

EAST DOWNTOWN REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

March 15, 2021

BOARD PACKET

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

EAST DOWNTOWN REDEVELOPMENT AUTHORITY

AND

REINVESTMENT ZONE NUMBER FIFTEEN, CITY OF HOUSTON, TEXAS

(EAST DOWNTOWN TIRZ)

NOTICE OF JOINT MEETING

TO: THE BOARD OF DIRECTORS OF THE EAST DOWNTOWN REDEVELOPMENT AUTHORITY AND REINVESTMENT ZONE NUMBER FIFTEEN, CITY OF HOUSTON, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the East Downtown Redevelopment Authority (the "Authority") will hold a joint meeting with the Board of Directors of the Reinvestment Zone Number Fifteen, City of Houston, Texas (the "Zone") to be held on **Monday, March 15, 2021, at 12:00 p.m.**, via telephonic communication*. To attend the meeting please use the following URL <https://bracewell.webex.com/bracewell/j.php?MTID=mca2cde4c7266a063d3e95484242b3f37> or dial US **Toll free 1.855.282.6330**, when prompted enter **Access Code 145 461 2960#** and join as a participant to consider and take action upon the following matters:

* In accordance with section 418.016 of the Texas Government Code, as amended, the Texas Governor has temporarily suspended various open meeting statutes that require government officials and members of the public to be physically present at a specified meeting location. As a result, governmental entities, such as the Authority and the Zone, are permitted to meet via telephonic meeting. Members of the public are invited to join the telephonic meeting and may make public comments during the public comment portion of the agenda. For an electronic copy of agenda documents, please refer to the following link: <https://bracewell.sharefile.com/d-se22a469d725949c7b61481c603b49e49>

AGENDA

1. Public Comment.

*Members of the public are invited to speak during this portion of the agenda. If you would like to speak please contact the Authority/Zone by referencing the following email Sherry@edratirz15.org and let us know before the meeting that you wish to speak.

2. Minutes of the previous meetings:

- a. The Authority; and
- b. The Zone.

3. Administrator Report, including:

- a. Reimbursement for Urban InTownHomes, Ltd. (Commerce Canal);

4. Projects and Engineering:

- a. Project Committee Report.
- b. Hear presentation from Lovett Commercial related to Polk District projects.
- c. EDRA – Design Guide
- d. Engineering Consultant Report, including:
 - i. Update, work authorization and advertisements for bid:
 - (1) T-1503 – Phase 1 Roadway and Utility Re-construction;
 - (2) T-1514 – Texas Avenue Mobility Improvements;
 - (3) T- 1517 – Columbia TAP;

- (4) T-1504, 1515– Phase 2 – Roadway and Utility Re-construction and Polk Street Reconstruction
- (5) T- 1505 – Walker – Roadway Rehabilitation; and
- (6) T- 1511 – Bastrop Promenade/Greenspace – Conceptual Plan; and
- (7) T-1516 – Phase 1 Amenity Overlay;
 - a. Approve Project Committee selection of contractor;
- (8) T-1523 – NHHIP Planning and Implementation
 - e. Existing and Proposed Work Authorizations.
 - f. Other Matters, if any.
- 5. Financial Matters:
 - a. Bookkeeper’s Report;
 - b. Authorize Payment of Invoices;
 - c. Other matters, if any.
- 6. Communications and Public Engagement:
 - a. Communications and Public Engagement Committee Update – Community Briefing.
- 7. Attorney’s Report, including:
 - a. Approve Assumption and Assignment of Development Agreement with Scenic Houston.

Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.



Clark Stockton Lord
Attorney for the Authority and the Zone

MINUTES OF REGULAR MEETING
OF
EAST DOWNTOWN REDEVELOPMENT AUTHORITY

December 14, 2020

The Board of Directors (the “Board”) of Reinvestment Zone Number Fifteen, City of Houston, Texas (the “Zone”) convened in regular session, open to the public, via telephonic communication on the 14th day of December, 2020, pursuant to the March 16, 2020 action by the Governor of the State of Texas under Section 418.016 of the Texas Government Code suspending certain provisions of the Texas Open Meetings Act, and the roll was called of the duly constituted officers and members of said Board, to wit:

Gordon Quan	Chairman
Frances Castaneda Dyess	Vice-Chair
Bernard Aldape	Secretary
Christopher Hollins	Director
Seth Hopkins	Director
Paula Mendoza	Director
Mazen Baltagi	Director

All members of the Board of the Directors were present, except Directors Baltagi and Hollins thus constituting a quorum.

Also present were: Jessica Bacorn East Downtown Management District; Jennifer Mak of Llewelyn-Davies Sahni (“LDS”); Joaquin Martinez Office of Council Member Robert Gallegos; Ann Marie Saavedra of Scenic Houston; Monica Aizpurua of Binkley & Barfield, Inc; Virginia Blake of McCall Gibson Swedlund Barfoot, (“Auditor”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Clark Lord and Tiffany Ehmke of Bracewell LLP; Linda Trevino of METRO; Jack Roland of Governmental Financial Reporting, LLC, (“Bookkeeper”); Kyle Macy of Edminster, Hinshaw, Russ and Associates, the Engineer (“Engineer”).

Whereupon, the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit “A”.

DETERMINE QUORUM; CALL TO ORDER

Mr. Lord noted that a quorum was present and called the meeting to order.

PUBLIC COMMENT

No comments were given.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of October 19, 2020. Following discussion, upon a motion made by Director Hopkins and seconded by Director Dyess, the Board voted unanimously to approve the minutes of October 19, 2020.

ADMINISTRATOR'S REPORT

Reimbursement Auditor Report for Urban InTownHomes, Ltd. (Commerce Canal)

The Board recognized Ms. Blake to report on the findings of the Construction Audit for the Development Reimbursement Agreement with Urban InTown Home. She then answered the Board's question. Upon a motion, second and unanimous vote the Board accepted the Reimbursement report. Ms. Weesner noted that the increment for reimbursement payment will be determined at a later date. A copy of the reimbursement report is attached hereto as Exhibit "B".

Pease Project Update

The Board recognized Ms. Saavedra who provided the Board with an update on the Edge project to improve Pease Street. A copy of Ms. Saavedra's presentation is attached hereto as Exhibit "C".

PROJECTS AND ENGINEERING

Project Committee Report

The Board recognized Director Dyess who stated that the Project Committee has been working with the Engineer and subcontractors to evaluate options for the improvements on the Columbia Tap trail and the Bastrop promenade. She noted that the keeping cost, maintenance and esthetics are being considered throughout the process. Director Dyess reported that the Project Committee expects to have designs ready next year so that the projects can go to bid and be constructed in 2021.

Engineer's Report

Mr. Macy presented and reviewed the engineer's report, a copy of which is attached hereto as Exhibit "D".

Update, work authorization and advertisements for bid

Mr. Macy reviewed the following projects: (i) T-1503 – Phase 1 Roadway and Utility Re-construction; (ii) T-1514 – Texas Avenue Mobility Improvements; (iii) T- 1517 – Columbia TAP; (iv) T-1504 – Phase 2 – Roadway and Utility Re-construction; (v) T- 1505 – Walker – Roadway Rehabilitation; (vi) T- 1511 – Bastrop Promenade/Greenspace – Conceptual Plan; (vii) T-1516 – Phase 1 Amenity Overlay; and (viii) T-1523 NHHIP Planning and Implementation. He answered the Board's questions regarding these matters.

Existing and proposed work authorizations

Mr. Macy stated that there were no proposed work authorizations at this time.

FINANCIAL MATTERS

Bookkeeper Report/ payment of invoices

Mr. Roland presented the Bookkeeper's report for the month, a copy of which is attached hereto as Exhibit "C". After review, upon a motion brought by Director Hopkins, seconded by Director Dyess, the Board unanimously approved the Bookkeeper's report.

Director Aldape then explained the change in value of the reimbursement and noted that the payment amounts to the East Village ("EADO Investments") are not the same as the amount as was discussed at the last meeting. Jennifer Curley and Ms. Weesner met with Michael Sperandio of Ancorian to review the reimbursement calculations and an error was identified in the City's calculation which lowered the 2019 reimbursement. Director Aldape recommended approval of the payment of the invoices. After consideration, upon a motion brought by Director Mendoza, seconded by Director Hopkins, the Board unanimously approved the invoices.

Discussion and Possible Action – Administrator's Contract;

Director Aldape reported that the Finance Committee has met and discussed that Ms. Weesner's monthly fee will be \$5,500 and will review the needs of the Authority/TIRZ in six (6) months. Upon a motion brought by Director Aldape, seconded by Director Mendoza unanimously voted to approve Ms. Weesner's fee of \$5,500 per month and review monthly fee in six (6) months.

COMMUNICATIONS AND PUBLIC ENGAGEMENT

Communications and Public Engagement Committee Update

Director Mendoza reported that the Communications Committee met and discussed Annual Community Briefing and Ms. Weesner sent out a doodle poll to all the Board members to find a meeting date for the briefing. She then noted that it has been discussion regarding utilizing a service to assist with the virtual meeting. Director Mendoza stated that she has reached out to four (4) vendors that were recommended by other public entities who have used these types of services for meetings. She reported that some preliminary cost information has been received and expect these expenses to be no more than \$1,200. Director Mendoza suggested the Board allow the Communications Committee to have more detailed discussions with one or more of these vendors, select the date, the vendor and the services the committee feels are needed with a not to exceed cost of \$1200. The Board agreed to allow the Project Committee to lead the discussions as suggested.

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

Secretary, Board of Directors

DRAFT

MINUTES OF REGULAR MEETING
OF
REINVESTMENT ZONE NUMBER FIFTEEN, CITY OF HOUSTON, TEXAS

December 14, 2020

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Secretary, Board of Directors

DRAFT



EADO – Polk District

01 | EXECUTIVE SUMMARY

LOCATION

- Adjacent to Downtown Houston
- Quick access to Interstate 69 (Hwy 59) and Interstate 45
- Ample parking for office user
- Surrounding new townhouse communities average from the high \$300's to low \$600's

ADAPTIVE REUSE SPACE – HISTORIC HOUSTON

POST BUILDING

- Adaptive reuse of the most iconic warehouse structures including the Historic Houston Post Newspaper building, Frankel's costumes, and others
- Unimpeded skyline views from rooftop decks

COTENANCY

- Highly walkable to neighborhood hotspots including 8th Wonder Brewery, Discovery Green, Minute Maid Park and BBVA Stadium
- EADO's first CVS Pharmacy opening in 2020. A walkable location in the neighborhood providing groceries and other household needs
- Interest from a myriad of bars and restaurants. Close proximity to Nancy's Hustle (one of Houston's most celebrated upscale restaurants), Brother's Tacos, Chapman & Kirby, and more



02 | LOCATION

Access to various bars
and other amenities in the
EADO area

- 1 – Neil's Bahr
- 2 – Pitch 25
- 3 – King's Court Bar and Kitchen
- 4 – True Anomaly Brewing Co.
- 5 – Chapman and Kirby
- 6 – Rodeo Goat
- 7 – Truck Yard
- 8 – The Secret Group
- 9 – 8th Wonder
- 10 – Iron and Oak
- 11 – Sports Creek
- 12 – Nancy's Hustle
- 13 – Eadog Park
- 14 – District 7 Grill
- 15 – Around the Corner
- 16 – Leeland House
- 17 – The Blue Box Theatre
- 18 – Blu Fitness
- 19 – Brothers Taco House
- 20 – The Rustic





PRINTHOUSE

POLK & EMANCIPATION

HISTORIC HOUSTON POST NEWSPAPER BUILDING





ROOF DECK
WITH SKYLINE VIEWS



OFFICE

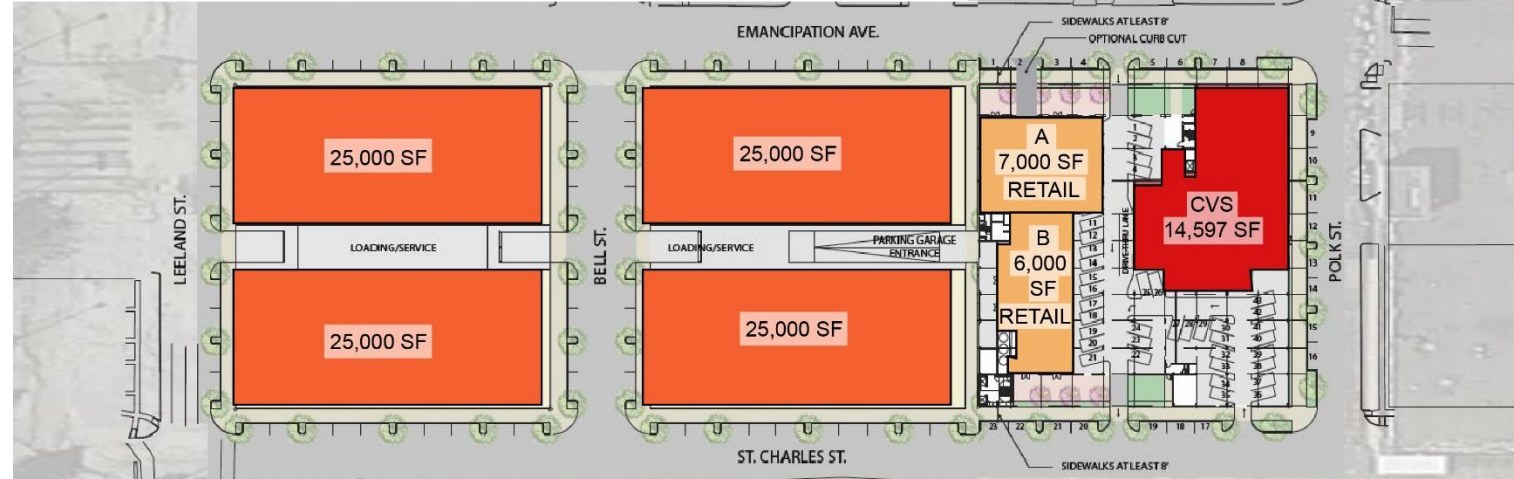
PRINTHOUSE

WY|KAFFE

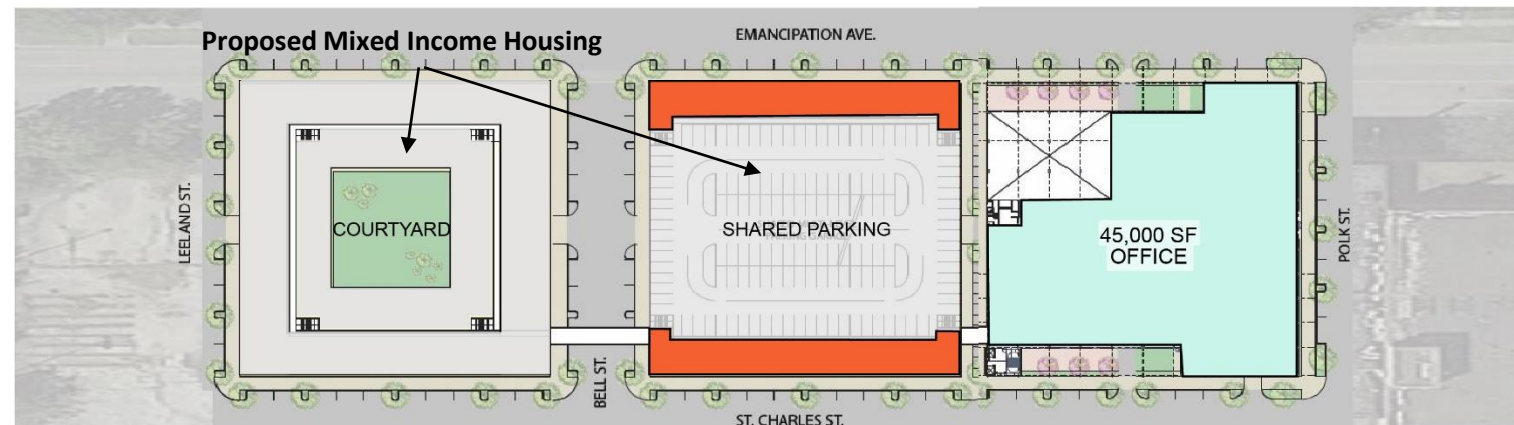
03 | MASTERPLAN

POLK & EMANCIPATION

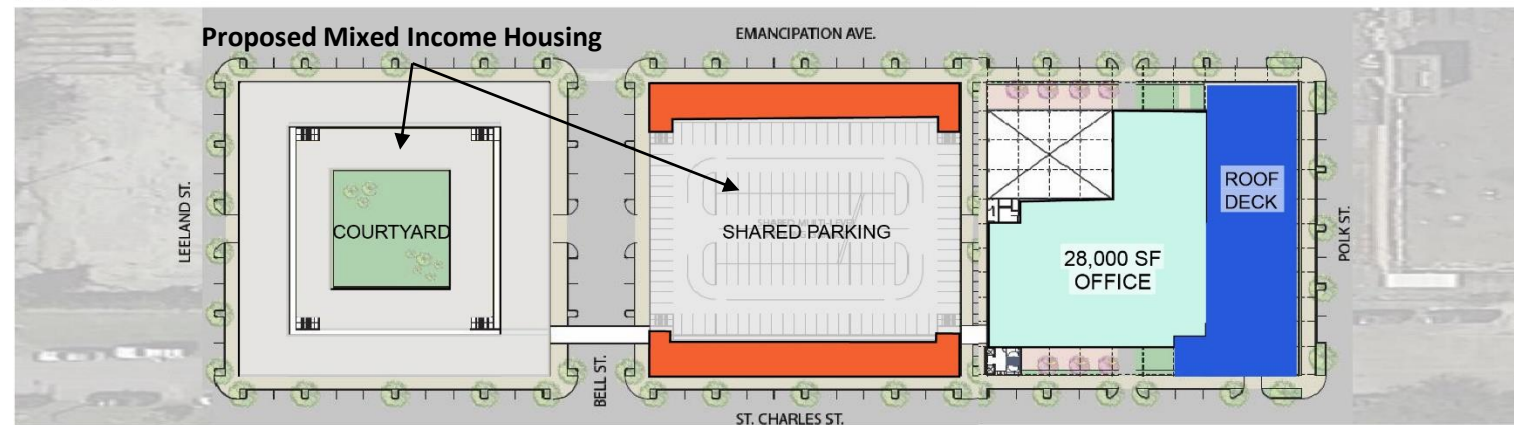
- Area is composed of 3.5 blocks
- Former Houston Post Newspaper building
- Mix use of retail, office, and multi-family spaces



LEVEL 1



LEVEL 2



LEVEL 3







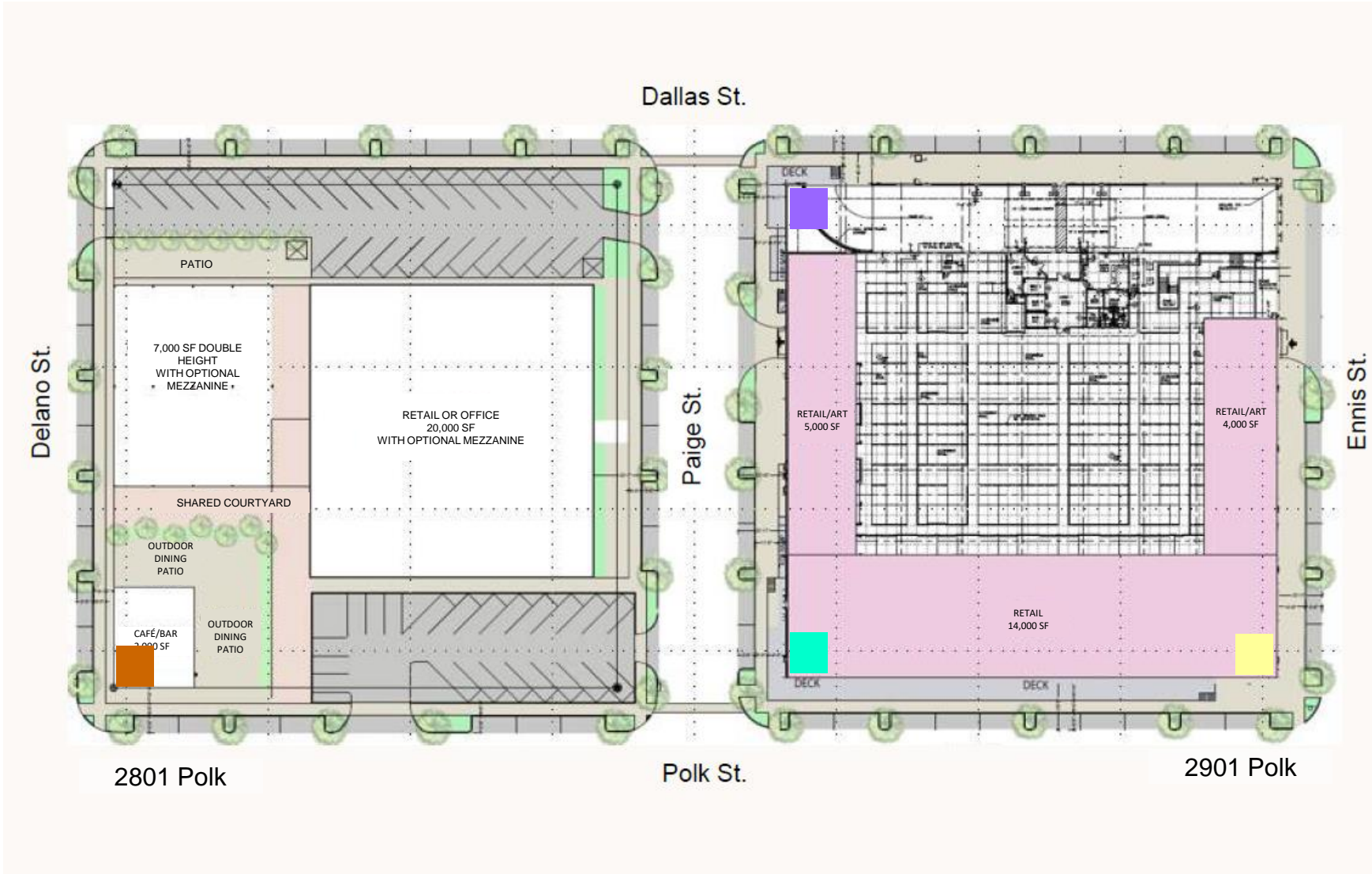
2801 & 2901 POLK



03 | MASTERPLAN

2801 & 2901 POLK

- Adaptive reuse area is 2.5 blocks
- Column-free, double-height spaces
- Pedestrian and pet friendly streets
- Buildings will hold a mix of retail, art studio, and creative office spaces



Refer to Site Overview

POLK RETAIL – PAIGE ST. VIEW











2801 POLK
BUILDING B

2801 POLK
BUILDING C

LOVETT

C O M M E R C I A L

EADO mixed income housing* – talking points

1. Affordable housing option for the convention/hotel/city workers, 5 blocks away
2. Inexpensive way for the City to do mixed income housing
3. More density – possibly an 5 story mid rise / Density will also attract grocery and other tenants.
4. More density and mixed use will encourage more walking and a healthier environment.

*SUBJECT TO ABILITY TO ACCESS PUBLIC FINANCING

Public Finance Corporation (PFC) – talking points

1. Chapter 303 of Texas' Local Government Code allows PFCs to finance or provide for the acquisition, construction and rehabilitation of public facilities at the lowest possible borrowing cost
2. Apartment developer builds apartments and leases at least 50% of the units to 80% or below of the average median income families; we will also put an upper limit of 120% as the max income level for a portion of units
3. Developer has the option to buy back the property at the end of the eligibility period based on originally agreed upon terms
4. Developer pays no property taxes during the eligibility period

Income Limits at 80% AMI and Maximum Allowable Rent

# of People	Income at 80% AMI	Max Allowable Rent
1	\$44,150	\$1,104
2	\$50,450	\$1,261

- 1 BR @ 700 sf, \$1.58 psf
- 2 BR @ 950 sf, \$1.40 psf

Income Limits at 120% AMI and Maximum Allowable Rent

# of People	Income at 120% AMI	Max Allowable Rent
1	\$66,185	\$1,655
2	\$69,967	\$1,749

- 1 BR @ 700 sf, \$2.36 psf
- 2 BR @ 950 sf, \$1.94 psf

Note: Property has not yet been designed. Unit size may vary, subject to cost + other factors.



10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

EAST DOWNTOWN REDEVELOPMENT AUTHORITY/T.I.R.Z. NO. 15 ENGINEERING REPORT

Date: Through March 10, 2021

Date of Board Meeting: March 15, 2021

Engineer: K. Macy, P.E.



Signature

Agenda Item 4.c-e:

c. Engineering Consultant Report

1. (T-1503) Phase I – Roadway and Utility Re-Construction – No Action Required

Update: Coordinating with the City of Houston (COH) for acceptance.

2. (T-1514) Texas Avenue Mobility Improvements – No Action Required

Update: EHRA is coordinating with the COH for final design recommendations.

3. (T-1517) Columbia Tap Trail – No Action Required

Update: EHRA and LDS are collaborating to develop the design plans (see attached exhibit). EHRA's initially scoped plan for the drainage and detention for the Columbia Tap Trail is no longer applicable due to the COH's updated drainage criteria. The new criteria will require the implementation of increased detention, as discussed in the Projects Committee Meeting held on March 9, 2021.

4. (T-1504, 1515) Phase 2 – Roadway and Utility Re-construction and Polk Street Reconstruction – No Action Required

Update: EHRA has completed the Design Concept Report to be presented at the existing conditions meeting and will do so when the COH provides a date. Roadway and drainage analysis for existing and proposed conditions has taken place and EHRA is coordinating with the COH to discuss further action. The DCR Intake Form was submitted to the COH on February 4, 2021. A follow up meeting with the COH was held on March 4, 2021 to determine the next steps EHRA may take to move forward with the DCR and drainage analysis. EHRA is currently making required revisions to the DCR to prepare for the existing conditions meeting. EHRA is currently coordinating and awaiting guidance from the COH on multiple questions regarding the drainage analysis. During the meeting on March 4, 2021, the COH informed EHRA that any analysis from the 2018 drainage plan, and any previous drainage analysis done for the Phase II Reconstruction Project, is no longer applicable and the drainage analysis will have to be restarted to meet the recently updated COH criteria.

5. (T-1505) Walker – Roadway Rehabilitation – No Action Required

Update: EHRA is coordinating with COH representatives to resolve outstanding questions regarding drainage features and lane configuration. A meeting to discuss outstanding sanitary sewer issues and resolutions was held with the COH on February 9, 2021. On March 3, 2021 EHRA received confirmation from the COH regarding the sanitary sewer on Walker Street. Meetings with the COH regarding lane configuration and the Emancipation Avenue intersection took place on December 10, 2020 and February 2, 2021. EHRA is awaiting final decisions from the COH on direction for safety treatment at Walker and Emancipation. Once resolved, EHRA will finalize proposed design alternatives to present at the final DCR meeting.

6. (T-1511) Bastrop Promenade/Greenspace (Design Phase) – No Action Required

Update: Selections were made at the project committee meeting on February 1, 2021 (see attached exhibit). Consultant is implementing items discussed during the committee meeting into proposed design and cost estimate analysis. EHRA's initially scoped plan for the drainage and detention for Bastrop Greenspace is no longer applicable due to the COH's updated drainage criteria. The new criteria will require the implementation of increased detention, as discussed in the Projects Committee Meeting held on March 9, 2021.

7. (T-1516) Phase 1 Amenity Overlay – Action Required

Update: Final plans have been received and signed by the COH. The project is being advertised and bid on March 17, 2021 and March 31, 2021, respectively.

ACTION ITEM: Request Board Approval for projects committee to award contract to lowest qualified bidder once bids have been received, opened and reviewed.

8. (T-1523) NHHIP Planning and Implementation – No Action Required

Update: None at this time

d. Existing and Proposed Work Authorizations (WA)

• Existing WAs –(no action required)

1. (WA 20-03) Phase 1 Amenity Overlay - (Update in b.7)

2. (WA 20-04) Preliminary Engineering for Texas Ave Traffic Improvements – (Update in b.2)

3. (WA No. 20-05) FY2020 Comprehensive Utility and Mobility Master Plan

Update: On hold.

4. (WA No. 20-07) Public Improvement Guidelines

Update: LDS is coordinating with TIRZ 15, EDMD and EEMD.

5. (WA No. 21-02) Phase 2 – Roadway and utility Reconstruction (DCR) – (Update in b.4)

6. (WA No. 21-03) Walker Street Roadway Rehabilitation (DCR) – (Update in b.5)

7. (WA 21-06) Bastrop/Promenade Greenspace Design – (Update in b.6)

8. (WA 21-07) Polk Street Addition to Phase 2 Roadway Utilities Reconstruction Topography and Design Concept Report (DCR) – (Update in b.4)

9. (WA 21-08) NHHIP Planning Implementation – (Update in b.8)

NOTE: For Active Work Authorizations Summary and General Timeline see attached Exhibit 1 and 2.

e. Other matters, if any

None at this time



**10011 Meadowglen Lane
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EAST DOWNTOWN REDEVELOPMENT AUTHORITY / T.I.R.Z. NO. 15

WORK AUTHORIZATION SUMMARY

Date: Through February 10, 2021

EXHIBIT

1: Active Work Authorization SUMMARY

CIP # & WA #	Current Phase	Description	Total Value	Spent	Percent Complete	Expected Bid Phase	Expected Completion
1504 / 21-02	DCR	Phase 2 - Roadway and Utility Re-Construction	\$86,500.00	\$80,000.00	92%	Q3 2021	Q2/3 2022
1504 / 21-07	DCR	Addition of Polk to the Phase 2 Scope	\$19,800.00	\$15,000.00	75%	Q3 2021	Q2/3 2022
1505 / 21-03	DCR	Walker - Roadway Rehabilitation	\$61,500.00	\$59,000.00	96%	Q1/2 2021	Q2/3 2021
1511 / 21-06	Design	Bastrop Promenade / Greenspace (Design)	\$99,750.00	\$50,000.00	50%	Q2/3 2021	Q4 2021
1514 / 20-04	Final Review	Texas Avenue Mobility Improvements	\$55,000.00	\$35,000.00	COMPLETE		
1516 / 20-03	Final Design	Phase 1 Amenity Overlay	\$130,000.00	\$78,000.00	60%	Q1 2021	Q2 2021
1517 / 21-04	Design	Columbia Tap Trail	\$57,500.00	\$50,000.00	87%	Q1/2 2021	Q3 2021



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EAST DOWNTOWN REDEVELOPMENT AUTHORITY / T.I.R.Z. NO. 15

WORK AUTHORIZATION SUMMARY

Date: Through Feb 10, 2021

EXHIBIT 2: Active Work Authorization Anticipated TIMELINE

CIP 1503 - Phase 1 - Roadway and Utility Re-Construction

Item	Date / Window	Description
1	FEB	Meet with COH Inspectors for checklist close out

CIP 1504 - Phase 2 - Roadway and Utility Re-Construction (With Polk scope)

Item	Date / Window	Description
1	FEB	Schedule Existing Cond. DCR meeting and meet on Drainage Disc.

CIP 1505 - Walker - Roadway Rehabilitation

Item	Date / Window	Description
1	FEB/MAR	Finalize DCR decisions with COH and move towards Design

CIP 1511 - Bastrop Promenade / Greenspace (Design)

Item	Date / Window	Description
1	FEB/MAR	Submit First Plan review to COH

CIP 1514 - Texas Avenue Mobility Improvements

Item	Date / Window	Description
1	Q1 2021	Finalize addressing comments from HPW and discuss with Projects Committee

CIP 1516 - Phase 1 Amenity Overlay

Item	Date / Window	Description
1	Q1 2021	Bid Plans and move into construction

CIP 1517 - Columbia Tap Trail

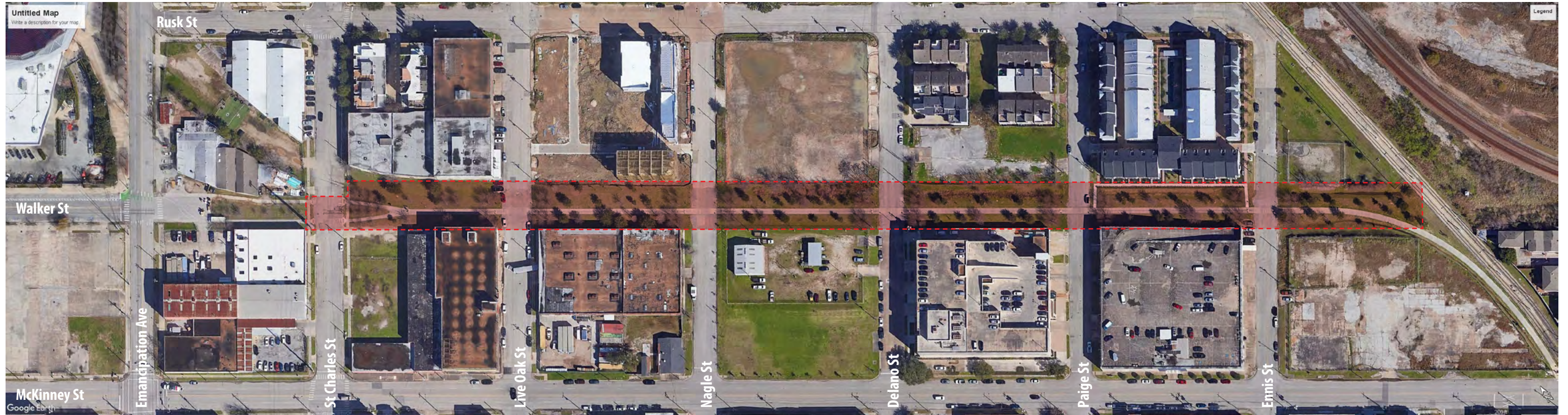
Item	Date / Window	Description
1	Q1 2021	Finalize Plan Set and move towards Bid Phase

APPROVED BY:

DATE:

DRAFT

Schematic Design Concepts



Project Limits: St Charles Street to Ennis Street

Goals:

To promote a healthy lifestyle

To provide a safe environment for pedestrians and bicyclists

To provide a sense of place or destination node

Columbia Tap Trail

November 2020



1.1 Balance Steps
by Landscape Structures

- \$3,111.00
- 18' 8" x 12' 8" Clearance zone required



1.2 Pull-Up/ Dip
by Landscape Structures

- \$2,599.00
- 12' 2" x 11' 6" Clearance zone required



1.3 Ab Crunch/ Leg lift
by Landscape Structures

- \$2,533.00
- 13' 3 x 12' 8" Clearance zone required



1.4 Chest and Back Press
by Landscape Structures

- \$5,918.00
- 6' 8" x 5' 2" Clearance zone required



1.5 Squat Press
by Landscape Structures

- \$5,918.00
- 7' 9" x 6' 8" Clearance zone required



1.6 Assisted Row/ Push-Up
by Landscape Structures

- \$2,462.00
- 17' 2" x 17' 2" Clearance zone required



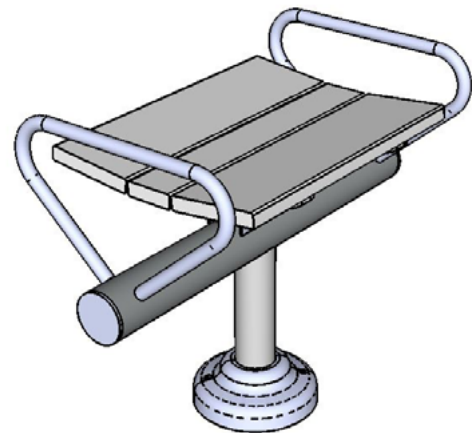
1.7 3D Rendering



2.1 AI-19, NI-19 Bench

by Victor Stanley

- A1- 19 (backless): \$522.00 each (price does not include freight)
- NI -19 (with back): \$600.00 each (price does not include freight)
- Materials: Recycled Plastic Slats, Recycled Solid Steel Bars, Wood Slats
- <https://victorstanley.com/product/ai-19/>



2.2 Lofty Modular Seating Flat

by Thomas Steele

- \$399.00 and up
- Materials: Ipe wood board profiles, 2-3/8" steel tubing, 3" steel tubing, and 3/4" rod
- <https://www.thomas-steele.com/lofty-modular-seating-flat>



2.3 City Limits - Straight Seat with Back

by Wabash Valley

- \$410.00
- Materials: Seats are coated in our durable Plastisol coating, while all frames are coated in AAMA 2604-05 compliant powdercoated
- In ground or Surface Mounted
- Diamond, perforated or rib patterns
- <http://www.wabashvalley.com/Outdoor%20Bench/P-CL300>



3.1 Arc Rack by Dero

- \$326.00 (Surface Mounted, Powdercoated, No Lean Bar)
- \$389.00 (Surface Mounted, Powdercoated, with Lean Bar)
- Additional \$250.00- \$1,200.00 for custom logo (Surface Mounted, Powdercoated)
- Capacity: 2 Bikes
- <https://www.dero.com/product/arc-rack/>



3.2 Helix Rack by Dero

- \$1,052.00 (Surface Mounted, Stainless)
- \$455.00 (Surface Mounted, Galvanized)
- \$455.00 (Surface Mounted, Powdercoated: Orange)
- Capacity: 6 Bikes
- <https://www.dero.com/product/helix-rack/>



3.3 EaDo Custom Bike Rack by Rootlab

- \$470.00
- Capacity: 2 Bikes
- Materials: Laser Cut 316 Stainless Steel, brushed finish
- Surface Mounted
- <https://www.rootlab.com/>



3.4 Olympia Bike Rack by Forms + Surfaces

- \$463.00
- Capacity: 2 Bikes
- Solid cast aluminum construction
- Durable powdercoat finish
- Varied configuration options for creating multiple locking points
- Surface mount with embedded anchors
- High recycled content; fully recyclable
- <https://www.forms-surfaces.com/olympia-bike-rack>



**4.1 Dero Fixit**

by Dero

- \$766.00
- Many Around the Houston Area like at Samson & Preston and in Mason Park
- Does Not Include Pump
- Tools Included:
 - Phillips and flat head screwdrivers
 - 2.5, 3, 4, 5, 6, 8mm Allen wrenches
 - 8, 9, 10, 11, 15, 32mm box wrenches
 - Tire levers (2)
- <https://www.dero.com/fixitmap/fixitmap.html>
- <https://www.dero.com/product/fixit/>

**4.2 Dero Air Kit Prime**

by Dero

- \$1,320.00
- Mounts to Fixit Bike Repair Stand
- <https://www.dero.com/product/air-kit-prime/>

**3 Deluxe Public Work Stand**

by The Park Catalog

- \$1,390.00
- Tools Included:
 - Phillips and Standard screwdrivers
 - Two steel core tire levers
 - Headset/pedal wrench
 - Torx T-25 tool and Hex Key set
- <https://www.theparkcatalog.com/deluxe-public-work-stand>



5.1 Saber LED Area Light LSBT Series A

by Techlight

- \$1,370.00 (Includes Round Pole Adapter)
- Type SB, LSBT-6-C-8-T3-D-1-BK / RPA
- 6 Brick, 18 LED, Type III/V
- Cool White
- Finish: Black

Techlight Pole RTP25

by Techlight

- \$850.00
- Steel Round Tapered 11 Gauge Pole
- Type SB, RTP25-DM1
- Mounting Height: 25'
- Pole Shaft: 7" x 3.5" x 25'
- Finish: Black
- <http://www.techlightusa.com/>



\$2,220



5.2 MPTC-C Urbanscape

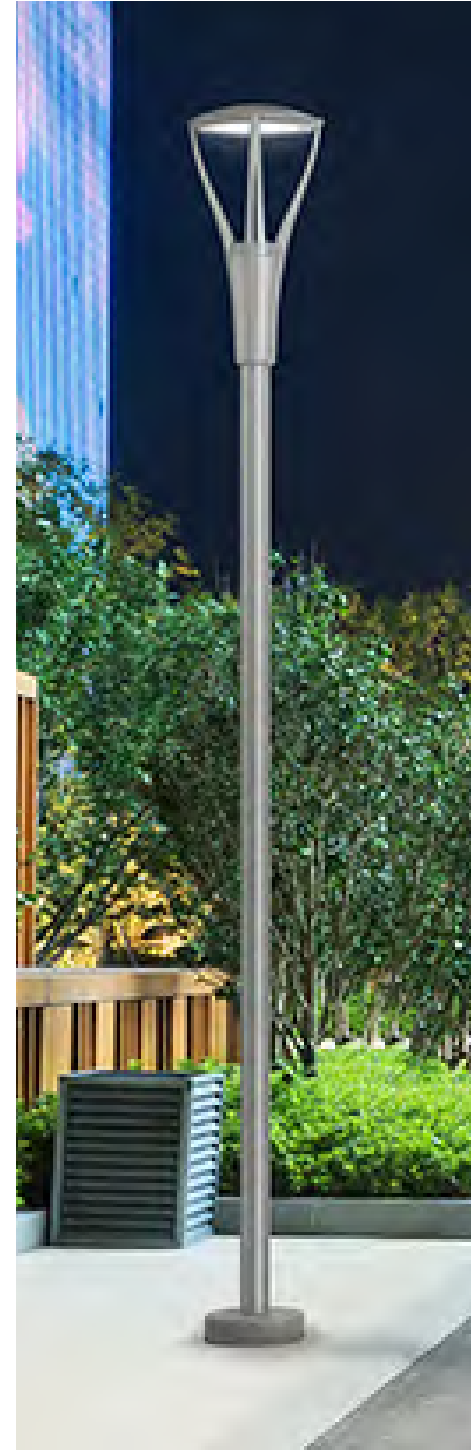
by Lumec

- \$995.00
- \$36.00 Additional for Anchor bolts
- Warm White
- Finish: Black

APR4U-14-BKTX

by Lumec

- \$555.00
- Mounting Height: 14'
- Finish: Black
- <https://www.signify.com/en-us/brands/lumec>



\$1,850



6.1 Collect Litter by Landscape Forms

- \$1,560.00 Top Opening 30 Gallon
- \$1,740.00 Side Opening 23 Gallon
- Surface Mounted
- Bin pivots open for emptying; bag is pulled out at a 35° angle. Bag is attached by clips to inside of molded bin.
- Molded bin color comes standard in matte black; optional polyethylene colors available.
- Side latch with optional keyed lock.
- <https://www.landscapeforms.com/en-US/product/Pages/Collect-Litter.aspx>



6.2 Generation 50 Litter by Landscape Forms

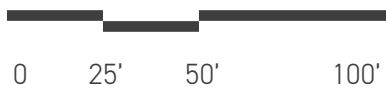
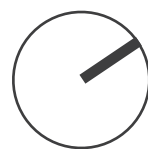
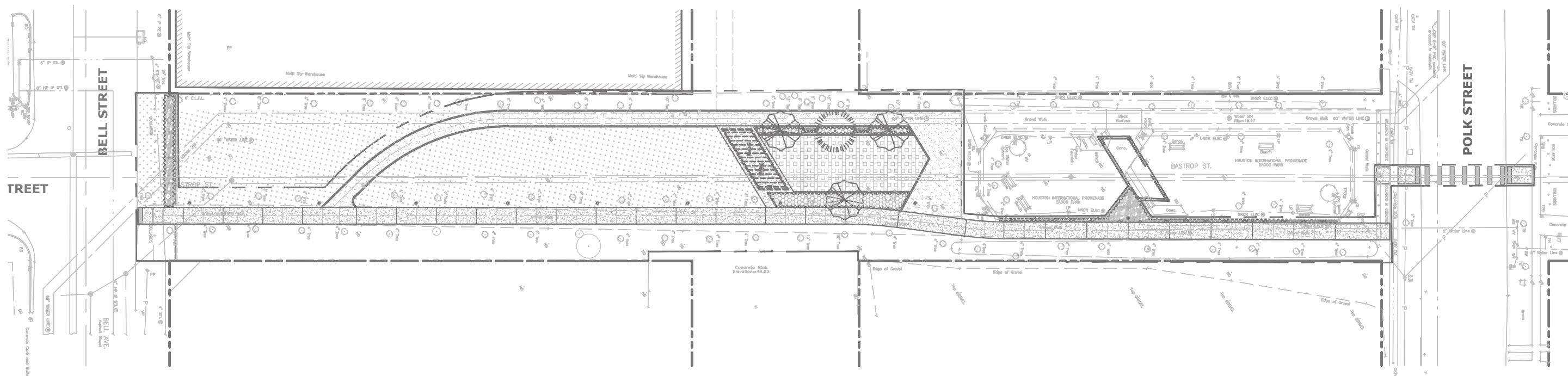
- \$900.00
- 30 Gallon
- Freestanding/ Surface Mounted
- Thermally Modified Ash no finish
- <https://www.landscapeforms.com/en-US/product/Pages/Generation-50-Litter.aspx>



6.3 EaDo Waste Receptacle by Rootlab

- \$1,545.00
- Materials: Laser cut 316 Stainless steel, Ipe with outdoor oil finish, all stainless security hardware (carriage bolts or recessed bolt with ipe plugs), Zinc-primed, polyester powdercoat (Silver)
- Surface Mounted
- <https://www.rootlab.com/>

BASE PLAN



BASTROP PROMENADE PLAYGROUND

50% DESIGN DEVELOPMENT



ASAKURA
ROBINSON

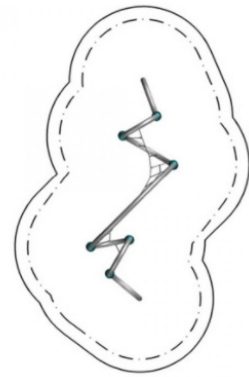
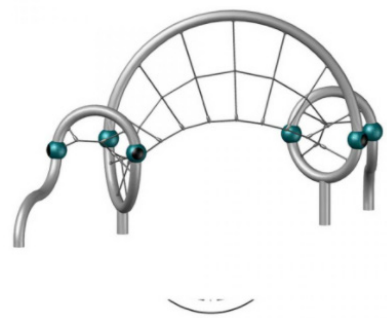
PLAY EQUIPMENTS

TWIST.03



Perspective

Top view



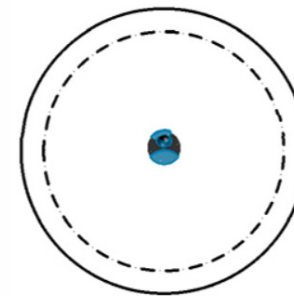
Cost: \$33,480 each

EDDIE.04



Perspective

Top view



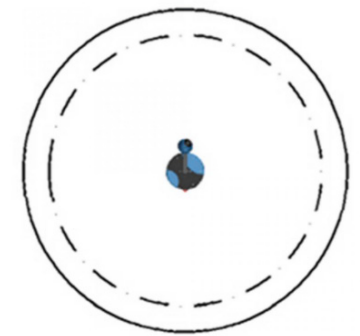
Cost: \$3,526 each

EDDIE.05



Perspective

Top view



Cost: \$4,143 each

BASTROP PROMENADE PLAYGROUND

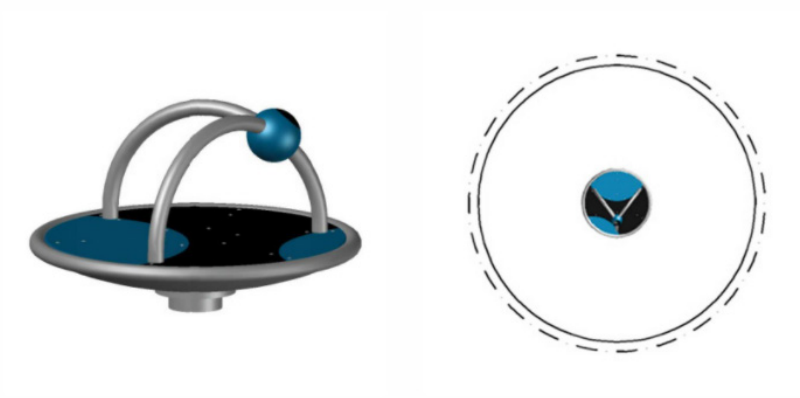
50% DESIGN DEVELOPMENT

LITTLE BIG BEN



Perspective

Top view



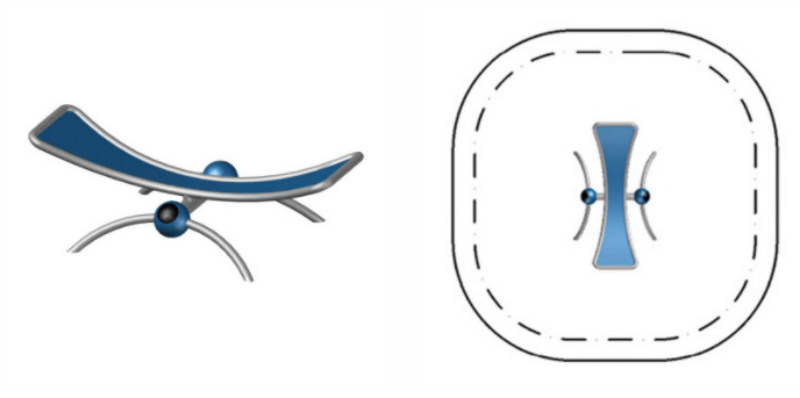
Cost: \$9,929 each

FREERIDE



Perspective

Top view



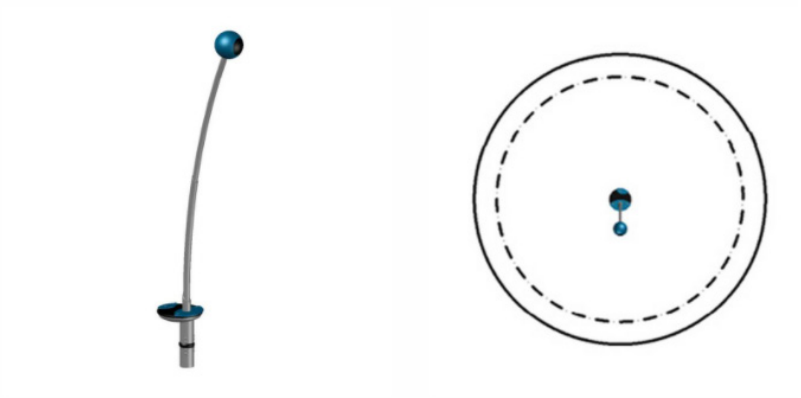
Cost: \$11,035 each

CAT TAIL.01



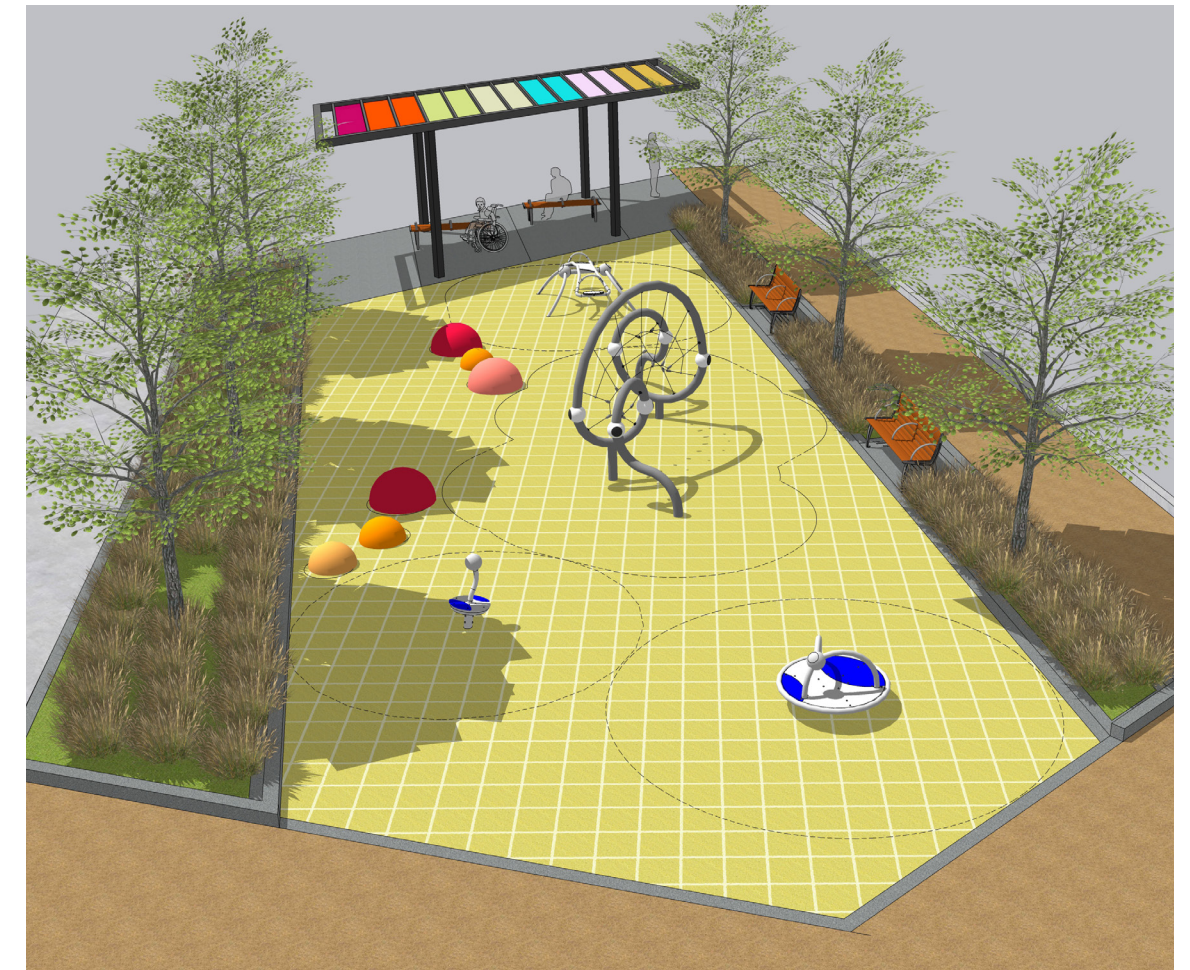
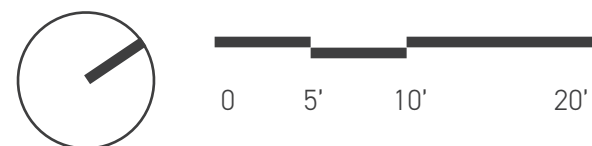
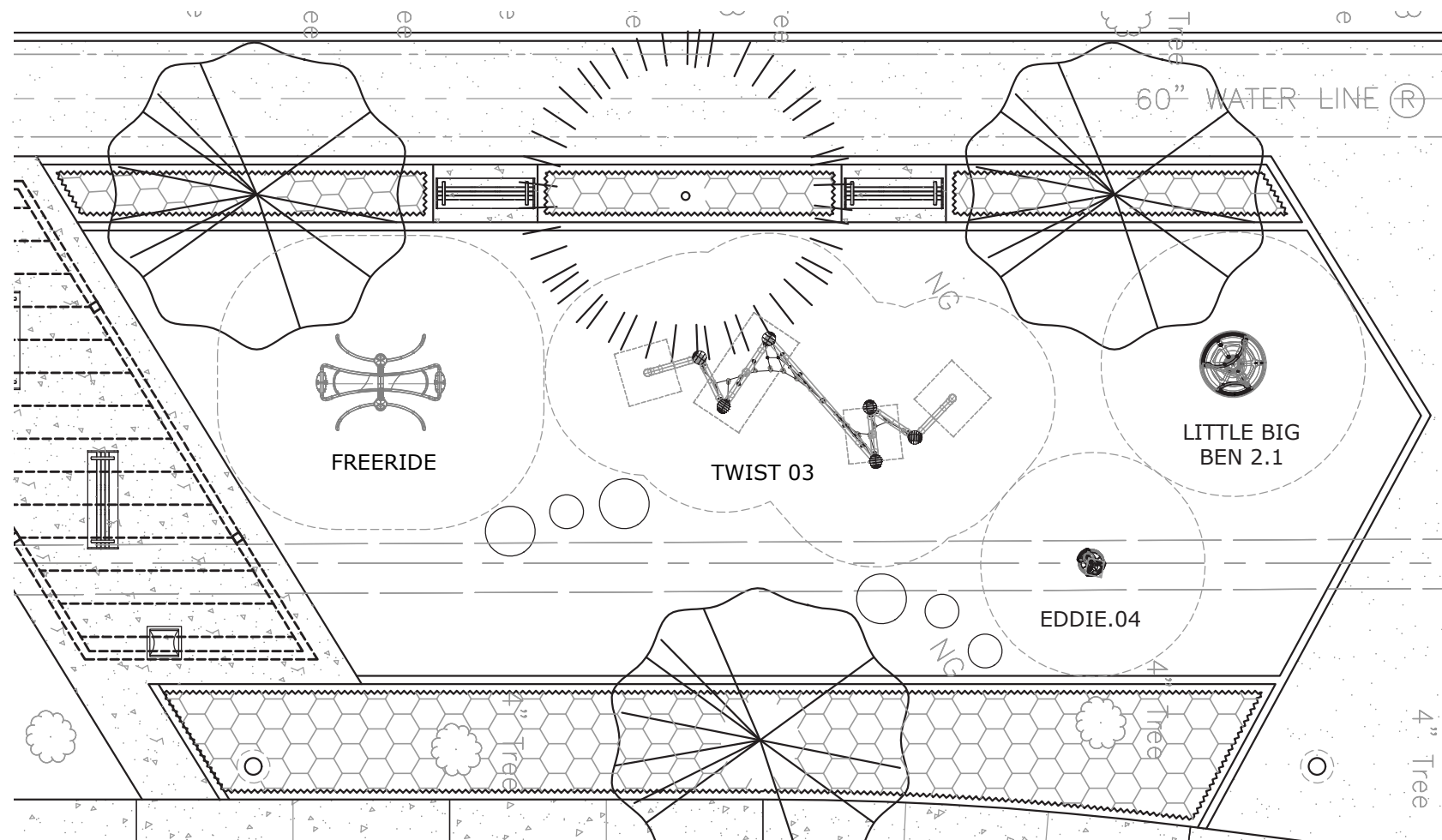
Perspective

Top view



Cost: \$5,249 each

PLAY GROUND OPTION 3



Base Design Cost: \$ 344,633
 Playarea Option1 Cost: \$59,290
 Total (Base+Option1+Contingencies): \$452,394

BASTROP PROMENADE PLAYGROUND

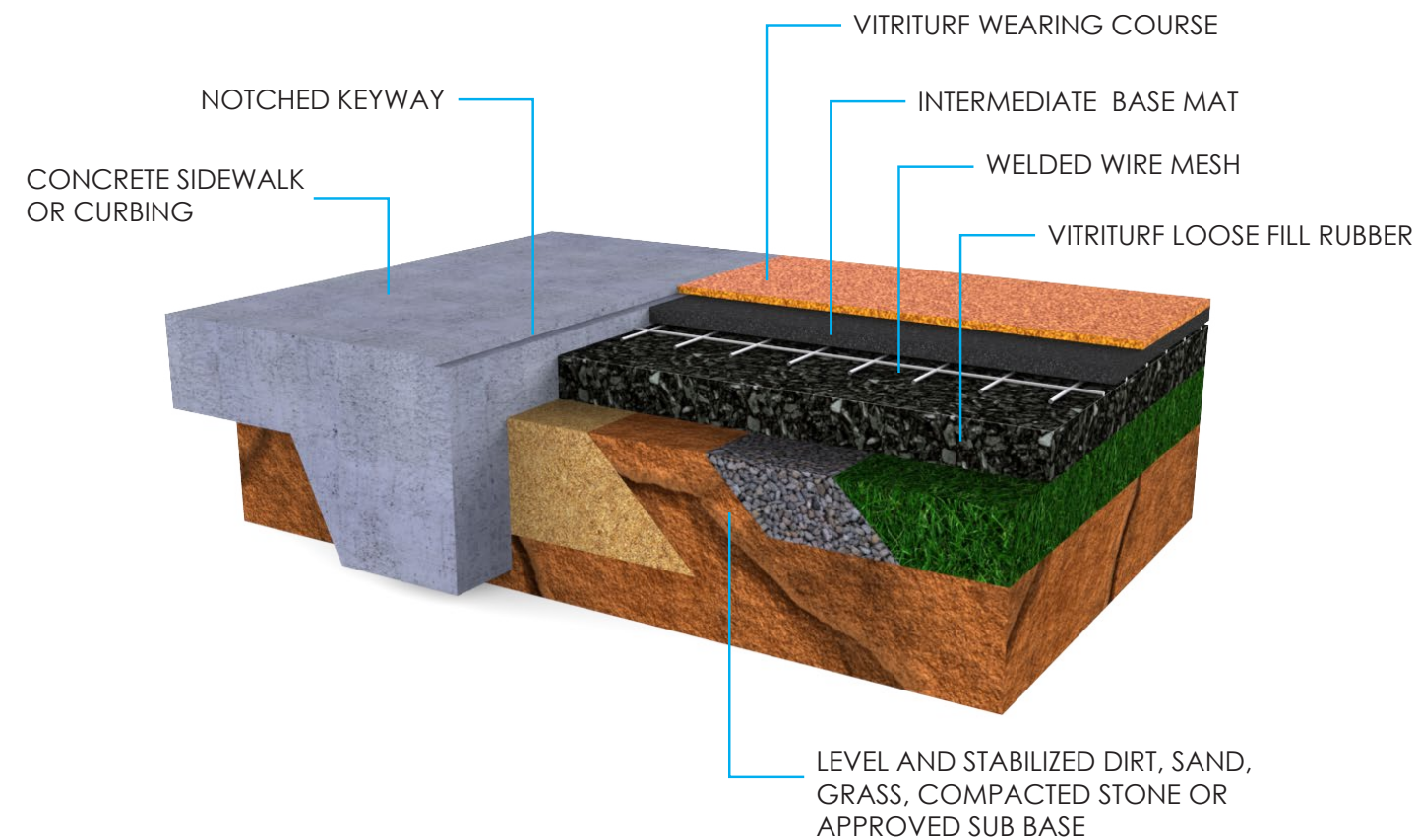
50% DESIGN DEVELOPMENT



PLAY GROUND SURFACE MATERIAL

VITRITURF CUSHIONED SEAMLESS FLOORING SYSTEM

Bondflex Curb Detail



Cost: \$14.25/Sf

5 years-warranty subject to conditions and limitations

BASTROP PROMENADE PLAYGROUND

50% DESIGN DEVELOPMENT



ASAKURA
ROBINSON

EAST DOWNTOWN REDEVELOPMENT AUTHORITY

MONTHLY FINANCIAL REPORT

JANUARY 31, 2020

***G**overnmental
Financial
Reporting, LLC*

East Downtown Redevelopment Authority

Balance Sheet

	January 31, 2021			
	Operating Fund	Capital Projects Fund	Debt Service Fund	Total
ASSETS				
Current Assets				
Checking/Savings				
Cash - Compass Bank	114,513.74			114,513.74
Capital Projects Fund - Compass Bank		904,044.45		904,044.45
Whitney Bank	1,041.84			1,041.84
TexSTAR - Revenue Account	9,296,294.15			9,296,294.15
Debt Service Fund			1,375,610.36	1,375,610.36
Total Checking/Savings	9,411,849.73	904,044.45	1,375,610.36	11,691,504.54
Other Current Assets				
Tax Increments Receivable	2,742,579.00		381,955.00	3,124,534.00
Total Other Current Assets	2,742,579.00		381,955.00	3,124,534.00
Total Current Assets	12,154,428.73	904,044.45	1,757,565.36	14,816,038.54
TOTAL ASSETS	12,154,428.73	904,044.45	1,757,565.36	14,816,038.54
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	188,880.50			188,880.50
Accrued Debt Service			381,955.00	381,955.00
Retainage		126,839.60		126,839.60
Total Current Liabilities	188,880.50	126,839.60	381,955.00	697,675.10
Total Liabilities	188,880.50	126,839.60	381,955.00	697,675.10
Equity				
Unassigned Fund Balance	11,965,548.23			11,965,548.23
Reserved for Capital Projects		777,204.85		777,204.85
Reserved for Debt Service			1,375,610.36	1,375,610.36
Total Fund Balance	11,965,548.23	777,204.85	1,375,610.36	14,118,363.44
TOTAL LIABILITIES & EQUITY	12,154,428.73	904,044.45	1,757,565.36	14,816,038.54

East Downtown Redevelopment Authority

Statement of Revenue and Expenditures - Actual vs. Budget

	Jan 21	Budget	Jul - Jan 21	YTD Budget	Annual Budget
Revenue					
Tax Increments	524,882.00	524,882.00	3,674,174.00	3,674,174.00	6,298,582.00
Loan Proceeds	0.00	666,667.00	0.00	4,666,669.00	8,000,000.00
Interest	200.35	5,112.00	6,980.68	35,784.00	61,342.00
Total Revenue	525,082.35	1,196,661.00	3,681,154.68	8,376,627.00	14,359,924.00
Expenditures					
TIRZ Administration					
Accounting	550.00	1,500.00	3,850.00	10,500.00	18,000.00
Administration Consultant	5,500.00	5,000.00	28,475.00	35,000.00	60,000.00
Audit	0.00	1,667.00	20,750.00	11,669.00	20,000.00
Insurance	0.00	167.00	1,002.80	1,169.00	2,000.00
Tax Consultant	410.40	500.00	2,872.80	3,500.00	6,000.00
Office Expense	129.48	1,667.00	800.12	11,669.00	20,000.00
Total TIRZ Administration	6,589.88	10,501.00	57,750.72	73,507.00	126,000.00
Program & Project Consultants					
Engineering	1,110.00	4,167.00	36,730.79	29,169.00	50,000.00
Legal	372.50	2,083.00	10,145.50	14,581.00	25,000.00
Planning Consultants	0.00	4,167.00	0.00	29,169.00	50,000.00
Total Program & Project Consultants	1,482.50	10,417.00	46,876.29	72,919.00	125,000.00
Capital Outlay					
T-1503 Phs 1-Roadway/Utility Recon	0.00	12,500.00	14,172.50	87,500.00	150,000.00
T-1504 Phs 2-Roadway/Utility Recon	2,700.00	70,833.00	85,977.60	495,831.00	850,000.00
T-1505 Walker Str Roadway Rehab	0.00	20,833.00	42,400.00	145,831.00	250,000.00
T-1506 Amenity Overlay Phase 1A	0.00	125,000.00	0.00	875,000.00	1,500,000.00
T-1509 Bastrop Right of Way Imprvmt	0.00	8,333.00	0.00	58,331.00	100,000.00
T-1511 Bastrop Promenade	17,597.50	8,333.00	40,207.50	58,331.00	100,000.00
T-1514 Texas Ave Mobility Imprvmnts	0.00	91,667.00	12,950.00	641,669.00	1,100,000.00
T-1516 Amenity Overlay Phase 1	0.00	116,667.00	13,408.88	816,669.00	1,400,000.00
T-1517 Columbia Tap Improvement	0.00	41,667.00	40,737.50	291,669.00	500,000.00
T-1520 Traffic Notification Imprvmt	0.00	8,333.00	0.00	58,331.00	100,000.00
T-1521 Public Parking Opportunities	0.00	41,667.00	0.00	291,669.00	500,000.00
T-1522 Pease Street Improvements	0.00	14,583.00	175,000.00	102,081.00	175,000.00
T-1523 NHHIP Planning/Implement	0.00	10,000.00	0.00	70,000.00	120,000.00
T-1599 Safe Sidewalk Program	0.00	2,083.00	0.00	14,581.00	25,000.00
Total Capital Outlay	20,297.50	572,499.00	424,853.98	4,007,493.00	6,870,000.00
Bycycle Stations	0.00	0.00	33,892.00	0.00	0.00
East Village	0.00	6,877.00	0.00	48,139.00	82,528.00
Developer Reimbursement	0.00	0.00	56,057.38	0.00	0.00
Debt Service					
Note Principal	0.00	109,167.00	630,000.00	764,169.00	1,310,000.00
Interest Expense	0.00	64,181.00	310,346.06	449,267.00	770,168.00
Stadium Land Purchase (County)	54,565.00	54,565.00	381,955.00	381,955.00	654,784.00
Total Debt Service	54,565.00	227,913.00	1,322,301.06	1,595,391.00	2,734,952.00
ISD Educational Facilities	41,487.00	41,487.00	290,409.00	290,409.00	497,841.00
COH Administration Fee	12,557.00	12,557.00	87,899.00	87,899.00	150,679.00
ISD Administration Fee	2,083.00	2,083.00	14,581.00	14,581.00	25,000.00
County Affordable Housing	22,393.00	22,393.00	156,751.00	156,751.00	268,721.00
Municipal Services (to COH)	26,144.00	26,144.00	183,008.00	183,008.00	313,726.00
	104,664.00	104,664.00	732,648.00	732,648.00	1,255,967.00
Total Expenditures	187,598.88	932,871.00	2,674,379.43	6,530,097.00	11,194,447.00
Net Excess (Deficiency) of Revenue over Expenditures	337,483.47	263,790.00	1,006,775.25	1,846,530.00	3,165,477.00

East Downtown Redevelopment Authority
Schedule I
CHECK REGISTERS AND DISBURSEMENTS
As of February 15, 2021

Type	Date	.05	Num	Name	Amount	Balance
Operating Fund:						
Cash - Compass Bank						46,600.03
Deposit	12/01/2020	Dep.		Interest	23.90	46,623.93
Debit	12/15/2020	Debit		Compass Bank - Service Charge	-108.06	46,515.87
Deposit	12/15/2020	Dep.		Voided check to Developer	82,527.59	129,043.46
Deposit	01/04/2021	Dep.		Interest	99.48	129,142.94
Check	01/15/2021	Debit		Compass Bank	-109.00	129,033.94
Bill Pmt -Check	01/21/2021	1432		Bracewell LLP	-2,000.00	127,033.94
Bill Pmt -Check	01/21/2021	1433		Equi-Tax Inc.	-410.40	126,623.54
Bill Pmt -Check	01/21/2021	1434		Governmental Financial Reporting	-570.48	126,053.06
Bill Pmt -Check	01/21/2021	1435		McCall Gibson Swedlund Barfoot	-6,000.00	120,053.06
Bill Pmt -Check	01/21/2021	1436		SMW Principle Solutions, Inc.	-5,539.32	114,513.74
Bill Pmt -Check	02/15/2021	ACH		Bracewell LLP	-372.50	114,141.24
Bill Pmt -Check	02/15/2021	ACH		Governmental Financial Reporting	-550.00	113,591.24
Bill Pmt -Check	02/15/2021	ACH		SMW Principle Solutions, Inc.	-5,500.00	108,091.24
Cash - Compass Bank					61,491.21	108,091.24
Whitney Bank						1,041.75
Deposit	12/31/2020	Dep.		Interest	0.05	1,041.80
Deposit	01/01/2021	Dep.		Interest	0.04	1,041.84
Total Whitney Bank					0.09	1,041.84
TexSTAR - Revenue Account						9,295,779.65
Deposit	12/31/2020	Dep.		Interest	514.50	9,296,294.15
Deposit	01/31/2021	Dep.		Interest	459.93	9,296,754.08
Total TexSTAR					974.43	9,296,754.08
Net Operating Fund Available						9,405,887.16
Capital Projects Fund:						
Cash - Compass						956,940.11
Deposit	12/01/2020	Dep.		Interest	46.01	956,986.12
Deposit	01/04/2021	Dep.		Interest	42.58	957,028.70
Bill Pmt -Check	01/21/2021	1006		Edminster Hinshaw Russ & Assoc.	-52,984.25	904,044.45
Total Compass Bank					-52,895.66	904,044.45
Total Capital Projects Fund						904,044.45
Debt Service Fund:						
Cash - Compass						1,375,516.30
Deposit	12/01/2020	Dep.		Interest	75.56	1,375,591.86
Debit	12/15/2020	Debit		Compass Bank - Service Charge	-39.75	1,375,552.11
Deposit	01/04/2021	Dep.		Interest	58.25	1,375,610.36
Total Compass Bank					94.06	1,375,610.36
Total Debt Service Fund						1,375,610.36

UNPAID BILLS

Operating - BBVA Compass Bank

Bill Pmt -Check	02/15/2021	ACH	Bracewell LLP	-372.50	-372.50
Bill Pmt -Check	02/15/2021	ACH	Governmental Financial Reporting, LLC	-550.00	-550.00
Bill Pmt -Check	02/15/2021	ACH	SMW Principle Solutions, Inc.	-5,500.00	-5,500.00

TOTAL **-6,422.50**

East Downtown Redevelopment Authority

Capital Outlay

	Type	Date	Num	Name	Memo	Amount
Capital Outlay						
T-1504 Phs 2-Rdwy/Utility Recon						
	Bill	12/07/2020	85830	Edminster Hinshaw Russ & Associates Inc.	Topo & DCR for Phase 2 Recon	8,250.00
	Bill	12/07/2020	85832	Edminster Hinshaw Russ & Associates Inc.	Polk St to Phase 2 Rdwy/Utility	4,050.00
	Bill	01/04/2021	86129	Edminster Hinshaw Russ & Associates Inc.	Polk St to Phase 2 Rdwy/Utility	2,700.00
Total T-1504 Phs 2-Rdwy/Utility Recon						<u>15,000.00</u>
T-1505 Walker Str Roadway Rehab						
	Bill	11/30/2020	1317	SMW Principle Solutions, Inc.	Nov. Consulting	600.00
	Bill	12/15/2020	1322	SMW Principle Solutions, Inc.	Dec. Consulting	225.00
Total T-1505 Walker Str Roadway Rehab						<u>825.00</u>
T-1511 Bastrop Promenade						
	Bill	11/30/2020	1317	SMW Principle Solutions, Inc.	Nov. Consulting	1,162.50
	Bill	12/07/2020	85831	Edminster Hinshaw Russ & Associates Inc.	Bastrop Promenade/Greenspace	6,570.25
	Bill	12/15/2020	1322	SMW Principle Solutions, Inc.	Dec. Consulting	562.50
	Bill	01/04/2021	86128	Edminster Hinshaw Russ & Associates Inc.	Bastrop Promenade/Greenspace	17,597.50
Total T-1511 Bastrop Promenade						<u>25,892.75</u>
T-1516 Amenity Overlay-Phase 1						
	Bill	11/30/2020	1317	SMW Principle Solutions, Inc.	Nov. Consulting	75.00
	Bill	12/07/2020	85828	Edminster Hinshaw Russ & Associates Inc.	Phase 1 Amenity Overlay Final Docs	6,000.00
Total T-1516 Amenity Overlay-Phase 1						<u>6,075.00</u>
T-1517 Columbia Tap Improvement						
	Bill	11/30/2020	1317	SMW Principle Solutions, Inc.	Nov. Consulting	787.50
Total T-1517 Columbia Tap Improvement						<u>787.50</u>
Total Capital Outlay						<u>48,580.25</u>
TOTAL						<u>48,580.25</u>

East Downtown Redevelopment Authority

Debt Service Requirements

	Mar. 1, 2021	June 1, 2021	Sept. 1, 2021	Dec. 1, 2021
Loan Agreement Serial Bonds 6/23/16:				
Principal	\$ 320,000.00	\$ 360,000.00	\$ 330,000.00	\$ 325,000.00
Interest	152,121.00	149,725.00	147,069.00	144,618.00
	<hr/>			
Total Debt Service	\$ 472,121.00	\$ 509,725.00	\$ 477,069.00	\$ 469,618.00
	<hr/>			

EAST DOWNTOWN REDEVELOPMENT AUTHORITY

MONTHLY FINANCIAL REPORT

FEBRUARY 28, 2021

***G**overnmental
Financial
Reporting, LLC*

East Downtown Redevelopment Authority Balance Sheet

February 28, 2021				
	Operating Fund	Capital Projects Fund	Debt Service Fund	Total
ASSETS				
Current Assets				
Checking/Savings				
Cash - Compass Bank	114,441.90			114,441.90
Capital Projects Fund - Compass Bank		904,085.42		904,085.42
Whitney Bank	1,041.84			1,041.84
TexSTAR - Revenue Account	9,296,754.08			9,296,754.08
Debt Service Fund			1,375,668.78	1,375,668.78
Total Checking/Savings	9,412,237.82	904,085.42	1,375,668.78	11,691,992.02
Other Current Assets				
Tax Increments Receivable	3,134,376.00		436,520.00	3,570,896.00
Total Other Current Assets	3,134,376.00		436,520.00	3,570,896.00
Total Current Assets	12,546,613.82	904,085.42	1,812,188.78	15,262,888.02
TOTAL ASSETS	12,546,613.82	904,085.42	1,812,188.78	15,262,888.02
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	242,629.80			242,629.80
Accrued Debt Service			436,520.00	436,520.00
Retainage		126,839.60		126,839.60
Total Current Liabilities	242,629.80	126,839.60	436,520.00	805,989.40
Total Liabilities	242,629.80	126,839.60	436,520.00	805,989.40
Equity				
Unassigned Fund Balance	12,303,984.02			12,303,984.02
Reserved for Capital Projects		777,245.82		777,245.82
Reserved for Debt Service			1,375,668.78	1,375,668.78
Total Fund Balance	12,303,984.02	777,245.82	1,375,668.78	14,456,898.62
TOTAL LIABILITIES & EQUITY	12,546,613.82	904,085.42	1,812,188.78	15,262,888.02

East Downtown Redevelopment Authority

Statement of Revenue and Expenditures - Actual vs. Budget

	Feb 21	Budget	Jul - Feb 21	YTD Budget	Annual Budget
Revenue					
Tax Increments	524,882.00	524,882.00	4,199,056.00	4,199,056.00	6,298,582.00
Loan Proceeds	0.00	666,667.00	0.00	5,333,336.00	8,000,000.00
Interest	374.06	5,112.00	7,814.67	40,896.00	61,342.00
Total Revenue	525,256.06	1,196,661.00	4,206,870.67	9,573,288.00	14,359,924.00
Expenditures					
TIRZ Administration					
Accounting	550.00	1,500.00	4,400.00	12,000.00	18,000.00
Administration Consultant	5,500.00	5,000.00	33,975.00	40,000.00	60,000.00
Audit	0.00	1,667.00	20,750.00	13,336.00	20,000.00
Insurance	0.00	167.00	1,002.80	1,336.00	2,000.00
Tax Consultant	412.80	500.00	3,285.60	4,000.00	6,000.00
Office Expense	588.20	1,667.00	1,388.32	13,336.00	20,000.00
Total TIRZ Administration	7,051.00	10,501.00	64,801.72	84,008.00	126,000.00
Program & Project Consultants					
Engineering	3,607.50	4,167.00	40,338.29	33,336.00	50,000.00
Legal	2,883.75	2,083.00	13,029.25	16,664.00	25,000.00
Planning Consultants	0.00	4,167.00	0.00	33,336.00	50,000.00
Total Program & Project Consultants	6,491.25	10,417.00	53,367.54	83,336.00	125,000.00
Capital Outlay					
T-1503 Phs 1-Roadway/Utility Recon	0.00	12,500.00	14,172.50	100,000.00	150,000.00
T-1504 Phs 2-Roadway/Utility Recon	6,850.00	70,833.00	92,827.60	566,664.00	850,000.00
T-1505 Walker Str Roadway Rehab	2,000.00	20,833.00	44,400.00	166,664.00	250,000.00
T-1506 Amenity Overlay Phase 1A	0.00	125,000.00	0.00	1,000,000.00	1,500,000.00
T-1509 Bastrop Right of Way Imprvmt	0.00	8,333.00	0.00	66,664.00	100,000.00
T-1511 Bastrop Promenade	1,767.50	8,333.00	41,975.00	66,664.00	100,000.00
T-1514 Texas Ave Mobility Imprvmts	0.00	91,667.00	12,950.00	733,336.00	1,100,000.00
T-1516 Amenity Overlay Phase 1	0.00	116,667.00	13,408.88	933,336.00	1,400,000.00
T-1517 Columbia Tap Improvement	3,553.75	41,667.00	44,291.25	333,336.00	500,000.00
T-1520 Traffic Notification Imprvmt	0.00	8,333.00	0.00	66,664.00	100,000.00
T-1521 Public Parking Opportunities	0.00	41,667.00	0.00	333,336.00	500,000.00
T-1522 Pease Street Improvements	0.00	14,583.00	175,000.00	116,664.00	175,000.00
T-1523 NHHIP Planning/Implement	0.00	10,000.00	0.00	80,000.00	120,000.00
T-1599 Safe Sidewalk Program	0.00	2,083.00	0.00	16,664.00	25,000.00
Total Capital Outlay	14,171.25	572,499.00	439,025.23	4,579,992.00	6,870,000.00
Bycycle Stations	0.00	0.00	33,892.00	0.00	0.00
East Village	0.00	6,877.00	0.00	55,016.00	82,528.00
Developer Reimbursement	0.00	0.00	56,057.38	0.00	0.00
Debt Service					
Note Principal	0.00	109,167.00	630,000.00	873,336.00	1,310,000.00
Interest Expense	0.00	64,181.00	310,346.06	513,448.00	770,168.00
Stadium Land Purchase (County)	54,565.00	54,565.00	436,520.00	436,520.00	654,784.00
Total Debt Service	54,565.00	227,913.00	1,376,866.06	1,823,304.00	2,734,952.00
ISD Educational Facilities	41,487.00	41,487.00	331,896.00	331,896.00	497,841.00
COH Administration Fee	12,557.00	12,556.00	100,456.00	100,455.00	150,679.00
ISD Administration Fee	2,083.00	2,083.00	16,664.00	16,664.00	25,000.00
County Affordable Housing	22,393.00	22,394.00	179,144.00	179,145.00	268,721.00
Municipal Services (to COH)	26,144.00	26,144.00	209,152.00	209,152.00	313,726.00
	104,664.00	104,664.00	837,312.00	837,312.00	1,255,967.00
Total Expenditures	186,942.50	932,871.00	2,861,321.93	7,462,968.00	11,194,447.00
Net Excess (Deficiency) of Revenue over Expenditures	338,313.56	263,790.00	1,345,548.74	2,110,320.00	3,165,477.00

East Downtown Redevelopment Authority
Schedule I
CHECK REGISTERS AND DISBURSEMENTS
As of March 18, 2021

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
<u>Operating Fund:</u>					
Cash - Compass Bank					108,091.24
Deposit	02/01/2020	Dep.	Interest	36.36	108,127.60
Check	02/16/2021	Debit	Compass Bank	-108.20	108,019.40
Bill Pmt -Check	03/18/2021	ACH	Bracewell LLP	-2,883.75	105,135.65
Bill Pmt -Check	03/18/2021	ACH	Equi-Tax Inc.	-825.60	104,310.05
Bill Pmt -Check	03/18/2021	ACH	Governmental Financial Reporting	-573.77	103,736.28
Bill Pmt -Check	03/18/2021	ACH	SMW Principle Solutions, Inc.	-5,980.00	97,756.28
Cash - Compass Bank				-10,334.96	97,756.28
Whitney Bank					1,041.84
Total Whitney Bank				0.00	1,041.84
TexSTAR - Revenue Account					9,296,754.08
Deposit	02/28/2020	Dep.	Interest	238.31	9,296,992.39
Total TexSTAR				238.31	9,296,992.39
<u>Net Operating Fund Available</u>					9,395,790.51
<u>Capital Projects Fund:</u>					
Cash - Compass					904,044.45
Deposit	02/01/2020	Dep.	Interest	40.97	904,085.42
Bill Pmt -Check	03/18/2021	ACH	Edminster Hinshaw Russ & Assoc.	-17,778.75	886,306.67
Total Compass Bank				-17,737.78	886,306.67
<u>Total Capital Projects Fund</u>					886,306.67
<u>Debt Service Fund:</u>					
Cash - Compass					1,375,610.36
Deposit	02/01/2020	Dep.	Interest	58.42	1,375,668.78
Check	03/01/2021	Debit	Compass Bank	-116,278.75	1,259,390.03
Check	03/01/2021	Debit	Compass Bank	-4,968.75	1,254,421.28
Check	03/01/2021	Debit	Compass Bank	-213.97	1,254,207.31
Check	03/01/2021	Debit	Compass Bank	-347,650.00	906,557.31
Total Compass Bank				-469,053.05	906,557.31
<u>Total Debt Service Fund</u>					906,557.31

UNPAID BILLS

Operating - BBVA Compass Bank					
Bill Pmt -Check	03/18/2021	ACH	Bracewell LLP	-2,883.75	-2,883.75
Bill Pmt -Check	03/18/2021	ACH	Equi-Tax Inc.	-825.60	-825.60
Bill Pmt -Check	03/18/2021	ACH	Governmental Financial Reporting, L	-573.77	-573.77
Bill Pmt -Check	03/18/2021	ACH	SMW Principle Solutions, Inc.	-5,980.00	-5,980.00
Capital Projects - BBVA Compass Bank					
Bill Pmt -Check	03/18/2021	ACH	Edminster Hinshaw Russ & Associat	-17,778.75	-17,778.75
TOTAL					-28,041.87

East Downtown Redevelopment Authority

Capital Outlay

Type	Date	Num	Name	Memo	Amount
Capital Outlay					
T-1503 Phs 1-Rdwy/Utility Recon					
Bill	07/31/2020	1290	SMW Principle Solutions, Inc.	July Consulting	112.50
Bill	08/03/2020	83986 - Aug.	Edminster Hinshaw Russ & Associates	Comprehensive Utility & Mobility Plan	5,000.00
Bill	10/01/2020	82735 - April	Edminster Hinshaw Russ & Associates	Comprehensive Utility & Mobility Plan	5,060.00
Bill	11/02/2020	85476 - 11/2	Edminster Hinshaw Russ & Associates	Comprehensive Utility & Mobility Plan	4,000.00
Total T-1503 Phs 1-Rdwy/Utility Recon					14,172.50
T-1504 Phs 2-Rdwy/Utility Recon					
Bill	08/03/2020	83989 - Aug.	Edminster Hinshaw Russ & Associates	Topo & DCR for Phase 2 Recon	7,127.60
Bill	10/05/2020	84936	Edminster Hinshaw Russ & Associates	Topo & DCR for Phase 2 Recon	43,000.00
Bill	10/05/2020	84938	Edminster Hinshaw Russ & Associates	Addition of Polk St to Phase 2 Rdwy/Utility	5,225.00
Bill	11/02/2020	85478 - 11/2	Edminster Hinshaw Russ & Associates	Topo & DCR for Phase 2 Recon	11,000.00
Bill	11/02/2020	85482 - 11/2	Edminster Hinshaw Russ & Associates	Addition of Polk St to Phase 2 Rdwy/Utility	4,625.00
Bill	12/07/2020	85830	Edminster Hinshaw Russ & Associates	Topo & DCR for Phase 2 Recon	8,250.00
Bill	12/07/2020	85832	Edminster Hinshaw Russ & Associates	Addition of Polk St to Phase 2 Rdwy/Utility	4,050.00
Bill	01/04/2021	86129	Edminster Hinshaw Russ & Associates	Addition of Polk St to Phase 2 Rdwy/Utility	2,700.00
Bill	02/01/2021	86464	Edminster Hinshaw Russ & Associates	Topo & DCR for Phase 2 Recon	5,500.00
Bill	02/01/2021	86468	Edminster Hinshaw Russ & Associates	Addition of Polk St to Phase 2 Rdwy/Utility	1,350.00
Total T-1504 Phs 2-Rdwy/Utility Recon					92,827.60
T-1505 Walker Str Roadway Rehab					
Bill	08/03/2020	83990 - Aug.	Edminster Hinshaw Russ & Associates	Topo & DCR for Walker Rehab	9,500.00
Bill	10/05/2020	85107	Edminster Hinshaw Russ & Associates	Topo & DCR for Walker Rehab	26,000.00
Bill	10/31/2020	1308	SMW Principle Solutions, Inc.	Oct. Consulting	75.00
Bill	11/02/2020	85479	Edminster Hinshaw Russ & Associates	Topo & DCR for Walker Rehab	6,000.00
Bill	11/30/2020	1317	SMW Principle Solutions, Inc.	Nov. Consulting	600.00
Bill	12/15/2020	1322	SMW Principle Solutions, Inc.	Dec. Consulting	225.00
Bill	02/01/2021	86465	Edminster Hinshaw Russ & Associates	Topo & DCR for Walker Rehab	2,000.00
Total T-1505 Walker Str Roadway Rehab					44,400.00
T-1511 Bastrop Promenade					
Bill	07/06/2020	83899 - July	Edminster Hinshaw Russ & Associates	Bastrop Promenade/Greenspace Design	1,500.00
Bill	07/31/2020	1290	SMW Principle Solutions, Inc.	July Consulting	262.50
Bill	08/03/2020	83992 - Aug.	Edminster Hinshaw Russ & Associates	Bastrop Promenade/Greenspace Design	750.00
Bill	10/05/2020	85109	Edminster Hinshaw Russ & Associates	Bastrop Promenade/Greenspace Design	5,796.50
Bill	10/05/2020	85110	Edminster Hinshaw Russ & Associates	Bastrop Promenade/Greenspace	3,323.25
Bill	10/31/2020	1308	SMW Principle Solutions, Inc.	Oct. Consulting	225.00
Bill	11/02/2020	85481 - 11/2	Edminster Hinshaw Russ & Associates	Bastrop Promenade/Greenspace	2,457.50
Bill	11/30/2020	1317	SMW Principle Solutions, Inc.	Nov. Consulting	1,162.50
Bill	12/07/2020	85831	Edminster Hinshaw Russ & Associates	Bastrop Promenade/Greenspace	6,570.25
Bill	12/15/2020	1322	SMW Principle Solutions, Inc.	Dec. Consulting	562.50
Bill	01/04/2021	86128	Edminster Hinshaw Russ & Associates	Bastrop Promenade/Greenspace	17,597.50
Bill	02/01/2021	86467	Edminster Hinshaw Russ & Associates	Bastrop Promenade/Greenspace	1,767.50
Total T-1511 Bastrop Promenade					41,975.00
T-1514 Texas Ave Mobility Impr					
Bill	07/06/2020	83897 - July	Edminster Hinshaw Russ & Associates	Prelim Eng. for Texas Ave Traffic Imprvmnts	5,250.00
Bill	08/03/2020	83985 - Aug.	Edminster Hinshaw Russ & Associates	Prelim Eng. for Texas Ave Traffic Imprvmnts	3,500.00
Bill	10/01/2020	82734 - April	Edminster Hinshaw Russ & Associates	Prelim Eng. for Texas Ave Traffic Imprvmnts	4,200.00
Total T-1514 Texas Ave Mobility Impr					12,950.00
T-1516 Amenity Overlay-Phase 1					
Bill	07/31/2020	1290	SMW Principle Solutions, Inc.	July Consulting	112.50
Bill	10/01/2020	82736 - April	Edminster Hinshaw Russ & Associates	Phase 1 Amenity Overlay Final Docs	2,700.00
Bill	10/05/2020	85106	Edminster Hinshaw Russ & Associates	Phase 1 Amenity Overlay Final Docs	4,371.38
Bill	10/31/2020	1308	SMW Principle Solutions, Inc.	Oct. Consulting	150.00
Bill	11/30/2020	1317	SMW Principle Solutions, Inc.	Nov. Consulting	75.00
Bill	12/07/2020	85828	Edminster Hinshaw Russ & Associates	Phase 1 Amenity Overlay Final Docs	6,000.00
Total T-1516 Amenity Overlay-Phase 1					13,408.88

East Downtown Redevelopment Authority

Capital Outlay

Type	Date	Num	Name	Memo	Amount
T-1517 Columbia Tap Improvement					
Bill	07/31/2020	1290	SMW Principle Solutions, Inc.	July Consulting	300.00
Bill	08/03/2020	83991 - Aug.	Edminster Hinshaw Russ & Associates	Columbia Tap Improvements	9,500.00
Bill	10/05/2020	85108	Edminster Hinshaw Russ & Associates	Columbia Tap Improvements	19,800.00
Bill	10/31/2020	1308	SMW Principle Solutions, Inc.	Oct. Consulting	375.00
Bill	11/02/2020	85480 - 11/2	Edminster Hinshaw Russ & Associates	Columbia Tap Improvements	9,975.00
Bill	11/30/2020	1317	SMW Principle Solutions, Inc.	Nov. Consulting	787.50
Bill	02/01/2021	86466	Edminster Hinshaw Russ & Associates	Columbia Tap Improvements	3,553.75
Total T-1517 Columbia Tap Improvement					<u>44,291.25</u>
T-1522 Pease Street Improvement					
Bill	08/24/2020	EDGE Project P Scenic Houston		2 of 3 installments-East Downtown Gateway	175,000.00
Total T-1522 Pease Street Improvement					<u>175,000.00</u>
Total Capital Outlay					<u>439,025.23</u>
TOTAL					<u><u>439,025.23</u></u>

East Downtown Redevelopment Authority
Debt Service Requirements

	Mar. 1, 2021	June 1, 2021	Sept. 1, 2021	Dec. 1, 2021
Loan Agreement Serial Bonds 6/23/16:				
Principal	\$ 320,000.00	\$ 360,000.00	\$ 330,000.00	\$ 325,000.00
Interest	152,121.00	149,725.00	147,069.00	144,618.00
	<hr/>			
Total Debt Service	\$ 472,121.00	\$ 509,725.00	\$ 477,069.00	\$ 469,618.00
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ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT

This Assignment and Assumption of Development Agreement (“**Assignment**”) is entered into by and between SCENIC TEXAS, INC., a Texas non-profit corporation (“**Assignor**”), and SCENIC HOUSTON, INC., a Texas non-profit corporation (“**Assignee**”), to be made effective as of _____, 2021 (the “**Effective Date**”).

RECITALS

WHEREAS, Assignor is party to that certain Development Agreement with an effective date of March 16, 2020 (the “**Agreement**”), by and among Assignee, Reinvestment Zone Number 15, City of Houston, Texas (the “**Zone**”), and East Downtown Redevelopment Authority (the “**Authority**”); and

WHEREAS, pursuant to Section 9.7 of the Agreement, Assignor has agreed to assign and transfer all of its right, title and interest in the Agreement to Assignee and Assignee has agreed to accept such assignment and to assume all liabilities and obligations of Assignor under the Agreement, subject to the prior written consent of the Authority and the Zone;

NOW, THEREFORE, in consideration of the mutual covenants and agreements stated herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

AGREEMENT

1. Assignment of Agreement. Assignor does hereby sell, assign, grant, convey and transfer to Assignee all of Assignor’s right, title and interest in and to the Agreement.
2. Assumption of Assumed Obligations. Assignee hereby accepts such assignment and assumes all of Assignor’s liabilities and obligations under the Agreement (the “**Assumed Obligations**”). Assignee hereby assumes sole responsibility faithfully and punctually to pay, perform, satisfy and discharge all of the Assumed Obligations and agrees to indemnify Assignor for and hold it harmless from any liability, cost or expense Assignor may suffer or incur arising out of or related to the Agreement.
3. Terms of the Agreement. The terms of the Agreement are incorporated herein by this reference. The parties hereto acknowledge and agree that the terms of the Agreement shall not be superseded, enlarged or modified hereby but shall remain in full force and effect to the full extent provided therein. In the event of any conflict or inconsistency between the terms of the Agreement and the terms hereof, the terms of the Agreement shall govern.
4. Consent. By execution of this Assignment, the Zone and the Authority hereby evidence their consent to the Assignment.

5. Governing Law. The validity, construction, enforcement, and interpretation of this Agreement are governed by the laws of the State of Texas and the federal laws of the United States of America, excluding the laws of those jurisdictions pertaining to the resolution of conflicts with laws of other jurisdictions.
6. Counterparts. The parties to this Agreement may execute this Agreement in counterparts by manual or facsimile signature. Each executed counterpart of this Agreement will constitute an original document, and all executed counterparts, together, will constitute the same agreement.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be executed by their respective authorized representatives shown below as of the Effective Date.

ASSIGNOR:

SCENIC TEXAS, INC., a Texas non-profit corporation

By: Sarah Tober
Name: Sarah Tober
Title: President

ASSIGNEE:

SCENIC HOUSTON, INC., a Texas non-profit corporation

By: H. Houston
Name: Heather Houston
Title: Executive Director

CONSENT:

REINVESTMENT ZONE NUMBER 15,
CITY OF HOUSTON, TEXAS

EAST DOWNTOWN
REDEVELOPMENT AUTHORITY

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

ATTEST:

ATTEST:

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____