related to disbursements to Jones & Carter for CIP Projects (\$1,160,918) and City of Houston Public for the North Canal High Flow Diversion (\$1,220,138). The ending balance as of month end March 31, 2022 was \$56,591,020.

The invoices pending approval total \$144,472. See attached "Unpaid Bills Detail" Report for invoices pending approval and invoices paid in between board meetings.

There was \$2,366,561 spent for Capital Projects for the period. The projects that utilized the majority of the funding was T-0523A Shepherd/Durham Reconstruction (\$1,062,333) and T-0525 Reconstruction Bridges White Oak (\$1,227,271). See attached "Capital Improvement Projects" Report on page 3.

**Memorial Heights Redevelopment Authority
General Operating Fund
As of March 31, 2022**

General Operating Fund

BEGINNING BALANCE \$ 59,788,027.21

REVENUE

Frost Money Market Interest	450.02	Interest - Dec - Mar	
Frost Checking	41.18	Refund of fees	
Regions Money Mkt	13.47	Interest - Dec - Mar	
Regions Project Fund	3,222.79	Interest - Dec - Mar	
TexPool	4,546.90	Interest - Dec - Mar	
Total Revenue			8,274.36

DISBURSEMENTS

ACH Goodman Corporation	8,148.29	Engineering Consultant	
ACH Jones & Carter	223,316.93	Capital Projects	
ACH McCall Gibson Swedlund Barfoot	5,750.00	Audit 2021	
ACH Quickbooks Payroll Service	10,115.79	Admin Payroll	
ACH SK Law	7,863.54	Legal Expense	
ACH United States Treasury	6,155.50	Payroll Taxes	
ACH Medley Inc	5,400.00	Tactical Plan	
ACH Newport Group	1,500.00	Retirement Setup	
ACH Schwab Retirement	1,500.00	Retirement	
ACH United States Treasury	42.00	Payroll Taxes	
ACH The Morton Accounting Services	3,727.35	CPA Services	
ACH United States Treasury	6,155.50	Payroll Taxes	
ACH Frost Bank Checking	237.70	Service Charge	
ACH William Geoffrey	1,550.00	Ground Breaking	
ACH Schwab Retirement	1,500.00	Retirement	
ACH Goodman Corporation	12,740.88	Engineering Consultant	
ACH SK Law	6,810.40	Legal Expense	
ACH Commerce Bank	1,967.98	Credit Card	
ACH Quickbooks Payroll Service	10,259.65	Admin Payroll	
ACH Schwab Retirement	1,500.00	Retirement	
ACH United States Treasury	6,119.50	Payroll Taxes	
ACH Commerce Bank	95.26	Credit Card	
ACH Goodman Corporation	5,475.97	Engineering Consultant	
ACH Jones & Carter	254,737.86	Capital Projects	
ACH SK Law	6,923.54	Legal Expense	
ACH The Morton Accounting Services	5,762.84	CPA Services	
ACH Quickbooks Payroll Service	10,144.62	Admin Payroll	
ACH Schwab Retirement	1,500.00	Retirement	
ACH United States Treasury	6,119.50	Payroll Taxes	
ACH City of Houston Public Works	1,220,137.69	CIP Project	
ACH Equi Tax	2,621.70	Tax Consultant	
ACH Goodman Corporation	10,386.36	Engineering Consultant	
ACH Jones & Carter	250,525.95	Capital Projects	
ACH Medley Inc	8,333.00	Consultant	
ACH Regions Corporate Trust	652,612.51	Debt Payment	
ACH SK Law	4,457.25	Legal Expense	
ACH Jones & Carter	432,337.42	Capital Projects	
ACH Commerce Bank	4.00	Credit Card	
ACH Urban Land Institute	600.00	Membership Dues	
ACH Quickbooks Payroll Service	10,144.62	Admin Payroll	

Total Disbursements 3,205,281.10

ENDING BALANCE \$ 56,591,020.47

March 31, 2022

Balance

LOCATION OF ASSETS

Frost Checking	572,950.65
Frost Money Mkt	184,250.66
Frost Project Fund	965.00
Regions Project Fund	37,554,993.95
TexPool Investment	18,277,860.21

Total Account Balance \$ 56,591,020.47

Memorial Heights Redevelopment Authority
Unpaid Bills Detail
As of April 20, 2022

Type	Date	Num	Memo	Due Date	Open Balance
Goodman Corporation					
Bill	03/31/2022	3-2022-13	MRA109 General Planning Support	04/10/2022	2,211.58
Bill	03/31/2022	3-2022-14	MRA111 Project - Phase II Project Initiation	04/10/2022	12,600.00
Bill	03/31/2022	3-2022-53	MRA113 Project - Phase I Construction Phase Grant Mngt	04/10/2022	16,643.79
Total Goodman Corporation					31,455.37
Medley Inc.					
Bill	03/31/2022	896	Monthly Digital Retainer	04/10/2022	2,000.00
Total Medley Inc.					2,000.00
Quiddity Engineering, LLC					
Bill	03/31/2022	00337989	Work Order 1 - Through Mar 25, 2022	04/10/2022	2,992.50
Bill	03/31/2022	00337990	T0523A Shepherd Durham Cross Streets - Phase 1 Thro...	04/10/2022	1,004.40
Bill	03/31/2022	00337991	T0523A Shepherd Durham Cross Streets - Phase 2 Thro...	04/10/2022	15,004.88
Bill	03/31/2022	00337992	T0523A Shepherd Durham Cross Streets - Phase 2 Thro...	04/10/2022	28,310.85
Bill	03/31/2022	00337993	T0523A Shepherd Durham Cross Streets - Phase 1 CPS...	04/10/2022	2,367.30
Bill	03/31/2022	00337994	Work Order 7 - Through Mar 25, 2022	04/10/2022	1,107.50
Bill	03/31/2022	00337995	Work Order 8 - Through Mar 25, 2022	04/10/2022	682.50
Bill	03/31/2022	00337996	Pedestrian & Bicycle Safety Impr Construction - Through...	04/10/2022	797.50
Bill	03/31/2022	00337997	Yale Street at Center Street Intersection - Mar 25, 2022	04/10/2022	1,818.67
Total Quiddity Engineering, LLC					54,086.10
Sanford Kuhl Hagan Kugle Parker Kahn					
Bill	03/31/2022	22-0357	Legal services through March 2022	04/10/2022	1,490.87
Bill	03/31/2022	22-0358	Legal services through March 2022	04/10/2022	1,667.50
Bill	03/31/2022	22-0359	Legal services through March 2022	04/10/2022	287.50
Total Sanford Kuhl Hagan Kugle Parker Kahn					3,445.87
Teamwork Construction Services Inc.					
Bill	03/31/2022	Pay App #1	Bike/Ped Safety Improvements	04/10/2022	52,012.50
Total Teamwork Construction Services Inc.					52,012.50
TML Intergovernmental Risk Pool					
Bill	03/31/2022	6727-20220401	4/1/22 - 3/31/23 Coverage	04/10/2022	1,471.96
Total TML Intergovernmental Risk Pool					1,471.96
TOTAL					144,471.80

Memorial Heights Redevelopment Authority

Capital Improvement Projects

December 2021 through March 2022

Type	Date	Num	Name	Memo	Amount
Capital Improvement Plan					
T-0523A Shepherd Durham & Cross					
Bill	12/16/2021	00333122	Jones & Carter Inc.	T0523A Shepherd Durham Grant Coordination - Through Nov 26, 2021	2,895.00
Bill	12/16/2021	00333123	Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - Final Design Through No...	232,009.27
Bill	12/16/2021	00333124	Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - Phase 2 Through Nov 26,...	16,396.45
Bill	12/16/2021	00333125	Jones & Carter Inc.	Total Fee - \$1,065,560	151,966.31
Bill	12/21/2021	00333256	Jones & Carter Inc.	T0523A Shepherd Durham Grant Coordination - Through Dec 17, 2021	225.00
Bill	12/21/2021	00333257	Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - Phase 2 Through Dec 17,...	21,746.20
Bill	12/21/2021	00333258	Jones & Carter Inc.	Total Fee - \$1,065,560	210,020.48
Bill	12/31/2021	12-2021-25	Goodman Corporation	Task 1 - \$45,000	900.00
Bill	12/31/2021	21-1370	Sanford Kuhl Hagan Kugle Park...	Legal services through Dec 2021	1,793.75
Bill	12/31/2021	12-2021-26	Goodman Corporation	-MULTIPLE-	3,924.40
Bill	01/31/2022	1-2022-45	Goodman Corporation	Task 1 - \$45,000	3,375.00
Bill	01/31/2022	1-2022-46	Goodman Corporation	-MULTIPLE-	5,376.74
Bill	01/31/2022	00334853	Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - Phase 2 Through Jan 28, ...	15,533.00
Bill	01/31/2022	00334854	Jones & Carter Inc.	Total Fee - \$1,065,560	189,043.44
Bill	01/31/2022	22-0101	Sanford Kuhl Hagan Kugle Park...	Legal services through January 2022	1,300.00
Bill	02/28/2022	22-0228	Sanford Kuhl Hagan Kugle Park...	Legal services through February 2022	473.75
Bill	02/28/2022	00336420	Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Coordination - Through Feb 25, 2022	292.50
Bill	02/28/2022	00336421	Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets - Phase 2 Through Feb 25,...	15,533.00
Bill	02/28/2022	00336422	Quiddity Engineering, LLC	Total Fee - \$1,065,560	106,975.37
Bill	02/28/2022	00336423	Quiddity Engineering, LLC	Total Fee - \$364,200	924.09
Bill	02/28/2022	2-2022-23	Goodman Corporation	Task 1 - \$45,000	2,025.00
Bill	02/28/2022	2-2022-24	Goodman Corporation	-MULTIPLE-	2,005.46
Bill	03/31/2022	3-2022-14	Goodman Corporation	Task 1 - \$45,000	12,600.00
Bill	03/31/2022	3-2022-53	Goodman Corporation	-MULTIPLE-	16,643.79
Bill	03/31/2022	22-0358	Sanford Kuhl Hagan Kugle Park...	Legal services through March 2022	1,667.50
Bill	03/31/2022	00337990	Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets - Phase 1 Through Mar 25,...	1,004.40
Bill	03/31/2022	00337991	Quiddity Engineering, LLC	Total Fee - \$310,660	15,004.88
Bill	03/31/2022	00337992	Quiddity Engineering, LLC	Reimbursable Costs	28,310.85
Bill	03/31/2022	00337993	Quiddity Engineering, LLC	Total Fee - \$364,200	2,367.30
Total T-0523A Shepherd Durham & Cross					1,062,332.93
T-0525 Reconst Bridges White Oa					
Bill	12/31/2021	21-1371	Sanford Kuhl Hagan Kugle Park...	Canal Project	31.25
Bill	01/28/2022	WBS M-43...	City of Houston Public Works	Max Contr - \$25,000,000 - North Canal High Flow Diversion	1,220,137.69
Bill	01/31/2022	00334856	Jones & Carter Inc.	Part of North Canal Project	585.00
Bill	02/28/2022	00336425	Quiddity Engineering, LLC	Part of North Canal Project	5,835.00
Bill	03/31/2022	00337995	Quiddity Engineering, LLC	Part of North Canal Project	682.50
Total T-0525 Reconst Bridges White Oa					1,227,271.44
T-0527 Heights Blvd Pedestrian					
Bill	12/16/2021	00333126	Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Impr.	3,386.75
Bill	12/21/2021	00333259	Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Impr.	1,624.70
Bill	01/31/2022	00334855	Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Impr.	556.40
Bill	02/28/2022	00336424	Quiddity Engineering, LLC	Heights Blvd Pedestrian & Bicycle Safety Impr.	1,980.00
Bill	03/31/2022	00337994	Quiddity Engineering, LLC	Heights Blvd Pedestrian & Bicycle Safety Impr.	1,107.50
Total T-0527 Heights Blvd Pedestrian					8,655.35
T-0528 Streets Btw Shep & Durha					
Bill	12/16/2021	00333127	Jones & Carter Inc.	West Dallas Restriping	1,350.00
Total T-0528 Streets Btw Shep & Durha					1,350.00
T-0529 Yale @ Center					
Bill	12/31/2021	12-2021-27	Goodman Corporation	Task 1 - \$38,548	385.48
Bill	01/31/2022	1-2022-47	Goodman Corporation	Task 1 - \$38,548	1,156.44
Bill	02/28/2022	22-0230	Sanford Kuhl Hagan Kugle Park...	Legal services through February 2022	125.00
Total T-0529 Yale @ Center					1,666.92
T-0530 White Oak Bayou & Memori					
Bill	12/16/2021	00333128	Jones & Carter Inc.	White Oak Bayou Trail to Memorial Park Connection Nov 26, 2021	956.25
Total T-0530 White Oak Bayou & Memori					956.25
T-0531 Pedestrian Improv. Const					
Bill	12/16/2021	00333129	Jones & Carter Inc.	Pedestrian & Bicycle Safety Impr Construction - Through Nov 26, 2021	2,475.00
Bill	12/21/2021	00333260	Jones & Carter Inc.	Pedestrian & Bicycle Safety Impr Construction - Through Dec 17, 2021	2,475.00
Bill	01/31/2022	00334857	Jones & Carter Inc.	Pedestrian & Bicycle Safety Impr Construction - Through Jan 28, 2022	225.00
Bill	02/28/2022	22-0229	Sanford Kuhl Hagan Kugle Park...	Heights Blvd	281.25
Bill	02/28/2022	00336426	Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Construction - Through Feb 25, 2022	2,259.98
Bill	03/31/2022	Pay App #1	Teamwork Construction Service...	Bike/Ped Safety Improvements	52,012.50
Bill	03/31/2022	22-0359	Sanford Kuhl Hagan Kugle Park...	Heights Blvd	287.50
Bill	03/31/2022	00337996	Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Construction - Through Mar 25, 2022	797.50
Total T-0531 Pedestrian Improv. Const					60,813.73

3:17 PM

04/20/22

Accrual Basis

Memorial Heights Redevelopment Authority
Capital Improvement Projects
December 2021 through March 2022

Type	Date	Num	Name	Memo	Amount
Capital Improvement Plan - Other					
Bill	12/15/2021	177	William Geoffrey	Ground Breaking Photography	1,550.00
Bill	01/18/2022	Jan 2022	Commerce Bank	-MULTIPLE-	1,963.98
Total Capital Improvement Plan - Other					3,513.98
Total Capital Improvement Plan					2,366,560.60
TOTAL					2,366,560.60

Memorial Heights Redevelopment Authority

Profit & Loss Budget vs. Actual

July 2021 through March 2022

	Jul '21 - Mar 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Interest Income	14,297.51	25,000.00	-10,702.49	57.2%
Tax Increment - City	0.00	7,932,175.00	-7,932,175.00	0.0%
TIRZ Interest Income	0.00	4,210.00	-4,210.00	0.0%
Total Income	14,297.51	7,961,385.00	-7,947,087.49	0.2%
Cost of Goods Sold				
Capital Improvement Plan				
T-0521 Little Thicket Park Impr	0.00	405,000.00	-405,000.00	0.0%
T-0523A Shepherd Durham & Cross	1,756,896.37	11,500,000.00	-9,743,103.63	15.3%
T-0525 Reconst Bridges White Oa	1,230,238.94	1,200,000.00	30,238.94	102.5%
T-0527 Heights Blvd Pedestrian	9,655.35	0.00	9,655.35	100.0%
T-0528 Streets Btw Shep & Durha	8,292.50	0.00	8,292.50	100.0%
T-0529 Yale @ Center	1,923.17	1,050,000.00	-1,048,076.83	0.2%
T-0530 White Oak Bayou & Memori	3,363.75	0.00	3,363.75	100.0%
T-0531 Pedestrian Improv. Const	60,813.73	1,800,000.00	-1,739,186.27	3.4%
T-0532 Zone Wide Safety & Mob	0.00	120,000.00	-120,000.00	0.0%
T-0533 Zone Wide Local Stormwat	0.00	150,000.00	-150,000.00	0.0%
T-0599 Concrete Panel Replace	0.00	25,000.00	-25,000.00	0.0%
Capital Improvement Plan - Other	3,513.98			
Total Capital Improvement Plan	3,074,697.79	16,250,000.00	-13,175,302.21	18.9%
Total COGS	3,074,697.79	16,250,000.00	-13,175,302.21	18.9%
Gross Profit	-3,060,400.28	-8,288,615.00	5,228,214.72	36.9%
Expense				
Developer Reimbursement	310,126.17	0.00	310,126.17	100.0%
Interest Expense	1,145,282.14			
Municipal Services	0.00	160,652.00	-160,652.00	0.0%
Payroll Expenses				
Payroll Taxes	10,680.56			
Retirement Expense	1,500.00			
Salary Payroll	120,000.00			
Payroll Expenses - Other	12,118.75			
Total Payroll Expenses	144,299.31			
Program and Project Consultants				
Engineering Consultants	214,452.13	92,137.50	122,314.63	232.8%
Legal Expense	35,265.49	127,995.35	-92,729.86	27.6%
Planning Consultants	30,464.12	56,660.59	-26,196.47	53.8%
Regents Square Reimbursement	0.00	480,000.00	-480,000.00	0.0%
Total Program and Project Consultants	280,181.74	756,793.44	-476,611.70	37.0%
TIRZ Administration & Overhead				
Accounting	17,132.25	30,000.00	-12,867.75	57.1%
Administration	6,888.53	20,000.00	-13,111.47	34.4%
Auditing	12,250.00	20,000.00	-7,750.00	61.3%
Insurance	1,471.96	5,000.00	-3,528.04	29.4%
Office Expenses	470.82	0.00	470.82	100.0%
Tax Consultant	4,352.10	25,000.00	-20,647.90	17.4%
TIRZ Administration & Overhead - Other	0.00	300,000.00	-300,000.00	0.0%
Total TIRZ Administration & Overhead	42,565.66	400,000.00	-357,434.34	10.6%
Total Expense	1,922,455.02	1,317,445.44	605,009.58	145.9%
Net Ordinary Income	-4,982,855.30	-9,606,060.44	4,623,205.14	51.9%
Net Income	-4,982,855.30	-9,606,060.44	4,623,205.14	51.9%

Memorial Heights Redevelopment Authority
Balance Sheet Prev Year Comparison
As of March 31, 2022

	Mar 31, 22	Mar 31, 21	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Frost Bank Checking	572,950.65	0.00	572,950.65	100.0%
Frost Bank Money Mkt	184,250.66	0.00	184,250.66	100.0%
Frost Bank Project Fund	965.00	0.00	965.00	100.0%
Prosperity - Money Market	0.00	2,233,787.30	-2,233,787.30	-100.0%
Prosperity Bank - Operating	0.00	250,200.68	-250,200.68	-100.0%
Regions Project Fund	37,554,993.95	0.00	37,554,993.95	100.0%
TexPool Investment	18,277,860.21	11,586,575.59	6,691,284.62	57.8%
Total Checking/Savings	56,591,020.47	14,070,563.57	42,520,456.90	302.2%
Total Current Assets	56,591,020.47	14,070,563.57	42,520,456.90	302.2%
TOTAL ASSETS	56,591,020.47	14,070,563.57	42,520,456.90	302.2%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	307,299.65	385,890.28	-78,590.63	-20.4%
Other Current Liabilities				
Direct Deposit Liabilities	-10,142.75	0.00	-10,142.75	-100.0%
Payroll Liabilities	285.00	0.00	285.00	100.0%
Total Other Current Liabilities	-9,857.75	0.00	-9,857.75	-100.0%
Total Current Liabilities	297,441.90	385,890.28	-88,448.38	-22.9%
Long Term Liabilities				
Bond Payable	39,025,000.00	0.00	39,025,000.00	100.0%
Premium on Bonds Payable	2,872,124.50	0.00	2,872,124.50	100.0%
Total Long Term Liabilities	41,897,124.50	0.00	41,897,124.50	100.0%
Total Liabilities	42,194,566.40	385,890.28	41,808,676.12	10,834.3%
Equity				
Retained Earnings	19,379,309.37	16,121,511.53	3,257,797.84	20.2%
Net Income	-4,982,855.30	-2,436,838.24	-2,546,017.06	-104.5%
Total Equity	14,396,454.07	13,684,673.29	711,780.78	5.2%
TOTAL LIABILITIES & EQUITY	56,591,020.47	14,070,563.57	42,520,456.90	302.2%

Memorial Heights Redevelopment Authority

Profit & Loss Detail

Accrual Basis

July 2021 through March 2022

Type	Date	Num	Adj	Name	Memo	Amount
Ordinary Income/Expense						
Income						
Interest Income						
Deposit	07/31/2021				Interest	31.60
Deposit	07/31/2021				Interest	194.10
Deposit	07/31/2021				Interest	896.33
Deposit	08/31/2021				Interest	363.17
Deposit	08/31/2021				Interest	926.22
Deposit	09/30/2021				Interest	865.62
Deposit	09/30/2021				Interest	441.47
Deposit	10/31/2021				Interest	805.45
Deposit	10/31/2021				Interest	579.11
Deposit	11/30/2021				Interest	805.48
Deposit	11/30/2021				Interest	602.07
Deposit	11/30/2021				Interest	3.73
Deposit	12/31/2021				Interest	4.89
Deposit	12/31/2021				Interest	806.23
Deposit	12/31/2021				Interest	614.86
Deposit	01/31/2022				Interest	4.55
Deposit	01/31/2022				Interest	832.35
Deposit	01/31/2022				Interest	614.94
Deposit	02/28/2022				Interest	832.37
Deposit	02/28/2022				Interest	2.12
Deposit	02/28/2022				Interest	932.28
Deposit	03/31/2022				Interest	1.91
Deposit	03/31/2022				Interest	2,384.82
Deposit	03/31/2022				Interest	751.84
Total Interest Income						14,297.51
Tax Increment - City						
General...	07/01/2021	CPA 21-2R	*	City of Houston Cust.	Increment due from City	-7,688,852.35
Deposit	07/15/2021	ACH		City of Houston	Deposit	7,688,852.35
Total Tax Increment - City						0.00
Total Income						14,297.51
Cost of Goods Sold						
Capital Improvement Plan						
T-0523A Shepherd Durham & Cross						
Bill	07/31/2021	7-2021-52		Goodman Corporation	Task 1 - \$85,000	1,700.00
Bill	07/31/2021	7-2021-53		Goodman Corporation	Task 1 - \$45,000	1,350.00
Bill	07/31/2021	7-2021-54		Goodman Corporation	Task 1 - \$22,500	225.00
Bill	07/31/2021	7-2021-54		Goodman Corporation	Task 2 - \$22,500	2,925.00
Bill	07/31/2021	00325315		Jones & Carter Inc.	T0523A Shepherd Durham Grant Coordinati...	675.00
Bill	07/31/2021	00325316		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	35,351.09
Bill	07/31/2021	00325318		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	3,106.60
Bill	07/31/2021	00325319		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	54,075.20
Bill	07/31/2021	21-0741		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through July 2021	37.50
Bill	08/31/2021	8-2021-51		Goodman Corporation	Task 1 - \$85,000	1,700.00
Bill	08/31/2021	00327096		Jones & Carter Inc.	T0523A Shepherd Durham Grant Coordinati...	562.50
Bill	08/31/2021	00327097		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	850.50
Bill	08/31/2021	00327099		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	117,448.18
Bill	08/31/2021	00327100		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	6,227.37
Bill	08/31/2021	00327106		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	90,598.52
Bill	08/31/2021	21-0916		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Aug 2021	400.00
Bill	09/30/2021	9-2021-11		Goodman Corporation	Task 1 - \$45,000	900.00
Bill	09/30/2021	9-2021-12		Goodman Corporation	Task 1 - \$22,500	1,575.00
Bill	09/30/2021	9-2021-12		Goodman Corporation	Task 2 - \$22,500	2,250.00
Bill	09/30/2021	9-2021-13		Goodman Corporation	Task 1 - \$129,185 (invoiced in error - credit ...	2,583.70
Bill	09/30/2021	9-2021-14		Goodman Corporation	Task 1 - \$129,185	2,558.58
Bill	09/30/2021	00328593		Jones & Carter Inc.	T0523A Shepherd Durham Grant Coordinati...	225.00
Bill	09/30/2021	00328596		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	850.50
Bill	09/30/2021	00328597		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	4,806.00
Bill	09/30/2021	00328598		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	47,759.07
Bill	09/30/2021	00328599		Jones & Carter Inc.	Total Fee \$1,065,560	103,354.98
Bill	09/30/2021	21-0974		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Sept 2021	225.00
Bill	10/31/2021	10-2021-37		Goodman Corporation	Task 1 - \$45,000	900.00
Bill	10/31/2021	10-2021-38		Goodman Corporation	Task 1 - \$22,500	2,250.00
Bill	10/31/2021	10-2021-38		Goodman Corporation	Task 2 - \$22,500	2,250.00
Bill	10/31/2021	10-2021-39R		Goodman Corporation	Task 1 - \$129,185	3,457.80
Bill	10/31/2021	10-2021-39R		Goodman Corporation	Credit for prior invoice error	-2,583.70
Bill	10/31/2021	00330560		Jones & Carter Inc.	T0523A Shepherd Durham Grant Coordinati...	112.50
Bill	10/31/2021	0030564		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	9,845.80
Bill	10/31/2021	00330565		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	60,110.75
Bill	10/31/2021	00330566		Jones & Carter Inc.	Total Fee - \$1,065,560	125,000.70
Bill	10/31/2021	21-1088		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Oct 2021	418.75
Bill	11/30/2021	11-2021-31		Goodman Corporation	Task 1 - \$45,000	1,800.00

No assurance is provided on these financial statements

Memorial Heights Redevelopment Authority

Profit & Loss Detail

Accrual Basis

July 2021 through March 2022

Type	Date	Num	Adj	Name	Memo	Amount
Bill	11/30/2021	11-2021-32		Goodman Corporation	Task 1 - \$127,929 (decreased from 129,185)	2,558.58
Bill	11/30/2021	11-2021-32		Goodman Corporation	Task 3 - \$72,617	2,178.51
Bill	11/30/2021	11-2021-33		Goodman Corporation	Task 1 - \$38,548	770.96
Bill	11/30/2021	21-1199		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Nov 2021	1,172.50
Bill	12/16/2021	00333122		Jones & Carter Inc.	T0523A Shepherd Durham Grant Coordinati...	2,895.00
Bill	12/16/2021	00333123		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	232,009.27
Bill	12/16/2021	00333124		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	16,396.45
Bill	12/16/2021	00333125		Jones & Carter Inc.	Total Fee - \$1,065,560	151,966.31
Bill	12/21/2021	00333256		Jones & Carter Inc.	T0523A Shepherd Durham Grant Coordinati...	225.00
Bill	12/21/2021	00333257		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	21,746.20
Bill	12/21/2021	00333258		Jones & Carter Inc.	Total Fee - \$1,065,560	210,020.48
Bill	12/31/2021	12-2021-25		Goodman Corporation	Task 1 - \$45,000	900.00
Bill	12/31/2021	21-1370		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Dec 2021	1,793.75
Bill	12/31/2021	12-2021-26		Goodman Corporation	Task 1 - \$127,929 (decreased from 129,185)	3,198.23
Bill	12/31/2021	12-2021-26		Goodman Corporation	Task 3 - \$72,617	726.17
Bill	01/31/2022	1-2022-45		Goodman Corporation	Task 1 - \$45,000	3,375.00
Bill	01/31/2022	1-2022-46		Goodman Corporation	Task 1 - \$127,929	3,198.23
Bill	01/31/2022	1-2022-46		Goodman Corporation	Task 3 - \$72,617	2,178.51
Bill	01/31/2022	00334853		Jones & Carter Inc.	T0523A Shepherd Durham Cross Streets - ...	15,533.00
Bill	01/31/2022	00334854		Jones & Carter Inc.	Total Fee - \$1,065,560	189,043.44
Bill	01/31/2022	22-0101		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through January 2022	1,300.00
Bill	02/28/2022	22-0228		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through February 2022	473.75
Bill	02/28/2022	00336420		Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Coordinati...	292.50
Bill	02/28/2022	00336421		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets - ...	15,533.00
Bill	02/28/2022	00336422		Quiddity Engineering, LLC	Total Fee - \$1,065,560	106,975.37
Bill	02/28/2022	00336423		Quiddity Engineering, LLC	Total Fee - \$364,200	924.09
Bill	02/28/2022	2-2022-23		Goodman Corporation	Task 1 - \$45,000	2,025.00
Bill	02/28/2022	2-2022-24		Goodman Corporation	Task 1 - \$127,929	1,279.29
Bill	02/28/2022	2-2022-24		Goodman Corporation	Task 3 - \$72,617	726.17
Bill	03/31/2022	3-2022-14		Goodman Corporation	Task 1 - \$45,000	12,600.00
Bill	03/31/2022	3-2022-53		Goodman Corporation	Task 1 - \$127,929	5,117.16
Bill	03/31/2022	3-2022-53		Goodman Corporation	Task 3 - \$72,617	2,904.68
Bill	03/31/2022	3-2022-53		Goodman Corporation	Task 2 - \$172,439	8,621.95
Bill	03/31/2022	22-0358		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through March 2022	1,667.50
Bill	03/31/2022	00337990		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets - ...	1,004.40
Bill	03/31/2022	00337991		Quiddity Engineering, LLC	Total Fee - \$310,660	15,004.88
Bill	03/31/2022	00337992		Quiddity Engineering, LLC	Reimbursable Costs	28,310.85
Bill	03/31/2022	00337993		Quiddity Engineering, LLC	Total Fee - \$364,200	2,367.30
Total T-0523A Shepherd Durham & Cross						1,756,896.37
T-0525 Reconst Bridges White Oa						
Bill	07/31/2021	21-0742		Sanford Kuhl Hagan Kugle Parker Kahn	Canal Project	118.75
Bill	08/31/2021	21-0917		Sanford Kuhl Hagan Kugle Parker Kahn	Canal Project	287.50
Bill	09/30/2021	00328600		Jones & Carter Inc.	White Oak (North Canal Project)	2,467.50
Bill	09/30/2021	21-0975		Sanford Kuhl Hagan Kugle Parker Kahn	Canal Project	93.75
Bill	12/31/2021	21-1371		Sanford Kuhl Hagan Kugle Parker Kahn	Canal Project	31.25
Bill	01/28/2022	WBS M-43E10...		City of Houston Public Works	Max Contr - \$25,000,000 - North Canal High...	1,220,137.69
Bill	01/31/2022	00334856		Jones & Carter Inc.	Part of North Canal Project	585.00
Bill	02/28/2022	00336425		Quiddity Engineering, LLC	Part of North Canal Project	5,835.00
Bill	03/31/2022	00337995		Quiddity Engineering, LLC	Part of North Canal Project	682.50
Total T-0525 Reconst Bridges White Oa						1,230,238.94
T-0527 Heights Blvd Pedestrian						
Bill	10/31/2021	00330558		Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Im...	1,000.00
Bill	12/16/2021	00333126		Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Im...	3,386.75
Bill	12/21/2021	00333259		Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Im...	1,624.70
Bill	01/31/2022	00334855		Jones & Carter Inc.	Heights Blvd Pedestrian & Bicycle Safety Im...	556.40
Bill	02/28/2022	00336424		Quiddity Engineering, LLC	Heights Blvd Pedestrian & Bicycle Safety Im...	1,980.00
Bill	03/31/2022	00337994		Quiddity Engineering, LLC	Heights Blvd Pedestrian & Bicycle Safety Im...	1,107.50
Total T-0527 Heights Blvd Pedestrian						9,655.35
T-0528 Streets Btw Shep & Durha						
Bill	07/31/2021	00325320		Jones & Carter Inc.	West Dallas Restriping	772.50
Bill	08/31/2021	00327108		Jones & Carter Inc.	West Dallas Restriping	675.00
Bill	09/30/2021	00328601		Jones & Carter Inc.	West Dallas Restriping	4,367.50
Bill	10/31/2021	00330563		Jones & Carter Inc.	West Dallas Restriping	1,127.50
Bill	12/16/2021	00333127		Jones & Carter Inc.	West Dallas Restriping	1,350.00
Total T-0528 Streets Btw Shep & Durha						8,292.50
T-0529 Yale @ Center						
Bill	08/31/2021	21-0918		Sanford Kuhl Hagan Kugle Parker Kahn	Canal Project	256.25
Bill	12/31/2021	12-2021-27		Goodman Corporation	Task 1 - \$38,548	385.48
Bill	01/31/2022	1-2022-47		Goodman Corporation	Task 1 - \$38,548	1,156.44
Bill	02/28/2022	22-0230		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through February 2022	125.00

Memorial Heights Redevelopment Authority

Profit & Loss Detail

Accrual Basis

July 2021 through March 2022

Type	Date	Num	Adj	Name	Memo	Amount
Total T-0529 Yale @ Center						1,923.17
T-0530 White Oak Bayou & Memori						
Bill	07/31/2021	00325321		Jones & Carter Inc.	White Oak to Memorial	772.50
Bill	08/31/2021	00327109		Jones & Carter Inc.	White Oak to Memorial	1,635.00
Bill	12/16/2021	00333128		Jones & Carter Inc.	White Oak Bayou Trail to Memorial Park Co...	956.25
Total T-0530 White Oak Bayou & Memori						3,363.75
T-0531 Pedestrian Improv. Const						
Bill	12/16/2021	00333129		Jones & Carter Inc.	Pedestrian & Bicycle Safety Impr Constructi...	2,475.00
Bill	12/21/2021	00333260		Jones & Carter Inc.	Pedestrian & Bicycle Safety Impr Constructi...	2,475.00
Bill	01/31/2022	00334857		Jones & Carter Inc.	Pedestrian & Bicycle Safety Impr Constructi...	225.00
Bill	02/28/2022	22-0229		Sanford Kuhl Hagan Kugle Parker Kahn	Heights Blvd	281.25
Bill	02/28/2022	00336426		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Constructi...	2,259.98
Bill	03/31/2022	Pay App #1		Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	52,012.50
Bill	03/31/2022	22-0359		Sanford Kuhl Hagan Kugle Parker Kahn	Heights Blvd	287.50
Bill	03/31/2022	00337996		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Constructi...	797.50
Total T-0531 Pedestrian Improv. Const						60,813.73
Capital Improvement Plan - Other						
Bill	12/15/2021	177		William Geoffrey	Ground Breaking Photography	1,550.00
Bill	01/18/2022	Jan 2022		Commerce Bank	Tent, Chairs, Podium for ground breaking	1,075.57
Bill	01/18/2022	Jan 2022		Commerce Bank	Signage for groundbreaking	339.96
Bill	01/18/2022	Jan 2022		Commerce Bank	Dirt for groundbreak and set up and tear down	548.45
Total Capital Improvement Plan - Other						3,513.98
Total Capital Improvement Plan						3,074,697.79
Total COGS						3,074,697.79
Gross Profit						-3,060,400.28
Expense						
Developer Reimbursement						
Bill	08/31/2021	Reimbursement		Sovereign Regent Square LLC	Developer Reimbursement 2021 (Constructi...	310,126.17
Total Developer Reimbursement						310,126.17
Interest Expense						
Bill	08/23/2021	1001021207		Regions Corporate Trust	Debt Service Payment	492,696.46
General...	08/31/2021	CPA 22-1	*	Regions Corporate Trust	Reclass as funds being held in Debt Fund	-492,696.46
General...	09/01/2021	CPA 22-1R	*	Regions Corporate Trust	Reverse of GJE CPA 22-1 -- Reclass as fun...	492,696.46
Deposit	11/30/2021				Deposit	-26.83
Bill	02/03/2022	1001021207 - ...		Regions Corporate Trust	Debt Service Payment	652,612.51
Total Interest Expense						1,145,282.14
Payroll Expenses						
Payroll Taxes						
Paycheck	07/30/2021	DD1001		Sherry Weesner	Direct Deposit	930.00
Paycheck	07/30/2021	DD1001		Sherry Weesner	Direct Deposit	217.50
Paycheck	07/30/2021	DD1001		Sherry Weesner	Direct Deposit	42.00
Paycheck	07/30/2021	DD1001		Sherry Weesner	Direct Deposit	243.00
Paycheck	08/31/2021	DD1002		Sherry Weesner	Direct Deposit	930.00
Paycheck	08/31/2021	DD1002		Sherry Weesner	Direct Deposit	217.50
Paycheck	08/31/2021	DD1002		Sherry Weesner	Direct Deposit	0.00
Paycheck	08/31/2021	DD1002		Sherry Weesner	Direct Deposit	0.00
Paycheck	09/30/2021	DD1003		Sherry Weesner	Direct Deposit	930.00
Paycheck	09/30/2021	DD1003		Sherry Weesner	Direct Deposit	217.50
Paycheck	09/30/2021	DD1003		Sherry Weesner	Direct Deposit	0.00
Paycheck	09/30/2021	DD1003		Sherry Weesner	Direct Deposit	0.00
Liability ...	09/30/2021				Adjustment for tax return	-2.44
Paycheck	10/29/2021	DD1004		Sherry Weesner	Direct Deposit	1,302.00
Paycheck	10/29/2021	DD1004		Sherry Weesner	Direct Deposit	304.50
Paycheck	10/29/2021	DD1004		Sherry Weesner	Direct Deposit	0.00
Paycheck	10/29/2021	DD1004		Sherry Weesner	Direct Deposit	0.00
Check	11/01/2021	EFT		Texas Workforce Commission		15.00
Paycheck	11/30/2021	DD1005		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	11/30/2021	DD1005		Sherry Weesner	Direct Deposit	239.25
Paycheck	11/30/2021	DD1005		Sherry Weesner	Direct Deposit	0.00
Paycheck	11/30/2021	DD1005		Sherry Weesner	Direct Deposit	0.00
Paycheck	12/31/2021	DD1006		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	12/31/2021	DD1006		Sherry Weesner	Direct Deposit	239.25
Paycheck	12/31/2021	DD1006		Sherry Weesner	Direct Deposit	0.00
Paycheck	12/31/2021	DD1006		Sherry Weesner	Direct Deposit	0.00
Paycheck	01/31/2022	DD1007		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	01/31/2022	DD1007		Sherry Weesner	Direct Deposit	239.25
Paycheck	01/31/2022	DD1007		Sherry Weesner	Direct Deposit	42.00

Memorial Heights Redevelopment Authority

Profit & Loss Detail

Accrual Basis

July 2021 through March 2022

Type	Date	Num	Adj	Name	Memo	Amount
Paycheck	01/31/2022	DD1007		Sherry Weesner	Direct Deposit	243.00
Paycheck	02/28/2022	DD1008		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	02/28/2022	DD1008		Sherry Weesner	Direct Deposit	239.25
Paycheck	02/28/2022	DD1008		Sherry Weesner	Direct Deposit	0.00
Paycheck	02/28/2022	DD1008		Sherry Weesner	Direct Deposit	0.00
Total Payroll Taxes						10,680.56
Retirement Expense						
Bill	10/01/2021	N39416012		Newport Group, Inc.	457(b) Plan Document preparation	1,500.00
Total Retirement Expense						1,500.00
Salary Payroll						
Paycheck	07/30/2021	DD1001		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	08/31/2021	DD1002		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	09/30/2021	DD1003		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	10/29/2021	DD1004		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	11/30/2021	DD1005		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	12/31/2021	DD1006		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	01/31/2022	DD1007		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	02/28/2022	DD1008		Sherry Weesner	Direct Deposit	15,000.00
Total Salary Payroll						120,000.00
Payroll Expenses - Other						
Liability ...	07/29/2021			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	07/29/2021			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability ...	08/30/2021			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	08/30/2021			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability ...	09/29/2021			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	09/29/2021			QuickBooks Payroll Service	Sales Tax for TX	0.12
Paycheck	09/30/2021	DD1003		Sherry Weesner	Direct Deposit	47.15
Paycheck	09/30/2021	DD1003		Sherry Weesner	Direct Deposit	19.15
Liability ...	10/28/2021			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	10/28/2021			QuickBooks Payroll Service	Sales Tax for TX	0.12
Paycheck	10/29/2021	DD1004		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	10/29/2021	DD1004		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	10/29/2021	DD1004		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	10/29/2021	DD1004		Sherry Weesner	Direct Deposit	1,500.00
Liability ...	11/29/2021			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	11/29/2021			QuickBooks Payroll Service	Sales Tax for TX	0.12
Paycheck	11/30/2021	DD1005		Sherry Weesner	Direct Deposit	1,500.00
Liability ...	12/30/2021			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	12/30/2021			QuickBooks Payroll Service	Sales Tax for TX	0.12
Paycheck	12/31/2021	DD1006		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	12/31/2021	DD1006		Sherry Weesner	Direct Deposit	7.17
Liability ...	01/28/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	01/28/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Paycheck	01/31/2022	DD1007		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	01/31/2022	DD1007		Sherry Weesner	Direct Deposit	28.45
Liability ...	02/25/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	02/25/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Paycheck	02/28/2022	DD1008		Sherry Weesner	Direct Deposit	1,500.00
Liability ...	03/31/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	03/31/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Total Payroll Expenses - Other						12,118.75
Total Payroll Expenses						144,299.31
Program and Project Consultants						
Engineering Consultants						
Bill	07/31/2021	00325322		Jones & Carter Inc.	Zone Wide Safety and Mobility Study - July ...	11,192.00
Bill	08/31/2021	00327095		Jones & Carter Inc.	Work Order 1 - Through Aug 27, 2021	6,415.00
Bill	08/31/2021	00327110		Jones & Carter Inc.	Zone Wide Safety and Mobility Study - Aug ...	23,806.12
Bill	08/31/2021	00327111		Jones & Carter Inc.	Zone Wide Localized Stormwater Mngt Stud...	7,055.84
Bill	09/30/2021	00328592		Jones & Carter Inc.	Work Order 1 - Through Sept 24, 2021	4,416.25
Bill	09/30/2021	00328603		Jones & Carter Inc.	Zone Wide Localized Stormwater Mngt Stud...	22,642.16
Bill	09/30/2021	00328595		Jones & Carter Inc.	Zone Wide Safety and Mobility Study - Sept ...	9,988.01
Bill	10/31/2021	00330557		Jones & Carter Inc.	Work Order 1 - Through Oct 29, 2021	12,847.50
Bill	10/31/2021	00330561		Jones & Carter Inc.	Zone Wide Localized Stormwater Mngt Stud...	8,082.00
Bill	10/31/2021	00330559		Jones & Carter Inc.	Zone Wide Safety and Mobility Study - Oct ...	5,190.18
Bill	12/16/2021	00333121		Jones & Carter Inc.	Work Order 1 - Through Nov 26, 2021	6,815.00
Bill	12/16/2021	00333132		Jones & Carter Inc.	Yale Street at Center Street Intersection - N...	507.86
Bill	12/16/2021	00330562		Jones & Carter Inc.	Yale Street at Center Street Intersection - O...	3,504.18
Bill	12/16/2021	00333131		Jones & Carter Inc.	Zone Wide Localized Stormwater Mngt Stud...	7,883.50
Bill	12/16/2021	00333130		Jones & Carter Inc.	Zone Wide Safety and Mobility Study - Nov ...	2,191.85
Bill	12/21/2021	00333255		Jones & Carter Inc.	Work Order 1 - Through Dec 17, 2021	645.00
Bill	12/21/2021	00333261		Jones & Carter Inc.	Zone Wide Safety and Mobility Study - Dec ...	2,151.04

No assurance is provided on these financial statements

Memorial Heights Redevelopment Authority

Profit & Loss Detail

Accrual Basis

July 2021 through March 2022

Type	Date	Num	Adj	Name	Memo	Amount
Bill	12/21/2021	00333262		Jones & Carter Inc.	Zone Wide Localized Stormwater Mngt Stud...	7,346.50
Bill	12/21/2021	00333254		Jones & Carter Inc.	Yale Street at Center Street Intersection - D...	8,503.94
Bill	01/31/2022	00334852		Jones & Carter Inc.	Work Order 1 - Through Jan 28, 2022	225.00
Bill	01/31/2022	00334858		Jones & Carter Inc.	Zone Wide Safety and Mobility Study - Jan ...	2,440.40
Bill	01/31/2022	00334860		Jones & Carter Inc.	Zone Wide Localized Stormwater Mngt Stud...	2,790.00
Bill	01/31/2022	00334861		Jones & Carter Inc.	Yale Street at Center Street Intersection - J...	39,127.71
Bill	02/28/2022	00336419		Quiddity Engineering, LLC	Work Order 1 - Through Feb 25, 2022	5,771.25
Bill	02/28/2022	00336427		Quiddity Engineering, LLC	Yale Street at Center Street Intersection - F...	8,102.67
Bill	03/31/2022	00337989		Quiddity Engineering, LLC	Work Order 1 - Through Mar 25, 2022	2,992.50
Bill	03/31/2022	00337997		Quiddity Engineering, LLC	Yale Street at Center Street Intersection - ...	1,818.67
Total Engineering Consultants						214,452.13
Legal Expense						
Bill	07/31/2021	21-0739		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through July 2021	3,652.06
Bill	07/31/2021	21-0740		Sanford Kuhl Hagan Kugle Parker Kahn	Regents Square GID	287.50
Bill	08/31/2021	21-0915		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Aug 2021	3,430.80
Bill	09/30/2021	21-0972		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Sept 2021	4,638.34
Bill	09/30/2021	21-0973		Sanford Kuhl Hagan Kugle Parker Kahn	Regents Square GID	81.25
Bill	10/31/2021	21-1087		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Oct 2021	6,229.79
Bill	11/30/2021	21-1198		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Nov 2021	5,377.90
Bill	12/31/2021	21-1369		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through Dec 2021	3,718.54
Bill	01/31/2022	22-0100		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through January 2022	2,957.25
Bill	02/28/2022	22-0227		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through February 2022	3,401.19
Bill	03/31/2022	22-0357		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through March 2022	1,490.87
Total Legal Expense						35,265.49
Planning Consultants						
Bill	08/31/2021	8-2021-52		Goodman Corporation	Task 1 - \$15,000	578.45
Bill	09/30/2021	9-2021-20		Goodman Corporation	Task 1 - \$15,000	728.85
Bill	10/31/2021	10-2021-36		Goodman Corporation	Task 1 - \$15,000	1,874.19
Bill	10/31/2021	845		Medley Inc.	Tactical Plan	5,400.00
Bill	11/30/2021	11-2021-30		Goodman Corporation	Task 1 - \$15,000	5,432.83
Bill	12/31/2021	12-2021-24		Goodman Corporation	Task 1- \$30,000	266.09
Bill	01/31/2022	1-2022-44		Goodman Corporation	Task 1- \$30,000	478.18
Bill	01/31/2022	865		Medley Inc.	Monthly Digital Retainer	2,000.00
Bill	01/31/2022	857		Medley Inc.	Monthly Digital Retainer, Crisis Mngt and P...	6,333.00
Bill	02/28/2022	2-2022-22		Goodman Corporation	Task 1- \$30,000	956.36
Bill	02/28/2022	884		Medley Inc.	Monthly Digital Retainer	2,000.00
Bill	02/28/2022	884		Medley Inc.	Poster printing	204.59
Bill	03/31/2022	3-2022-13		Goodman Corporation	Task 1- \$30,000	2,211.58
Bill	03/31/2022	896		Medley Inc.	Monthly Digital Retainer	2,000.00
Total Planning Consultants						30,464.12
Total Program and Project Consultants						
						280,181.74
TIRZ Administration & Overhead						
Accounting						
Bill	08/31/2021	2228		The Morton Accounting Services	July and August CPA Services	4,135.67
Bill	10/31/2021	2249		The Morton Accounting Services	September and October CPA Services	3,727.35
Bill	12/31/2021	2282		The Morton Accounting Services	November & December CPA Services	5,762.84
Bill	02/28/2022	2297		The Morton Accounting Services	January and February CPA Services	3,432.58
Bill	02/28/2022	2297		The Morton Accounting Services	W2 and 1099 Forms and postage	73.81
Total Accounting						17,132.25
Administration						
Bill	08/31/2021	21-0914		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through August 2021	990.00
Paycheck	09/30/2021	DD1003		Sherry Weesner	Direct Deposit	350.00
Bill	09/30/2021	21-0971		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through September 2021	1,010.00
Paycheck	10/29/2021	DD1004		Sherry Weesner	Direct Deposit	15.75
Bill	10/31/2021	21-1086		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through October 2021	1,215.00
Paycheck	11/30/2021	DD1005		Sherry Weesner	Direct Deposit	606.20
Bill	11/30/2021	21-1197		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through November 2021	260.00
Bill	12/31/2021	21-1368		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through December 2021	1,380.00
Paycheck	01/31/2022	DD1007		Sherry Weesner	Direct Deposit	86.58
Bill	01/31/2022	22-0099		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through January 2022	200.00
Bill	02/28/2022	22-0226		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through February 2022	175.00
Bill	02/28/2022	4153689		Urban Land Institute	Sherry Weesner Membership #1149574	600.00
Total Administration						6,888.53
Auditing						
Bill	08/31/2021	2021 Audit Inte...		McCall Gibson Swedlund Barfoot PLLC	2021 Audit Interim	6,500.00
Bill	11/12/2021	2021 Audit Final		McCall Gibson Swedlund Barfoot PLLC	2021 Audit Final	5,750.00
Total Auditing						12,250.00
Insurance						

No assurance is provided on these financial statements

Memorial Heights Redevelopment Authority

Profit & Loss Detail

Accrual Basis

July 2021 through March 2022

Type	Date	Num	Adj	Name	Memo	Amount
Bill	03/31/2022	6727-20220401		TML Intergovernmental Risk Pool	4/1/22 - 3/31/23 Coverage	1,471.96
Total Insurance						1,471.96
Office Expenses						
Bank Service Charges						
Check	07/31/2021				Service Charge	73.46
Check	07/31/2021				Service Charge	20.00
Check	08/17/2021				Service Charge	35.00
Check	08/31/2021				Service Charge	20.00
Check	08/31/2021				Service Charge	21.40
Check	09/17/2021				Service Charge	40.30
Deposit	09/17/2021				Service Charge Reversal	-40.00
Check	09/30/2021				Service Charge	20.00
Check	10/17/2021				Service Charge	170.40
Deposit	10/17/2021				Service Charge Reversal	-20.00
Check	11/17/2021				Service Charge	239.32
Check	11/30/2021				Service Charge	41.18
Deposit	12/31/2021				Interest	-41.18
Deposit	12/31/2021				Interest	-450.02
Check	03/31/2022				Service Charge	237.70
Total Bank Service Charges						367.56
Office Expenses - Other						
Bill	01/18/2022	Jan 2022		Commerce Bank	Microsoft Audio Conferencing	44.26
Bill	01/18/2022	Jan 2022		Commerce Bank	Google Domain	51.00
Bill	01/18/2022	Jan 2022		Commerce Bank	Teams Services for Microsoft Account	4.00
Bill	03/01/2022	February 2022		Commerce Bank	Teams Services for Microsoft Account	4.00
Total Office Expenses - Other						103.26
Total Office Expenses						470.82
Tax Consultant						
Bill	07/01/2021	57140		Equi Tax Inc.	July - Dec 2021 Tax Consulting	1,730.40
Bill	01/01/2022	57974		Equi Tax Inc.	Jan - June 2022 Tax Consulting	2,621.70
Total Tax Consultant						4,352.10
Total TIRZ Administration & Overhead						42,565.66
Total Expense						1,922,455.02
Net Ordinary Income						-4,982,855.30
Net Income						-4,982,855.30

Memorial Heights Redevelopment Authority – TIRZ 5

Investment Report

April 2022

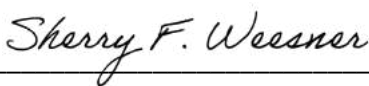
TEXPOOL

Date	Balance	Interest	Average Daily Yield
December 31, 2021	\$19,273,928.17	\$614.86	.0376%
January 31, 2022	\$19,274,543.11	\$614.94	.0376%
February 28, 2022	\$18,275,475.39	\$832.28	.0632%
March 31, 2022	\$18,277,860.21	\$2,384.82	.1536%

Regions Project Fund

Date	Balance	Income	Average Yield at Market
December 31, 2021	\$37,552,577.39	\$806.23	.03%
January 31, 2022	\$37,553,407.74	\$832.35	.03%
February 28, 2022	\$37,554,242.11	\$832.37	.03%
March 31, 2022	\$37,554,993.95	\$751.84	.02%

This report and the Authority's investment portfolio are in compliance with the investment strategies expressed in the Authority's Investment Policy and the Public Funds Investment Act.



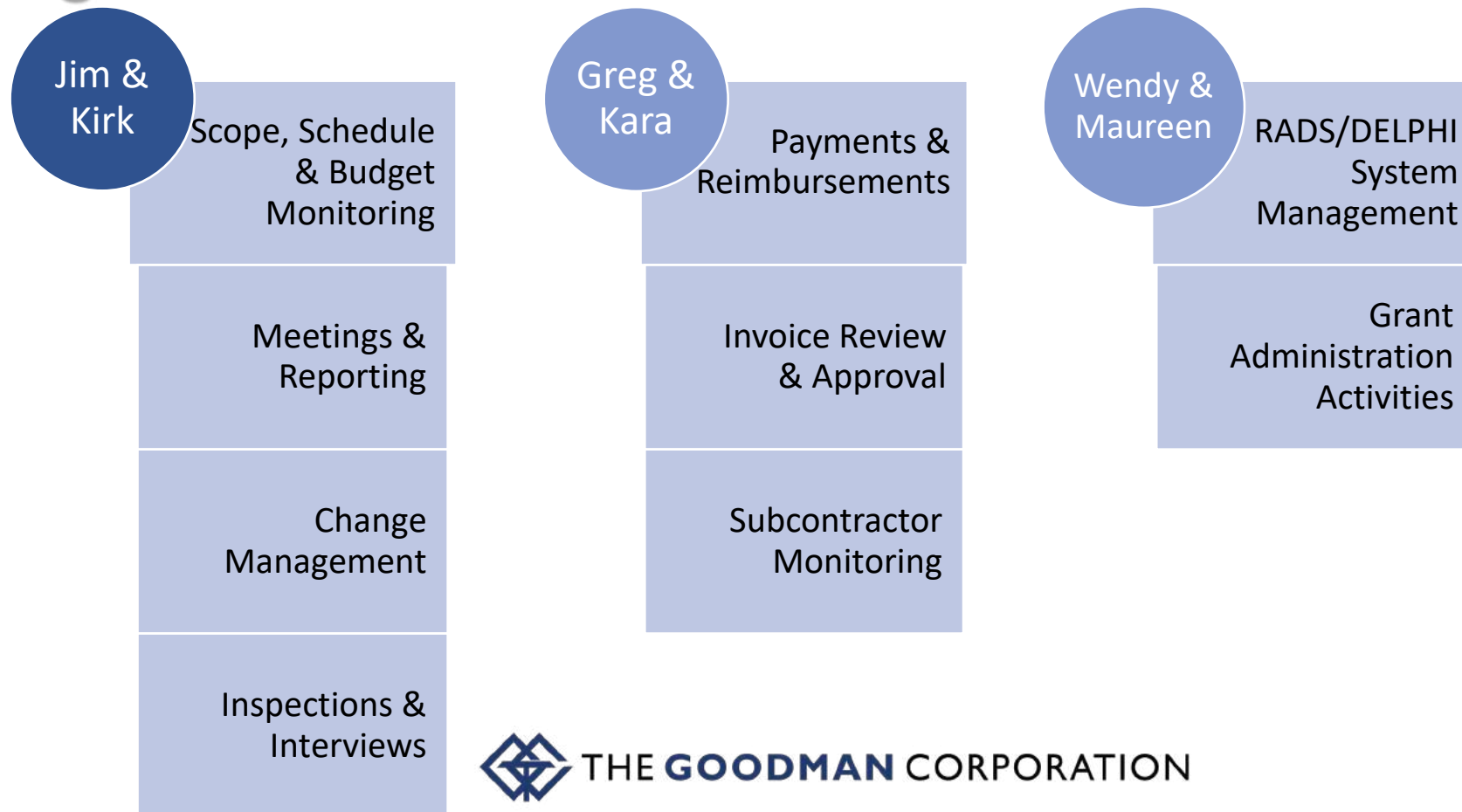
Sherry F. Weesner, Investment Officer

Memorial Heights Redevelopment Authority/TIRZ No. 5
Project Update – April 20, 2022



JC WA	Project Name	CIP Project Number	Status	Work Completed Since February 2022 Board Meeting	Work Anticipated in the Next Month
WA#1	General Consultation	-	In Progress	<ul style="list-style-type: none"> Updated and maintained master schedule. Updated maps and documents for potential annexations. Prepared for meetings. Identified potential projects. 	<ul style="list-style-type: none"> Update COH MWDBE Database for all active CIP projects. Support potential annexation process. Maintain project list and Story Map, as needed. Update and maintain master schedule.
WA#7	Heights Boulevard Safety Improvements	T-0527	Active Design	<ul style="list-style-type: none"> Revised signing & pavement markings for crossings. 	<ul style="list-style-type: none"> Close out.
WA#8	North Canal Project	T-0525	Planning	<ul style="list-style-type: none"> Attended project meetings. 	<ul style="list-style-type: none"> Continue coordination with COH, as needed Meet with TxDOT and HCFC, as needed.
T-0523A-WA#1	Shepherd and Durham Grant Coordination	T-0523A	Planning	<ul style="list-style-type: none"> Received authorizations from FHWA 	<ul style="list-style-type: none"> Continued support of grant administration. Continue coordination with HPW
T-0523A-WA#4	Shepherd Durham Phase 2 Accelerated Tasks	T-0523A	Active Design	<ul style="list-style-type: none"> Continued coordination with AT&T and CenterPoint for utility relocations and adjustments. Coordinated with HPW on plan to move project forward. Assisted with the preparation of and signed Project Charter. Submitted draft geotechnical report and received comments. 	<ul style="list-style-type: none"> Continue coordination with CenterPoint and AT&T regarding their facilities. Continue coordination with HPW on moving the project forward. Continue coordination with HPW on improvements in adjacent projects. Submit final geotechnical report.
T-0523A-WA#5	Shepherd Durham - Phase 2 Final Design	T-0523A	Active Design	<ul style="list-style-type: none"> Held design. Coordinated with HPW. Met with Love Elementary 4/20/2022. 	<ul style="list-style-type: none"> Restart paving and drainage design. Restart water and wastewater design. Prepare 90% drawings.
T-0523A-WA#6	Shepherd Durham - Phase 1 Construction	T-0523A	Construction	<ul style="list-style-type: none"> Awaiting FHWA response. 	<ul style="list-style-type: none"> Receive FHWA response. Begin construction phase.
T-0529-WA#1	Yale at Center	T-0529	Active Design	<ul style="list-style-type: none"> Submitted 90% plans and began receiving comments. Continued geotechnical work. 	<ul style="list-style-type: none"> Receive remaining comments and submit 100% drawings. Complete geotechnical work.
T-0531-WA#1	Construction of Bike/Ped Improvements	T-0531	Construction	<ul style="list-style-type: none"> Hosted Pre-Construction Meeting on 2/23/2022 Issued Notice To Proceed 	<ul style="list-style-type: none"> Continue construction observation Bi-Weekly progress meetings

Grant Management & Construction Administration Top 5 Team Organization



Grant Management & Construction Administration Top 5

#1 Buy America

Project Manual Document 00472

<https://www.fhwa.dot.gov/construction/cqit/buyam.cfm>

- Use of foreign steel or iron materials or products in a Federal-aid project is prohibited
- Does not include temporary work or products that are not predominantly steel or iron
- Minimal use (<\$50k for this contract) of foreign source items allowed
- Waiver process for public interest or insufficient domestic quantities
- Compliance determined by materials certification process
- After-the-fact discovery of foreign materials resolved case-by-case



Grant Management & Construction Administration Top 5

#2 Davis Bacon

Project Manual Document 00812

<https://www.fhwa.dot.gov/construction/cqit/dbacon.cfm>

- Minimum wages for all laborers and mechanics based on general wage determination for Harris County for highway construction (full list included in project manual)
- Prevailing wages, employee rights, other employee-related policies and information posted on job site
- Laborers are those whose duties are manual/physical on site of work, including apprentices, trainees, guards (foremen exempt); does not include admin, timekeepers, professional services
- Truck drivers covered for time spent on site
- On-site employee interviews required for compliance

Grant Management & Construction Administration Top 5 #3 Pay Applications

- Workflow:



- Monthly basis (15th-14th) for unit price work completed per bid schedule, adjusted for retainage, approved changes, materials/equipment stored at site, previous payments, withholding
- Final payment requires acceptance, affidavit of payments, release from lien, insurance certificate and statement, consent of surety, bonds, records, inspections, approvals, other warranties/guarantees
- Weekly certified payrolls must include name, address, SSN, classification, rates, daily/weekly hours, deductions, actual wages w/ statement of compliance

Grant Management & Construction Administration Top 5

#4 Job Site & Work Zone Safety

Project Manual Document 00473

<https://www.fhwa.dot.gov/federal-aidessentials/catmod.cfm?id=76>

- OSHA-compliant Jobsite Safety and Health Program
- Employee basic and specialized safety training
- Personal protective equipment and worker visibility
- Traffic Management Plan (TMP) and Temporary Traffic Controls (TTC) in accordance with TMUTCD Part 6 and TxDOT policies
- Inspections of general conditions, construction operations, PPE, traffic controls, materials handling, fall/excavation/overhead protection
- City of Houston specifications for environmental safety, temporary facilities, traffic control and Traffic Control Plan (TCP) details

Grant Management & Construction Administration Top 5 #5 Project Documentation

- FHWA reporting: all project significant activities and any changes to scope, schedule, or budget
- Payment approvals:
 - Review change orders prior to approval or payment for extra work
 - Accurate documentation of all measurement and payment items
 - Participation in all coordination and meetings with financial impacts
- Buy America: review all submittals with materiel implications
- Prompt payment: notification of any change in subcontractors
- Project closeout: project files and documents for FHWA records

Exhibit "A"
Engineering and Construction Cost Estimate for
Water Line and Sanitary Sewer Line

**Summary of Est. Construction and Engineering Costs
for Water and Wastewater Improvements
on Shepherd, Durham, and Selected Cross Streets**

Item	Phase 1
General - Mobilization	\$ 264,498.79
Water	\$ 5,829,722.00
Sanitary	\$ 1,169,693.10
Subtotal	\$ 7,263,913.89
Construction Management	\$ 396,553.64
Construction Administration	\$ 116,100.00
Material Testing	\$ 125,288.90
Total Construction	\$ 7,901,856.43
Design	\$ 146,880.00
Total Implementation	\$ 8,048,736.43