

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY

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JOINT MEETING OF THE BOARDS OF DIRECTORS

DECEMBER 8, 2022

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REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS

**MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY**  
**TIRZ NO. 5**  
**MEETING OF DECEMBER 8, 2022**

Table of Contents

	<u>Page No.</u>
Director Attendance Record	1
Agenda	2-3
<b>CONSENT AGENDA</b>	
Minutes MHRA October 27, 2022	4-8
Minutes TIRZ No. 5 October 27, 2022	9-10
Quarterly GID Update	11-12
Financial Report Summary	13-21
<b>PRESIDENT REPORT</b>	
Agreement with Masterson Advisors for Continuing Disclosure Services	22
TGC Work Authorization No. 3, Amendment No. 3 [General Planning Support]	23-24
Potential Projects	25-43
<b>PROJECTS AND ENGINEERING</b>	
Projects Update	44
<b>Bike/Pedestrian Safety Improvements</b>	
SMC Landscape Services Landscaping Proposal	45-48
<b>19<sup>th</sup> Street Safety Improvements</b>	
Interlocal Agreement with Near Northwest Management District	49-56
<b>Grants</b>	
Grant Process Flow Chart	57-68

MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY  
Director Attendance Record

MEETING DATE	A. LENTS	A. COLOM	B. BROWN	J. HALE- HARRIS	C. MANRIQUEZ	R. STEIN	M. PIERRE	M. ZEVE
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	
04/28/22	Y	Y	Y	Y	X	Y	X	
07/14/22	Y	Y		Y	Y	Y	X	Y
09/22/22	Y	Y		X	Y	Y	X	X
10/27/22	Y	X		Y	Y	Y	X	Y

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, DECEMBER 8, 2022, at 10:00 A.M., at 1980 POST OAK BOULEVARD, SUITE 1380, HOUSTON, TEXAS 77056**, outside the boundaries of the Zone. 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 Audrey Lyons at [alyons@sklaw.us](mailto:alyons@sklaw.us).

**TO ATTEND VIA VIDEO:**

**LINK:** <https://us02web.zoom.us/j/83725779515?pwd=b1d6QW5OdHFtck55cjNQZ04wMVlqUT09>

Meeting ID: 837 2577 9515

Passcode: 341572

**TO ATTEND VIA AUDIO ONLY:**

**Dial: 1-346-248-7799**

Meeting ID: 837 2577 9515

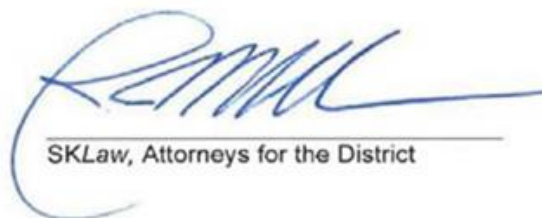
Passcode: 341572

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 October 27, 2022; **4**
    - ii) Approve Zone minutes of October 27, 2022; **9**
  - b. Developer Reports (*Authority only*):
    - i) Quarterly GID update; **11**
    - ii) Quarterly Hanover update;
  - c. Financial matters (*Authority only*):
    - i) Receive Financial Report Summary, including account and fund activity statements; **13**
    - ii) Receive investment report;
3. **CHAIR REPORT** (*Authority only*);
4. **PRESIDENT REPORT** (*Authority only*):
  - a. Update on COH action pertaining to Project Plan and Reinvestment Zone Financing Plan [8<sup>th</sup> Amendment] (*Authority & Zone*);
  - b. Ratify approval of Agreement for Continuing Disclosure Services [Masterson Advisors, LLC]; **22**
  - c. Review and approve TGC Work Authorization No. 3, Amendment No. 3 [General Planning Support]; **23**
  - d. Review potential projects; **25**
5. **FINANCIAL MATTERS** (*Authority only*):
  - a. Receive Finance Committee Report;
  - b. Authorize payment of invoices;
  - c. Authorize other appropriate action;

6. **PROJECTS AND ENGINEERING** *(Authority only):*
  - A. **PROJECTS IN CONSTRUCTION:**
    - a. **Heights Boulevard Bicycle and Pedestrian Safety Improvements, West Dallas Restriping, Trail Segment between White Oak Bayou and Memorial Park** [CIP Project T-0531] [Teamwork Construction Services]:
      - i) Update on project construction;
      - ii) Approve expenditure for tree replacement on trail extension; 45
    - b. **Shepherd/Durham and Selected Cross Streets - Phase 1** [CIP Project T-0523A] [SER Construction Partners, LLC]:
      - i) Update on project construction;
  - B. **PROJECTS IN DESIGN:**
    - a. **North Canal Project** [CIP Project T-0525]:
      - i) Update on project development;
    - b. **Yale and Center Street Intersection** [CIP Project T-0529]:
      - i) Update on project development;
    - c. **19<sup>th</sup> Street Safety Improvements** [CIP Project T-0534]:
      - i) Update on project development;
      - ii) Approve Interlocal Agreement with Near Northwest Management District; 49
    - d. **Shepherd/Durham and Selected Cross Streets - Phase 2** [CIP Project T-0523A]:
      - i) Update on project development;
      - ii) Review and approve Quiddity Work Authorization [storm drainage modeling and reporting];
    - e. **Little Thicket** [CIP Project T-0521]:
      - i) Update on project development;
  - C. **GRANTS:**
    - a. **Update on Grant Applications and Application Process:**
      - i) Grant process flow chart review; 57
      - ii) HSIP Grant update and ratification of commitment letters;
      - iii) TA Grant update and approval of required commitment and support documents;
  - D. **OTHER ITEMS:**
    - a. **Zone Wide Safety and Mobility Projects** [CIP Project T-0532];
    - b. Approve project pay estimates or change orders, or other design, construction, or management contract administration items, and authorize other appropriate action;
7. **COMMUNICATIONS** *(Authority only):*
  - a. Receive update from Communications Committee;
8. **ATTORNEY MATTERS** *(Authority only):*
  - a. Review possible litigation:
    - i) Authorize appropriate action;
9. **EXECUTIVE SESSION** *(Authority only, the Zone will recess for duration of closed session):*
  - a. **Convene executive session** for attorney consultation on authorized matters pursuant to Open Meetings Act, § 551.071, Government Code; deliberations regarding purchase, exchange, lease, or value of real property pursuant to Open Meetings Act, §551.072, Government Code; and/or deliberations regarding economic development negotiations pursuant to Open Meetings Act, §551.087, Government Code;
  - b. **Reconvene public session** and authorize appropriate action regarding executive session discussion;
10. **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.



SK Law, Attorneys for the District

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

**OCTOBER 27, 2022**

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 27<sup>th</sup> day of October, 2022, 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
Christopher David Manriquez	Director
Dr. Robert Stein	Director
Marvin Pierre	Director
Matt Zeve	Director

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

Also present at the meeting were Sherry Weesner, President of the Authority; Matt Kainer, Erin Williford, and Kristen Hennings of Quiddity-1, Inc. (“Quiddity”); Jim Webb of The Goodman Corporation (“TGC”); Melissa Morton of The Morton Accounting Services (“TMA”); British Solomon of Medley; Mark Williamson; Michael Grimes; Kevin Strickland; Mark Betts; Andy Wallin; Chris Huddleston; Allison Newport; and John Kuhl and Audrey Lyons 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.

**Receive comments or questions from the public**

The Board first received comments and questions from the public. There were no comments or questions from the public at that point.

**CONSENT AGENDA**

- a. Approve Authority minutes of September 22, 2022;
- b. Receive Developer Reports;
- c. Approve Financial Report Summary and Quarterly Investment Report;

Ms. Weesner noted typographical errors in the draft minutes that have been corrected in the signature package. Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve the Consent Agenda items, including the corrected minutes.

Chair Lents and President Weesner then discussed ongoing progress report requirements for developers.

**CHAIR REPORT**

Chair Lents stated that items for her report will be covered in the President’s report.

## **PRESIDENT REPORT**

### **Approve revised Project Plan and Reinvestment Zone Financing Plan [8<sup>th</sup> Amendment]**

President Weesner discussed potential annexations by the Reinvestment Zone Number 5 (“the Zone”). She advised that to reflect the current tax year, annexations would need to occur before January 1, 2023. She stated that a draft Project and Financing Plan is included in the Board packet, along with a map describing possible annexation areas. She advised that the Plan and map will require updating, finalization of finance numbers, and a final map of the impacted areas. She advised that, if this is to occur, the City of Houston (the “City”) will need to take related formal actions in November or December. She requested that the Board approve an amended Plan, subject to any necessary updating as discussed, so that any annexation could move forward in a timely manner.

Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve the amended Project Plan and Reinvestment Zone Financing Plan subject to adjusting the financial ramifications and the areas to be included, as finally determined by the City. The Board further authorized President Weesner, Chair Lents, and appropriate consultants to undertake all necessary communications and actions necessary to finalize any annexation that the City may decide to move forward with.

## **FINANCIAL MATTERS**

### **Receive Finance Committee Report**

Ms. Weesner next reported to the Board on financial matters.

### **Authorize Payment of Invoices**

The Board next reviewed the invoices submitted for payment. Chair Lents advised that the Projects Committee had reviewed the project-related invoices, and recommended approval. Director Manriquez 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 Manriquez, and approved unanimously by the Board to authorize the payment of all invoices.

## **PROJECTS AND ENGINEERING**

### **Receive Projects Committee Report**

On behalf of the Projects Committee, Ms. Weesner updated the Board on Authority projects. She advised that she will cover certain projects out of order on the agenda, and then turn it over to Quiddity.

### **19<sup>th</sup> Street Safety Improvements**

#### **Update on project development**

President Weesner discussed the proposed sidewalk and pedestrian improvements on 19<sup>th</sup> Street in the Beall Street and Bevis Street areas. She advised that because of the timeline proposed by TXDoT and the use of HSIP grants, authorization for the related work needs to occur at this meeting. She also discussed the TXDoT/HSIP grant process, and the potential projects to be included in the December call, including improvements at White Oak & Greenleaf, Waugh & Yale, and the sidepath extension on 11<sup>th</sup> Street. She also discussed an additional grant effort via the Transportation Alternative Grant program, which could finance pedestrian access improvements at Shepherd & Memorial. She discussed grant application timing, and the need for action by the Authority. She then discussed Work Authorizations to be approved for Quiddity and TGC in connection with the 19<sup>th</sup> street project. With respect to the Quiddity Work Authorization, she noted that the amount presented was a maximum, with a possibility of reducing costs pertaining to surveying. She then explained TXDoT administration requirements and the need for grouping area projects, including the projects of other government entities. She discussed the need for one of the project entities to serve as the lead entity for the grouped projects.

Mr. Webb advised he will continue to review and analyze related TXDoT requirements. Ms. Weesner stated the necessary Interlocal Agreement will be presented at a later meeting.

Chair Lents then advised that time is of the essence, and that TXDoT has the Authority on a short timeframe to move forward.

#### North Canal Project

##### Update on project development

Ms. Weesner updated the Board on the North Canal Project [CIP Project T-0525] advising, that the PER has been completed and delivered.

#### Heights Boulevard Improvements – Tree Replacement

Ms. Weesner discussed tree replacement on the trail extension, noting a very high quote for tree costs from the Houston Parks Board. She advised that alternatives are being considered, with possible adjustments pertaining to quantity and size.

#### Little Thicket

##### Approve Interlocal Agreement with the City of Houston

Ms. Weesner presented the latest version of an Interlocal Agreement pertaining to the proposed Park Improvements. She stated the agreement provides for a cost split out between the Authority and the City, with the City undertaking the design component and the Authority undertaking actual construction. In response to queries from Mr. Zeve, Ms. Weesner reviewed efforts for public input in the improvement plans, and that the Park as a City park, will be maintained by the City. She requested that the Board move forward with approval of the current version, subject to any finalization items required by the City. Chair Lents noted that the Authority should expedite actions because of the long delay for this project.

Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve the Interlocal Agreement with the City, subject to final review and execution by the President.

#### Approve pay estimates or change orders, or other design, construction, or management contract administration items, and authorize other appropriate action

##### Management Contract Administration and Authorize Appropriate Action

Ms. Weesner then requested approval of the previously discussed Work Authorizations to Quiddity and TGC in connection with the 19<sup>th</sup> Street improvements.

Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve the Work Authorizations and authorized execution by the President.

#### Yale and Center Street Intersection

##### Update on project development

Ms. Hennings updated the Board on Yale and Center Street Intersection project [CIP Project T-0529] design progress noting that 100% plans have been packaged and delivered to the City. She advised that traffic control issues are being addressed, and rollout of the project will be coordinated with TXDoT and the related HSIP grants.



## Shepherd/Durham – Phase 2

### Update on project development

Ms. Hennings advised that 60% plans have been submitted to TXDoT. The City has provided comments, and that 90% plans will contain concurrent comments.

## Shepherd/Durham and Selected Cross Streets – Phase 1 [SER Construction Partners, LLC (“SER”)] [CIP Project T-0523A]

### Update on project

Mr. Kainer provided an extensive presentation on construction progress, noting the project is fully underway. He updated the Board on pavement progress, noting that since the last meeting, 3,850 feet of pavement has been installed. He discussed the installation of water, wastewater, and storm sewer facilities. He advised that water line work will be completed by year end. He also reviewed ROW encroachments and related issues. He then discussed ongoing work with CenterPoint and other utilities on utility facility relocation matters. He reviewed the 6” gas line relocation on Shepherd, and related coordination activities with CenterPoint. He reminded that construction progress and news are regularly updated on the project website.

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

### Update on project

Mr. Kainer updated the Board on the included projects.

The Board took the project updates under advisement, noting that no pay estimates or change orders are necessary at this time.

## **COMMUNICATIONS**

### Receive update from Communications Committee

Director Hale-Harris provided an update on communications matters. She noted that the Authority’s project website continues to be updated and that mailers have been sent out. She then discussed efforts to increase public input on survey matters. She advised that a social media expense in the amount of \$200 will be incurred to encourage public participation, and that the expense will be reflected in the next meeting report.

## **EXECUTIVE SESSION**

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

## **RECEIVE ADDITIONAL COMMENTS OR QUESTIONS FROM THE PUBLIC**

Chair Lents again asked for any additional comments and questions from the public.

Mr. Williamson addressed the Board on bike path matters, particularly any improvements at railroad track crossings. Mr. Kainer reviewed related bike path improvements but noted that no work may be done within railroad ROW. He advised that work would have to be conducted by the impacted railroads and the City. Director Stein discussed techniques for improving railroad crossings for better usage.

Mr. Strickland addressed the Board on bike path improvements, querying on the removal of bollards. Ms. Weesner discussed Authority work in connection with the Spring Street improvement.

Ms. Newport queried on the 19<sup>th</sup> Street improvements. Ms. Weesner advised that she will provide an offline briefing to Ms. Newport.

Mr. Huddleston queried on accessibility of recorded Board sessions. Chair Lents referred Mr. Huddleston to the MHRA website, noting that although recordings are not posted, all agendas, minutes, and other pertinent information concerning Board projects and actions are posted.

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

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Secretary  
Memorial-Heights Redevelopment Authority

DRAFT

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

October 27, 2022

The Board of Directors (the “Board”) of Reinvestment Zone Number Five, City of Houston, Texas (the “Zone”), convened in regular session, open to the public, at 1980 Post Oak Boulevard, Suite 1380, Houston, Texas 77056, on the 27<sup>th</sup> day of October, 2022, 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
Christopher David Manriquez	Director
Dr. Robert Stein	Director
Marvin Pierre	Director
Matt Zeve	Director

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

Also present at the meeting were Sherry Weesner, President of the Authority; Matt Kainer, Erin Williford, and Kristen Hennings of Quiddity-1, Inc. (“Quiddity”); Jim Webb of The Goodman Corporation (“TGC”); Melissa Morton of The Morton Accounting Services (“TMAS”); British Solomon of Medley; Mark Williamson; Michael Grimes; Kevin Strickland; Mark Betts; Andy Wallin; Chris Huddleston; Allison Newport; and John Kuhl and Audrey Lyons 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.

**Receive comments or questions from the public**

The Board first received comments and questions from the public. There were no comments or questions from the public.

**CONSENT AGENDA**

- a. Approve Zone minutes of September 22, 2022;

Mr. Kuhl noted a typographical error in the draft minutes that has been corrected in the signature package. Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve the Consent Agenda items, including the corrected minutes.

**APPROVE REVISED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN [8<sup>TH</sup> AMENDMENT]**

President Weesner discussed potential annexations by the Zone. She advised that to reflect the current tax year, annexations would need to occur before January 1, 2023. She stated that a draft Project and Financing Plan is included in the Board packet, along with a map describing possible annexation areas. She advised that the Plan and map will require updating, finalization of finance numbers, and a final map of the impacted areas. She advised that, if this is to occur, the City of Houston (the “City”) will need to take related formal actions in November or December. She requested that the Board approve an amended Plan, subject to any necessary updating as discussed, so that any annexation could move forward in a timely manner.

Upon motion by Director Stein, seconded by Director Manriquez, and after full discussion, the Board voted unanimously to approve the amended Project Plan and Reinvestment Zone Financing Plan subject to adjusting the financial ramifications and the areas to be included, as finally determined by the City. The Board further authorized President Weesner, Chair Lents, and appropriate consultants to undertake all necessary communications and actions necessary to finalize any annexation that the City may decide to move forward with.

**CONSIDER, CONFIRM, OR RATIFY ACTIONS OF THE AUTHORITY**

The next item on the agenda was to consider, confirm, or ratify the action of Memorial-Heights Redevelopment 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.

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Secretary  
Reinvestment Zone Number Five,  
City of Houston, Texas

## 3515 West Dallas Street – Regent Square Update – December 2022

Project	Permit Issued	Construction Start	Construction Complete	Notes
Dunlavy Streetscape	10/24/2019	9/20/2021	Complete	CenterPoint still has relocations to complete
West Dallas Streetscape	10/24/2019	8/23/2021	Complete	CenterPoint still has relocations to complete
Public Parking – All 300 Spots	10/24/2019	11/25/2019	Complete	

## Regent Square 330 Public Parking Spaces in Block B





**Memorial Heights Redevelopment Authority  
Monthly Financial Report Summary  
December Board Meeting  
Thursday, December 8, 2022**

At the beginning of October, the Memorial Heights Redevelopment Authority (TIRZ #5) beginning Operating Fund Balance was \$58,095,154. TIRZ #5 received a total of \$121,606, mainly from savings interest. During the period, TIRZ #5 processed \$2,151,223 in disbursements during the period. 93% of the disbursements related to disbursements to SER Construction for CIP Projects (\$1,750,695) and to CDM Smith for CIP Projects (\$247,099). The ending balance as of month end October 31, 2022 was \$56,065,537.

The invoices pending approval total \$344,349 and has already been approved by the respective committees. See attached “Unpaid Bills Detail” Report for invoices pending approval and invoices paid in between board meetings.

There was \$2,168,758 spent for Capital Projects for the period. The projects that utilized the majority of the funding was T-0523A Shepherd/Durham Reconstruction (\$2,007,407). See attached “Capital Improvement Projects” Report on page 3.

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

**General Operating Fund**

**BEGINNING BALANCE** \$ 58,095,154.13

**REVENUE**

Frost Money Market Interest	53.53	Interest
TexPool	44,495.06	Interest
Regions Project Fund	75,775.73	Interest
Regions Debt Service Fund	1,281.68	Interest

**Total Revenue** 121,606.00

**DISBURSEMENTS**

ACH Goodman Corporation	19,685.47	Engineering Consultant
ACH Quiddity Engineering LLC	78,074.01	Capital Projects
ACH Quickbooks Payroll Service	11,167.62	Admin Payroll
ACH SER Construction	1,750,694.99	Capital Projects
ACH United States Treasury	5,933.50	Payroll Taxes
ACH McCall Gibson Swedlund Barfoot	13,250.00	Debt Service Payment
ACH CDM Smith Inc	247,098.84	Capital Projects
ACH Schwab Retirement	1,500.00	Retirement
ACH Sanford Kuhl Hagan Kugle	9,255.52	Legal Invoices
ACH The Morton Accounting Services	1,951.29	CPA Services
ACH Medley Inc	2,000.00	Monthly Retainer
ACH Teamwork Construction Services	10,612.14	Capital Projects

**Total Disbursements** 2,151,223.38

**ENDING BALANCE** \$ 56,065,536.75

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**October 31, 2022**

**Balance**

**LOCATION OF ASSETS**

Frost Checking	4,040,041.38
Frost Money Mkt	1,000,410.82
Frost Project Fund	465.00
Regions Debt Service Fund	639,638.19
Regions Project Fund	32,481,906.42
TexPool Investment	<u>17,903,074.94</u>

**Total Account Balance** \$ 56,065,536.75



**Memorial Heights Redevelopment Authority**  
**Capital Improvement Projects**  
**October 2022**

11/30/22

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Capital Improvement Plan</b>					
<b>T-0521 Little Thicket Park Impr</b>					
Bill	10/31/2022	22-1107	Sanford Kuhl Hagan Kugle Parker Kahn	Little Thicket Park	260.00
Bill	10/31/2022	2022425	Kuo & Associates, Inc.	Topographic Surveying through 10/...	7,195.50
Total T-0521 Little Thicket Park Impr					7,455.50
<b>T-0523A Shepherd Durham &amp; Cross</b>					
Bill	10/01/2022	00346135	Quiddity Engineering, LLC	Total Fee - \$310,660	6,213.20
Bill	10/01/2022	00346136	Quiddity Engineering, LLC	T0523A Shepherd Durham Cross ...	52,097.20
Bill	10/01/2022	00346137	Quiddity Engineering, LLC	Total Fee - \$364,200	9,247.40
Bill	10/31/2022	22-1108	Sanford Kuhl Hagan Kugle Parker Kahn	Shepher/Durham Recon	112.50
Bill	10/31/2022	00349587	Quiddity Engineering, LLC	Total Fee - \$310,660	4,349.24
Bill	10/31/2022	00349588	Quiddity Engineering, LLC	T0523A Shepherd Durham Cross ...	75,542.19
Bill	10/31/2022	00349589	Quiddity Engineering, LLC	Total Fee - \$364,200	18,406.74
Bill	10/31/2022	10-2022-18	Goodman Corporation	-MULTIPLE-	9,468.96
Bill	10/31/2022	90164838	CDM Smith Inc.	Project: Shepherd & Durham Major...	116,429.45
Bill	10/31/2022	Pay Estim...	SER Construction	Shepherd Dr, Durham Dr, Selected...	1,715,540.43
Total T-0523A Shepherd Durham & Cross					2,007,407.31
<b>T-0529 Yale @ Center</b>					
Bill	10/01/2022	00346139	Quiddity Engineering, LLC	Yale Street at Center Street Interse...	1,304.77
Bill	10/31/2022	00349591	Quiddity Engineering, LLC	Yale Street at Center Street Interse...	2,183.71
Total T-0529 Yale @ Center					3,488.48
<b>T-0531 Pedestrian Improv. Const</b>					
Bill	10/01/2022	00346138	Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr C...	5,058.75
Bill	10/31/2022	00349590	Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr C...	7,425.00
Bill	10/31/2022	Pay App #8	Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	133,289.18
Total T-0531 Pedestrian Improv. Const					145,772.93
<b>Capital Improvement Plan - Other</b>					
Bill	10/31/2022	22-1109	Sanford Kuhl Hagan Kugle Parker Kahn	19th St. Safety Improvement	632.00
Bill	10/31/2022	10-2022-42	Goodman Corporation	Federal and TxDOT	4,001.30
Total Capital Improvement Plan - Other					4,633.30
Total Capital Improvement Plan					2,168,757.52
<b>TOTAL</b>					<b>2,168,757.52</b>

# Memorial Heights Redevelopment Authority

## Profit & Loss Prev Year Comparison

### July through October 2022

	Jul - Oct 22	Jul - Oct 21	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Grant Income	831,245.64	0.00	831,245.64	100.0%
Interest Income	347,962.14	1,609.45	346,352.69	21,519.9%
Interest Income - CIP	0.00	3,493.62	-3,493.62	-100.0%
Tax Increment - City	0.00	0.00	0.00	0.0%
<b>Total Income</b>	<b>1,179,207.78</b>	<b>5,103.07</b>	<b>1,174,104.71</b>	<b>23,007.8%</b>
<b>Cost of Goods Sold</b>				
<b>Capital Improvement Plan</b>				
T-0521 Little Thicket Park Impr	8,186.75	0.00	8,186.75	100.0%
T-0523A Shepherd Durham & Cross	7,897,656.38	686,082.89	7,211,573.49	1,051.1%
T-0525 North Canal	0.00	2,967.50	-2,967.50	-100.0%
T-0527 Heights Blvd Pedestrian	0.00	1,000.00	-1,000.00	-100.0%
T-0528 West Dallas Restriping	0.00	6,942.50	-6,942.50	-100.0%
T-0529 Yale @ Center	4,309.77	256.25	4,053.52	1,581.9%
T-0530 White Oak Bayou & Memori	0.00	2,407.50	-2,407.50	-100.0%
T-0531 Pedestrian Improv. Const	340,665.99	0.00	340,665.99	100.0%
T-0532 Zone Wide Safety & Mob	0.00	50,176.31	-50,176.31	-100.0%
T-0533 Zone Wide Local Stormwat	0.00	37,780.00	-37,780.00	-100.0%
T-0599 Concrete Panel Replace	81.25	0.00	81.25	100.0%
Capital Improvement Plan - Other	24,639.80	0.00	24,639.80	100.0%
<b>Total Capital Improvement Plan</b>	<b>8,275,539.94</b>	<b>787,612.95</b>	<b>7,487,926.99</b>	<b>950.7%</b>
<b>Total COGS</b>	<b>8,275,539.94</b>	<b>787,612.95</b>	<b>7,487,926.99</b>	<b>950.7%</b>
<b>Gross Profit</b>	<b>-7,096,332.16</b>	<b>-782,509.88</b>	<b>-6,313,822.28</b>	<b>-806.9%</b>
<b>Expense</b>				
Developer Reimbursement	420,490.14	310,126.17	110,363.97	35.6%
Interest Expense	652,612.51	492,696.46	159,916.05	32.5%
<b>Payroll Expenses</b>				
Payroll Taxes	3,948.00	5,331.56	-1,383.56	-26.0%
Retirement Expense	6,000.00	7,500.00	-1,500.00	-20.0%
Salary Payroll	60,000.00	60,000.00	0.00	0.0%
Payroll Expenses - Other	7.48	73.78	-66.30	-89.9%
<b>Total Payroll Expenses</b>	<b>69,955.48</b>	<b>72,905.34</b>	<b>-2,949.86</b>	<b>-4.1%</b>
<b>Program and Project Consultants</b>				
Engineering Consultants	5,666.25	23,678.75	-18,012.50	-76.1%
Legal Expense	18,378.92	18,319.74	59.18	0.3%
Planning Consultants	25,511.42	8,581.49	16,929.93	197.3%
<b>Total Program and Project Consultants</b>	<b>49,556.59</b>	<b>50,579.98</b>	<b>-1,023.39</b>	<b>-2.0%</b>
<b>TIRZ Administration &amp; Overhead</b>				
Accounting	7,805.16	7,863.02	-57.86	-0.7%
Administration	5,455.00	3,580.75	1,874.25	52.3%
Auditing	13,250.00	6,500.00	6,750.00	103.9%
<b>Office Expenses</b>				
Bank Service Charges	154.55	340.56	-186.01	-54.6%
Office Expenses - Other	129.51	0.00	129.51	100.0%
<b>Total Office Expenses</b>	<b>284.06</b>	<b>340.56</b>	<b>-56.50</b>	<b>-16.6%</b>
Tax Consultant	2,621.70	1,730.40	891.30	51.5%
TIRZ Administration & Overhead - Other	3,000.00	0.00	3,000.00	100.0%
<b>Total TIRZ Administration &amp; Overhead</b>	<b>32,415.92</b>	<b>20,014.73</b>	<b>12,401.19</b>	<b>62.0%</b>
<b>Total Expense</b>	<b>1,225,030.64</b>	<b>946,322.68</b>	<b>278,707.96</b>	<b>29.5%</b>
<b>Net Ordinary Income</b>	<b>-8,321,362.80</b>	<b>-1,728,832.56</b>	<b>-6,592,530.24</b>	<b>-381.3%</b>
<b>Net Income</b>	<b>-8,321,362.80</b>	<b>-1,728,832.56</b>	<b>-6,592,530.24</b>	<b>-381.3%</b>

# Memorial Heights Redevelopment Authority

## Balance Sheet Prev Year Comparison

### As of October 31, 2022

	Oct 31, 22	Oct 31, 21	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
Checking/Savings				
Frost Bank Checking	4,040,041.38	550,567.57	3,489,473.81	633.8%
Frost Bank Money Mkt	1,000,410.82	654,233.46	346,177.36	52.9%
Frost Bank Project Fund	465.00	1,999,754.30	-1,999,289.30	-100.0%
Regions Debt Service Fund	639,638.19	0.00	639,638.19	100.0%
Regions Project Fund	32,481,906.42	37,550,938.85	-5,069,032.43	-13.5%
TexPool Investment	17,903,074.94	19,272,711.24	-1,369,636.30	-7.1%
<b>Total Checking/Savings</b>	<b>56,065,536.75</b>	<b>60,028,205.42</b>	<b>-3,962,668.67</b>	<b>-6.6%</b>
<b>Total Current Assets</b>	<b>56,065,536.75</b>	<b>60,028,205.42</b>	<b>-3,962,668.67</b>	<b>-6.6%</b>
<b>TOTAL ASSETS</b>	<b>56,065,536.75</b>	<b>60,028,205.42</b>	<b>-3,962,668.67</b>	<b>-6.6%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Accounts Payable				
Accounts Payable	2,185,469.49	467,477.55	1,717,991.94	367.5%
<b>Total Accounts Payable</b>	<b>2,185,469.49</b>	<b>467,477.55</b>	<b>1,717,991.94</b>	<b>367.5%</b>
<b>Other Current Liabilities</b>				
Payroll Liabilities	4,115.50	13,126.56	-9,011.06	-68.7%
Retainage Payable	27,292.62	0.00	27,292.62	100.0%
<b>Total Other Current Liabilities</b>	<b>31,408.12</b>	<b>13,126.56</b>	<b>18,281.56</b>	<b>139.3%</b>
<b>Total Current Liabilities</b>	<b>2,216,877.61</b>	<b>480,604.11</b>	<b>1,736,273.50</b>	<b>361.3%</b>
<b>Long Term Liabilities</b>				
Bond Payable	38,190,000.00	39,025,000.00	-835,000.00	-2.1%
Premium on Bonds Payable	2,872,124.50	2,872,124.50	0.00	0.0%
<b>Total Long Term Liabilities</b>	<b>41,062,124.50</b>	<b>41,897,124.50</b>	<b>-835,000.00</b>	<b>-2.0%</b>
<b>Total Liabilities</b>	<b>43,279,002.11</b>	<b>42,377,728.61</b>	<b>901,273.50</b>	<b>2.1%</b>
<b>Equity</b>				
Retained Earnings	21,107,897.44	19,379,309.37	1,728,588.07	8.9%
Net Income	-8,321,362.80	-1,728,832.56	-6,592,530.24	-381.3%
<b>Total Equity</b>	<b>12,786,534.64</b>	<b>17,650,476.81</b>	<b>-4,863,942.17</b>	<b>-27.6%</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>56,065,536.75</b>	<b>60,028,205.42</b>	<b>-3,962,668.67</b>	<b>-6.6%</b>

# Memorial Heights Redevelopment Authority

## Profit & Loss Detail

### July through October 2022

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>Grant Income</b>						
Deposit	09/27/2022				Deposit	718,873.27
Deposit	09/28/2022				Deposit	112,372.37
Total Grant Income						831,245.64
<b>Interest Income</b>						
Deposit	07/31/2022				Interest	17,764.05
Deposit	07/31/2022				Interest	79.38
Deposit	07/31/2022				Interest	32,148.33
Deposit	08/31/2022				Interest	20.72
Deposit	08/31/2022				Interest	48,984.79
Deposit	08/31/2022				Interest	2,759.94
Deposit	08/31/2022				Interest	18,314.41
Deposit	09/30/2022				Interest	35,343.45
Deposit	09/30/2022				Interest	67,081.94
Deposit	09/30/2022				Interest	3,779.23
Deposit	09/30/2022				Interest	79.90
Deposit	10/31/2022				Interest	1,281.68
Deposit	10/31/2022				Interest	44,495.06
Deposit	10/31/2022				Interest	53.53
Deposit	10/31/2022				Interest	75,775.73
Total Interest Income						347,962.14
<b>Tax Increment - City</b>						
General...	07/01/2022	CPA 22-2R	*	City of Houston Cust.	FY22 Increment due from City	-9,348,878.41
Deposit	08/05/2022			City of Houston Cust.	Annual increment	9,348,878.41
Total Tax Increment - City						0.00
Total Income						1,179,207.78
<b>Cost of Goods Sold</b>						
<b>Capital Improvement Plan</b>						
<b>T-0521 Little Thicket Park Impr</b>						
Bill	08/01/2022	22-0954		Sanford Kuhl Hagan Kugle Parker Kahn	Little Thicket Park	325.00
Bill	09/30/2022	22-1064		Sanford Kuhl Hagan Kugle Parker Kahn	Little Thicket Park	406.25
Bill	10/31/2022	22-1107		Sanford Kuhl Hagan Kugle Parker Kahn	Little Thicket Park	260.00
Bill	10/31/2022	2022425		Kuo & Associates, Inc.	Topographic Surveying through 10/31	7,195.50
Total T-0521 Little Thicket Park Impr						8,186.75
<b>T-0523A Shepherd Durham &amp; Cross</b>						
General...	07/01/2022	CPA 22-4R	*	SER Construction	Record retainage for project	-77,118.87
Bill	07/31/2022	7-2022-57		Goodman Corporation	Task 1 - \$127,929	3,070.30
Bill	07/31/2022	7-2022-57		Goodman Corporation	Task 2 - \$172,439	4,655.85
Bill	07/31/2022	7-2022-57		Goodman Corporation	Task 3 - \$72,617	1,742.81
Bill	07/31/2022	22-0770		Sanford Kuhl Hagan Kugle Parker Kahn	Shepher/Durham Recon	1,218.75
Bill	07/31/2022	00344504		Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Coordinatio...	900.00
Bill	07/31/2022	00344505		Quiddity Engineering, LLC	T0523A WO3 Shepherd Durham Cross Street...	2,697.40
Bill	07/31/2022	00344506		Quiddity Engineering, LLC	Total Fee - \$310,660	26,841.02
Bill	07/31/2022	00344507		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets - Ph...	15,450.62
Bill	07/31/2022	00344508		Quiddity Engineering, LLC	Total Fee - \$364,200	4,079.04
Bill	07/31/2022	Pay Estimate #3		SER Construction	Shepherd Dr, Durham Dr, Selected Cross Str...	1,178,718.42
Bill	07/31/2022	90158209		CDM Smith Inc.	Project: Shepherd & Durham Major Investmen...	78,543.08
Bill	08/01/2022	22-0955		Sanford Kuhl Hagan Kugle Parker Kahn	Shepher/Durham Recon	530.00
Bill	08/31/2022	8-2022-27		Goodman Corporation	Task 1 - \$127,929	3,070.30
Bill	08/31/2022	8-2022-27		Goodman Corporation	Task 2 - \$172,439	4,655.85
Bill	08/31/2022	8-2022-27		Goodman Corporation	Task 3 - \$72,617	1,742.81
Bill	09/01/2022	90160667		CDM Smith Inc.	Project: Shepherd & Durham Major Investmen...	119,910.53
Bill	09/02/2022	Pay Estimate #4		SER Construction	Shepherd Dr, Durham Dr, Selected Cross Str...	2,558,442.43
Bill	09/30/2022	00347871		Quiddity Engineering, LLC	T0523A Shepherd Durham Grant Coordinatio...	255.00
Bill	09/30/2022	00347872		Quiddity Engineering, LLC	Total Fee - \$310,660	7,455.84
Bill	09/30/2022	00347873		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets - Ph...	49,899.03
Bill	09/30/2022	00347874		Quiddity Engineering, LLC	Total Fee - \$364,200	15,251.60
Bill	09/30/2022	Pay Estimate #5		SER Construction	Shepherd Dr, Durham Dr, Selected Cross Str...	1,750,694.99
Bill	09/30/2022	90162689		CDM Smith Inc.	Project: Shepherd & Durham Major Investmen...	127,188.31
Bill	09/30/2022	22-1065		Sanford Kuhl Hagan Kugle Parker Kahn	Shepher/Durham Recon	885.00
Bill	09/30/2022	9-2022-39		Goodman Corporation	Task 1 - \$127,929	3,070.30
Bill	09/30/2022	9-2022-39		Goodman Corporation	Task 2 - \$172,439	4,655.85
Bill	09/30/2022	9-2022-39		Goodman Corporation	Task 3 - \$72,617	1,742.81
Bill	10/01/2022	00346135		Quiddity Engineering, LLC	Total Fee - \$310,660	6,213.20
Bill	10/01/2022	00346136		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets - Ph...	52,097.20
Bill	10/01/2022	00346137		Quiddity Engineering, LLC	Total Fee - \$364,200	9,247.40
Bill	10/31/2022	22-1108		Sanford Kuhl Hagan Kugle Parker Kahn	Shepher/Durham Recon	112.50
Bill	10/31/2022	00349587		Quiddity Engineering, LLC	Total Fee - \$310,660	4,349.24

# Memorial Heights Redevelopment Authority

## Profit & Loss Detail

### July through October 2022

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
Bill	10/31/2022	00349588		Quiddity Engineering, LLC	T0523A Shepherd Durham Cross Streets - Ph...	75,542.19
Bill	10/31/2022	00349589		Quiddity Engineering, LLC	Total Fee - \$364,200	18,406.74
Bill	10/31/2022	10-2022-18		Goodman Corporation	Task 1 - \$127,929	3,070.30
Bill	10/31/2022	10-2022-18		Goodman Corporation	Task 2 - \$172,439	4,655.85
Bill	10/31/2022	10-2022-18		Goodman Corporation	Task 3 - \$72,617	1,742.81
Bill	10/31/2022	90164838		CDM Smith Inc.	Project: Shepherd & Durham Major Investmen...	116,429.45
Bill	10/31/2022	Pay Estimate #6		SER Construction	Shepherd Dr, Durham Dr, Selected Cross Str...	1,715,540.43
Total T-0523A Shepherd Durham & Cross						7,897,656.38
<b>T-0529 Yale @ Center</b>						
Bill	07/31/2022	00344510		Quiddity Engineering, LLC	Yale Street at Center Street Intersection - Jul...	416.25
Bill	09/30/2022	00347876		Quiddity Engineering, LLC	Yale Street at Center Street Intersection - Se...	405.04
Bill	10/01/2022	00346139		Quiddity Engineering, LLC	Yale Street at Center Street Intersection - Au...	1,304.77
Bill	10/31/2022	00349591		Quiddity Engineering, LLC	Yale Street at Center Street Intersection - Oct...	2,183.71
Total T-0529 Yale @ Center						4,309.77
<b>T-0531 Pedestrian Improv. Const</b>						
Bill	07/31/2022	Pay App #5		Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	167,759.71
Bill	07/31/2022	22-0771		Sanford Kuhl Hagan Kugle Parker Kahn	Heights Blvd	130.00
Bill	07/31/2022	00344509		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Construction...	10,592.87
Bill	08/31/2022	Pay App #6		Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	1,583.34
Bill	09/30/2022	Pay App #7		Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	10,612.14
Bill	09/30/2022	00347875		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Construction...	4,215.00
Bill	10/01/2022	00346138		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Construction...	5,058.75
Bill	10/31/2022	00349590		Quiddity Engineering, LLC	Pedestrian & Bicycle Safety Impr Construction...	7,425.00
Bill	10/31/2022	Pay App #8		Teamwork Construction Services Inc.	Bike/Ped Safety Improvements	133,289.18
Total T-0531 Pedestrian Improv. Const						340,665.99
<b>T-0599 Concrete Panel Replace</b>						
Bill	08/01/2022	22-0956		Sanford Kuhl Hagan Kugle Parker Kahn	Safe Sidewalk Program	81.25
Total T-0599 Concrete Panel Replace						81.25
<b>Capital Improvement Plan - Other</b>						
Bill	07/31/2022	7-2022-75		Goodman Corporation	Federal and TxDOT	4,001.30
Bill	08/31/2022	8-2022-14		Goodman Corporation	Federal and TxDOT	8,002.60
Bill	09/30/2022	9-2022-40		Goodman Corporation	Federal and TxDOT	8,002.60
Bill	10/31/2022	22-1109		Sanford Kuhl Hagan Kugle Parker Kahn	19th St. Safety Improvement	632.00
Bill	10/31/2022	10-2022-42		Goodman Corporation	Federal and TxDOT	4,001.30
Total Capital Improvement Plan - Other						24,639.80
Total Capital Improvement Plan						8,275,539.94
Total COGS						8,275,539.94
Gross Profit						-7,096,332.16
<b>Expense</b>						
<b>Developer Reimbursement</b>						
Bill	07/02/2022	Reimbursement		Sovereign Regent Square LLC	Developer Reimbursement 2022(Construction...	420,490.14
Total Developer Reimbursement						420,490.14
<b>Interest Expense</b>						
Bill	08/31/2022	1001021207 #1...		Regions Corporate Trust	Debt Service Payment	652,612.51
Total Interest Expense						652,612.51
<b>Payroll Expenses</b>						
<b>Payroll Taxes</b>						
Paycheck	07/29/2022	DD1015		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	07/29/2022	DD1015		Sherry Weesner	Direct Deposit	239.25
Paycheck	07/29/2022	DD1015		Sherry Weesner	Direct Deposit	0.00
Paycheck	07/29/2022	DD1015		Sherry Weesner	Direct Deposit	0.00
Bill	08/03/2022	EFT		Texas Workforce Commission		15.00
Paycheck	08/31/2022	DD1016		Sherry Weesner	Direct Deposit	1,023.00
Paycheck	08/31/2022	DD1016		Sherry Weesner	Direct Deposit	239.25
Paycheck	08/31/2022	DD1016		Sherry Weesner	Direct Deposit	0.00
Paycheck	08/31/2022	DD1016		Sherry Weesner	Direct Deposit	0.00
Paycheck	09/30/2022	DD1017		Sherry Weesner	Direct Deposit	930.00
Paycheck	09/30/2022	DD1017		Sherry Weesner	Direct Deposit	239.25
Paycheck	09/30/2022	DD1017		Sherry Weesner	Direct Deposit	0.00
Paycheck	09/30/2022	DD1017		Sherry Weesner	Direct Deposit	0.00
Paycheck	10/31/2022	DD1018		Sherry Weesner	Direct Deposit	0.00
Paycheck	10/31/2022	DD1018		Sherry Weesner	Direct Deposit	239.25

# Memorial Heights Redevelopment Authority

## Profit & Loss Detail

### July through October 2022

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
Paycheck	10/31/2022	DD1018		Sherry Weesner	Direct Deposit	0.00
Paycheck	10/31/2022	DD1018		Sherry Weesner	Direct Deposit	0.00
Total Payroll Taxes						3,948.00
<b>Retirement Expense</b>						
Paycheck	07/29/2022	DD1015		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	08/31/2022	DD1016		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	09/30/2022	DD1017		Sherry Weesner	Direct Deposit	1,500.00
Paycheck	10/31/2022	DD1018		Sherry Weesner	Direct Deposit	1,500.00
Total Retirement Expense						6,000.00
<b>Salary Payroll</b>						
Paycheck	07/29/2022	DD1015		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	08/31/2022	DD1016		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	09/30/2022	DD1017		Sherry Weesner	Direct Deposit	15,000.00
Paycheck	10/31/2022	DD1018		Sherry Weesner	Direct Deposit	15,000.00
Total Salary Payroll						60,000.00
<b>Payroll Expenses - Other</b>						
Liability ...	07/28/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	07/28/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability ...	08/30/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	08/30/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability ...	09/29/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	09/29/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Liability ...	10/28/2022			QuickBooks Payroll Service	Fee for 1 direct deposit(s) at \$1.75 each	1.75
Liability ...	10/28/2022			QuickBooks Payroll Service	Sales Tax for TX	0.12
Total Payroll Expenses - Other						7.48
Total Payroll Expenses						69,955.48
<b>Program and Project Consultants</b>						
<b>Engineering Consultants</b>						
Bill	07/31/2022	00344503		Quiddity Engineering, LLC	Work Order 1 - Through July 22, 2022	3,858.75
Bill	09/30/2022	00347870		Quiddity Engineering, LLC	Work Order 1 - Through Sept 23, 2022	592.50
Bill	10/01/2022	00346134		Quiddity Engineering, LLC	Work Order 1 - Through August 19 2022	450.00
Bill	10/31/2022	00349586		Quiddity Engineering, LLC	Work Order 1 - Through October 21, 2022	765.00
Total Engineering Consultants						5,666.25
<b>Legal Expense</b>						
Bill	07/31/2022	22-0768		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through July 2022	7,540.55
Bill	07/31/2022	22-0769		Sanford Kuhl Hagan Kugle Parker Kahn	Regents Square GID	387.50
Bill	08/01/2022	22-0952		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through August 2022	1,619.82
Bill	08/01/2022	22-0953		Sanford Kuhl Hagan Kugle Parker Kahn	Regents Square GID	143.75
Bill	09/30/2022	22-1063		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through September 2022	3,199.45
Bill	10/31/2022	22-1106		Sanford Kuhl Hagan Kugle Parker Kahn	Legal services through October 2022	5,487.85
Total Legal Expense						18,378.92
<b>Planning Consultants</b>						
Bill	07/07/2022	942		Medley Inc.	Monthly Digital Retainer - July	2,000.00
Bill	07/07/2022	942		Medley Inc.	Shepherd Durham PR Launch	5,500.00
Bill	07/31/2022	7-2022-32		Goodman Corporation	Task 1- \$50,000.00	2,341.41
Bill	08/31/2022	949		Medley Inc.	Monthly Digital Retainer	2,000.00
Bill	08/31/2022	8-2022-45		Goodman Corporation	Task 1- \$50,000.00	717.27
Bill	09/01/2022	961		Medley Inc.	September Retainer	2,000.00
Bill	09/01/2022	961		Medley Inc.	Survey Creation	180.00
Bill	09/30/2022	9-2022-38		Goodman Corporation	Task 1- \$50,000.00	2,213.91
Bill	10/01/2022	972		Medley Inc.	Monthly Digital Retainer	2,000.00
Bill	10/31/2022	10-2022-57		Goodman Corporation	Task 1- \$50,000.00	6,558.83
Total Planning Consultants						25,511.42
Total Program and Project Consultants						49,556.59
<b>TIRZ Administration &amp; Overhead</b>						
<b>Accounting</b>						
Bill	08/31/2022	2329		The Morton Accounting Services	July and August CPA Services	3,902.58
Bill	09/30/2022	2341		The Morton Accounting Services	September CPA Services	1,951.29
Bill	10/31/2022	2349		The Morton Accounting Services	October CPA Services	1,951.29
Total Accounting						7,805.16

**Memorial Heights Redevelopment Authority**  
**Profit & Loss Detail**  
**July through October 2022**

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Amount
<b>Administration</b>						
Bill	07/31/2022	22-0767		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through July 2022	1,895.00
Bill	08/01/2022	22-0951		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through August 2022	260.00
Bill	09/30/2022	22-1062		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through September 2022	1,805.00
Bill	10/31/2022	22-1105		Sanford Kuhl Hagan Kugle Parker Kahn	Admin/Meeting through October 2022	1,495.00
Total Administration						5,455.00
<b>Auditing</b>						
Bill	09/01/2022	2022 Audit Interim		McCall Gibson Swedlund Barfoot PLLC	2022 Audit Interim	8,000.00
Bill	10/12/2022	2022 Audit Final		McCall Gibson Swedlund Barfoot PLLC	2022 Audit Final	5,250.00
Total Auditing						13,250.00
<b>Office Expenses</b>						
<b>Bank Service Charges</b>						
Check	07/31/2022				Service Charge	134.48
Check	08/31/2022				Service Charge	20.07
Total Bank Service Charges						154.55
<b>Office Expenses - Other</b>						
Bill	08/03/2022	August 2022		Commerce Bank	August 2022	125.51
Bill	10/31/2022	November 2022		Commerce Bank	Teams Services for Microsoft Account	4.00
Total Office Expenses - Other						129.51
Total Office Expenses						284.06
<b>Tax Consultant</b>						
Bill	07/01/2022	58766		Equi Tax Inc.	July 1 - December 2022 Tax Consulting	2,621.70
Total Tax Consultant						2,621.70
<b>TIRZ Administration &amp; Overhead - Other</b>						
Bill	07/31/2022	100406 - #11879		Regions Corporate Trust	Annual Fee - Bond	3,000.00
Total TIRZ Administration & Overhead - Other						3,000.00
Total TIRZ Administration & Overhead						32,415.92
Total Expense						1,225,030.64
Net Ordinary Income						-8,321,362.80
<b>Net Income</b>						<b>-8,321,362.80</b>



**Drew Masterson**  
Managing Director

**November 3, 2022**

Ms. Sherry Weesner  
Memorial Heights Redevelopment Authority  
1980 Post Oak Blvd, Suite 1380  
Houston, Texas 77056

Dear Sherry:

This letter is being provided to the Memorial Heights Redevelopment Authority pursuant to Municipal Securities Rulemaking Board Rule G-10, on Investor and Municipal Advisory Client Education and Protection. Municipal Advisors are required to provide certain written information to their municipal entity and obligated person clients which include the following:

- Masterson Advisors LLC is currently registered as a municipal advisor with the U.S. Securities and Exchange Commission and the Municipal Securities Rulemaking Board.
- Within the Municipal Securities Rulemaking Board (“MSRB”) website at [www.msrb.org](http://www.msrb.org), the Memorial Heights Redevelopment Authority may obtain the Municipal Advisory Client Brochure. The brochure describes the protections that may be provided by the MSRB Rules along with how to file a complaint with financial regulatory authorities.

We greatly appreciate working with you.

Sincerely,

*/s/ Drew Masterson*

Drew Masterson  
Managing Director



**EXHIBIT "A"**

**Form of Task Order**

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

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

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

This WORK AUTHORIZATION consists of the following:

- 1.0 PROJECT DESCRIPTION: The CONSULTANT shall support MHRA with general planning assistance to include infrastructure/financial planning and identifying funding opportunities.
- 2.0 SCOPE OF SERVICES: The CONSULTANT shall provide assistance in infrastructure, capital improvement and financial planning, including the identification of discretionary funding opportunities for various TIRZ initiatives. To support the activities listed above, the consultant will draft memorandums and presentations as needed, attend meetings, monitor applicable funding opportunities, and prepare grant applications as possible within the budget allocated within this WORK AUTHORIZATION.
- 3.0 FEE AND PAYMENT: The CONSULTANT shall complete the tasks in this WORK AUTHORIZATION on an hourly basis not to exceed \$50,000, for a total of \$100,000 as allocated within the WORK AUTHORIZATION since initially authorized. Rates are provided in Attachment B.
- 4.0 PROJECT SCHEDULE: The schedule for this work is to be determined.

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

**MEMORIAL HEIGHTS REDEVELOPMENT AUTHORITY:**

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

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

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

**THE GOODMAN CORPORATION**

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

Name: Jim Webb

Title: CEO

**Exhibit B: The Goodman Corporation's Hourly Rates**

Subject to annual revision.

Category	Category Rate
Admin I	\$92.55
Associate I	\$94.10
Associate II	\$112.61
Associate III	\$123.40
Senior Associate I	\$138.83
Senior Associate II	\$161.97
Senior Associate III	\$177.39
Principal I	\$195.90
Principal II	\$220.58
Principal III	\$269.95
Principal Engineer	\$229.07

## Memorial Heights Redevelopment Authority Potential Projects List

June 2022

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
1	Hike and Bike Trail Segments to Improve Connectivity	<p>Potential hike and bike trail connections - to be identified.</p> <p>Justification: There are a number of small gaps in the hike and bike trail in this area. Closing these gaps will improve the safety of residents and visitors and extend the hike and bike system within the city.</p> <p>These projects may be programed as they are identified.</p>	\$200,000	<=\$1MM	Multiple potential projects - combination of all projects may be greater than \$1,000,000 - each individual project is not.

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June 2022

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
2	Yale Street at Center Street Signal Replacement	Replace signal at Yale Street at Center Street. Justification: This intersection has experienced over 40 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.	\$1,000,000	<=\$1MM	in 2023-2027 CIP HSIP Grant with City 90% design – TxDOT will construct
3	19 <sup>th</sup> and 20 <sup>th</sup> @ Beall St sidewalks a four- way stop and other crossing improvements	These intersections have a large volume of pedestrian crossings with a number of near misses.	Unknown	<=\$1MM	In 2023-2027 CIP – HSIP Grant application submitted

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
4	18th Street Bicycle/Pedestrian and Streetscape Improvements	Construct pedestrian improvements to include sidewalks, pedestrian ramps, landscaping, and mid-block crossings to create an overall safer pedestrian environment. Justification: Existing conditions include discontinuous sidewalks segments, open ditch, non-ADA compliance pedestrian environment. This is a rapidly densifying area and there is an increased number of bicyclists and pedestrians. This project will improve quality of life and enhance economic development in the area.	\$2,500,000	>\$1MM	Potential fill in project

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
5	19th Street Reconstruction from 20th Street to Durham Drive	Full reconstruction of roadway including removal of roadside ditches and asphalt pavement. Reconstruct sub surface drainage, pavement, sidewalks, and utilities. Justification: Existing conditions include poor roadway, discontinuous sidewalk segments, open ditch, and non-ADA compliance pedestrian environment. This is a rapidly densifying area and there is an increased number of automobiles, bicyclists, and pedestrians. This project will improve resiliency by improving storm water management, improve the quality of life for local residents and enhance economic development in the area.	\$14,800,000	>\$1MM	Intersection at TC Jester to be reconstructed by HPW  Time project to follow Shepherd Durham and HPW TC Jester project

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June 2022

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
6	20th Street Reconstruction from W 19th Street to N Shepherd Drive	<p>Full reconstruction of roadway including drainage, pavement, sidewalks, and utilities.</p> <p>Reconstruct sub surface drainage, pavement, sidewalks, and utilities.</p> <p>Justification: Existing conditions include poor roadway, discontinuous sidewalk segments, open ditch, non-ADA compliance pedestrian environment. This is a rapidly densifying area and there is an increased number of automobiles, bicyclists, and pedestrians. This project will improve resiliency by improving stormwater management, improve the quality of life for residents and enhance economic development in the area.</p>	\$19,440,000	>\$1MM	HPW plans to make this a wider street. Defer to HPW for implementation later.

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7	Remaining Cross Streets from Durham Street to Shepherd Street (Phase 3) – Including Lawrence Street Drainage Improvements	<p>Full reconstruction of roadway including pavement and utilities including stormwater.</p> <p>Justification: East/West connectors between Shepherd and Durham with poor to non- existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists. This is a rapidly densifying area and there is an increased number of automobiles, bicyclists, and pedestrians. The stormwater facilities do not meet current code. This project will improve resiliency, quality of life and enhance economic development in the area.</p> <p>Include West 28<sup>th</sup> Street, West 27<sup>th</sup> Street, West 26<sup>th</sup> Street, West 25<sup>th</sup> Street, West 23<sup>rd</sup> Street, West 22<sup>nd</sup> Street, West 21<sup>st</sup> Street, West 17<sup>th</sup> Street, West 13<sup>th</sup></p>	\$21,400,000	>\$1MM	
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## Memorial Heights Redevelopment Authority Potential Projects List

June 2022

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
		Street, Lawrence Street, Laird Street			
8	Heights Boulevard Reconstruction from Washington Avenue to I-10.	<p>Heights Boulevard Roadway improvements, Utilities including stormwater facilities and expand the pedestrian realm from Railroad to Washington Avenue. Includes plaza development and removal of channelized southbound right turn lane.</p> <p>Justification: This is a rapidly densifying area and there is an increased number of automobiles, bicyclists, and pedestrians. The stormwater facilities do not meet current code. This project will improve resiliency, quality of life and enhance economic development in the area. (Cost estimate from City)</p>	\$14,580,000	>\$1MM	<p>Restriping project in 2022-2027 CIP</p> <p>Consider reconstruction project 5 years after restriping</p> <p>Consider Gordy property redevelopment – intersection should be part of Gordy project</p>

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
9	MKT Trail Railroad Bridge at White Oak Bayou Reconstruction	Reconstruction of deteriorated MKT Trail bridge over White Oak Bayou north of I-10. Justification: This pedestrian bridge is nearing the end of its useful life and it impacts water flow during flooding events. Replacement will improve resiliency and quality of life in the region. (Cost estimate from City)	\$3,402,000	>\$1MM	Repair of bridge is now complete.  Full reconstruction dependent upon North Canal project

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
10	Spotts Park to Jackson Hill Bridge Pedestrian Crossing at Waugh	Improve crossing over Waugh Street between Spotts Park and Jackson Hill Street Bridge. Partnership Project with COH and DRA. Justification: Buffalo Bayou and Spotts parks are heavily used City facilities. Many people need to cross Waugh to reach the parks. Significant traffic at this location with limited visibility due to elevation changes and traveling at thoroughfare speeds create unsafe conditions for park users including a large number of children.		>\$1MM	Long-term project that could be tied to reconstruction of the cloverleaf at Waugh and Memorial

## Memorial Heights Redevelopment Authority Potential Projects List

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
11	TC Jester at W 19 <sup>th</sup> /20th Street Intersection Reconstruction & White Oak Bayou Detention Ponds	Partnership project (not fully in boundary) (COH and TIRZ 12). Full reconstruction of roadway including drainage, pavement, sidewalks, and utilities. Property purchase and construction of detention facilities along White Oak Bayou. Justification: Reconstruction of this intersection and additional detention facilities will improve resiliency, quality of life and enhance economic development not only for the immediate area but also for surrounding areas. (Cost from COH)	\$500,000*	>\$1MM	Flood Control/City Project –  *Potential recreational/landscaping participation from MHRA

## Memorial Heights Redevelopment Authority Potential Projects List

June 2022

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
12	Washington Avenue at Wescott Drive Roundabout	Full reconstruction of the roundabout at this location. Justification: This intersection is in very poor condition. This is a rapidly densifying area and there is an increased number of automobiles, bicyclists, and pedestrians.	\$4,860,000	>\$1MM	City Mill and Overlay Project – In planning phase – potential landscape and other improvements MHRA ~ \$100,000 Pending study completion

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
13	White Oak Bayou Remediation/Channel Reclamation	Concrete removal from Taylor Street to end of concrete. Partnership Project (TxDOT, COH, HCFCF). (Cost from HCFCF Study). Justification: The concrete in White Oak Bayou is nearing the end of its useful life and currently requires significant annual maintenance. This project includes water quality improvement, additional recreational space, reduction in flood discharge velocities, aquatic habitat, and riparian habitat, 495 acre-feet increased channel capacity for improved resiliency, quality of life and economic development.	\$60,000,000	>\$1MM	Request for MHRA participation would be an unknown percentage of this project

## Memorial Heights Redevelopment Authority Potential Projects List

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
14	Turkey Gully Detention/Flood Management Improvements	Diversion of urban drainage from Turkey Gully to White Oak Bayou including mitigating detention. This project has been identified during post Harvey Analysis to reduce flooding in the White Oak Bayou area. MHRA has the potential to partner with the city or other entities using flood mitigation funds or other resources to increase detention, improve resiliency, quality of life and spur economic development in the area. Partnership Project (COH)	\$30,000,000	>\$1MM	Flood Control/City of Houston Project  Waiting on HPW

## Memorial Heights Redevelopment Authority Potential Projects List

June 2022

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
15	Small Flood /Stormwater management projects to address neighborhood/area flooding	Projects identified by COH in post Harvey and rain event evaluation. These are smaller projects to reduce flooding in defined areas. The projects will be identified by COH based on engineering analysis after Harvey or other rain related events. Mitigating neighborhood/area flooding events, improves resiliency, improves quality of life, and reduces repetitive flood related damage.	Unknown	>\$1MM	Many projects included in this category - some projects less than \$1,000,000 and potentially some projects more than \$1,000,000
16	Intersection Improvements	Intersection Improvements to bring intersections within the TIRZ 5 footprint up to COH standard (additional turn signals, pedestrian signals, ADA compliant, crosswalks, traffic lights) Does not include pavement or stormwater replacement	Unknown	>\$1MM	Many projects included in this category - each projects less than \$1,000,000. There are 47 signalized intersections within the Zone Footprint



## Memorial Heights Redevelopment Authority Potential Projects List

June 2022

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
17	Improvements to Woodland Park	Various Improvements identified by the Parks Department	Unknown		Implement the Framework Plan. Playground needs to be addressed – full redevelopment \$700 and up. The park circulation trail and additional detention are also on the list.
18	Improvements to Little Thicket Park	Various Improvements identified by the Parks Department	Unknown (est. \$1MM)		Implement the master plan by Clark Condon (currently underway)  Funds already allocated to fund Survey/Geotech to support HPARD
19	Improvements to Stude Park	Various Improvements identified by the Parks Department	Unknown (est. \$350k-400k replacement or >\$750k redevelopment)		Potential Playground Replacement or Redevelopment
20	Reconstruct Additional Streets within the TIRZ 5 Footprint	Partial or full reconstruction of roadways as identified by COH, Residents and Business Owners	Unknown	>\$1MM	

## Memorial Heights Redevelopment Authority Potential Projects List

June 2022

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
21	Reconstruction or modification of one or more additional bridges north of I-10	Reconstruction or modifications of additional bridges over White Oak Bayou north of I-10 in the effort to help reduce local water surface elevations in White Oak Bayou. Potentially - Shepherd, Durham, TC Jester, 11th, 20th, Ella. Justification These bridges have been identified during post Harvey Analysis as impacting water levels on White Oak Bayou.	\$15,000,000-\$20,000000	>\$1MM	Partnership project with COH and County Flood Control – North Canal Project
22	Improvements to Heights/ Waugh & Washington Intersection and potential intersection or pedestrian crossing at Feagan and Wilia	Reconfiguration of the Heights/Waugh & Washington Intersection and reconfiguration of the Waugh & Feagan/Wilia intersection to include traffic control or pedestrian improvements. Justification - development in this area has created a need for changing traffic patterns.	Unknown	>\$1MM	Mid-Term project has been identified. Approximately \$2.3million.  Application for 2023 Appropriations submitted  Check HPW appropriation

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June 2022

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
23	Improvements or Changes to the Waugh Bridge over Memorial and reconfiguration of the cloverleaf	Reconfiguration of the Waugh Bridge & cloverleaf to include traffic control or pedestrian improvements. Justification - development in this area has created a need for changing traffic patterns.	Unknown	>\$1MM	This would be a partnership project.
24	West 7 <sup>th</sup> & Yale Area Drainage Improvements	Street drainage improvements along Yale Street between Center Street and Eli Street and along West 7 <sup>th</sup> Street between Lawrence Street and Tulane Street.	\$5,000,000	>\$1MM	
25	Studemont Area Drainage Improvements	Street drainage improvements along Studemont Street between IH-10 and Washington Avenue, along Memorial Heights between Washington Avenue and Memorial Court, and within the area bounded by Washington Avenue, Studemont Street, Willia Street, and Heights Boulevard.	\$12,000,000	>\$1MM	

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
26	Clay/Scotland Area Drainage Improvements	Street drainage improvements along Dunlavy Street between West Bell Street and West Clay Street, along West Clay Street between West Bell and Woodhead Street, along West Dallas between Marston Street and Cross Street, and along Scotland Street between Jackson Hill and Memorial Drive.	\$8,200,000	>\$1MM	
27	Westcott Area Drainage Improvements	Street drainage improvements in the area along Westcott Street between IH-10 and Blossom Street.	\$6,400,000	>\$1MM	
28	Waugh – W. Dallas to Allen Parkway	Mill and Overlay, Bike Facility and Sidewalk improvement	\$1,600,000	<\$1MM	Partnership project with Precinct 1, TIRZ 27, and COH – in 2023-2027 Budget
29	TC Jester Safe Crossings	Additional Crossings on TC Jester into WOB trail system			
30	West 6 <sup>th</sup> Street Reconstruction	Full reconstruction of roadway including pavement and utilities including stormwater along West 6 <sup>th</sup> Street between Shepherd Drive and east Zone boundary (include bridge over pond)			Partnership project with County Flood Control District

## Memorial Heights Redevelopment Authority Potential Projects List

June 2022

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Potential Projects					
Map Key	Project	Description/Benefits	Estimate Cost	Class	Notes
31	West 11 <sup>th</sup> Street Reconstruction	Full reconstruction of roadway including pavement and utilities including stormwater along West 11 <sup>th</sup> Street between Prince Street and TC Jester			
31	Patterson Street Bridge	Add pedestrian bridge across White Oak Bayou at Patterson			
32	Recreational improvements at TXDOT detention facility between Patterson and Rutland	Add recreational facilities at TXDOT facility			
33	Pedestrian Connection at W 16th St across the gully west of Dian, located here: <a href="https://goo.gl/maps/61F6x7nuwhSF9EkT7">https://goo.gl/maps/61F6x7nuwhSF9EkT7</a>	Add pedestrian connection across Turkey Gully on 16th			Close to TIRZ but not within boundaries
34	Pedestrian connection between W 13th St and Wynnwood Ln / Dian St located here: <a href="https://goo.gl/maps/MfFgArpfjKGjs2w96">https://goo.gl/maps/MfFgArpfjKGjs2w96</a>	Add pedestrian connection between W 13 <sup>th</sup> and Wynnwood Ln			Close to TIRZ but not within boundaries
35	Zone wide sidewalk Replacement/Improvement	Improve, replace, add sidewalks within and adjacent to the zone to improve mobility			Both within and outside TIRZ boundaries
36	Improvements at Hogg Park	Various Improvements identified by the Parks Department			
37	Improvements to the crossing at White Oak and Greenleaf	Improve the crossing – this is a difficult crossing for pedestrians			
38	Improvements to the crossing at Memorial and Shepherd	Improve the crossing – this is a difficult crossing for pedestrians			

Memorial Heights Redevelopment Authority/TIRZ No. 5  
Project Update – November 30, 2022



QE WA	Project Name	CIP Project Number	Status	Work Completed Since October 2022 Board Meeting	Work Anticipated in the Next Month
WA#1	General Consultation	-	In Progress	<ul style="list-style-type: none"> <li>Updated and maintained master schedule.</li> <li>Updated costs and exhibits for grant applications.</li> <li>Prepared for meetings.</li> <li>Updated potential projects.</li> </ul>	<ul style="list-style-type: none"> <li>Update COH MWDBE Database for all active CIP projects.</li> <li>Support grant applications.</li> <li>Maintain project list and Story Map, as needed.</li> <li>Update and maintain master schedule.</li> </ul>
WA#8	North Canal Project	T-0525	Planning	<ul style="list-style-type: none"> <li>None.</li> </ul>	<ul style="list-style-type: none"> <li>Continue coordination with COH, as needed</li> <li>Meet with TxDOT and HCFCD, as needed.</li> </ul>
T-0523A-WA#1	Shepherd and Durham Grant Coordination	T-0523A	Planning	<ul style="list-style-type: none"> <li>Supported grant administration.</li> <li>Coordinated with HPW.</li> </ul>	<ul style="list-style-type: none"> <li>Continued support of grant administration.</li> <li>Continue coordination with HPW</li> </ul>
T-0523A-WA#4	Shepherd Durham Phase 2 Accelerated Tasks	T-0523A	Active Design	<ul style="list-style-type: none"> <li>Continued coordination with AT&amp;T and CenterPoint for utility relocations and adjustments.</li> <li>Coordinated with HPW.</li> <li>Met with UCC on November 10, 2022.</li> <li>Began preparing encroachments.</li> </ul>	<ul style="list-style-type: none"> <li>Continue coordination with CenterPoint and AT&amp;T regarding their facilities, including attendance of UCC meetings.</li> <li>Continue coordination with HPW to move the project forward.</li> <li>Continue coordination with HPW on adjacent projects.</li> <li>Submit final geotechnical report.</li> </ul>
T-0523A-WA#5	Shepherd Durham - Phase 2 Final Design	T-0523A	Active Design	<ul style="list-style-type: none"> <li>Addressed 60% comments from HPW.</li> <li>Began receiving 60% comments from TxDOT.</li> <li>Discussed H&amp;H model requirements with TxDOT.</li> </ul>	<ul style="list-style-type: none"> <li>Continue to address comments from HPW and TxDOT.</li> <li>Prepare H&amp;H model for TxDOT.</li> <li>Coordinate street lighting with HPW.</li> </ul>
T-0523A-WA#6	Shepherd Durham - Phase 1 Construction Phase Services	T-0523A	Construction	<ul style="list-style-type: none"> <li>Attended regular progress meetings with Contractor and Team.</li> <li>Reviewed submittals and prepared responses.</li> <li>Reviewed and responded to contractor RFIs.</li> </ul>	<ul style="list-style-type: none"> <li>Continue progress meeting with Contractor and Team.</li> <li>Review and respond to submittals.</li> <li>Review and respond to contractor RFIs.</li> </ul>
T-0529-WA#1	Yale at Center	T-0529	Active Design	<ul style="list-style-type: none"> <li>Coordinated with HPW on ROW for SE corner.</li> </ul>	<ul style="list-style-type: none"> <li>Receive approval of 100% drawings.</li> <li>Schedule and secure HPW signatures.</li> <li>Complete construction documents and turn over to HPW.</li> </ul>
T-0531-WA#1	Construction of Bike/ Ped Improvements	T-0531	Construction	<ul style="list-style-type: none"> <li>Reviewed and responded to contractor questions.</li> <li>Reviewed and prepared change orders.</li> <li>Observed construction activities.</li> </ul>	<ul style="list-style-type: none"> <li>Continue construction observation</li> <li>Resume progress meetings as needed.</li> </ul>
T-0534-WA#1	Safety Improvements 19th and Beall	T-0534	Active Design	<ul style="list-style-type: none"> <li>Kicked off surveyor</li> <li>Attended regular progress meeting with HSIP team.</li> </ul>	<ul style="list-style-type: none"> <li>Complete survey and prepare preliminary drawings.</li> <li>Attend regular progress meetings with HSIP team.</li> </ul>



November 23, 2022

PROPOSAL

Dan Howse  
Asset Manager  
300 North Post Oak Lane  
Houston, TX 77024  
DanHowse@houstonparksboard.org

Proposal for planting 17 Tree's at White Oak Bayou near Moy St.

## Description

Create and dig hole 2x the size of the root ball of each tree

Dig 4 radial trenches away from each pit approx. 5 ft

Rock and debris hauled away and disposed

Planting Soil mix included

Mulch ring around tree

Planting, staking and one time watering

\*does not include 100 Gal. and 45 Gal. Tree's shown in the plan &

## Price

Excavating, planting and Labor	\$10,244.00
Disposal	\$1,200.00
Total	\$11,444.00







## Conditions of Proposal

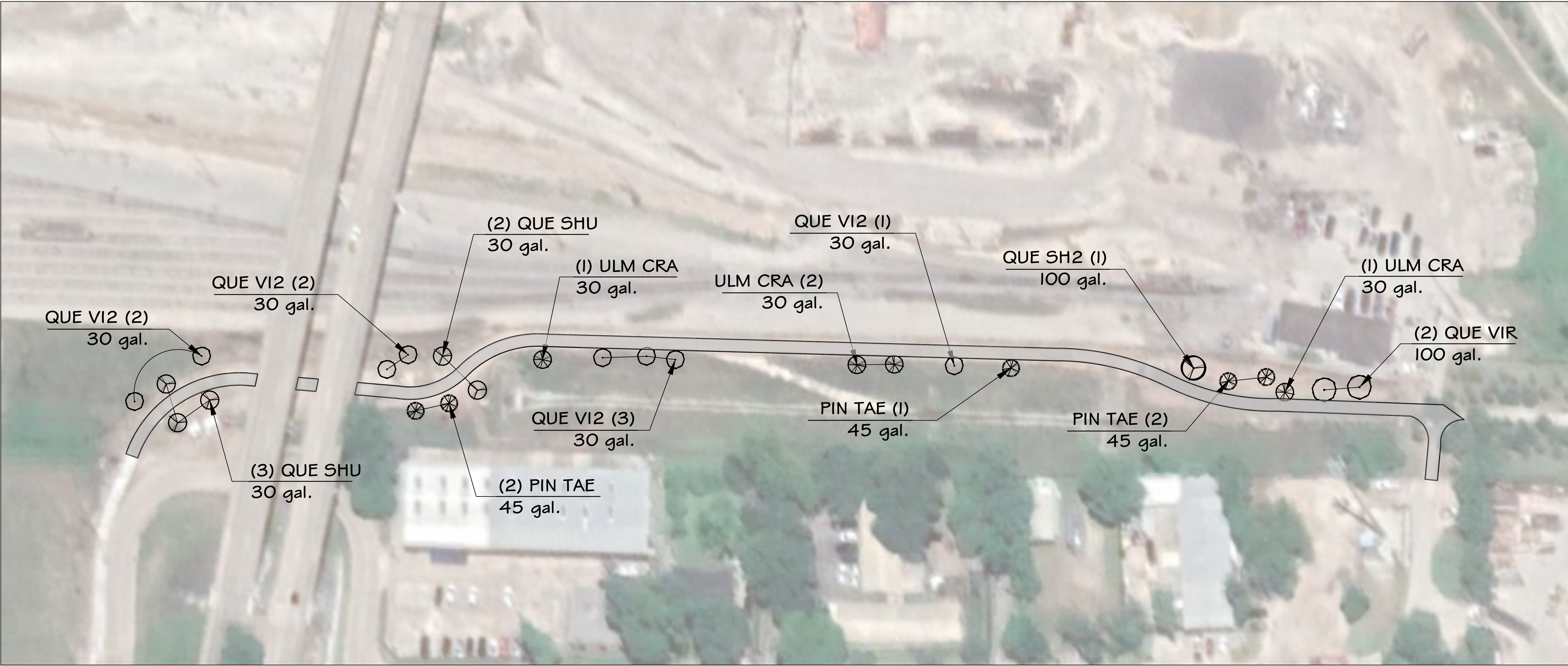
1. **Guarantee:**  
Labor is guaranteed on the day agreed by both parties. Changes might occur due to weather extremes, accidents, fire, civil, or military authority, or "Acts of God" beyond Contractor's control.
2. **Acceptance of Proposal and Insurance:**  
This proposal is based on the current number of sites agreed upon and is subject to revision after 30 days from the date hereof if not accepted within 30 days from the date hereof. Any changes to the number of sites will be subject to revision. Acceptance of this proposal shall be signified by returning the signed copy to Contractor, after which this proposal will become a contract (this "Contract") between Contractor and Owner. Contractor shall maintain Liability and Workman's Compensation Insurance at all times. Certificate of Insurance are available upon request.
3. **Scheduling:**  
Work will be scheduled upon Contractor's receipt of Owner's acceptance of this proposal, and will promptly commence as decided solely by Contractor. Contractor shall not be held responsible for delay caused by fire, civil, or military authority or by natural causes beyond the contractor's control.
4. **Cancellation:**  
Both parties agreed that this proposal, upon acceptance, may not be cancelled without written consent of Contractor. If cancelled a sum equal to 20% of the contract price shall be paid to Contractor by the owner or assigned agent as liquidating damages. All Correspondence regarding cancellation shall be via email, fax or certified mail.
5. **Payment:**  
Payment is due and payable as detailed on the invoice; otherwise, due upon receipt of invoice and payable at the office of Contractor. Invoices over 30 days past due are subject to the service charge equal to 1.5% per month (18% per annum) multiplied by the unpaid balance. In addition to the service charge, Owner shall reimburse Contractor for all cost and expenses (including but not limited to attorney's fees and court cost) which are reasonably incurred by Contractor in collecting Owner's
6. **THIS AGREEMENT IS ENTERED INTO AS A OF THE DATE FIRST WRITTEN BELOW.** This agreement shall be in effect for one (1) year, from the date of signature. This agreement shall be in effect for one year from the Effective Date and thereafter shall automatically renew for additional one-year periods unless either party hereto terminates the Agreement.

**If the signed below is not the Owner, by signing this proposal, the signer hereby represents and warrants on behalf of Owner that the signer has full power and authority from Owner to do so; and that this signed proposal becomes and is a legally binding obligation of Owner. If signer is other than the record owner of the location(s) where the work is to be performed, the signer represents and warrant that signer has full power and authority to enter into the terms of this Contract of behalf of itself and such record owner and that this Contract is a binding obligation of the record owner of the Site.**

By \_\_\_\_\_  
Sonia J. Chavez  
11/21/22  
Date \_\_\_\_\_  
SMC LOGISTICS, LLC

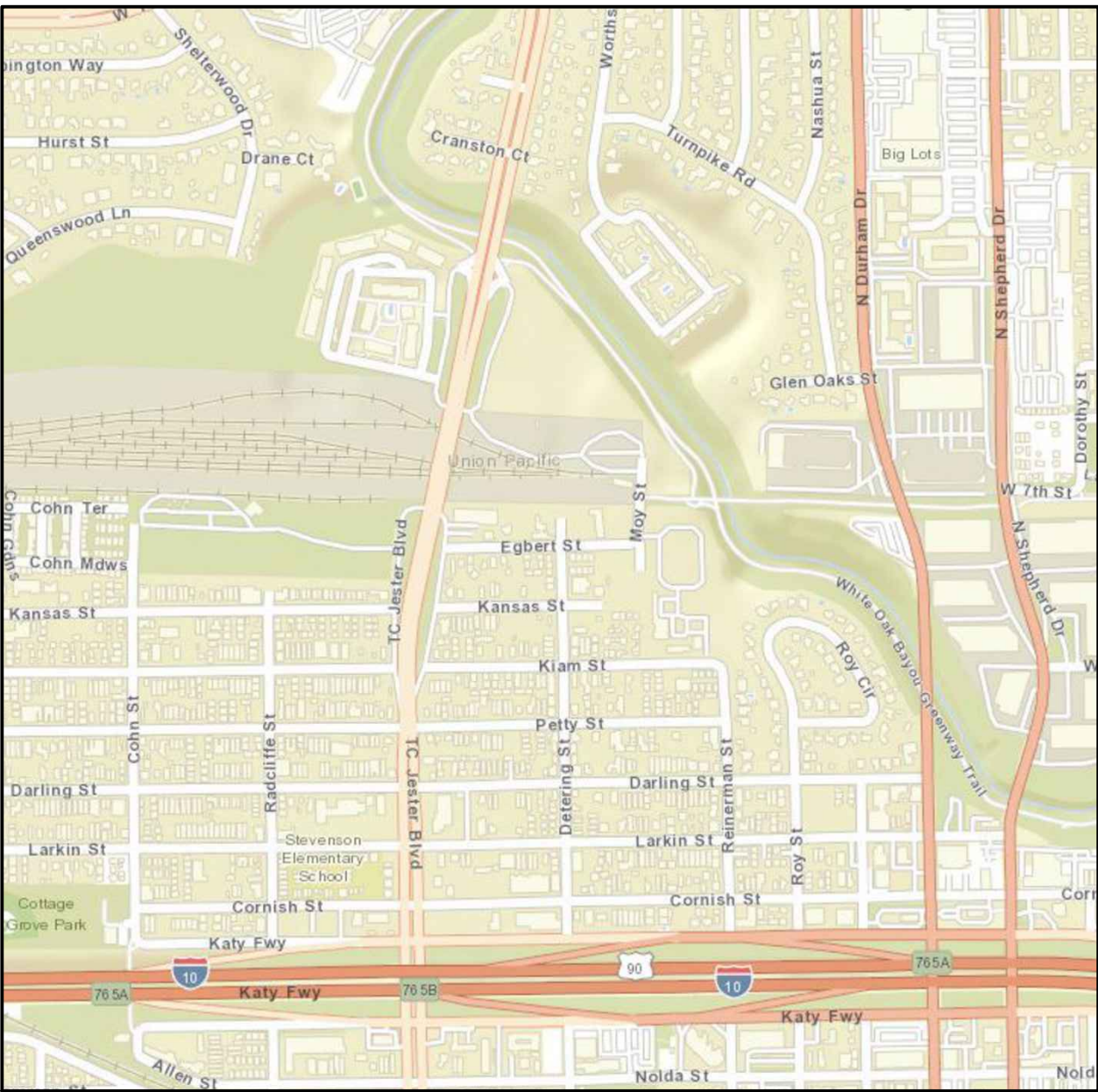
By \_\_\_\_\_  
  
Date \_\_\_\_\_





PLANTING PLAN - KANSAS TO MOY STREET

SCALE: 1"=50'-0"



CONTEXT PLAN

SCALE: NTS

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	QUE SH2	Quercus shumardii	Shumard Oak	100 gal.	Container	1		
	QUE SHU	Quercus shumardii	Shumard Oak	30 gal.	Container	5		
	QUE VIR	Quercus virginiana	Southern Live Oak	100 gal.	Container	2		
	QUE VI2	Quercus virginiana	Southern Live Oak	30 gal.	Container	8		
	ULM CRA	Ulmus crassifolia	Cedar Elm	30 gal.	Container	4		
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	PIN TAE	Pinus taeda	Loblolly Pine	45 gal.	Container	5		

Reduce number of trees to 17 and all to 30 gallons

Houston Parks Board  
Houston, TX  
White Oak Bayou  
Kansas Street to Moy Street

Notes

No.	Date	Revisions

Sheet Title:  
Planting Plan

Job No.  
File:  
Date: 9/22/22  
Scale: 1"=30'-0"

Sheet Number:  
L-1.0



THE STATE OF TEXAS           §  
   §  
COUNTY OF HARRIS           §

**DRAFT**  
**INTERLOCAL AGREEMENT**  
**FOR HIGHWAY SAFETY IMPROVEMENTS PROJECT – OFF-SYSTEM**

This **INTERLOCAL AGREEMENT** ("Agreement") is made and entered into as of the Effective Date, defined below, pursuant to the Texas Interlocal Cooperation Act, Chapter 791 of the Texas Government Code (the "Act"), by and between the **Near Northwest Management District** (the "NNMD" or "Lead Sponsor"), a political subdivision of the State of Texas, the **St. George Place Redevelopment Authority** (the "SGPRA" or "Project Partner"), a Texas local government corporation, **Memorial Heights Redevelopment Authority** (the "MHRA" or "Project Partner"), a Texas local government corporation, and **Greater Southeast Management District** (the "GSMD" or "Project Partner"), a political subdivision of the State of Texas. NNMD, SGPRA, MHRA and GSMD may sometimes be referred to herein collectively as the "Parties" and individually as a "Party".

**RECITALS**

**WHEREAS**, pursuant to the Act, local governments are authorized to contract to perform governmental functions and services, including governmental functions in which the contracting parties are mutually interested;

**WHEREAS**, the Parties have an interest in collaborating on the Highway Safety Improvements Project – Off-System and have agreed that it will be most efficient, economical, and in the public's best interest to combine resources and implementation efforts;

**WHEREAS**, the Parties have each been awarded Highway Safety Improvement Program funding from the Texas Department of Transportation ("TxDOT") for safety improvements for four projects in the cumulative amount of \$\_\_\_\_\_ ("TxDOT Contribution") and desire to have NNMD act as the principal grant recipient on behalf of the Parties;

**WHEREAS**, it has been determined that it will be most efficient for NNMD to manage the design phase of the proposed improvements, incorporating the desired elements from each Party, and for TxDOT to let and manage the construction phase activities; and

**WHEREAS**, it is necessary and appropriate for all Parties to maintain involvement through project design and construction phases through periodic review and approval processes.

## **AGREEMENT**

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to the following terms, covenants, and conditions:

### **ARTICLE I** **THE PROJECT**

Section 1.01. Project Coordination. The “Project” is the Parties’ Highway Safety Improvements Project – Off System to be constructed by TxDOT, in the locations described or depicted in Exhibit A. The Parties agree that coordination of each Party’s responsibility pursuant to this Agreement is in the best interest of the Parties in order to most efficiently cause the construction of the Project.

Section 1.02. Agreement Exhibits. The following Exhibits are incorporated into this Agreement and made a part hereof.

- a. Exhibit A. Project Locations
- b. Exhibit B. Advance Funding Agreement [Highway Safety Improvements Project – Off-System]
- c. Exhibit C. Project Cost Table
- d. Exhibit D. Escrow Agreement

### **ARTICLE II** **RESPONSIBILITIES OF THE PARTIES**

Section 2.01. Lead Sponsor’s Responsibilities. Subject to the terms, conditions, and provisions hereof, the Lead Sponsor agrees to the following:

- a. NNMD will enter into and comply with all requirements of an Advance Funding Agreement (“AFA”) with TxDOT in the form attached hereto as Exhibit B that consolidates all Subsidiary CSJs identified in Exhibit C into a single Project.
- b. NNMD will complete the plans for its Subsidiary CSJ identified in Exhibit C at its sole expense.
- c. NNMD will coordinate the combination of plans from the Project Partners for each Party’s Subsidiary CSJ identified in Exhibit C and submit the combined plans to TxDOT.

- d. NNMD will evaluate and approve or reject any change orders proposed by TxDOT or its contractor in coordination with the Project Partners.
- e. NNMD will coordinate the tabulation and allocation of final Project costs at close-out of the Project.

Section 2.02. Project Partners' Responsibilities. Subject to the terms, conditions, and provisions hereof, each Project Partner agrees to the following:

- a. Each Project Partner will comply with all requirements of the AFA.
- b. Each Project Partner will complete the plans for its Subsidiary CSJ at its sole expense.
- c. Each Project Partner will provide its plans to NNMD in accordance with the schedule set forth in Section 4.01 of this Agreement.
- d. Each Project Partner shall provide timely responses to any request from NNMD for information or other evaluation, approval, or rejection of items as may be necessary pursuant to the AFA.
- e. Each Project Partner will work with NNMD to tabulate and allocate final Project costs at close-out of the Project.
- f. Each Project Partner will be responsible for any costs, fees, or match requirements associated with its individual Subsidiary CSJ, including but not limited to any amounts sought by TxDOT for that individual Subsidiary CSJ pursuant to the AFA.
- g. Each Project Partner will compensate NNMD for any costs which exceed its original contribution under Section 3.01 of this Agreement, including fees associated with administering this Agreement, in an amount proportionate to its share of the Project.

### **ARTICLE III**

### **ESCROW AND FUNDING**

Section 3.01. Escrow. NNMD agrees that it shall create a separate escrow account with a third party escrow agent ("Escrow Agent") into which the TxDOT Contribution and the other Project Partners' funds will be deposited and may be disbursed in accordance with an escrow agreement in substantially the form attached hereto as Exhibit D. The Parties each agree to deposit their respective allocated funds into such escrow account within thirty (30) days of the execution of the AFA, and to cooperate in the release of their respective allocated funds pursuant to the terms thereof. Upon completion of the Project, NNMD shall cause the Escrow Agent to provide an accounting of the escrow account to each Project Partner, and to the extent any funds remain after completion of the Project, a pro rata share of such funds shall be returned to the Project Partners, calculated as a percentage of Project funds from each Project Partner.

## **ARTICLE IV**

### **PROJECT DESIGN AND CHANGE ORDERS**

Section 4.01. Design. Each Party shall be solely responsible for the design plans for its Subsidiary CSJ and the associated costs. The 60% plans will be submitted to NNMD on or before December 31, 2022. The 100% plans will be submitted to NNMD on or before March 31, 2023.

Section 4.02. Construction. TxDOT will manage both the bid and construction phase of the Projects. Any Project change orders will be considered by the Parties consistent with scheduling requirements of the AFA.

## **ARTICLE V**

### **TERM OF AGREEMENT AND CANCELLATION**

This Agreement becomes effective when fully executed by the Parties and upon the last date signed by a Party (the "Effective Date"). Unless otherwise provided by mutual written agreement of the Parties, this Agreement shall remain in effect until the completion and acceptance of the Project by all Project Partners. This Agreement only may be terminated by a Party prior to the execution of the AFA and with thirty (30) days written notice to the other Parties. Upon execution of the AFA by NNMD and TxDOT, any termination of this Agreement only shall be made pursuant to terms of the AFA.

## **ARTICLE VI**

### **LIABILITY AND IMMUNITY**

Section 6.01. No Personal Liability of Parties. To the extent allowed by law the Parties' respective officers, either singularly or collectively, are not personally liable on this Agreement or for any breach thereof.

Section 6.02. No Waiver of Immunity. Notwithstanding anything contained in the Agreement to the contrary, nothing in the Agreement shall constitute a waiver by either Party of any provisions of (i) Chapters 75, 84, 95 or 101 of the Texas Civil Practice and Remedies Code, as amended, (ii) any laws relating to limitations of liability of the type of entity of such party, or (iii) sovereign or governmental immunity, as any of the foregoing may be available to such party.

Section 6.03. Shared Liability. In the event that a dispute arises between NNMD and TxDOT related to the AFA, the Project Partners agree to jointly prosecute or defend such claim and will share in the costs associated with the same. In the event that NNMD is found liable for any cause, claim, costs, judgments, or fees associated with the AFA, including any voluntary settlement related to the same, the Project Partners will reimburse NNMD for such amounts proportionate to Project Partners' share of the Project.

## **ARTICLE VII** **MISCELLANEOUS**

**Section 7.01. Laws.** The Parties hereto agree to abide with all applicable laws, regulations, and grant provisions of the United States, the State of Texas, and any other lawful authorities having jurisdiction.

**Section 7.02. Non-Assignability.** Each Party binds itself and its successors, executors, administrators, and assigns to the other Parties of this Agreement and to the successors, executors, administrators, and assigns of such other Parties, in respect to all covenants of this Agreement. No Party shall assign, sublet, or transfer its interest in this Agreement without the prior written consent of the other Parties.

**Section 7.03. Independent Parties.** It is expressly understood and agreed by the Parties that nothing contained in this Agreement shall be construed to constitute or create a joint venture, partnership, association or other affiliation or like relationship between the Parties, it being specifically agreed that their relationship is and shall remain that of independent parties to a contractual relationship as set forth in this Agreement. Each Party is an independent contractor and neither it, nor its employees or agents shall be considered to be an employee, agent, partner, or representative of the any other Party for any purpose. No Party has the authority to bind another Party.

**Section 7.04. Notices.** All notices, demands, or requests from one Party to the other shall be in writing and shall be personally delivered, sent by mail, certified, registered, express or overnight, postage prepaid, or sent by facsimile transmission, to the addresses stated in this Section, or to such other address as the Party may request in writing, and are deemed to have been given at the time of delivery:

**NNMD**

Near Northwest Management District  
c/o Mr. Wayne L. Norden, President  
7603 Antoine Drive  
Houston, Texas 77088

With copy to:  
Husch Blackwell LLP  
c/o Ms. Sandy Hellums-Gomez  
600 Travis Street, Suite 2350  
Houston, TX 77002

**MHRA**

Memorial Heights Redevelopment  
Authority  
c/o

With copy to:

**GSMD**

Greater Southeast Management District  
c/o Executive Director  
5445 Almeda Road, Suite 503  
Houston, Texas 77004

With copy to:  
Bracewell LLP  
c/o Clark Stockton Lord  
711 Louisiana Street, Suite 2300  
Houston, Texas 77002

**SGPRA**

St. George Place Redevelopment Authority  
c/o

With copy to:

Any Notice given by mail hereunder is deemed given upon deposit in the United States Mail and any Notice delivered in person shall be effective upon receipt.

Each Party shall have the right to change its respective address by giving at least fifteen (15) days' written notice of such change to the other Party.

Other communications, except for Notices required under this Agreement, may be sent by electronic means or in the same manner as Notices described herein.

Section 7.05. Law and Venue. This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Harris County, Texas. Venue for any proceeding relating to this Agreement shall be in a court of proper jurisdiction in Houston, Harris County, Texas.

Section 7.06. Legal Construction. In case any one or more of the provisions contained in this Agreement is for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability does not affect any other provision hereof and this Agreement will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein, if consistent with the overall intent of this Agreement.

Section 7.07. Force Majeure. Neither Party shall be held liable for any loss or damage due to delay or failure in performance of any part of this Agreement from any cause beyond its control and without its fault or negligence, such causes may include acts of God, acts of civil or military authority, government regulations (except those promulgated by the party seeking the benefit of this section), embargoes, epidemics and pandemics, war, terrorist acts, riots, insurrections, fires, explosions, earthquakes, nuclear accidents, floods, strikes, power blackouts, other major environmental disturbances or unusually severe weather conditions.

Section 7.08. Entire Agreement. This Agreement merges the prior negotiations and understandings of the Parties and embodies the entire agreement of the parties. No other agreements, assurances, conditions, covenants (express or implied), or other terms of any kind, exist between the Parties regarding this Agreement.

Section 7.09. Non-Waiver. If a Party fails to require the other Party to perform a term of this Agreement, that failure does not prevent the Party from later enforcing that term and all other terms. If a Party waives the other Party's breach of a term, that waiver does not waive a later breach of this Agreement.



Section 7.10. Parties in Interest. This Agreement does not bestow any rights upon any other party, but binds and benefits the Parties hereto only. Further, nothing contained in the Agreement shall be construed to or operate in any manner whatsoever to confer or create rights or remedies upon any third party, increase the rights or remedies of any third party, or the duties or responsibilities of any Party with respect to any third party.

Section 7.01. Amendment. No amendment, modification, or alteration of the terms of this Agreement is binding unless in writing and executed by all Parties or their successors and permitted assigns.

Section 7.12. Counterparts. This Agreement may be executed electronically or by electronic means, in any number of counterparts, and each counterpart is deemed to be an original instrument, but all such counterparts together constitute but one Agreement. A photocopy or facsimile reproduction of an original signature of a Party on this Agreement binds that Party to the terms, covenants and conditions of this Agreement.

Section 7.13. Headings. The headings in this Agreement are for convenience or reference only and shall not control or affect the meaning or construction of this Agreement.

Section 7.14. Warranty. By execution of this Agreement, each Party warrants that the duties accorded to the Party in this Agreement are within the powers and authority of the Party.

Section 7.15. Recitals. The recitals set forth in this Agreement are, by this reference, incorporated into and deemed a part of this Agreement.

[PARTY SIGNATURES COMMENCE ON FOLLOWING PAGE]

APPROVED:

**NNMD:**  
**NEAR NORTHWEST MANAGEMENT**  
**DISTRICT**

**SGPRA:**  
**ST. GEORGE PLACE REDEVELOPMENT**  
**AUTHORITY**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Tax ID No.: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Tax ID No.: \_\_\_\_\_

**MHRA:**  
**MEMORIAL HEIGHTS**  
**REDEVELOPMENT AUTHORITY**

**GSMD:**  
**GREATER SOUTHEAST MANAGEMENT**  
**DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Tax ID No.: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Tax ID No.: \_\_\_\_\_

DRAFT

# **Grant Summary and Process Outline**

FOR

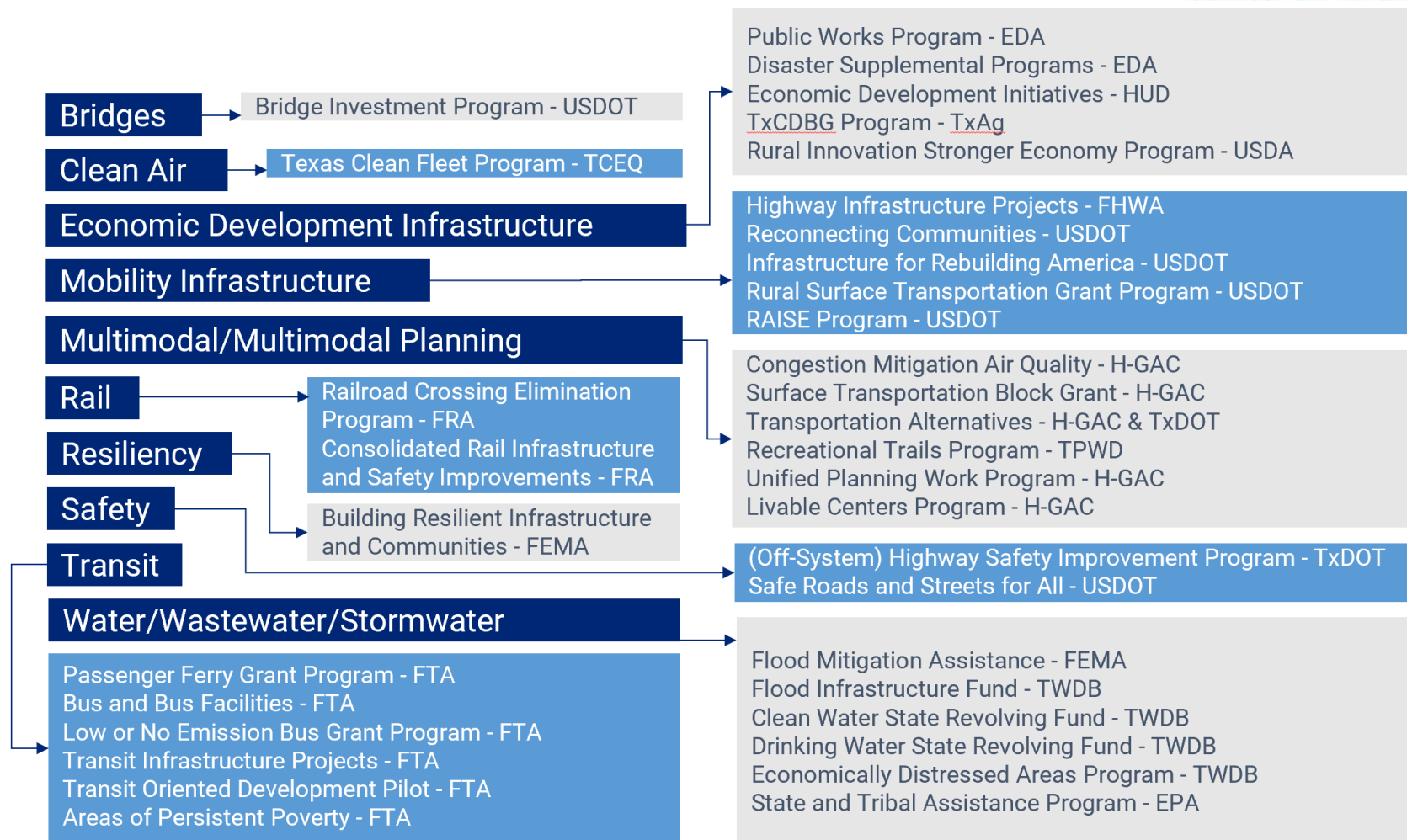
## **Memorial Heights Redevelopment Authority**

November 2022



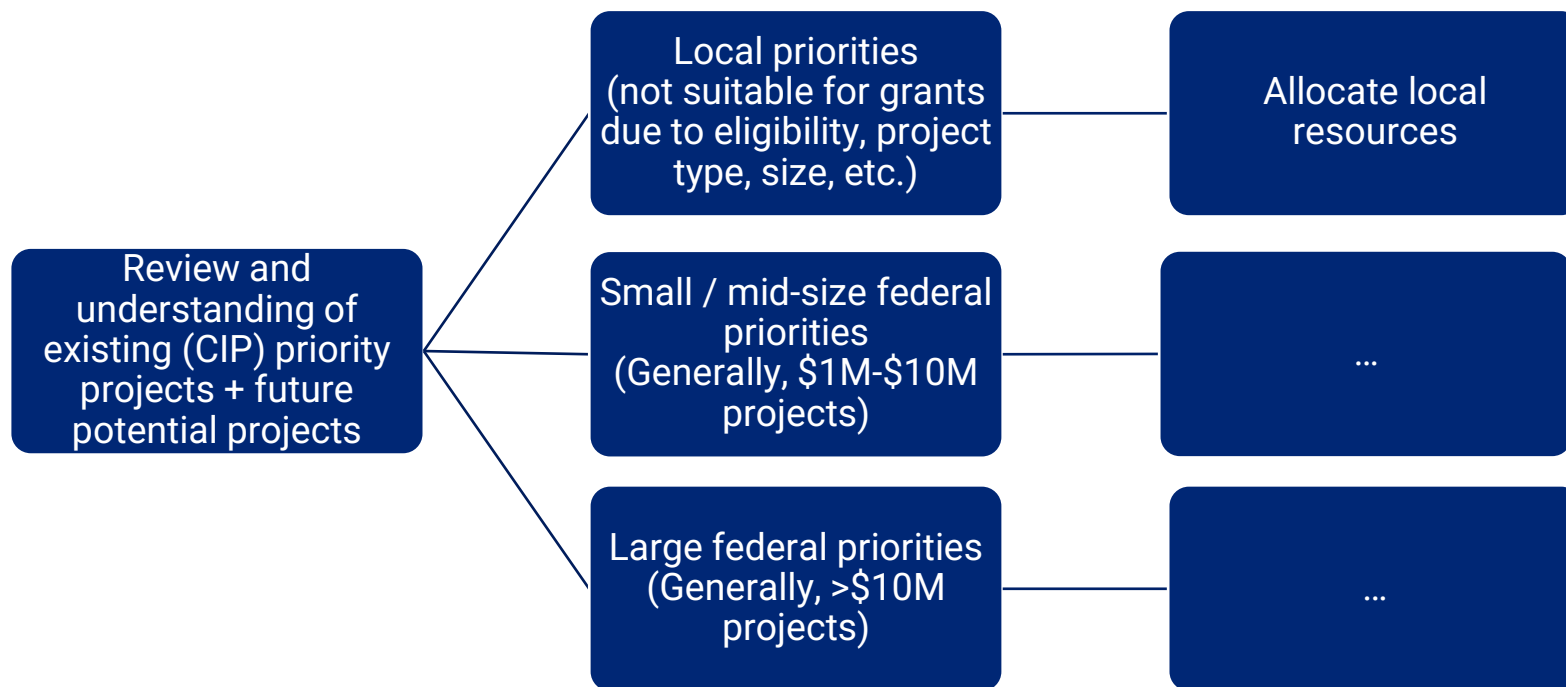
**MEMORIAL HEIGHTS**  
REDEVELOPMENT AUTHORITY

# Opportunity Overview\*

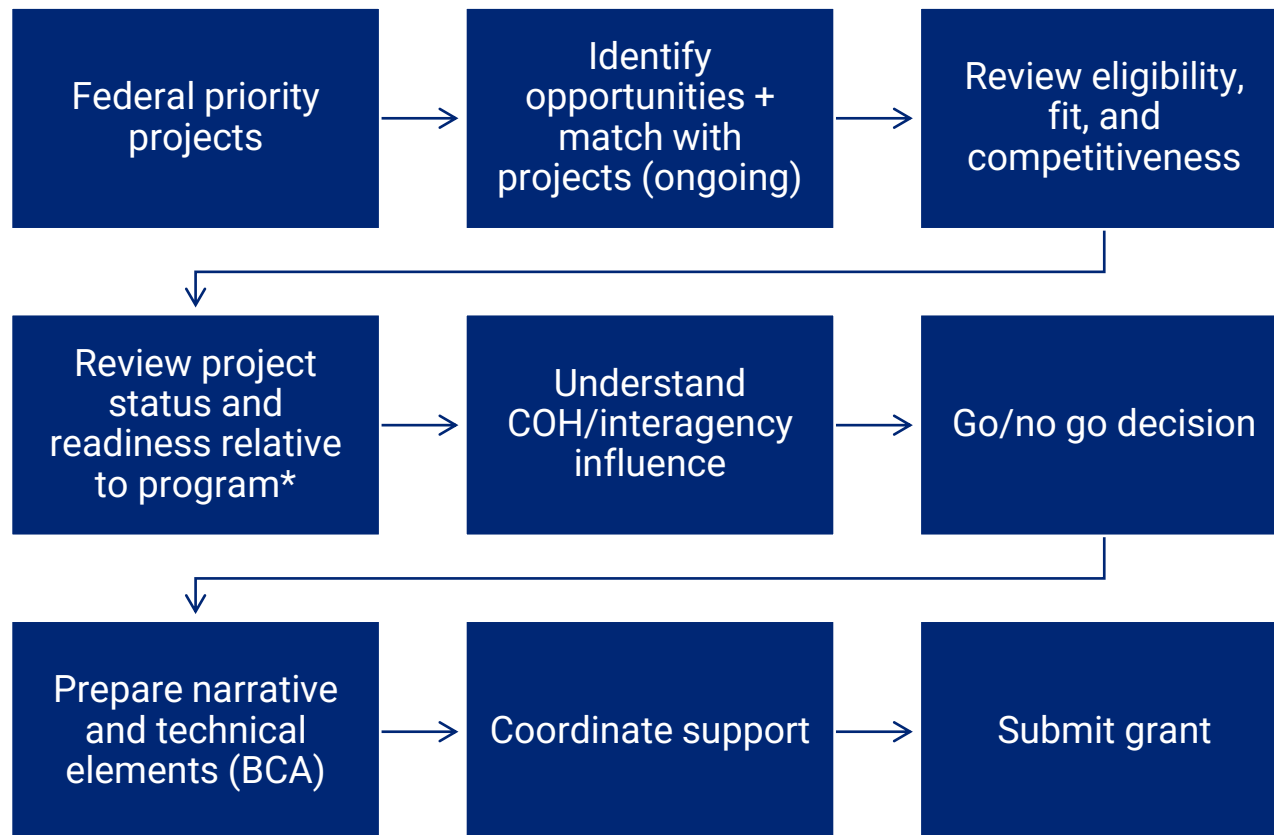


\*Does not include Inflation Reduction Act Programs

# Opportunity Decision Process (1/2)



# Opportunity Decision Process (2/2)



\*Large projects almost always require additional development in advance of application to include advance planning documentation, public engagement, preliminary engineering, benefits analysis, and up front advocacy. Small to mid-size may as well but less developed projects can be successful.

# MHRA Grant Summary

## Programs Historically Pursued



<b>Federal Highway Administration Discretionary</b> (BUILD, RAISE: Shepherd/Durham Phase 1)	<b>Highway Safety Improvement Program</b> (Yale & Center, 19 <sup>th</sup> Street, Waugh/Willia, White Oak Bayou)	<b>H-GAC Funding</b> (TIP, UPWP: Shepherd/Durham Phase 2, Washington Ave. Corridor Study)
<b>Transportation Alternatives Program</b> (Potential Future Submissions)	<b>Texas Parks and Wildlife</b> (Recreational Trails: Woodland Park)	<b>Community Project Funding</b> (Congressional Discretionary: Waugh/Willia)

# 2019-2022 Results



Program	Project	Funding Amount
HSIP	W. 19th Street	\$705,942
HSIP	Yale & Center	\$600,000
FHWA - BUILD	Shepherd / Durham	\$25,000,000
H-GAC TIP	Shepherd / Durham	\$40,000,000
H-GAC UPWP	Washington Avenue	\$700,000
<b>Total</b>		<b>\$67,005,942</b>



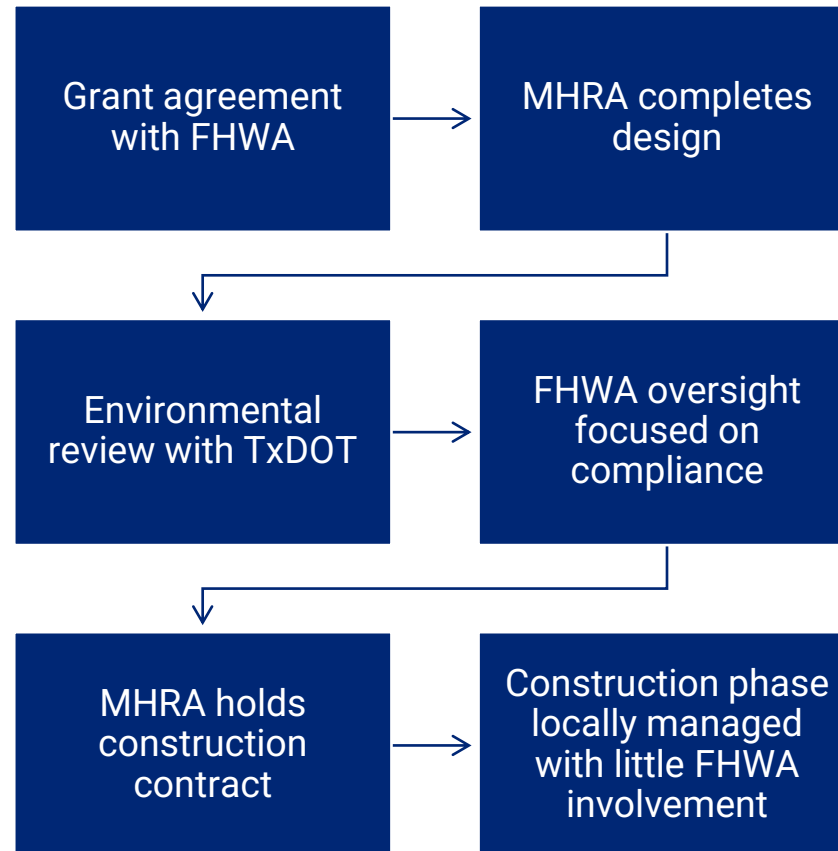
# SUMMARY DETAILS



- Matching requirements vary dependent on program and information in that year's notice of funding opportunity (NOFO).
  - Range from 50% to 0%.
  - Standard generally 20%.
- Eligible activities vary dependent upon program; MHRA standard is to federalize construction phase and handle engineering/environmental locally – this also reduces federal procurement application to only federally funded elements of project.
  - Note – not all federal programs allow for segregation of design activities from construction activities.
- Program selection criteria changes based on program and federal administration focus area.

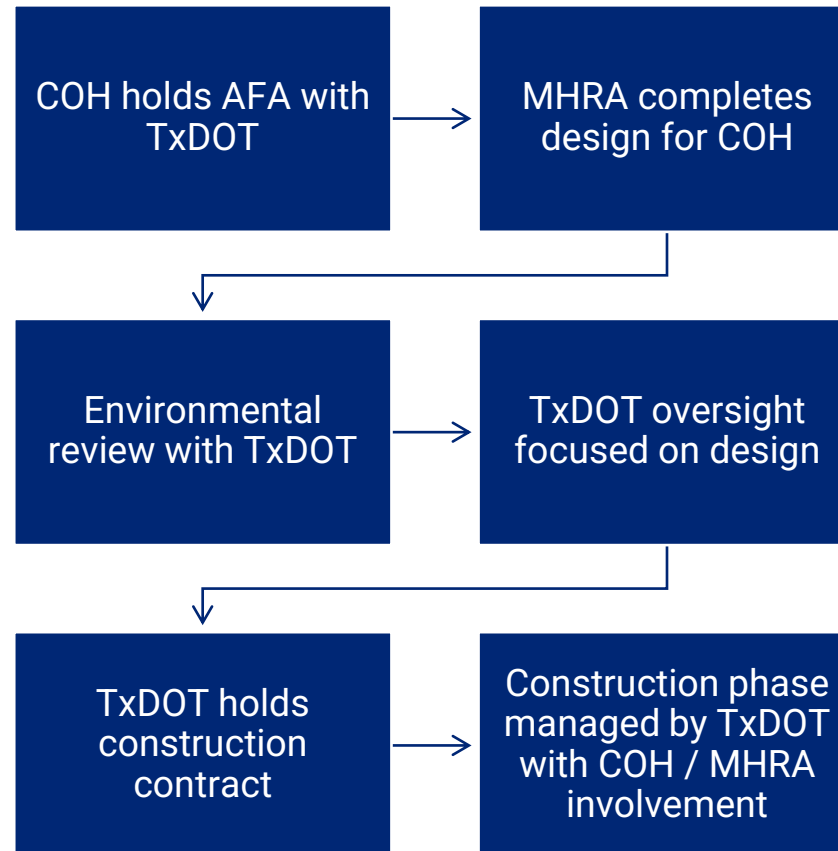
# Federal Highway Administration Discretionary

## BUILD/RAISE (Shepherd Durham Phase 1)



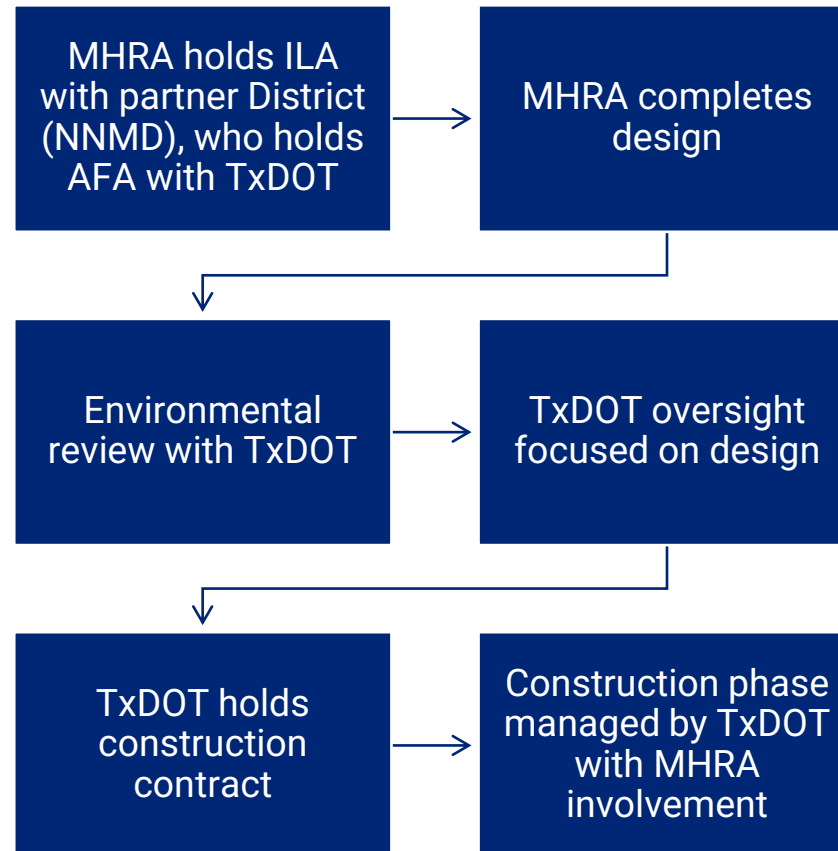
# Highway Safety Improvement Projects

Yale & Center



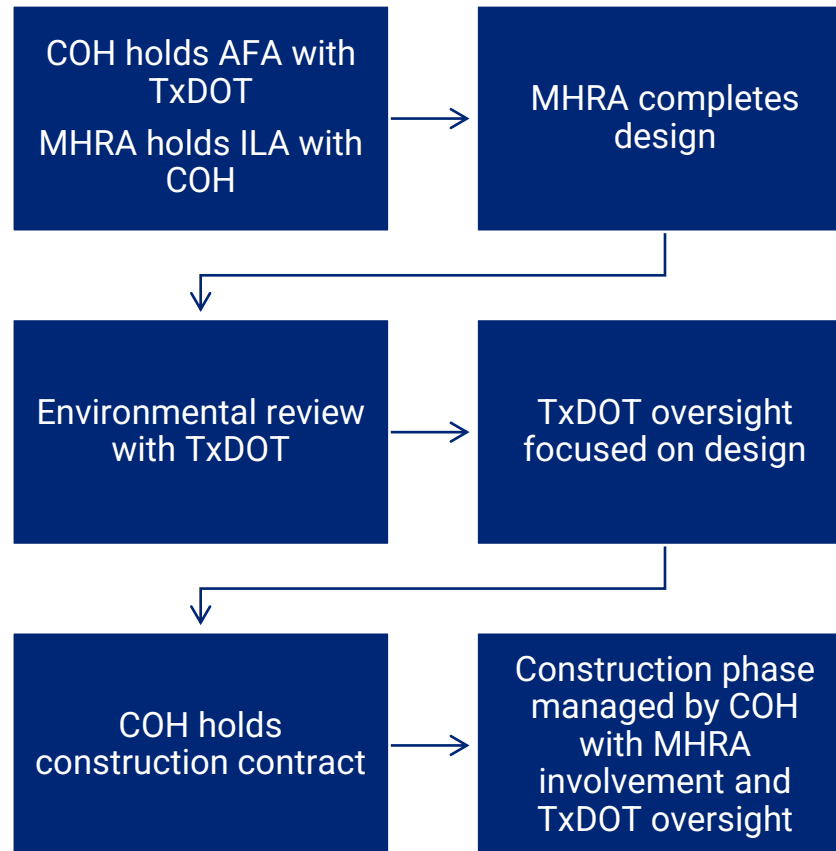
# Highway Safety Improvement Projects

W. 19<sup>th</sup>



# H-GAC Funding

Shepherd / Durham Ph. 2



# H-GAC Funding

## Washington Avenue Study



COH holds AFA with  
TxDOT

MHRA participating in  
process as stakeholder  
with COH



H-GAC manages study  
with COH involvement  
and MHRA participation

