

**EAST DOWNTOWN REDEVELOPMENT AUTHORITY**

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**JOINT MEETING OF THE BOARDS OF DIRECTORS**

**JUNE 21, 2021**

**BOARD PACKET**

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**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, June 21, 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=m812c89f4884047415596ca60ea17622f> or dial **US Toll free 1.855.282.6330**, when prompted enter **Access Code 145 942 1728#** 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-s8dfc911d78584d2488b859b6664db586>

**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](mailto: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. Engage auditor to prepare the audit for fiscal year ending June 30, 2022.**

**4. Administrator Report, including:**

- a. Update on Bond Issuance

**5. Projects and Engineering:**

- a. 2022 Draft CIP Update;
- b. Mobility Study;
  - i. Work Authorization;
- c. 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;
    - a. Authorization to advertise for Construction;
  - (4) T-1504, 1515– Phase 2 – Roadway and Utility Re-construction and Polk Street Reconstruction;
  - (5) T- 1505 – Walker – Roadway Rehabilitation;
    - a. Work Authorization for Design;
  - (6) T- 1511 – Bastrop Promenade/Greenspace – Conceptual Plan;
  - (7) T-1516 – Phase 1 Amenity Overlay; and
  - (8) T-1523 – NHHIP Planning and Implementation.
  - d. Existing and Proposed Work Authorizations; and
  - e. Other Matters, if any.
6. Financial Matters:
- a. Bookkeeper’s Report;
  - b. Authorize Payment of Invoices;
  - c. Engagement letter with Governmental Financial Reporting, LLC for to prepare the financial statements for the fiscal year ending June 30, 2022;
  - d. Consider proposal for an increase in Governmental Financial Reporting’s monthly bookkeeping fee; and
  - e. Other matters, if any.
7. Communications and Public Engagement:

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.



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Clark Stockton Lord  
Attorney for the Authority and the Zone

**TAB 2.a.**

**MINUTES OF REGULAR MEETING**  
**OF**  
**EAST DOWNTOWN REDEVELOPMENT AUTHORITY**

April 19, 2021

The Board of Directors (the “Board”) of East Downtown Redevelopment Authority (the “Authority”) convened in regular session, open to the public, via telephonic communication on the 19<sup>th</sup> day of April, 2021, 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 Aldape thus constituting a quorum.

Also present were: Sherry Weesner of SMW Principle Solutions, (“Administrator”); Jennifer Curley, representative with City of Houston; Linda Trevino of METRO; Frank Liu of Lovett Commercial; Jessica Bacorn East Downtown Management District (“EDMD”); Monica Aizpurua of Binkley & Barfield, Inc; Clark Lord and Tiffany Ehmke of Bracewell LLP; 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 March 15, 2020. Upon a motion brought by Director Mendoza, seconded by Director Dyess, the Board unanimously voted to approve the minutes for and unanimous vote, the Board approved the minutes of March 15, 2020.

## **ADMINISTRATOR'S REPORT**

### **Board Letter concerning Polk District Projects**

The Board recognized Ms. Weesner who drew the Board's attention to a draft letter from the TIRZ to the City of Houston (the "City") related to the Polk District projects, copy of the letter is attached hereto as Exhibit "B". She stated that the Finance Committee has reviewed the letter and recommended approval.

Upon consideration Director Mendoza, seconded by Director Quan, the Board unanimously voted to approve the Board Letter to the City, as presented.

### **Support Letter for East End Grant Application**

Ms. Weesner who drew the Board's attention to a draft letter from the TIRZ to the United States Representative Garcia regarding a grant application for Navigation Corridor/Foley Street Project. She stated that the Finance Committee has reviewed the letter and recommended approval. Additionally, she noted that due to the time requirements the letter was signed and sent. Director Quan requested to Board ratify approval of the letter as presented. A copy of the letter is attached hereto as Exhibit "C".

Upon consideration Director Mendoza, seconded by Director Hopkins, the Board unanimously voted to ratify approval of the Board Letter to United States Representative Garcia, as presented.

### **FY 2022 Meeting Dates**

Ms. Weesner presented and reviewed the expected meeting dates for fiscal year 2022, a copy of which is attached hereto as Exhibit "D".

*Director Hollins entered the meeting.*

## **PROJECTS AND ENGINEERING**

### **EDRA – Design Guide**

The Board recognized Director Hollins who reported that the final version of the Design Guide with all the updates, including those from EDMD. He stated that the Project's Committee would like the Board to accept the guide as the official document and it will be posted on the Website.

After consideration, upon a motion brought by Director Hollins, seconded by Director Hopkins, the Board unanimously voted to approve the design guide, a copy of which is attached hereto as Exhibit “E”.

### **2022 Draft CIP**

Director Hopkins stated that the TIRZ update the budget and Capital Improvements Plan (“CIP”) every year. The budget is annual, and the CIP is a 5-year projection. The process is to approve a draft in April for submission to the City. He hopes the TIRZ meeting with Public Works and Economic Development can be scheduled in May or early June and can discuss any additional changes identified or any requests from the City at the June meeting and approve the final submission to the City at the June meeting. That final submission will be sent to City Council for approval.

Mr. Hopkins then stated that the CIP document is in the board book, attached hereto as Exhibit “F”. The first several pages are TIRZ details and the administrative portion of the budget. He noted that page four (4) is the five (5) year plan which is followed by an expenditure of funds page and a source of funds page and an individual page for each project.

After review, upon a motion brought by Director Hollins, seconded by Director Hopkins, the Board unanimously voted to approve the draft budget and CIP to be submitted the City.

### **Engineer’s Report**

Mr. Macy presented and reviewed the engineer’s report, a copy of which is attached hereto as Exhibit “G”.

#### **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 and 1515– 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.

Mr. Macy requested the Board consider approving the awarding of the contractor for T-1516 – Phase 1 Amenity Overlay to the lowest responsible bidder, Jerdon Enterprise, L.P.

#### **Existing and proposed work authorizations**

Mr. Macy reviewed the existing work authorizations and reviewed proposed Work Authorizations, including Work Authorization Nos. 21-09, 21-10 and 21-11. Director Hopkins stated that the Project Committee recommended approval for the awarding of the 1516 – Phase 1 Amenity Overlay to the lowest responsible bidder, Jerdon Enterprise, L.P. and Work authorization Nos. 21-09, 21-10 and 21-11.

Mr. Macy then answered the Board's questions and requested approval. After review, upon a motion brought by Director Hopkins, seconded by Director Hollins, the Board unanimously voted to approve the awarding of the 1516 – Phase 1 Amenity Overlay to the lowest responsible bidder, Jerdon Enterprise, L.P. and Work authorization Nos. 21-09, 21-10 and 21-11.

## **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 "H". Additionally, he reminded the Board that the TIRZ had electronic banking with BBVA Bank ("BBVA"), however there have been issues with the electronic banking system and have now reverted back to manual banking.

Director Aldape recommended approval of the payment of the invoices. After consideration, upon a motion brought by Director Mendoza, seconded by Director Hollins, the Board unanimously (i) approved the Bookkeeper's report; (ii) approved invoices.

## **COMMUNICATIONS AND PUBLIC ENGAGEMENT**

### **Communications and Public Engagement Committee Update**

The Board recognized Director Mendoza who provided a review of the community briefing. She noted that the recording of that meeting will be placed on the website.

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

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Secretary, Board of Directors

DRAFT

**MINUTES OF REGULAR MEETING**  
**OF**  
**EAST DOWNTOWN REDEVELOPMENT AUTHORITY**

May 24, 2021

The Board of Directors (the “Board”) of East Downtown Redevelopment Authority (the “Authority”) convened in special session, open to the public, via telephonic communication on the 24<sup>th</sup> day of May, 2021, 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 Dyess thus constituting a quorum.

Also present were: Drew Masterson and Kristin Blomquist of Masterson Advisors, LLC (“Financial Advisor”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Jennifer Curley, representative with City of Houston (the “City”); Linda Trevino of METRO; Monica Aizpurua of Binkley & Barfield, Inc.; Clark Lord and Tiffany Ehmke of Bracewell LLP; 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.

## **DISCUSSION OF FINANCING OPTIONS FOR CAPITAL IMPROVEMENTS**

Director Aldape reported that the Authority currently has a financing facility with BBVA Compass Bank (“BBVA”) for approximately eight (8) million dollars. He added that due to the pandemic and changes in the City process the funds have not yet been utilized. Director Aldape state that in order to use the funds the agreement requires that the Authority draw the money down by June 20<sup>th</sup>. The funds could be request the money move to the Capital Projects account. However, if this is done, no additional capital can be borrowed until there is growth in property values.

Director Aldape then stated that the Finance Committee met with the Masterson Advisors to review possible options. He noted that the Finance Committee is recommending the Board consider a public bond sale. The Board recognized Ms. Blomquist who explained the options to the Board and answered the Board’s questions

After consideration, upon a motion brought by Director Aldape, seconded by Director Hopkins, the Board unanimously approve further discussions to consider a possible bond sale.

### **RESOLUTION AUTHORIZING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT RELATING TO THE ISSUANCE OF EAST DOWNTOWN REDEVELOPMENT AUTHORITY TAX INCREMENT CONTRACT REVENUE BONDS, SERIES 2021, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$20,000,000; AUTHORIZING THE DISTRIBUTION OF THE PRELIMINARY OFFICIAL STATEMENT; AUTHORIZING THE AUTHORITY TO ENTER INTO AGREEMENTS WITH CERTAIN CONSULTANTS; AND AUTHORIZING OTHER MATTERS RELATED THERETO (“Resolution”)**

The Board recognized Mr. Lord who outlined the Resolution as it relates to a public bond sale for the Board’s review and approval, a copy of which is attached hereto as Exhibit “B”. He noted that the Resolution would also establish bond council and other consultants to work on the public bond sale.

After review, upon a motion brought by Director Aldape, seconded by Director Hopkins, the Board unanimously voted to approve the Resolution, subject to fee negotiation with the pricing committee.

## **FINANCIAL MATTERS**

### **Bookkeeper Report/ payment of invoices**

Director Aldape reported that the Finance Committee recommends approval of invoices. Director Hollins reported that the Project Committee recommends approval of the engineering and construction invoices.

After consideration, upon a motion brought by Director Hollins, seconded by Director Mendoza, the Board unanimously approved invoices.

### **Other Matters**

Ms. Weesner reminded the Board that approving the previous loan with BBVA the TIRZ paid consultant fees approximately in the amount of fifty (50) thousand dollars. Therefore this amount plus fees and interest would need to be paid back to BBVA before, June 20, 2021 and requested approval.

Upon a motion brought by Director Mendoza, seconded by Director Aldape, the Board unanimously voted to authorize this payment to BBVA, as stated by Ms. Weesner.

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

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Secretary, Board of Directors

DRAFT

**TAB 2.b.**

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

April 19, 2021

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 19<sup>th</sup> day of April, 2021, 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
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Also present were: Sherry Weesner of SMW Principle Solutions, (“Administrator”); Jennifer Curley, representative with City of Houston; Linda Trevino of METRO; Frank Liu of Lovett Commercial; Jessica Bacorn East Downtown Management District (“EDMD”); Monica Aizpurua of Binkley & Barfield, Inc; Clark Lord and Tiffany Ehmke of Bracewell LLP; 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 March 15, 2020. Upon a motion brought by Director Mendoza, seconded by Director Dyess, the Board unanimously voted to approve the minutes for and unanimous vote, the Board approved the minutes of March 15, 2020.

## **ADMINISTRATOR'S REPORT**

### **Board Letter concerning Polk District Projects**

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Upon consideration Director Mendoza, seconded by Director Quan, the Board unanimously voted to approve the Board Letter to the City, as presented.

### **Support Letter for East End Grant Application**

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Upon consideration Director Mendoza, seconded by Director Hopkins, the Board unanimously voted to ratify approval of the Board Letter to United States Representative Garcia, as presented.

### **FY 2022 Meeting Dates**

Ms. Weesner presented and reviewed the expected meeting dates for fiscal year 2022, a copy of which is attached hereto as Exhibit "D".

*Director Hollins entered the meeting.*

## **PROJECTS AND ENGINEERING**

### **EDRA – Design Guide**

The Board recognized Director Hollins who reported that the final version of the Design Guide with all the updates, including those from EDMD. He stated that the Project's Committee would like the Board to accept the guide as the official document and it will be posted on the Website.



After consideration, upon a motion brought by Director Hollins, seconded by Director Hopkins, the Board unanimously voted to approve the design guide, a copy of which is attached hereto as Exhibit “E”.

### **2022 Draft CIP**

Director Hopkins stated that the TIRZ update the budget and Capital Improvements Plan (“CIP”) every year. The budget is annual, and the CIP is a 5-year projection. The process is to approve a draft in April for submission to the City. He hopes the TIRZ meeting with Public Works and Economic Development can be scheduled in May or early June and can discuss any additional changes identified or any requests from the City at the June meeting and approve the final submission to the City at the June meeting. That final submission will be sent to City Council for approval.

Mr. Hopkins then stated that the CIP document is in the board book, attached hereto as Exhibit “F”. The first several pages are TIRZ details and the administrative portion of the budget. He noted that page four (4) is the five (5) year plan which is followed by an expenditure of funds page and a source of funds page and an individual page for each project.

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## **FINANCIAL MATTERS**

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Mr. Roland presented the Bookkeeper's report for the month, a copy of which is attached hereto as Exhibit "H". Additionally, he reminded the Board that the TIRZ had electronic banking with BBVA Bank ("BBVA"), however there have been issues with the electronic banking system and have now reverted back to manual banking.

Director Aldape recommended approval of the payment of the invoices. After consideration, upon a motion brought by Director Mendoza, seconded by Director Hollins, the Board unanimously (i) approved the Bookkeeper's report; (ii) approved invoices.

## **COMMUNICATIONS AND PUBLIC ENGAGEMENT**

### **Communications and Public Engagement Committee Update**

The Board recognized Director Mendoza who provided a review of the community briefing. She noted that the recording of that meeting will be placed on the website.

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

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Secretary, Board of Directors

DRAFT

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

May 24, 2021

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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.

## **DISCUSSION OF FINANCING OPTIONS FOR CAPITAL IMPROVEMENTS**

Director Aldape reported that the Authority currently has a financing facility with BBVA Compass Bank (“BBVA”) for approximately eight (8) million dollars. He added that due to the pandemic and changes in the City process the funds have not yet been utilized. Director Aldape state that in order to use the funds the agreement requires that the Authority draw the money down by June 20<sup>th</sup>. The funds could be request the money move to the Capital Projects account. However, if this is done, no additional capital can be borrowed until there is growth in property values.

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After consideration, upon a motion brought by Director Aldape, seconded by Director Hopkins, the Board unanimously approve further discussions to consider a possible bond sale.

### **RESOLUTION AUTHORIZING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT RELATING TO THE ISSUANCE OF EAST DOWNTOWN REDEVELOPMENT AUTHORITY TAX INCREMENT CONTRACT REVENUE BONDS, SERIES 2021, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$20,000,000; AUTHORIZING THE DISTRIBUTION OF THE PRELIMINARY OFFICIAL STATEMENT; AUTHORIZING THE AUTHORITY TO ENTER INTO AGREEMENTS WITH CERTAIN CONSULTANTS; AND AUTHORIZING OTHER MATTERS RELATED THERETO (“Resolution”)**

The Board recognized Mr. Lord who outlined the Resolution as it relates to a public bond sale for the Board’s review and approval, a copy of which is attached hereto as Exhibit “B”. He noted that the Resolution would also establish bond council and other consultants to work on the public bond sale.

After review, upon a motion brought by Director Aldape, seconded by Director Hopkins, the Board unanimously voted to approve the Resolution, subject to fee negotiation with the pricing committee.

## **FINANCIAL MATTERS**

### **Bookkeeper Report/ payment of invoices**

Director Aldape reported that the Finance Committee recommends approval of invoices. Director Hollins reported that the Project Committee recommends approval of the engineering and construction invoices.

After consideration, upon a motion brought by Director Hollins, seconded by Director Mendoza, the Board unanimously approved invoices.

### **Other Matters**

Ms. Weesner reminded the Board that approving the previous loan with BBVA the TIRZ paid consultant fees approximately in the amount of fifty (50) thousand dollars. Therefore this amount plus fees and interest would need to be paid back to BBVA before, June 20, 2021 and requested approval.

Upon a motion brought by Director Mendoza, seconded by Director Aldape, the Board unanimously voted to authorize this payment to BBVA, as stated by Ms. Weesner.

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

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Secretary, Board of Directors

DRAFT

**TAB 3.**



# **McCALL GIBSON SWEDLUND BARFOOT PLLC**

*Certified Public Accountants*

13100 Wortham Center Drive  
Suite 235  
Houston, Texas 77065-5610  
(713) 462-0341  
Fax (713) 462-2708

PO Box 29584  
Austin, Texas 78755-5126  
(512) 610-2209  
[www.mgsbpllc.com](http://www.mgsbpllc.com)  
E-Mail: [mgsb@mgsbpllc.com](mailto:mgsb@mgsbpllc.com)

June 21, 2021

Board of Directors  
East Downtown Redevelopment Authority  
City of Houston, Texas

We are pleased to confirm our understanding of the services we are to provide East Downtown Redevelopment Authority (the “Authority”) for the years ended June 30, 2021, and June 30, 2022. We will audit the financial statements of the governmental activities and each major fund, which collectively comprise the basic financial statements of the Authority as of and for the years ended June 30, 2021, and June 30, 2022. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A) and the schedule of revenues, expenditures and changes in fund balance – budget and actual for the General Fund, to supplement the Authority’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Authority’s RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

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

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

## **Audit Objective**

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

## **Audit Procedures - General**

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

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

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

### **Audit Procedures – Internal Control**

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

### **Audit Procedures – Compliance**

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

### **Management Responsibilities**

Management is responsible for designing, implementing and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

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

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

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

### **Management Responsibilities (Continued)**

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

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

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

### **Engagement Administration, Fees and Other**

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

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

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

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

- Audit of the Authority's financial statements as of and for the year ended June 30, 2021, to range between \$8,000 and \$9,000.
- Audit of the Authority's financial statements as of and for the year ended June 30, 2022, to range between \$8,000 and \$9,000.

**Engagement Administration, Fees and Other (Continued)**

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

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

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

Sincerely,



McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants

This letter correctly sets forth the understanding of East Downtown Redevelopment Authority.

_____ Signature	_____ Title	_____ Date
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_____ Mayor's Office of Economic Development	_____ Date
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**EAST DOWNTOWN REDEVELOPMENT AUTHORITY**  
**CITY OF HOUSTON, TEXAS**  
**SEPTEMBER 1, 2021**

Mr. Clark S. Lord  
Bracewell LLP  
711 Louisiana Street, Suite 2300  
Houston, TX 77002

Dear Clark:

In connection with an audit of our financial statements as of June 30, 2021, and for the year then ended, we will appreciate your furnishing to our independent auditors, McCall Gibson Swedlund Barfoot PLLC, Certified Public Accountants, 13100 Wortham Center Drive, Suite 235, Houston, TX 77065-5610, a description and evaluation of certain matters with respect to which you have been engaged and to which you have devoted attention on behalf of the Authority in the form of legal consultation or representation.

**Pending or Threatened Litigation, Claims, and Assessments (excluding unasserted claims and assessments)**

Please prepare a description of any pending or threatened litigation, claims, and assessments (excluding unasserted claims and assessments). The description of each matter should include:

- 1) the nature of the litigation;
- 2) the progress of the matter to date;
- 3) how management of the Authority is responding or intends to respond to the litigation; e.g., to contest the case vigorously or to seek an out-of-court settlement; and
- 4) an evaluation of the likelihood of an unfavorable outcome and an estimate, if one can be made, of the amount or range of potential loss.

Also, please identify any pending or threatened litigation, claims, and assessments with respect to which you have been engaged but as to which you have not devoted substantive attention.

**Unasserted Claims and Assessments**

We have represented to our auditors that there are no unasserted possible claims or assessments that you have advised are probable of assertion and must be disclosed in accordance with Statement of Financial Accounting Standards No. 5 or its codification under FASB Accounting Standards Codification Subtopic 450-20, as applicable, in the financial statements currently under examination. We understand that whenever, in the course of performing legal services for us with respect to a matter recognized to involve an unasserted possible claim or assessment that may call for financial statement disclosure, you have formed a professional conclusion that we must disclose or consider disclosure concerning such possible claim or assessment, as a matter of professional responsibility to us, you will so advise us and will consult with us concerning the question of such disclosure and the applicable requirements of Statement of Financial Accounting Standards No. 5 or its codification under FASB Accounting Standards Codification Subtopic 450-20, as applicable. Please specifically confirm to our auditors that our understanding is correct.

**Response**

Your response should include matters that existed as of June 30, 2021, and during the period from that date to the effective date of your response. Please specify the date of your response if it is other than the date of reply and specifically identify the nature of, and reasons for, any limitations on your response.

To facilitate the evaluation of your response by our independent auditors, we request that you respond at your earliest opportunity. You may also be requested to provide updates to your written response at a later date. We appreciate your timely response to such requests.

**Other Matters**

Please also state the amount and date of any unpaid fees billed by you and an estimate of any unbilled fees as of June 30, 2021.

Sincerely,

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**EAST DOWNTOWN  
REDEVELOPMENT AUTHORITY**

Attorney Letter

**TAB 5.**



CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2022 BUDGET PROFILE

Fund Summary  
Fund Name: **East Downtown Redevelopment Authority**  
TIRZ: **15**  
Fund Number: **7563/50**

P R O F I L E	Base Year:		1999
	Base Year Taxable Value:	\$	121,026,714
	Projected Taxable Value (TY2021):	\$	723,732,226
	Current Taxable Value (TY2020):	\$	695,896,371
	Acres:		387.01
	Administrator (Contact):		City of Houston
	Contact Number:		(832) 393-0981

N A R R A T I V E	<b>Zone Purpose:</b>
	Tax Increment Reinvestment Zone Number Fifteen, City of Houston, Texas was created to facilitate the development of public infrastructure improvements, parking facilities, and assist with the revitalization of old Chinatown from an abandoned and deteriorated neighborhood into a mixed-use district that includes retail, commercial, residential and entertainment development land uses.

P R O J E C T  P L A N		Total Plan	Cumulative Expenses (to 6/30/20)	Variance
	Capital Projects:			
	Public Utilities	\$ 19,553,850	\$ 714,187	\$ 18,839,663
	Roadway and Sidewalk Improvements	36,119,750	15,933,106	20,186,644
	Cultural and Public Facilities	36,000,000	30,992,712	5,007,288
	Parks and Recreational Facilities	5,000,000	100,000	4,900,000
	Environmental Remediation	1,000,000	-	1,000,000
		-	-	-
		-	-	-
		-	-	-
	<b>Total Capital Projects</b>	\$ 97,673,600	\$ 47,740,005	\$ 49,933,595
	Homeless/Affordable Housing	8,000,000	1,459,420	6,540,580
	School & Education/Cultural Facilities	13,201,622	6,123,006	7,078,616
	Financing Costs	30,822,727	4,335,370	26,487,357
	Administration Costs/ Professional Services	3,090,000	5,599,801	(2,509,801)
	Creation Costs	-	-	-
	<b>Total Project Plan</b>	\$ 152,787,949	\$ 65,257,602	\$ 87,530,347

D E B T	Additional Financial Data	FY2021 Budget	FY2021 Estimate	FY2022 Budget
	Debt Service	\$ 2,080,168	\$ 2,080,168	\$ 2,342,362
	Principal	\$ 1,310,000	\$ 1,310,000	\$ 1,350,000
	Interest	\$ 770,168	\$ 770,168	\$ 992,362
		<b>Balance as of 6/30/20</b>	<b>Projected Balance as of 6/30/21</b>	<b>Projected Balance as of 6/30/22</b>
	Year End Outstanding (Principal)			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ 20,150,000	\$ 18,840,000	\$ 17,490,000
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2022 BUDGET DETAIL

Fund Summary  
Fund Name: East Downtown Redevelopment Authority  
TIRZ: 15  
Fund Number: 7563/50

TIRZ Budget Line Items	FY2021 Budget	FY2021 Estimate	FY2022 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 10,722,608	\$ 10,796,018	\$ 12,039,011
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 1,849,352	\$ 2,315,570	\$ 2,315,570
<b>Beginning Balance</b>	<b>\$ 12,571,960</b>	<b>\$ 13,111,588</b>	<b>\$ 14,354,581</b>
City tax revenue	\$ 3,013,586	\$ 3,145,188	\$ 3,297,497
County tax revenue	\$ 1,791,474	\$ 1,791,474	\$ 1,895,002
ISD tax revenue	\$ 1,493,522	\$ 1,493,522	\$ 1,493,522
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 6,298,582</b>	<b>\$ 6,430,184</b>	<b>\$ 6,686,021</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ 1,342	\$ 1,342	\$ 1,342
Interest Income	\$ 60,000	\$ 100,000	\$ 10,000
<b>Other Interest Income</b>	<b>\$ 61,342</b>	<b>\$ 101,342</b>	<b>\$ 11,342</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Grant Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
		\$ -	
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ 15,237,750
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 18,931,884</b>	<b>\$ 19,643,114</b>	<b>\$ 36,289,694</b>

**CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2022 BUDGET DETAIL**

Fund Summary  
Fund Name: **East Downtown Redevelopment Authority**  
TIRZ: **15**  
Fund Number: **7563/50**

TIRZ Budget Line Items	FY2021 Budget	FY2021 Estimate	FY2022 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 18,000	\$ 12,000	\$ 20,000
Administration Salaries & Benefits	\$ 60,000	\$ 51,000	\$ 75,000
Auditor	\$ 20,000	\$ 21,000	\$ 25,000
Tax Consultant	\$ 6,000	\$ 5,000	\$ 6,000
Insurance	\$ 2,000	\$ 2,006	\$ 2,000
Office Administration	\$ 20,000	\$ 5,000	\$ 20,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 126,000</b>	<b>\$ 96,006</b>	<b>\$ 148,000</b>
Engineering Consultants	\$ 50,000	\$ 65,000	\$ 50,000
Legal	\$ 25,000	\$ 25,000	\$ 50,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 50,000	\$ 10,000	\$ 50,000
<b>Program and Project Consultants</b>	<b>\$ 125,000</b>	<b>\$ 100,000</b>	<b>\$ 150,000</b>
<b>Management consulting services</b>	<b>\$ 251,000</b>	<b>\$ 196,006</b>	<b>\$ 298,000</b>
Capital Expenditures (See CIP Schedule)	\$ 5,695,000	\$ 804,000	\$ 7,040,000
<b>TIRZ Capital Expenditures</b>	<b>\$ 5,695,000</b>	<b>\$ 804,000</b>	<b>\$ 7,040,000</b>
SEARCH	\$ -	\$ -	\$ -
EADO Construction	\$ -	\$ -	\$ -
HOU Construction	\$ -	\$ -	\$ -
Live Oak	\$ -	\$ -	\$ -
East Village	\$ 82,528	\$ 82,528	\$ 82,528
Pease Street Improvements - EDGE Project	\$ -	\$ 175,000	\$ 175,000
Bike Share Facilities	\$ -	\$ 33,500	\$ -
Commerce and Canal	\$ -	\$ -	\$ 50,000
<b>Developer / Project Reimbursements</b>	<b>\$ 82,528</b>	<b>\$ 291,028</b>	<b>\$ 307,528</b>
Debt Service			
Principal	\$ 1,310,000	\$ 1,310,000	\$ 1,350,000
Interest	\$ 770,168	\$ 770,168	\$ 992,362
Cost of Issuance	\$ -	\$ -	\$ 904,080
Line of Credit	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Stadium Land Purchase - County Payment to COH	\$ 654,784	\$ 654,784	\$ 692,623
<b>System debt service</b>	<b>\$ 2,734,952</b>	<b>\$ 2,734,952</b>	<b>\$ 3,939,066</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 8,763,480</b>	<b>\$ 4,025,986</b>	<b>\$ 11,584,594</b>
Payment/transfer to ISD - educational facilities	\$ 497,841	\$ 497,841	\$ 497,841
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 150,679	\$ 157,259	\$ 164,875
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
HCC	\$ -	\$ -	\$ -
Affordable/Homeless Housing:			
City	\$ -	\$ -	\$ -
County	\$ 268,721	\$ 268,721	\$ 284,250
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 313,726	\$ 313,726	\$ 313,726
<b>Total Transfers</b>	<b>\$ 1,255,967</b>	<b>\$ 1,262,547</b>	<b>\$ 1,285,692</b>
<b>Total Budget</b>	<b>\$ 10,019,447</b>	<b>\$ 5,288,533</b>	<b>\$ 12,870,286</b>
RESTRICTED Funds - Capital Projects	\$ 6,781,835	12,039,011	19,555,126
RESTRICTED Funds - Affordable Housing	\$ -	-	-
RESTRICTED Funds - Bond Debt Service & Reserve Fund	\$ 2,130,602	2,315,570	3,864,282
RESTRICTED Funds - Dynamo Surplus	\$ -	-	-
<b>Ending Fund Balance</b>	<b>\$ 8,912,437</b>	<b>14,354,581</b>	<b>23,419,408</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 18,931,884</b>	<b>\$ 19,643,114</b>	<b>\$ 36,289,694</b>

Notes:

TIRZ 15	FY2022	FY2023	FY2024	FY2025	FY2026
City	\$ 3,297,497	\$ 3,455,899	\$ 3,620,637	\$ 3,791,965	\$ 3,970,145
County	\$ 1,895,002	\$ 2,002,671	\$ 2,114,647	\$ 2,231,102	\$ 2,352,215
ISD	\$ 1,493,522	\$ 1,493,522	\$ 1,493,522	\$ 1,493,522	\$ 1,493,522
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 6,686,021	\$ 6,952,092	\$ 7,228,806	\$ 7,516,589	\$ 7,815,882
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 11,342	\$ 84,087	\$ 44,952	\$ 46,127	\$ 29,090
PROCEEDS FROM BANK LOAN		\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 6,697,363	\$ 7,036,179	\$ 7,273,758	\$ 7,562,716	\$ 7,844,972
ISD Education Set-Aside	\$ 497,841	\$ 497,841	\$ 497,841	\$ 497,841	\$ 497,841
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing					
City	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ 284,250	\$ 300,401	\$ 317,197	\$ 334,665	\$ 352,832
ISD	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ 313,726	\$ 313,726	\$ 313,726	\$ 313,726	\$ 313,726
Administrative Fees					
City	\$ 164,875	\$ 172,795	\$ 181,032	\$ 189,598	\$ 198,507
County	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
TRANSFERS	\$ 1,285,692	\$ 1,309,763	\$ 1,334,796	\$ 1,360,830	\$ 1,387,906
Management Consulting Services	\$ 298,000	\$ 298,000	\$ 298,000	\$ 298,000	\$ 298,000
Debt Service					
Bond Series 2016 - Principal	\$ 1,035,000	\$ 1,070,000	\$ 1,100,000	\$ 1,130,000	\$ 1,170,000
Interest	\$ 366,263	\$ 334,963	\$ 302,563	\$ 269,150	\$ 234,863
Bond Series 2019 - Principal	\$ 315,000	\$ 325,000	\$ 330,000	\$ 340,000	\$ 350,000
Interest	\$ 177,258	\$ 168,003	\$ 158,783	\$ 149,097	\$ 139,339
Bond Series 2021 - Principal	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 448,841	\$ 473,850	\$ 473,850	\$ 473,850	\$ 473,850
Cost of Issuance	\$ 904,080	\$ -	\$ -	\$ -	\$ -
Other Financing Costs	\$ -	\$ -	\$ -	\$ -	\$ -
BOND DEBT SERVICE - PRINCIPAL	\$ 1,350,000	\$ 1,395,000	\$ 1,430,000	\$ 1,470,000	\$ 1,520,000
BOND DEBT SERVICE - INTEREST	\$ 992,362	\$ 976,815	\$ 935,195	\$ 892,097	\$ 848,051
2016 Principal - Stadium					
2016 Interest - Stadium					
Stadium Land Purchase - County Payment to COH	\$ 692,623	\$ 731,976	\$ 772,903	\$ 815,468	\$ 859,735
DEBT SERVICE	\$ 3,034,985	\$ 3,103,791	\$ 3,138,098	\$ 3,177,565	\$ 3,227,786
TOTAL EXPENSES	\$ 4,237,066	\$ 3,401,791	\$ 3,436,098	\$ 3,475,565	\$ 3,525,786
CASH FLOW FROM OPERATIONS	\$ 1,174,605	\$ 2,324,625	\$ 2,502,863	\$ 2,726,322	\$ 2,931,280
BEGINNING FUND BALANCE (7)	\$ 14,354,581	\$ 23,419,408	\$ 14,311,505	\$ 14,581,840	\$ 10,625,634
DEBT ISSUANCE (Total Bond Proceeds)	\$ 15,237,750	\$ -	\$ -	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 30,766,936	\$ 25,744,033	\$ 16,814,368	\$ 17,308,162	\$ 13,556,914
Projects					
SEARCH	\$ -	\$ -	\$ -	\$ -	\$ -
EADO Construction	\$ -	\$ -	\$ -	\$ -	\$ -
HOU Construction	\$ -	\$ -	\$ -	\$ -	\$ -
Live Oak	\$ -	\$ -	\$ -	\$ -	\$ -
East Village	\$ 82,528	\$ 82,528	\$ 82,528	\$ 82,528	\$ 82,528
Pease Street Improvements - EDGE Project	\$ 175,000				
Bike Share Facilities					
Commerce and Canal	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER AGREEMENTS	\$ 307,528	\$ 132,528	\$ 132,528	\$ 132,528	\$ 132,528
T-1501 East Downtown Roadway and Utility Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
T-1502 Polk Street Sanitary Sewer Project	\$ -	\$ -	\$ -	\$ -	\$ -
T-1503 Phase 1 - Roadway and Utility Re-Construction	\$ -	\$ -	\$ -	\$ -	\$ -
T-1504 Phase 2 - Roadway and Utility Reconstruction This project	\$ 850,000	\$ 11,000,000	\$ -	\$ -	\$ -
T-1505 Walker Street Roadway Rehabilitation	\$ 1,650,000	\$ -	\$ -	\$ -	\$ -
T-1509 Bastrop Right of Way Improvements	\$ -	\$ -	\$ 100,000	\$ 1,000,000	\$ -
T-1511 Bastrop Promenade/Greenspace	\$ 700,000	\$ -	\$ -	\$ -	\$ -
T-1514 Texas Avenue Mobility Improvements	\$ 850,000	\$ -	\$ -	\$ -	\$ -
T-1515 Polk Street Reconstruction - This project has been included	\$ -	\$ -	\$ -	\$ -	\$ -
T-1516 Amenity Overlay - Phase 1	\$ 1,570,000	\$ -	\$ -	\$ -	\$ -
T-1517 Columbia Tap Improvements	\$ 550,000	\$ -	\$ -	\$ -	\$ -
T-1518 Complete Street and Utility Reconstruction by City Block	\$ -	\$ -	\$ -	\$ -	\$ -
T-1519 Pedestrian Realm Improvements (by Block)	\$ -	\$ -	\$ -	\$ -	\$ -
T-1520 Traffic Notification Improvements	\$ -	\$ -	\$ -	\$ 100,000	\$ -
T-1521 Public Parking Opportunities	\$ 500,000	\$ -	\$ -	\$ -	\$ -
T-1523 NHHIP Planning and Implementation	\$ 120,000	\$ -	\$ -	\$ -	\$ -
T-1524 McKinney St Rehabilitation	\$ -	\$ 250,000	\$ 1,550,000	\$ -	\$ -
T-1525 Phase 3- Roadway and Utility Reconstruction	\$ -	\$ -	\$ 400,000	\$ 5,400,000	\$ -
T-1526 Polk Street Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
T-1527 Bicycle Sharing Facilities - Project moved to development	\$ -	\$ -	\$ -	\$ -	\$ -
T-1528 Zone Wide Safety and Mobility Projects	\$ 200,000	\$ -	\$ -	\$ -	\$ -
T-1530 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -
T-1531 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -
T-1532 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -
T-0032 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -
T-0033 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -
T-0034 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -
T-0035 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -
T-0036 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -
T-0037 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -
T-0038 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -
T-0039 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -
T-1599 Safe Sidewalk Program	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
CAPITAL PROJECTS	\$ 7,040,000	\$ 11,300,000	\$ 2,100,000	\$ 6,550,000	\$ 50,000
TOTAL PROJECTS	\$ 7,347,528	\$ 11,432,528	\$ 2,232,528	\$ 6,682,528	\$ 182,528
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Debt Service RESERVE FUND	\$ 1,492,467	\$ 1,492,467	\$ 1,492,467	\$ 1,492,467	\$ 1,492,467
RESTRICTED Funds - Debt Service	2,371,815	2,365,195	2,362,097	2,368,051	2,372,453
Unrestricted Funds/Net Current Activity	\$ 19,555,126	\$ 10,453,843	\$ 10,727,277	\$ 6,765,116	\$ 9,509,466
Ending Fund Blance	\$ 23,419,408	\$ 14,311,505	\$ 14,581,840	\$ 10,625,634	\$ 13,374,386

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								
			Through 2020	Projected 2021	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
I	T-1501	East Downtown Roadway and Utility Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
I	T-1502	Polk Street Sanitary Sewer Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
I	T-1503	Phase 1 - Roadway and Utility Re-Construction	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	-	150,000
I	T-1504	Phase 2 - Roadway and Utility Reconstruction This project includes Polk (former	\$ -	\$ 150,000	\$ 850,000	\$ 11,000,000	\$ -	\$ -	\$ -	11,850,000	12,000,000
I	T-1505	Walker Street Roadway Rehabilitation	\$ -	\$ 66,000	\$ 1,650,000	\$ -	\$ -	\$ -	\$ -	1,650,000	1,716,000
I	T-1506	Ammenity Overlay Phase 1A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
I	T-1507	Bastrop ROW - Dog Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
I	T-1508	Property Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
I	T-1509	Bastrop Right of Way Improvements	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 1,000,000	\$ -	1,100,000	1,100,000
I	T-1510	Recycled CIP Number	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
I	T-1511	Bastrop Promenade/Greenspace	\$ -	\$ 63,000	\$ 700,000	\$ -	\$ -	\$ -	\$ -	700,000	763,000
I	T-1512	Parks and Recreation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
I	T-1514	Texas Avenue Mobility Improvements	\$ -	\$ 20,000	\$ 850,000	\$ -	\$ -	\$ -	\$ -	850,000	870,000
I	T-1515	Polk Street Reconstruction - This project has been included in T-1504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
I	T-1516	Amenity Overlay - Phase 1	\$ -	\$ 285,000	\$ 1,570,000	\$ -	\$ -	\$ -	\$ -	1,570,000	1,855,000
I	T-1517	Columbia Tap Improvements	\$ -	\$ 70,000	\$ 550,000	\$ -	\$ -	\$ -	\$ -	550,000	620,000
I	T-1518	Complete Street and Utility Reconstruction by City Block (Full Row)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
I	T-1519	Pedestrian Realm Improvements (by Block)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
I	T-1520	Traffic Notification Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	100,000	100,000
O	T-1521	Public Parking Opportunities	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	500,000	500,000
I	T-1522	Pease Street Improvements - Project moved to Development Agreement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
I	T-1523	NHHIP Planning and Implementation	\$ -	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ -	120,000	120,000
I	T-1524	McKinney St Rehabilitation	\$ -	\$ -	\$ -	\$ 250,000	\$ 1,550,000	\$ -	\$ -	1,800,000	1,800,000
I	T-1525	Phase 3- Roadway and Utility Reconstruction	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 5,400,000	\$ -	5,800,000	5,800,000
I	T-1526	Polk Street Improvements	\$ 256,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	256,950
H,I	T-1527	Bicycle Sharing Facilities - Project moved to development agreement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
O	T-1528	Zone Wide Safety and Mobility Projects	\$ -	-	200,000	-	-	-	-	200,000	200,000
O	T-1529	Zone Wide Safety and Mobility Projects	\$ -	-	-	-	-	-	-	-	-
O	T-1530	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
O	T-1531	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
O	T-1532	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
H,I	T-1599	Safe Sidewalk Program	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	250,000	250,000
Totals			\$ 256,950	\$ 804,000	\$ 7,040,000	\$ 11,300,000	\$ 2,100,000	\$ 6,550,000	\$ 50,000	\$ 27,040,000	\$ 28,100,950

\* NOTE:

\*\* NOTE:

\*\*\* NOTE:

**2022 - 2026 CAPITAL IMPROVEMENT PLAN**  
**TIRZ NO.15 - EAST DOWNTOWN REDEVELOPMENT AUTHORITY**

**CITY OF HOUSTON - TIRZ PROGRAM**  
**Economic Development Division**

Source of Funds	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
	Through 2020	Projected 2021	2022	2023	2024	2025	2026	FY22 - FY26 Total	
TIRZ Funds	256,950	804,000	7,040,000	11,300,000	1,700,000	6,550,000	50,000	26,640,000	27,700,950
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
<b>Project Total</b>	<b>256,950</b>	<b>804,000</b>	<b>7,040,000</b>	<b>11,300,000</b>	<b>1,700,000</b>	<b>6,550,000</b>	<b>50,000</b>	<b>26,640,000</b>	<b>27,700,950</b>

Project: Phase 1 - Roadway and Utility Re-Construction				City Council District		Key Map:		WBS.:		T-1503	
				Location: I		Geo. Ref.:					
				Served: I		Neighborhood:					
Description:	Roadway, public utilities and sidewalks reconstruction/replacement, streetscape/pedestrian amenities using contact sensitive design. Project is located on St. Emanuel Street and Hutchins Street (between McKinney and Polk) and on Polk Street, Dallas Street and Lamar Street (between Chartres and Dowling).			Operating and Maintenance Costs: (\$ Thousands)							
					2022	2023	2024	2025	2026	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Street segments, public utilities and sidewalks are in poor condition and undersized. Upsized utilities should spur re-development. Improvements will benefit existing area businesses and provide safe pathways for pedestrians.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	150,000	150,000	-	-	-	-	-	\$ -	\$ 150,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Source of Funds											
TIRZ Funds		-	150,000	150,000	-	-	-	-	-	\$ -	\$ 150,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000

Project: Phase 2 - Roadway and Utility Reconstruction This project includes Polk (formerly T-1515)				City Council District		Key Map:		WBS.:		T-1504	
				Location: I		Geo. Ref.:					
				Served: I		Neighborhood:					
Description:	Roadway, public utilities and sidewalks reconstruction/replacement, streetscape/pedestrian amenities using context sensitive design. Project is located on Hutchins between Polk and Leeland, Clay between St Emanuel and Hutchins and Bell between St Emanuel and Bastrop.			Operating and Maintenance Costs: (\$ Thousands)							
					2022	2023	2024	2025	2026	Total	
				Personnel	-	-	-	-	-	\$ -	
Justification:	Street segments, public utilities and sidewalks are in poor condition and undersized. Upsized utilities should spur re-development. Improvements will benefit existing area businesses and provide safe pathways for pedestrians.			Supplies	-	-	-	-	-	\$ -	
				Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	850,000	150,000	850,000	-	-	-	-	\$ 850,000	\$ 1,000,000
4	Construction	-	-	-	-	11,000,000	-	-	-	\$ 11,000,000	\$ 11,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 850,000	\$ 150,000	\$ 850,000	\$ 11,000,000	\$ -	\$ -	\$ -	\$ 11,850,000	\$ 12,000,000
Source of Funds											
TIRZ Funds		-	850,000	150,000	850,000	11,000,000	-	-	-	\$ 11,850,000	\$ 12,000,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 850,000	\$ 150,000	\$ 850,000	\$ 11,000,000	\$ -	\$ -	\$ -	\$ 11,850,000	\$ 12,000,000



Project: Walker Street Roadway Rehabilitation				City Council District		Key Map:		WBS.:		T-1505	
				Location: I		Geo. Ref.:					
				Served: I		Neighborhood:					
Description:	Rehabilitation of Walker Street between Emancipation and St Emanuel			Operating and Maintenance Costs: (\$ Thousands)							
					2022	2023	2024	2025	2026	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Street segments and sidewalks are in poor condition. Improvements including mill and overlay and streetscape will spur redevelopment, benefit existing area businesses and provide safe pathways for pedestrians. Right of way may be reallocated to provide for all modes of transportation and to provide connection to the Columbia Tap and the planned CAP park.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs							-
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	250,000	66,000	100,000			-		\$ 100,000	\$ 166,000
4	Construction	-	-	-	1,550,000			-	-	\$ 1,550,000	\$ 1,550,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 250,000	\$ 66,000	\$ 1,650,000	\$ -	\$ -	\$ -	\$ -	\$ 1,650,000	\$ 1,716,000
Source of Funds											
TIRZ Funds		-	250,000	66,000	1,650,000	-	-	-	-	\$ 1,650,000	\$ 1,716,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 250,000	\$ 66,000	\$ 1,650,000	\$ -	\$ -	\$ -	\$ -	\$ 1,650,000	\$ 1,716,000

\*NOTE:

Project: Bastrop Right of Way Improvements				City Council District		Key Map:				WBS.:	T-1509			
				Location:		I		Geo. Ref.:						
				Served:		I		Neighborhood:						
Description:	Analysis and improvement of Bastrop Right of Way from Bell to Leeland. Project may include improvements to Bastrop, potential reallocation of right of way or potential extension of the trail on the Bastrop Promenade/Greenspace			Operating and Maintenance Costs: (\$ Thousands)										
					2022	2023	2024	2025	2026	Total				
				Personnel	-	-	-	-	-	\$ -				
				Supplies	-	-	-	-	-	\$ -				
Justification:	Street segments are in poor condition and are adjacent to the Bastrop Promenade Improvements. Extension of the trail or improvements to the right of way will spur redevelopment, benefit existing area businesses and provide safe pathways for pedestrians.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -			
				Capital Outlay	-	-	-	-	-	-	\$ -			
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
				FTEs						-				
				Fiscal Year Planned Expenses										
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	-	100,000				100,000			\$ 100,000	\$ 100,000			
4	Construction	-	-					1,000,000		\$ 1,000,000	\$ 1,000,000			
5	Equipment	-	-	-	-	-	-			\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Allocations		\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000	\$ 1,000,000	\$ -	\$ 1,100,000	\$ 1,100,000			
Source of Funds														
TIRZ Funds		-	100,000	-	-	-	100,000	1,000,000	-	\$ 1,100,000	\$ 1,100,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000	\$ 1,000,000	\$ -	\$ 1,100,000	\$ 1,100,000			

Project: Bastrop Promenade/Greenspace				City Council District		Key Map:				WBS.:	T-1511			
				Location:		I		Geo. Ref.:						
				Served:		I		Neighborhood:						
Description:	Recreational and Pedestrian improvements to undeveloped portions Bastrop Street right-of-way between Polk Street and Bell Street.			Operating and Maintenance Costs: (\$ Thousands)										
					2022	2023	2024	2025	2026	Total				
				Personnel	-	-	-	-	-	\$ -				
				Supplies	-	-	-	-	-	\$ -				
Justification:	East Downtown hosts the Houston Dynamo Stadium, which is located at the northern end of the Bastrop Promenade/Greenspace. Betterment of the linear park will provide for proximate and multi-functional festival space. These improvements could include a childrens playground and improvements to the dog park and continuation of pedestrian lighting southwest of polk This improvement could also include public art in various location along the Promenade/Greenspace.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -			
				Capital Outlay	-	-	-	-	-	-	\$ -			
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
				FTEs										
				Fiscal Year Planned Expenses										
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	-	100,000	63,000	50,000	-			-	\$ 50,000	\$ 113,000			
4	Construction	-		-	650,000				-	\$ 650,000	\$ 650,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Allocations		\$ -	\$ 100,000	\$ 63,000	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 763,000			
Source of Funds														
TIRZ Funds		-	100,000	63,000	700,000	-	-	-	-	\$ 700,000	\$ 763,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ -	\$ 100,000	\$ 63,000	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 763,000			

Project: Texas Avenue Mobility Improvements				City Council District		Key Map:				WBS.:	T-1514			
				Location:		I		Geo. Ref.:						
				Served:		I		Neighborhood:						
Description:	Modifications to Signals along Texas Avenue at St. Emanuel and Emancipation, including improving pedestrian crossings to the Dynamo Stadium.			Operating and Maintenance Costs: (\$ Thousands)										
					2022	2023	2024	2025	2026	Total				
				Personnel	-	-	-	-	-	\$ -				
				Supplies	-	-	-	-	-	\$ -				
Justification:	Delays at the traffic signals impact overall mobility and commerce in the area. Additional pedestrian safety improvements needed for access across Texas Avenue to Dynamo Stadium			Svcs. & Chgs.	-	-	-	-	-	-	\$ -			
				Capital Outlay	-	-	-	-	-	-	\$ -			
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
				FTEs							-			
				Fiscal Year Planned Expenses										
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	100,000	20,000		-	-	-	-	\$ -	\$ 20,000			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	-	150,000	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000			
4	Construction	-	850,000	-	750,000	-	-	-	-	\$ 750,000	\$ 750,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Allocations		\$ -	\$ 1,100,000	\$ 20,000	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 850,000	\$ 870,000			
Source of Funds														
TIRZ Funds		-	1,100,000	20,000	850,000	-	-	-	-	\$ 850,000	\$ 870,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ -	\$ 1,100,000	\$ 20,000	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 850,000	\$ 870,000			

Project: Polk Street Reconstruction - This project has been				City Council District		Key Map:		WBS.:		T-1515	
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Roadway, public utilities and sidewalks reconstruction/replacement, streetscape/pedestrian amenities. Project is located on Polk Street (Chartres to Emancipation)			Operating and Maintenance Costs: (\$ Thousands)							
					2022	2023	2024	2025	2026	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Street segments, public utilities and sidewalks are in poor condition and undersized. Upsized utilities should spur re-development. Improvements will also benefit existing area businesses and provide safe pathways for pedestrians.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs							-
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	500,000				-	-	-	\$ -	\$ -
4	Construction	-					-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	500,000	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project:            Amenity Overlay - Phase 1				City Council District		Key Map:				WBS.:	T-1516			
				Location:		I		Geo. Ref.:						
				Served:		I		Neighborhood:						
Description:	Includes addition of trees, pedestrian lighting, bicycle racks, benches, and other items			Operating and Maintenance Costs: (\$ Thousands)										
					2022	2023	2024	2025	2026	Total				
				Personnel	-	-	-	-	-	\$ -				
Justification:	Phase 1 Construction was completed in FY2019. No street trees, pedestrian lighting or other items were constructed during initial phases. This construction should promote a safe walkable environment.			Supplies	-	-	-	-	-	\$ -				
				Svcs. & Chgs.	-	-	-	-	-	\$ -				
				Capital Outlay	-	-	-	-	-	\$ -				
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
				FTEs						-				
				Fiscal Year Planned Expenses										
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	-		35,000		-	-	-	-	\$ -	\$ 35,000			
4	Construction	-	1,400,000	250,000	1,570,000	-	-	-	-	\$ 1,570,000	\$ 1,820,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	-	-		-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Allocations		\$ -	\$ 1,400,000	\$ 285,000	\$ 1,570,000	\$ -	\$ -	\$ -	\$ -	\$ 1,570,000	\$ 1,855,000			
Source of Funds														
TIRZ Funds		-	1,400,000	285,000	1,570,000	-	-	-	-	\$ 1,570,000	\$ 1,855,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-			-	-	-	-	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ -	\$ 1,400,000	\$ 285,000	\$ 1,570,000	\$ -	\$ -	\$ -	\$ -	\$ 1,570,000	\$ 1,855,000			

Project: Columbia Tap Improvements				City Council District		Key Map:		WBS.:		T-1517	
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Project to Improve the Columbia Tap within the Zone.			Operating and Maintenance Costs: (\$ Thousands)							
					2022	2023	2024	2025	2026	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Additional trees, Lighting, ADA related improvements to ramps, crosswalks, work out and bicycle repair stations to improve user experience. Trail improvements should spur redevelopment and benefit existing businesses.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-		-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	50,000	70,000	-	-	-	-	-	\$ -	\$ 70,000
4	Construction	-	450,000	-	550,000	-	-	-	-	\$ 550,000	\$ 550,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 500,000	\$ 70,000	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ 620,000
Source of Funds											
TIRZ Funds		-	500,000	70,000	550,000	-	-	-	-	\$ 550,000	\$ 620,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 500,000	\$ 70,000	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ 620,000

\*NOTE:

Project: Traffic Notification Improvements				City Council District		Key Map:		WBS.:		T-1520	
				Location: I		Geo. Ref.:					
				Served: I		Neighborhood:					
Description:	Construct New signage for street locations, area identification, pedestrian safety			Operating and Maintenance Costs: (\$ Thousands)							
					2022	2023	2024	2025	2026	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Minimal signage is available for notification for access to the area that will be impacted during reconstruction of NHHIP I-69 Project. Additional striping and signage needed for pedestrian crossing and safety.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs							-
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-		-			-	-	\$ -	\$ -	
2	Acquisition	-		-			-	-	\$ -	\$ -	
3	Design	-		-			-	-	\$ -	\$ -	
4	Construction	-	100,000	-			100,000	-	\$ 100,000	\$ 100,000	
5	Equipment	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-		-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
Source of Funds											
TIRZ Funds		-	100,000	-	-	-	100,000	-	\$ 100,000	\$ 100,000	
City of Houston		-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	



Project: Public Parking Opportunities				City Council District		Key Map:		WBS.:		T-1521	
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Provide Public Parking Opportunities when available throughout the zone			Operating and Maintenance Costs: (\$ Thousands)							
					2022	2023	2024	2025	2026	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	There is a lack of Public Parking in the District and more parking will be lost with the construction of the NHHIP project. These funds will be utilized when small opportunities are identified to add paid public parking.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs							-
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	50,000	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
4	Construction	-	45,000	-	450,000	-	-	-	-	\$ 450,000	\$ 450,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 95,000	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
Source of Funds											
TIRZ Funds		-	95,000	-	500,000	-	-	-	-	\$ 500,000	\$ 500,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 95,000	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000

\*NOTE:

Project: NHHIP Planning and Implementation				City Council District		Key Map:		WBS.:		T-1523	
				Location: I		Geo. Ref.:					
				Served:		Neighborhood: I					
Description:	Planning work related to the TXDOT redesign and reconstruction of I-45/I-69 through downtown.			Operating and Maintenance Costs: (\$ Thousands)							
					2022	2023	2024	2025	2026	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	This redesign and reconstruction will change access to the Zone, create a potential cap park and reduce the public parking in the Zone. This project provides funds to work with TXDOT and other partners to maximize the benefits and minimize the negatives of the project.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs							-
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	120,000	-	120,000	-	-	-	-	\$ 120,000	\$ 120,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ 120,000	\$ 120,000
Source of Funds											
TIRZ Funds		-	120,000	-	120,000	-	-	-	-	\$ 120,000	\$ 120,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ 120,000	\$ 120,000

Project: McKinney St Rehabilitation				City Council District		Key Map:		WBS.:		T-1524	
				Location: I		Geo. Ref.:					
				Served:		Neighborhood: I					
Description:	Rehabilitation of McKinney Right of Way from Emancipation to St Emanuel			Operating and Maintenance Costs: (\$ Thousands)							
					2022	2023	2024	2025	2026	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Street segments and sidewalks are in poor condition. Improvements including mill and overlay and streetscape will spur redevelopment, benefit existing area businesses and provide safe pathways for pedestrians.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-		250,000		-	-	\$ 250,000	\$ 250,000
4	Construction	-	-				1,550,000		-	\$ 1,550,000	\$ 1,550,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 1,550,000	\$ -	\$ -	\$ 1,800,000	\$ 1,800,000
Source of Funds											
TIRZ Funds		-	-	-	-	250,000	1,550,000	-	-	\$ 1,800,000	\$ 1,800,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-		-	-	-				\$ -	\$ -
Other		-	-		-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 1,550,000	\$ -	\$ -	\$ 1,800,000	\$ 1,800,000

Project: Phase 3- Roadway and Utility Reconstruction				City Council District		Key Map:		WBS.:		T-1525	
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Roadway, public utilities and sidewalks reconstruction/replacement, streetscape/pedestrian amenities using context sensitive design. Project is located on Bell between Bastrop and Emmancipation and Leeland between St Emanuel and Emancipation. Construction scheduled for 2025 and 2026 (\$3,200,000 programed for 2026)			Operating and Maintenance Costs: (\$ Thousands)							
					2022	2023	2024	2025	2026	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Street segments, public utilities and sidewalks are in poor condition and undersized. Upsized utilities should spur re-development. Improvements will spur redevelopment, benefit existing area businesses and provide safe pathways for pedestrians.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	400,000	400,000		\$ 800,000	\$ 800,000
4	Construction	-	-	-	-	-	-	5,000,000		\$ 5,000,000	\$ 5,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 5,400,000	\$ -	\$ 5,800,000	\$ 5,800,000
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	5,400,000	-	\$ 5,400,000	\$ 5,400,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400,000	\$ -	\$ 5,400,000	\$ 5,400,000

\*NOTE: \$5,200,000 programed for 2027

Project: Polk Street Improvements				City Council District		Key Map:		WBS.:		T-1526	
				Location: I		Geo. Ref.:					
				Served: I		Neighborhood:					
Description:	Install separated Bicycle Facilities on Polk between Chartres and Ennis - Joint project with Harris County Precinct 1			Operating and Maintenance Costs: (\$ Thousands)							
					2022	2023	2024	2025	2026	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Additional bicycle facilities are needed in the area. Harris County identified Polk bicycle facilities as a potential partnership project. This partnership allows the Bicycle Facilities to be improved in the area on an accelerated basis.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs							-
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	256,950	-	-	-	-	-	-	-	\$ -	\$ 256,950
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 256,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256,950
Source of Funds											
TIRZ Funds		256,950	-	-	-	-	-	-	-	\$ -	\$ 256,950
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 256,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256,950

Project: Bicycle Sharing Facilities - Project moved to development				City Council District		Key Map:		WBS.:		T-1527	
				Location: H,I		Geo. Ref.:					
				Served: H,I		Neighborhood:					
Description:				Operating and Maintenance Costs: (\$ Thousands)							
					2022	2023	2024	2025	2026	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:				Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-		-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project: Zone Wide Safety and Mobility Projects					City Council District		Key Map:		WBS.:		T-1528	
					Location:		Geo. Ref.:					
					Served:		Neighborhood:					
Description:	Identify locations where there are safety issues, poor connections, poor or no infrastructure and remediation or installation would improve safety or mobility for all modes of transportation within the zone and implement the recommended solutions.				Operating and Maintenance Costs: (\$ Thousands)							
						2022	2023	2024	2025	2026	Total	
					Personnel	-	-	-	-	-	\$ -	
					Supplies	-	-	-	-	-	\$ -	
Justification:	There are varying levels of infrastructure within the zone and some locations that experience more safety issues than others. This project would address the City's goal of vision zero and improve access/mobility for all modes of transportation.				Svcs. & Chgs.	-	-	-	-	-	\$ -	
					Capital Outlay	-	-	-	-	-	\$ -	
					Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
					FTEs						-	
					Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	200,000	-	-	-	-	\$ 200,000	\$ 200,000	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -	
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	
Source of Funds												
TIRZ Funds		-	-	-	200,000	-	-	-	-	\$ 200,000	\$ 200,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	

Project: Safe Sidewalk Program				City Council District		Key Map:				WBS.:	T-1599			
				Location:		H,I		Geo. Ref.:						
				Served:		H,I		Neighborhood:					I	
Description:	Sidewalk Improvement Program			Operating and Maintenance Costs: (\$ Thousands)										
					2022	2023	2024	2025	2026	Total				
				Personnel	-	-	-	-	-	\$ -				
Justification:	Program to provide funds for Sidewalks to schools, parks, other public facilities and to fill in gaps in the pedestrian network throughout the zone.			Supplies	-	-	-	-	-	\$ -				
				Svcs. & Chgs.	-	-	-	-	-	\$ -				
				Capital Outlay	-	-	-	-	-	\$ -				
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
				FTEs						-				
				Fiscal Year Planned Expenses										
Project Allocation		Projected Expenses thru 6/30/20	2021 Budget	2021 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -			
4	Construction	-	25,000	-	50,000	50,000	50,000	50,000	50,000	\$ 250,000	\$ 250,000			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Allocations		\$ -	\$ 25,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000	\$ 250,000			
Source of Funds														
TIRZ Funds		-	25,000	-	50,000	50,000	50,000	50,000	50,000	\$ 250,000	\$ 250,000			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ -	\$ 25,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000	\$ 250,000			

\*NOTE:



**TAB 5.b.**

# TIRZ 15 Mobility Plan

## SCOPE OF SERVICES

6/16/2021

### OBJECTIVE:

The TIRZ 15 Mobility Plan will build upon previous work completed by TIRZ 15 to develop a mobility plan focused in improving access and safety for all roadway users within the Zone. The Zone is experiencing rapid changes including new commercial activity and entertainment destinations along with the continued development of new and denser housing. The area will also be greatly impacted by the planned North Houston Highway Improvement Project (NHHIP). The Zone's walkable street grid, popular destinations, and proximity to core areas of activity within Central Houston will continue to make the area a focal point for investment and economic growth.

This Plan will look at the Zone today and into the future to develop mobility recommendations that ensure all roadway users are able to move safely and effectively. A comprehensive assessment of other planning efforts conducted within the Zone and surrounding neighborhoods will provide a foundation for this Plan to build upon. The Plan will take a critical eye toward existing allocation of space along public rights-of-way to develop strategies and recommendations focused on safety and access. The Plan will assess opportunities for all modes of travel, including for people walking, bicycling, driving, and using transit, to support the economic vitality of the Zone and existing and future development within the area.

This Plan will assess the impact of NHHIP on the Zone and develop strategies and projects to mitigate mobility impacts and ensure safe connections across freeways. The Plan will assess methods for improving connections to surrounding neighborhoods including Downtown, Third Ward, and the East End.

The Action Plan, a key deliverable of the Plan, will be a tool for prioritizing future mobility projects and will define areas for partnerships and opportunities for external funding sources and grants.

The project fee is included at the end of this document as **Attachment A**.

This scope of services includes five project tasks along with an optional Task 6:

- Task 1: Baseline Conditions
- Task 2: Review of CIP Projects in Design & Coordination with Zone Engineer
- Task 3: Case for Action & Opportunities Plan
- Task 4: Corridor Concepts & Typologies
- Task 5: Action Plan: Implementation Strategies
- *Task 6 (Optional):* Priority Corridor(s) Detailed Assessment

Project management is included as a subtask within each step of the project to ensure coordination with the Zone manager for project success.

Options for additional services are included at the end of this document. The options include an expansion of public and stakeholder engagement supplemental to what is included within Task 1 through Task 5.

## STUDY AREA:

The study area for the purpose of assessment of existing conditions and connectivity opportunities will be the territory covered by one or both of TIRZ 15 and the East Downtown Management District. Infrastructure recommendations will focus only on the area within the TIRZ 15 boundary.

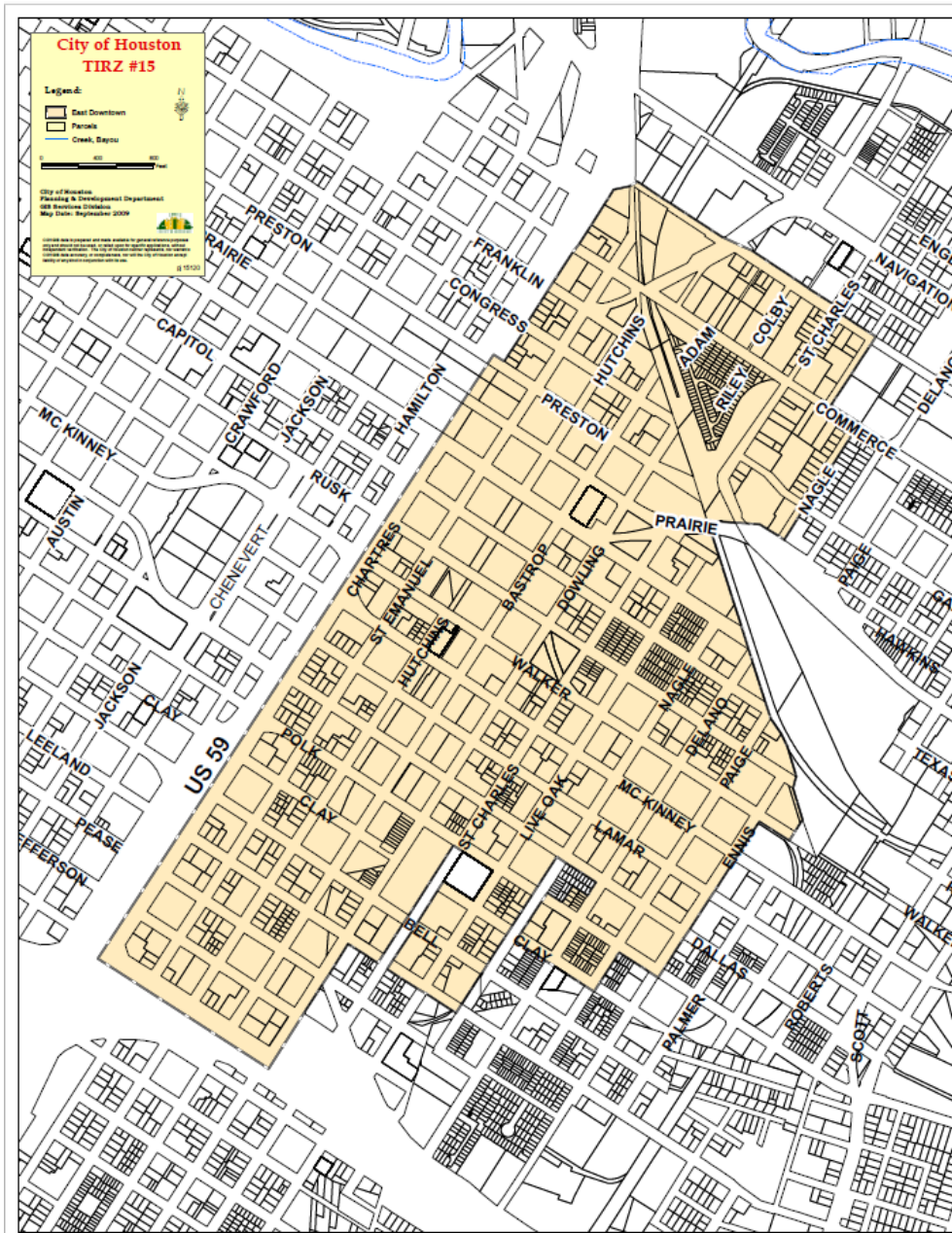


Figure 1: TIRZ 15 Boundary

## **Task 1: Baseline Conditions**

Task 1 builds a detailed fact base as a foundation for the Plan. The objective of this Task is to inventory and evaluate overall accessibility, safety, and mobility for all modes of transportation within the Zone. The baseline will focus on an assessment of existing sidewalks, transit, street and bikeway networks and any known area plans and projects.

The Plan will establish an existing conditions baseline for the Study Area including who lives and works in the area, how people move around, and the conditions that support safe and comfortable movement within and connecting to the study area. The current level of comfort for key walking and biking corridors will be assessed both through evaluation of existing plans and projects along with in-person field visits through a walkability assessment. A baseline assessment of all existing infrastructure will be conducted to document the physical condition of the walking, biking, street, and transit networks within the Zone. Cataloging will occur within geographic mapping software (GIS). This database will be the basis for a baseline network which will be used for gap analyses, project identification, project prioritization, and on-going infrastructure management. Assessments will be based on well-defined categorization systems that have been used successfully in other neighborhoods.

The plan will include a Mobility Fact Book that uses maps, figures, and tables to provide a snapshot of baseline conditions related to mobility in the Zone.

### *1.0 Task 1 Project Management and Coordination*

TEI's Project Manager will coordinate with the Zone Administrator every other week to discuss progress and address data and coordination that may be needed. Invoices for all work completed during the period will be submitted monthly as a percent completed by task basis for work performed by TEI over that period.

### *1.1 Walkability Assessment*

TEI will conduct field assessments of sidewalks and curb ramps within the Zone, documenting the width and condition of sidewalks along each parcel and noting the presence of curb ramps that could readily be traversed by someone using a wheelchair. The results of this assessment will be included in the GIS Database in Task 1.2 and visualized in the Mobility Fact Book.

### *1.2 Mobility Network Inventory GIS Database*

TEI will develop and assemble GIS datasets related to existing mobility networks including:

- Existing sidewalk conditions by parcel
- Existing curb ramp conditions
- Existing bikeways
- Existing METRO routes
- Existing METRO bus stops and rail stations with ridership
- Pavement condition
- Pavement width
- Number of lanes
- Roadway speeds for thoroughfares and collectors (based on City of Houston GIMS data and any additional traffic counts conducted as a part of this plan)

- Roadway volumes for thoroughfares and collectors (based on City of Houston GIMS data and any additional traffic counts conducted as a part of this plan)
- Intersection typologies and characteristics
- Key destinations
- Crashes occurring within the past 5 years

Maps and insights from the analysis of these datasets will be included in the Mobility Fact Book. These datasets will inform TEI's recommendations in subsequent tasks and will be provided to the Zone to use to support future public engagement efforts and grant applications.

### *1.3 Plan Review*

Baseline conditions analysis will include a review of past planning efforts and future projects in and around the study area, including:

- Transit recommendations included within METRONext Moving Forward plan
- Bikeway recommendations from existing area plans including Houston Bike Plan, Plan Downtown, the East End Bike Plan (2021), and any other plans identified and provided by the Zone
- Existing City of Houston CIP, METRO, or TxDOT projects planned for construction in the next 5 years
- The North Houston Highway Improvement Project (NHHIP)
- Past planning efforts completed by the Zone

Relevant maps and key insights from past plans will be included in the Mobility Fact Book.

### *1.4 Socioeconomic & Demographic Profile*

Based on the review of past plans in Task 1.3, the project team will analyze the following socioeconomic, demographic, and mobility datasets as needed to supplement recent plans:

- Age, gender, & race
- Household size & income
- Educational attainment
- Population and job density
- Commuting characteristics
- Travel and commuting mode share
- Trip types and trip distance
- Journey to work data

### *1.5 Project Website*

TEI will use Social Pinpoint (a public engagement website hosting tool) to develop a project website. This project website will be the central location for community-facing project information and online engagement. For Task 1, the project team will set up the website using Social Pinpoint to include key information about the goals of the Plan, the planning process, Plan schedule, and ways to get involved.

During this task, the project team will also build a map tour of the study area to showcase the unique characteristics of the Zone and the current nature of its mobility network. The map tour

will include survey questions for the tour “stops” to gather information about the way community members currently travel in the Zone and preferred mobility improvements.

Additional deliverables from Task 1 such as the Mobility Fact Book will be hosted on the website for the public to view. The project website will be operation for the length of this Planning endeavor. At the end of the project, TEI will coordinate with the Zone on including pertinent information on the TIRZ 15 website.

### *Task 1 Estimated Timing*

Task 1 will take approximately three months to complete.

### *Task 1 Deliverables*

- Mobility Fact Book, which will be an Appendix of the Final Report
- GIS Database of Files
- Two (2) Presentations to Zone Board
  - *Tentatively scheduled for: September 2021 and October 2021*
- Materials for meetings with Project Committee prior to Board meetings
- Setup of Project Website using Social Pinpoint platform
- Development of Study Area Tour and Survey on Project Website

## **Task 2: Review of CIP Projects in Design & Coordination with Zone Engineer**

TEI will coordinate with the Zone Engineer to review and provide comments on roadway reconstruction projects currently in design to ensure alignment between the Plan and ongoing projects. Coordination will include a meeting to discuss the projects in development and the goals of each. TEI will review any available plan submittals and provide comments and suggestions to improve the design based on draft goals and opportunities identified through the Plan.

### *Task 2 Estimated Timing*

Task 2 will be ongoing throughout the plan development process as project designs become available.

### *Task 2 Deliverables*

- PDF comments and/or comment list

## **Task 3: Case for Action & Opportunities Plan**

Based on the insights from the Mobility Fact Book, creating a Case for Action will clearly define the rationale for this Plan and the projected benefits of projects that eliminate barriers, support development, improve connectivity and safety, and enhance access for all users. The Case for Action will guide the development of the Opportunities Plan (Task 4) and ultimately the mobility recommendations for the Zone.

### *3.0 Task 2 Project Management and Coordination*

TEI’s Project Manager will coordinate with the Zone Administrator every other week to discuss progress and address data and coordination that may be needed. Invoices for all work completed



during the period will be submitted monthly as a percent completed by task basis for work performed by the TEI Team over that period.

### *3.1 Case for Action*

The facts and baseline data assessed during Task 1 will provide the foundation and rationale for any mobility-related action items that will come out of this planning effort. The Case for Action establishes the “why” for the Plan recommendations. Key elements of the Case for Action are likely to focus on important transportation issues like safety, access to opportunity, expanding transportation options, and economic competitiveness.

### *3.2 Opportunities Plan & Regional Connectivity Assessment*

The mobility Opportunities Plan identifies the corridors where improvements would improve multimodal access and connectivity across the Zone’s street network. The Opportunities Plan will focus on local connectivity within the Zone as well as access to surrounding neighborhoods and communities. The Opportunities Plan will include recommendations for improvements to existing streets, as well as potential new connections to minimize the impact of barriers within and near the Zone.

The Opportunity Plan consists of four key sections: Sidewalk Plan, Bikeway Plan, Transit Accessibility Plan, and NHHIP Mobility Impacts & Freeway Analysis. The Sidewalk and Bikeway Plans will identify high-comfort walking and biking networks to serve the study area. The Transit Accessibility Plan will outline ways to improve transit accessibility and the NHHIP Mobility Impacts & Freeway Accessibility section will focus on the impacts of the NHHIP on local mobility. Each of the four components will incorporate recommendations to improve regional connectivity from the Zone to surrounding communities. In particular, the Opportunities Plan will identify strategies to make stronger and safer connections to the Third Ward, the East End, and Downtown for all modes of travel.

#### *Sidewalk Plan*

Utilizing the data collected in the Walkability Assessment, the Sidewalk Plan will identify areas to improve walkability including locations to eliminate gaps, improve intersection crossings, and make connections to key destinations and transit. The Sidewalk Plan will include a framework for projects identification and prioritization to be used in the Action Plan (Task 5).

#### *Bikeway Plan*

A Bikeway Plan will include recommendations for a Priority Network of all “ages and abilities” bikeways that builds upon existing bikeways with the Zone. Bikeway recommendations will connect to the existing Columbia Tap Trail and will highlight key bikeway connections into Downtown, the Third Ward, and the East End. The Priority Network will include projects that can be developed in the near term (e.g., next 3-5 years). Longer-term vision projects will also be identified as appropriate to further expand the bikeway network.

### *Transit Accessibility Plan*

The project team will develop a Transit Accessibility Plan that identifies opportunities to improve METRO access to and through the Zone. The Transit Accessibility Plan will focus on improvements to existing routes (METRORail Purple Line, local bus routes 40 and 41) such as stop optimization and expanded service. The Plan will also recommend improvements to bus stops and align with the Sidewalk Plan and Bikeway Plan to identify key investments that expand access to transit for people walking and biking. This section of the Opportunities Plan will use GIS data to show the potential for improvements to expand the reach of frequent transit access from the Zone to major regional destinations.

### *NHHIP Mobility Impacts & Freeway Access*

The NHHIP Mobility Impacts & Freeway Access section of the Opportunities Plan will review TxDOT's designs for the NHHIP project and recommend ways to maintain local street grid connectivity, allow continued access to local destinations, and ensure local access to IH-45 and IH-69 from the Zone.

### *3.3 Agency Coordination*

The Opportunities Plan will include meetings with local agencies, potential partners, and neighboring districts. TEI will work closely with the Zone Administrator to schedule coordination meetings. Entities will include: City of Houston, METRO, Harris County, TxDOT, the East Downtown Management District, and neighboring Management Districts and TIRZs.

The TEI Team will provide the Zone with meeting summaries including key takeaways that can be integrated into the final plan report.

### *3.4 Project Website*

Deliverables for Task 3 will be uploaded to the Project Website, including the Case for Action, Opportunities Plan documentation, and Board presentations. Additionally, the project team will build an online survey for the website to gather feedback on the Mobility Opportunities Plan. This online survey will be built into the website's map interface to build upon the tour developed in Task 1.5.

### *Task 3 Estimated Timing*

Task 3 will take approximately two months to complete.

### *Task 3 Deliverables*

- Case for Action
- Mobility Opportunities Plan
  - Inclusive of the Sidewalk Plan, Bikeway Plan, Transit Accessibility Plan, and NHHIP Mobility Impacts & Freeway Access Plan
- One (1) Presentation to Board
  - *Tentatively scheduled for: December 2021*
- Materials for meeting with Project Committee prior to Board meeting
- Website materials



## **Task 4: Corridor Concepts & Typologies**

The TEI Team will work to provide recommendations that are context-sensitive and that balance space for people, vehicles, and landscape. This task will dive deeper into the roadway network recommendations for the Zone with corridor concepts based on the needs, opportunities, and surrounding context of each corridor. This Task provides the opportunity to ensure the key corridors within the Zone realize their full potential to not only improve mobility and connectivity but also to support existing neighborhoods and future economic development opportunities.

### *4.0 Task 4 Project Management*

TEI's Project Manager will coordinate with the Zone Administrator every other week to discuss progress and address data and coordination that may be needed. Invoices for all work completed during the period will be submitted monthly as a percent completed by task basis for work performed by the TEI Team over that period.

### *4.1 Corridor Concepts/Typologies*

TEI will define up to ten corridor types based on street function and right-of-way width that encompass the most common typologies in the Zone. Corridor Concepts will define mode priority, cross-section, design treatments, and potential pedestrian realm standards for Walkable Places development regulations. Typologies will be mapped to the Zone's street network and recommendations for each will be summarized on a page or spread. Plan-view design will not be performed.

### *4.2 Project Website*

The project team will post Corridor Concepts summaries and maps to the project website, as well as a brief online survey to gather feedback from the community. This online survey may be coordinated with the Task 3.4 survey based on feedback from client and timelines.

### *Task 4 Estimated Timing*

Task 4 will take approximately two months to complete.

### *Task 4 Deliverables*

- Corridor Concepts Summaries and Maps
- One (1) Presentation to Board
  - *Tentatively scheduled for: February 2022*
- Materials for meeting with Project Committee, prior to Board meeting
- Website materials

## **Task 5: Action Plan: Implementation Strategies**

Success in achieving the goals of the Mobility Plan can only be realized through effective implementation that manages progress and strategically allocates resources towards the goals. Task 5 will develop an Action Plan of Implementation Strategies for the recommendations outlined in the Opportunities Plan (Task 3) and Corridor Concepts (Task 4). The Action Plan would develop specific project prioritization and proposed phasing and would be based in part on the Zone's financial capacity, funding opportunities and partnerships. Our goal is to provide a clear

and usable Action Plan that allows for identifying, developing, and implementing quick wins while meeting the long-term needs of the Zone.

#### *5.0 Task 5 Project Management and Coordination*

TEI's Project Manager will coordinate with the Zone Administrator every other week to discuss progress and address data and coordination that may be needed. Invoices for all work completed during the period will be submitted monthly as a percent completed by task basis for work performed by the TEI Team over that period.

#### *5.1 Action Plan*

The Action Plan will develop strategies and recommendations for both the near term (e.g., next 3-5 years) and the long term. Near term projects will focus on early wins that improve connectivity for all users. Long term projects will include transformative projects for key corridors in the Zone that may require grant funding, right-of-way acquisition, or large-scale reconstruction. The Action Plan will be inclusive and in alignment with currently projects underway within the Zone. The Plan will also consider current funding commitments and the Zone's CIP and build upon them in recommendations development, including strategies for the Zone's yearly sidewalk maintenance budget. The Action Plan will lay out the strategies, recommendations, potential priorities and timing, tools, and potential funding sources supporting implementation that will assist the Zone with planning and programming mobility projects for the future.

As a part of the Action Plan, the projects and recommendations will be developed to a level of detail to support the Zone in funding implementation through grants and partnerships, including planning-level cost estimates, potential partnerships, and implementation strategies. Projects will be defined with clear project benefits to ensure continued community support long after the completion of the Plan. Project benefits could include mobility, health, equity, and economic development outcomes to support benefit/cost measurements for the Zone.

#### *5.2 Agency Coordination*

Action Plan development is a key time to coordinate with local agencies, potential partners, and neighboring districts. TEI will work closely with the Zone Administrator to schedule coordination meetings. Entities to coordinate with include: City of Houston, METRO, Harris County, TxDOT, the East Downtown Management District and neighboring Management Districts and TIRZs.

The TEI Team will provide the Zone with meeting summaries including key takeaways that can be integrated into the final plan report.

If relevant grant opportunities arise during the course of this project, TEI will also assist the Zone in developing and submitting application materials as needed.

#### *5.3 Project Website*

During Task 5, the project website will be updated to include the map and list of prioritized project recommendations with cost estimates and implementation and funding strategies.

#### *Task 5 Estimated Timing*

Task 5 will take approximately two months to complete.

### *Task 5 Deliverables*

- Website materials
- Recommended strategies and projects with planning-level cost estimates
- Implementation and funding strategies
- One (1) presentation to Board
  - *Tentatively scheduled for: April 2022*
- Materials for meeting with Project Committee, prior to Board meeting
- Final Report

### **Task 6: Priority Corridor Detailed Assessment**

As this Mobility Plan develops, opportunities may arise for a deeper dive into a specific corridor (or corridors) to develop detailed plans that support recommendations development. These detailed plans could include:

- A block-by-block detailed assessment and development of recommendations. Recommendations may include block-by-block cross-sections or specific intersection treatments for all intersections on a corridor.
- CAD drawing development of roadway segments or intersections to depict a recommendation, develop more refined cost estimates, and present to key stakeholders.
- Renderings of key recommendations that are of interest to the Zone and can be utilized for public engagement or to attract funding.

Task 6 can be added to this Mobility Plan if desired by the Zone. Fee and schedule will be determined at that point based on the corridor(s) selected and the amount of detail needed for each corridor. Therefore, Task 6, while included within this scope, will be considered an additional service with final fee and timeline to be defined at a later date.

## OPTIONAL ADDITIONS

The TEI project team developed an additional option that may be added to this scope of services. This Option will provide additional public and stakeholder engagement. Option A would be in addition to stakeholder and board engagement outlined within Task 1 through Task 5.

### **Option A: Public Engagement Workshops**

In-person workshop are one option to better engage the community during the Plan. Workshops will be open to all interested business and individuals and will allow for direct discussions with attendees to hear specific and key concerns of stakeholders. Workshops will be advertised via exiting Zone advertising channels and email lists. TEI will coordinate with the Zone for outreach to these existing channels and contact lists, along with other online platforms to advertise the workshops.

The project team will develop materials for two distinct workshops. The first will be at the beginning stages of the Opportunities Plan (Task 3) and the second will be during the development of the Action Plan (Task 5) to present final recommendations. This Option allows for each workshop to be held two times, on different times and days, to ensure higher attendance

and engagement of stakeholders. Holding each workshop twice will also allow for the Zone to target different sets of stakeholders.

The materials for each workshop will include a PDF presentation, table maps, and boards. This Option also includes the development of flyers to be used as marketing materials prior to each workshop.

**Deliverables:**

- Meeting materials for two (2) distinct workshops
- Meeting minutes for four (4) workshop events

## SCHEDULE AND FEE

Based on our estimate of hours required to complete the items documented in the Scope of Services (**Attachment A**), our proposed fee is summarized below. Compensation is proposed on a lump sum basis and is itemized by task in the table below.

Project timeline, as noted within this scope of services, is not to exceed 8 months. A more detailed timeline will be developed once an estimated notice-to-proceed is defined.

<b>Task 1:</b> Baseline Conditions	<b>\$55,310</b>
<b>Task 2:</b> Review of CIP Projects in Design & Coordination with Zone Engineer	<b>\$6,260</b>
<b>Task 3:</b> Case for Action & Opportunities Plan	<b>\$48,750</b>
<b>Task 4:</b> Corridor Concepts & Typologies	<b>\$25,070</b>
<b>Task 5:</b> Action Plan: Implementation Strategies	<b>\$26,810</b>
<b>Task 6:</b> Priority Corridor(s) Detailed Assessment	<b>TBD</b>
<b>Total Plan Cost</b>	<b>\$162,200</b>

<b>Additional Options</b>	
Option A: Public Engagement Workshops	<b>\$15,000</b>

ENGINEER NAME TRAFFIC ENGINEERS, INC.	ATTACHMENT A COST SPREADSHEET SUMMARY OF HOURS BY CLASSIFICATION AND MAJOR TASK ANALYSIS							
	SENIOR PRINCIPAL	PRINCIPAL	PRINCIPAL ASSOCIATE	SENIOR ASSOCIATE	ASSOCIATE	TOTAL HOURS	Subconsultant	COST PER
	COST/HR	COST/HR	COST/HR	COST/HR	COST/HR	PER TASK		TASK
Hourly Billing Rates	\$225.00	\$180.00	\$155.00	\$130.00	\$115.00			
<b>Task 1: Baseline Conditions</b>							<b>\$4,500</b>	<b>\$55,310</b>
1.0 Task 1 Project Management	2	8	8	0	0	18		\$3,130
1.1 Walkability Assessment	2	8	16	48	48	132		\$16,130
1.2 Mobility Network Inventory GIS Database	0	4	8	16	16	48		\$5,880
1.3 Plan Review	2	8	8	16	16	48		\$7,050
1.4 Socioeconomic & Demographic Profile	0	4	8	16	24	60		\$6,800
1.5 Project Website <i>(inclusive of fee for Social Poinpoint services for 9 months)</i>	0	8	0	24	24	60	\$4,500	\$11,820
<b>Task 2: Review of CIP Projects in Design &amp; Coordination with Zone Engineer</b>								<b>\$6,260</b>
2.0 Review of CIP Projects in Design and Coordination with Zone Engineer	4	16	16	0	0	36		\$6,260
<b>Task 3: Case for Action &amp; Opportunities Plan</b>								<b>\$48,750</b>
3.0 Task 3 Project Management	2	8	8	0	0	18		\$3,130
3.1 Case for Action	4	6	12	12	24	58		\$8,160
3.2 Opportunities Plan & Regional Connectivity Assessment	8	32	32	64	64	200		\$28,200
3.3 Agency Coordination	4	4	8	8	0	24		\$3,900
3.4 Website Updates and Materials	0	8	0	16	16	60		\$5,360
<b>Task 4: Corridor Concepts &amp; Typologies</b>								<b>\$25,070</b>
4.0 Task 4 Project Management	2	8	8	0	0	18		\$3,130
4.1 Corridor Mobility Concepts	8	16	16	40	60	140		\$19,260
4.2 Website Updates and Materials	0	4	0	8	8	60		\$2,680
<b>Task 5: Action Plan: Implementation Strategies</b>								<b>\$26,810</b>
5.0 Task 5 Project Management	2	8	8	0	0	18		\$3,130
5.1 Action Plan	4	8	32	40	40	124		\$17,100
5.2 Agency Coordination	4	4	8	8	0	24		\$3,900
5.3 Website Updates and Materials	0	4	0	8	8	60		\$2,680
<b>Task 6: Priority Corridor(s) Detailed Assessment</b>								<b>TBD</b>
<b>Option A: Public Engagement Workshops</b>	<b>8</b>	<b>16</b>	<b>16</b>	<b>32</b>	<b>32</b>	<b>104</b>		<b>\$15,000</b>
<b>Hours Total</b>	56	182	212	356	380	1310		
<b>PERCENT OF TOTAL HOURS</b>	4.27%	13.89%	16.18%	27.18%	29.01%	100.00%		
							<b>Baseline Cost</b>	<b>\$162,200</b>
							<b>Option A</b>	<b>\$15,000</b>
							<b>Total (All Tasks)</b>	<b>\$177,200</b>





10011 Meadowglen Lane  
Houston, Texas 77042  
EHRAinc.com | 713.784.4500  
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## EAST DOWNTOWN REDEVELOPMENT AUTHORITY/T.I.R.Z. NO. 15 ENGINEERING REPORT

**Date:** Through June 17, 2021

Date of Board Meeting: June 21, 2021

**Engineer:** K. Macy, P.E.

Signature

---

Agenda Item 5.c-e:

c. Engineering Consultant Report

1. (T-1503) Phase I – Roadway and Utility Re-Construction – Action Required

Update: COH has approved and accepted the project as complete. See attached letter of acceptance and final pay request in agenda.

ACTION ITEM: Approval to release retainage to Fused Industries.

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: A set of preliminary design plans was submitted to the COH OCE on March 31, 2021. Comments from the review were received on June 1, 2021. EHRA and LDS are working to address the comments to resubmit. Coordination with Trees for Houston and the City Arborist must be completed prior to resubmittal.

ACTION ITEM: None at this time

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

Update: EHRA presented the existing conditions DCR to the COH on April 1, 2021. As discussed during previous board meetings, 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 must be restarted to meet the recently updated COH criteria. Additional services were approved by the board on April 19, 2021 for EHRA to prepare a level of service drainage analysis for the COH. This analysis is currently in development and EHRA is maintaining weekly coordination with the COH.

ACTION ITEM: None at this time

5. (T-1505) Walker – Roadway Rehabilitation – Action Required

Update: EHRA presented the final DCR to the COH on May 21, 2021. The DCR Approval Letter was received from the COH on June 4, 2021. EHRA has prepared the Design Phase Work Authorization to be reviewed by the board.

**ACTION ITEM: Approval of Work Authorization No. 21-12**

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

Update: EHRA and Asakura Robinson are working to finalize the Bastrop Promenade plan set for COH OCE review. The plan set will be completed and submitted for review in the coming weeks.

ACTION ITEM: None at this time

7. (T-1516) Phase 1 Amenity Overlay – No Action Required

Update: The project was bid on March 31, 2021. The low bidder's insurance and bond paperwork was submitted to the TIRZ 15 attorney on May 26, 2021. Document review was completed June 15 the NTP is being coordinated.

ACTION ITEM: None at this time

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 c.7)

2. (WA 20-04) Preliminary Engineering for Texas Ave Traffic Improvements – (Update in c.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 c.4)

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

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

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

9. (WA 21-08) NHHIP Planning Implementation – (Updated in c.8)

• Proposed WAs – (Action Required)

1. WA No. 21-12 Design Phase Services for Walker Street Rehabilitation

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

e. Other matters, if any – None at this time.



**TAB 5.c.i(5)**

**EAST DOWNTOWN REDEVELOPMENT AUTHORITY  
AND  
TAX INCREMENT REINVESTMENT ZONE NUMBER 15**

**WORK ORDER AUTHORIZATION NO. 21-12  
(T-1505) WALKER STREET ROADWAY REHABILITATION  
EHRA PROJECT NO. 111-022-31  
JUNE 21, 2021**

On July 18, 2011, East Downtown Redevelopment Authority (EHRA) and Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA (“EHRA” or “Engineer”) entered into a Master Services Agreement (the “Agreement”) for professional services to be performed on a periodic basis pursuant to individual Work Authorizations. This is Work Authorization No. 21-12, and as such, all terms of the Agreement will apply herein except in cases of conflicts between this Work Authorization No. 21-12 (this “Authorization”) and this Agreement. In such instances, the terms of this Authorization will control.

**PROJECT DESCRIPTION**

EHRA will provide professional engineering services for the Design of Walker Street Roadway Rehabilitation (the “Project”). The Project has been reviewed and approved for design by the City of Houston (COH) through the Design Concept Report (DCR) process, by way of EHRA Work Authorization No. 21-03. The DCR provided preliminary design and layout of the rehabilitation project (see Attachment 1). The Project limits extend from St. Emanuel to Emancipation.

The Project was selected by TIRZ 15, partly due to a safety concern caused by an exposed abandoned rail line in the pavement surface. EHRA, through the DCR process, coordinated with the COH for removal of the rail. The rail is approved for removal.

The DCR is a collaborative effort between EHRA, TIRZ, COH and stake holders adjacent to the Project. Throughout this process, additional items were discussed, with proposed design solutions as follows:

- **Discussion:** Pedestrian safety at the intersection of Walker and Emancipation.
  - **Action:** Add signalized Crossing.
- **Discussion:** Bike Lane does not currently extend the full limits of the Project. The Bike Lane is not currently striped between St. Emanuel and Hutchins.
  - **Action:** In line with the City of Houston Bike Plan, extend Bike lane the full length of the Project.
- **Discussion:** Valet services for Pitch 25 currently located on Walker.
  - **Action:** The COH met with Pitch 25 and valet will be relocated to Hutchins.
- **Discussion:** Driveway location on south side of Walker, nearest Emancipation, does not meet minimum spacing requirements per COH IDM.
  - **Action:** The COH is communicating with stakeholder for removal of the driveway.

The objectives of the Project, described further in Scope of Services, are as follows:

- Resurfacing the roadway between St. Emanuel and Emancipation.
- Signalized protected pedestrian crossing at Walker and Emancipation. This crossing will include a pedestrian refuge.
- New striping plan.
- Integration of Houston Bike Plan.

## **BASIC SERVICES**

In an effort to meet or exceed MWBE participation goals by the COH, EHRA will be teaming with registered MWBE consultants for the following tasks and overall scope listed in the Work Authorization. Teaming participants include, but are not limited to, the following:

- Midtown Engineers (Woman and Minority Owned Business)
- Accessibility Check (Woman Owned Business)
- Geotest Engineering, Inc. (Minority Owned Business)

### **Task 1: Project Management**

EHRA will provide management duties and the coordination effort between all interested parties, including TIRZ 15 and City of Houston for proper execution of the project.

- Project Schedule and Budget
- Monthly Progress Reports and Invoices
- Meeting with City & TIRZ
- Coordination w/ Governmental Agencies (COH, TIRZ)
- Coordination of Private Utilities (CP ATT, Pipeline...)
- Field Reconnaissance
- Quality Control/Quality Assurance

### **Task 2: Final Design (30%, 60%, 90%, 100%)**

EHRA will design the project based on the approved DCR and directions received from the TIRZ and COH. Engineer will prepare engineering plans, calculations, specification, and construction details, obtain governmental approvals, and prepare bid documents suitable for bidding.

- Road Design: Roadway Section, Intersection, Driveway
- Utilities Design: Sanitary Sewer
  - A collapsed sanitary sewer line was identified by COH staff during the DCR phase. Through discussions during the DCR phase, this item is coordinated with the COH to be included in this scope, but to financially supported by the COH and not TIRZ 15.

- Bike Lane, Driveway Design
- Intersection Design: Traffic Signal, Pedestrian Refuge, etc.
- Signage & Pavement Marking
- Traffic Control Plan
- SW3P
- Demolition: Pavement, Structures to be removed
- Project Manual: Front End Docs, Tech Specifications
- Quantity Takeoff
- Independent Cost Estimation
- Permits: TDLR, City OCE Review

### **Task 3: Bid Phase**

EHRA will assist in the advertisement and the solicitation of the project and evaluation of the bids received.

- Project Advertisement
- Attend Pre-Bid Meeting
- Prepare Addenda
- Attend Bid Opening
- Bid Tabulation & Award Recommendation

### **Task 4: Reimbursable Expenses**

Reimbursable expenses incurred include permits, COH OCE Review, travel mileage, tolls, printing, copying, postage, and delivery.

## **ADDITIONAL SERVICES**

### **5. Topographic Surveying Services**

Survey work will be performed in substantial compliance with Chapter 2 of the City of Houston Department of Public Works and Engineering Design Manual.

Provide an Updated Topographical Survey for the purpose of locating any new features which may have been constructed or removed from within the Project Limits after the original field survey was performed during August 2020.

**Engineer has estimated the fee for the Topographic Survey to be \$10,000.00.** Engineer will not exceed this estimated fee without prior written authorization by Client.

6. **TDLR Review**

A Registered Accessible Specialist (RAS) will perform a TDLR Review of the Final Plan Set as required by the State of Texas for compliance with ADA guidelines.

**Engineer has estimated the fee for the TDLR Review to be \$1,750.00.** Engineer will not exceed this estimated fee without prior written authorization by Client.

7. **Geotechnical Report**

Geotechnical Engineer will perform field exploration, laboratory testing and the preparation of a Geotechnical Engineering Report in accordance with the requirements in the "City of Houston Department of Public Works and Engineering Infrastructure Design Manual".

This work will be coordinated by the Engineer and contracted directly with the TIRZ in a separate proposal from the Geotechnical Engineer.

**Engineer has estimated the fee for Geotechnical Engineering is 10,000.00.** Engineer will not exceed this estimated fee without prior written authorization by Client.

8. **Environmental Site Assessment Phase I (ESA)**

An ESA will be performed in accordance with ASTM Standard Practice E 1527-05 and the "City of Houston Department of Public Works and Engineering Infrastructure Design Manual," Chapter 11.25. The objective of the ESA will be to identify, to the extent feasible pursuant to the processes prescribed in ASTM Standard Practice E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," *recognized environmental conditions* in connection with the subject property which could adversely impact the roadway expansion project. Strict confidentiality will be maintained during all stages of the investigation. The Scope of Service for the ESA is designed to address, among other things, CERCLA innocent landowner liability protections for state and local governments as contained in CERCLA 42 U.S.C. §§ 9601 Sections 101(20)(D) and 101(35)(A)(ii).

**Engineer has estimated the fee for the ESA to be \$5,000.00.** Engineer will not exceed this estimated fee without prior written authorization by Client.

9. **Subsurface Utility Engineering (SUE)**

Subsurface Utility Engineering will locate underground utilities to confirm vertical and horizontal locations, as well as size and material. Quality Level A utility information to avoid damage to, or conflicts with existing utilities during construction will be provided.

**Engineer has estimated the fee for SUE to be \$7,500.00.** Engineer will not exceed this estimated fee without prior written authorization by Client.

**10. Public Engagement**

If Public Engagement in addition to the currently updated TIRZ 13 website and Public Board Meetings is required, EHRA will engage an MWBE firm to conduct public engagements as recommended by the TIRZ and HPW. Anticipated public meetings not to exceed one (1) event.

**Engineer has estimated the fee for the Public Engagement to be \$15,000.00.** Engineer will not exceed this estimated fee without prior written authorization by Client

**SERVICES NOT INCLUDED**

**1. Lighting**

Street Lighting and Illumination Plan

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**EAST DOWNTOWN REDEVELOPMENT AUTHORITY/TIRZ NO. 15**  
**WORK ORDER AUTHORIZATION NO. 21-12**  
**(T-1505) WALKER STREET ROADWAY REHABILITATION**  
June 21, 2021  
Page 6 of 7

**COMPENSATION**

<b>BASIC SERVICES</b>	<b>COST BASIS</b>	<b>FEE</b>
Task 1: Project Management	Fixed	\$7,500.00
Task 2: Final Design (30%, 60% 90%, 100%)	Fixed	\$114,000.00
Task 3: Bid Phase	Fixed	\$8,500.00
Task 4: Reimbursable Expenses	Time & Material, NTE	\$8,000.00
<b>TOTAL</b>		<b><u>\$138,000.00</u></b>

**ADDITIONAL SERVICES**

Task 5: Topographic Survey	Time & Material, NTE	\$10,000.00
Task 6: TDLR Review	Time & Material, NTE	\$1,750.00
Task 7: Geotechnical Report	Time & Material, NTE	\$10,000.00
Task 8: Environmental Assessment (ESA) Phase I	Time & Material, NTE	\$5,000.00
Task 9: Subsurface Utility Engineering (SUE)	Time & Material, NTE	\$7,500.00
Task 10: Public Engagement	Time & Material, NTE	\$15,000.00
<b>TOTAL</b>		<b><u>\$49,250.00</u></b>

**TOTAL AUTHORIZATION OF BASIC AND ADDITIONAL SERVICES: \$187,250.00**

**EAST DOWNTOWN REDEVELOPMENT AUTHORITY/TIRZ NO. 15**  
**WORK ORDER AUTHORIZATION NO. 21-12**  
**(T-1505) WALKER STREET ROADWAY REHABILITATION**  
June 21, 2021  
Page 7 of 7

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed by their duly authorized representatives, on the date and year first above-written.

**OLD 6<sup>TH</sup> WARD  
REDEVELOPMENT AUTHORITY**

**TAX INCREMENT REINVESTMENT  
ZONE NO. 13, HOUSTON, TEXAS**

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

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

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

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

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

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

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**CONSULTANT:**

**EDMINSTER, HINSHAW, RUSS  
& ASSOCIATES, INC. d/b/a EHRA**

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

Name: Kyle J. Macy, P.E.

Title: Project Manager

Date: \_\_\_\_\_

**CONSULTANT:**

**EDMINSTER, HINSHAW, RUSS  
& ASSOCIATES, INC. d/b/a EHRA**

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

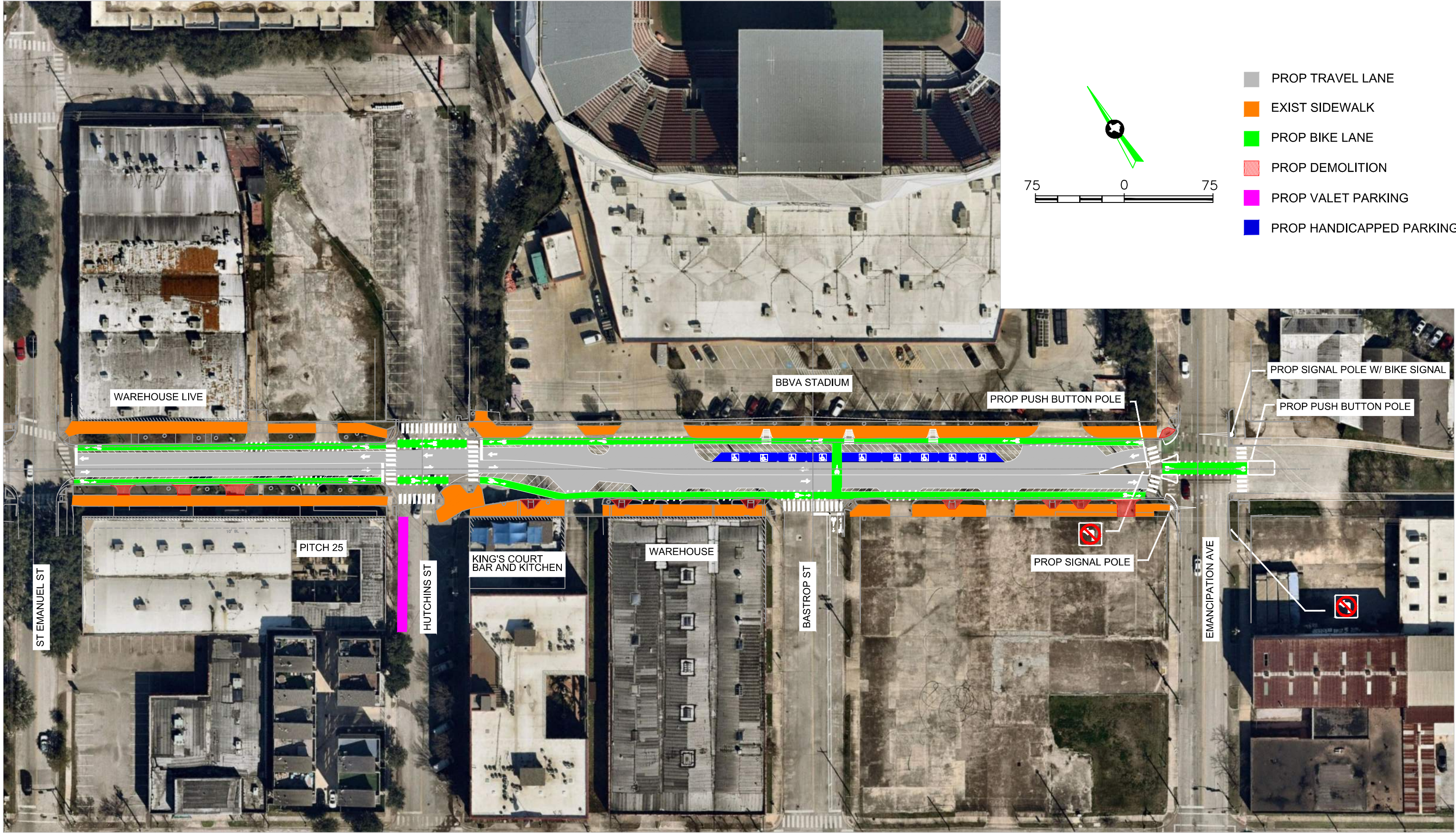
Name: Truman C. Edminster, P.E.

Title: Senior Principal

Date: \_\_\_\_\_











**10011 Meadowglen Lane**  
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**EHRAinc.com | 713.784.4500**  
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## **EAST DOWNTOWN REDEVELOPMENT AUTHORITY / T.I.R.Z. NO. 15**

### **WORK AUTHORIZATION SUMMARY**

**Date:** Through June 18, 2021

#### **EXHIBIT**

**1: Active Work Authorization SUMMARY**

<b>CIP # &amp; WA #</b>	<b>Current Phase</b>	<b>Description</b>	<b>Total Value</b>	<b>Spent</b>	<b>Percent Complete</b>	<b>Expected Bid Phase</b>	<b>Expected Completion</b>
1504 / 21-02	DCR	Phase 2 - Roadway and Utility Re-Construction	\$86,500.00	\$80,000.00	92%	Q3 2023	Q3 2024
1504 / 21-07	DCR	Addition of Polk to the Phase 2 Scope	\$19,800.00	\$15,000.00	75%	Q3 2023	Q3 2024
1505 / 21-03	DCR	Walker - Roadway Rehabilitation	\$61,500.00	\$61,500.00	100%	Q4 2021	Q1/2 2022
1511 / 21-06	Design	Bastrop Promenade / Greenspace (Design)	\$99,750.00	\$80,000.00	80%	Q2/3 2021	Q4 2021
1514 / 20-04	Final Review	Texas Avenue Mobility Improvements	\$55,000.00	\$35,000.00	COMPLETE		
1516 / 20-03	Construction	Phase 1 Amenity Overlay	\$130,000.00	\$95,000.00	73%	Q1 2021	Q3 2021
1517 / 21-04	Design	Columbia Tap Trail	\$57,500.00	\$55,000.00	95%	Q2 2021	Q3 2021



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

### WORK AUTHORIZATION SUMMARY

Date: Through June 18, 2021

#### EXHIBIT 2: Active Work Authorization Anticipated **TIMELINE**

CIP 1504 - Phase 2 - Roadway and Utility Re-Construction (With Polk scope)		
Item	Date / Window	Description
1	August	Finalize Drainage Criteria Variance Request with COH and move towards Final DCR and design.

CIP 1505 - Walker - Roadway Rehabilitation		
Item	Date / Window	Description
1	Q4	Complete Design and Drawing Set and move to bid.

CIP 1511 - Bastrop Promenade / Greenspace (Design)		
Item	Date / Window	Description
1	August	Complete plan set

CIP 1514 - Texas Avenue Mobility Improvements		
Item	Date / Window	Description
1	July	Coordination with COH and TIRZ Projects Committee on additional comments

CIP 1516 - Phase 1 Amenity Overlay		
Item	Date / Window	Description
1	June	Issue NTP and move into construction

CIP 1517 - Columbia Tap Trail		
Item	Date / Window	Description
1	July	Work with COH to complete plans

**TAB 6.**

**TAB 6.a.**

# **EAST DOWNTOWN REDEVELOPMENT AUTHORITY**

## **MONTHLY FINANCIAL REPORT**

**MAY 31, 2021**

***G**overnmental  
**F**inancial  
**R**eporting, LLC*

# East Downtown Redevelopment Authority

## Balance Sheet

	May 31, 2021			
	Operating Fund	Capital Projects Fund	Debt Service Fund	Total
<b>ASSETS</b>				
Current Assets				
Checking/Savings				
Cash - Compass Bank	81,012.85			81,012.85
Capital Projects Fund - Compass Bank		675,783.43		675,783.43
Whitney Bank	1,041.98			1,041.98
TexSTAR - Revenue Account	9,297,328.22			9,297,328.22
Debt Service Fund			906,637.43	906,637.43
Total Checking/Savings	9,379,383.05	675,783.43	906,637.43	10,961,803.91
Other Current Assets				
Tax Increments Receivable	4,309,767.00		600,215.00	4,909,982.00
Total Other Current Assets	4,309,767.00		600,215.00	4,909,982.00
Total Current Assets	13,689,150.05	675,783.43	1,506,852.43	15,871,785.91
<b>TOTAL ASSETS</b>	<b>13,689,150.05</b>	<b>675,783.43</b>	<b>1,506,852.43</b>	<b>15,871,785.91</b>
<b>LIABILITIES &amp; EQUITY</b>				
Liabilities				
Current Liabilities				
Accounts Payable	297,891.78			297,891.78
Accrued Debt Service			600,215.00	600,215.00
Total Current Liabilities	297,891.78	0.00	600,215.00	898,106.78
Total Liabilities	297,891.78	0.00	600,215.00	898,106.78
Equity				
Unassigned Fund Balance	13,391,258.27			13,391,258.27
Reserved for Capital Projects		675,783.43		675,783.43
Reserved for Debt Service			906,637.43	906,637.43
Total Fund Balance	13,391,258.27	675,783.43	906,637.43	14,973,679.13
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>13,689,150.05</b>	<b>675,783.43</b>	<b>1,506,852.43</b>	<b>15,871,785.91</b>

# East Downtown Redevelopment Authority

## Statement of Revenue and Expenditures - Actual vs. Budget

	May 21	Budget	Jul - May 21	YTD Budget	Annual Budget
<b>Revenue</b>					
Tax Increments	524,882.00	524,881.00	5,773,702.00	5,773,701.00	6,298,582.00
Loan Proceeds	0.00	666,666.00	0.00	7,333,334.00	8,000,000.00
Interest	140.54	5,111.00	8,358.89	56,231.00	61,342.00
<b>Total Revenue</b>	<b>525,022.54</b>	<b>1,196,658.00</b>	<b>5,782,060.89</b>	<b>13,163,266.00</b>	<b>14,359,924.00</b>
<b>Expenditures</b>					
<b>TIRZ Administration</b>					
Accounting	550.00	1,500.00	6,050.00	16,500.00	18,000.00
Administration Consultant	4,787.50	5,000.00	48,112.50	55,000.00	60,000.00
Audit	0.00	1,666.00	20,750.00	18,334.00	20,000.00
Insurance	0.00	166.00	1,002.80	1,834.00	2,000.00
Tax Consultant	412.80	500.00	4,524.00	5,500.00	6,000.00
Office Expense	174.31	1,666.00	1,865.88	18,334.00	20,000.00
<b>Total TIRZ Administration</b>	<b>5,924.61</b>	<b>10,498.00</b>	<b>82,305.18</b>	<b>115,502.00</b>	<b>126,000.00</b>
<b>Program &amp; Project Consultants</b>					
Engineering	2,590.00	4,166.00	50,913.29	45,834.00	50,000.00
Legal	2,200.00	2,084.00	18,629.25	22,916.00	25,000.00
Planning Consultants	0.00	4,166.00	0.00	45,834.00	50,000.00
<b>Total Program &amp; Project Consultants</b>	<b>4,790.00</b>	<b>10,416.00</b>	<b>69,542.54</b>	<b>114,584.00</b>	<b>125,000.00</b>
<b>Capital Outlay</b>					
T-1503 Phs 1-Roadway/Utility Recon	0.00	12,500.00	14,172.58	137,500.00	150,000.00
T-1504 Phs 2-Roadway/Utility Recon	0.00	70,834.00	100,015.10	779,166.00	850,000.00
T-1505 Walker Str Roadway Rehab	225.00	20,834.00	60,275.00	229,166.00	250,000.00
T-1506 Amenity Overlay Phase 1A	0.00	125,000.00	0.00	1,375,000.00	1,500,000.00
T-1509 Bastrop Right of Way Imprvmt	0.00	8,334.00	0.00	91,666.00	100,000.00
T-1511 Bastrop Promenade	75.00	8,334.00	83,235.75	91,666.00	100,000.00
T-1514 Texas Ave Mobility Imprvmnts	0.00	91,666.00	14,698.93	1,008,334.00	1,100,000.00
T-1516 Amenity Overlay Phase 1	0.00	116,666.00	20,199.71	1,283,334.00	1,400,000.00
T-1517 Columbia Tap Improvement	412.50	41,666.00	47,091.25	458,334.00	500,000.00
T-1520 Traffic Notification Imprvmt	0.00	8,334.00	0.00	91,666.00	100,000.00
T-1521 Public Parking Opportunities	0.00	41,666.00	2,508.00	458,334.00	500,000.00
T-1522 Pease Street Improvements	0.00	14,584.00	175,000.00	160,416.00	175,000.00
T-1523 NHHIP Planning/Implement	0.00	10,000.00	0.00	110,000.00	120,000.00
T-1599 Safe Sidewalk Program	0.00	2,084.00	0.00	22,916.00	25,000.00
<b>Total Capital Outlay</b>	<b>712.50</b>	<b>572,502.00</b>	<b>517,196.32</b>	<b>6,297,498.00</b>	<b>6,870,000.00</b>
Bycycle Stations	0.00	0.00	33,892.00	0.00	0.00
East Village	0.00	6,878.00	0.00	75,650.00	82,528.00
Developer Reimbursement	0.00	0.00	56,057.38	0.00	0.00
<b>Debt Service</b>					
Note Principal	0.00	109,166.00	950,000.00	1,200,834.00	1,310,000.00
Interest Expense	0.00	64,180.00	459,457.53	705,988.00	770,168.00
Stadium Land Purchase (County)	54,565.00	54,566.00	600,215.00	600,218.00	654,784.00
<b>Total Debt Service</b>	<b>54,565.00</b>	<b>227,912.00</b>	<b>2,009,672.53</b>	<b>2,507,040.00</b>	<b>2,734,952.00</b>
ISD Educational Facilities	41,487.00	41,486.00	456,357.00	456,355.00	497,841.00
COH Administration Fee	12,557.00	12,556.00	138,127.00	138,123.00	150,679.00
ISD Administration Fee	2,083.00	2,084.00	22,913.00	22,916.00	25,000.00
County Affordable Housing	22,393.00	22,394.00	246,323.00	246,327.00	268,721.00
Municipal Services (to COH)	26,144.00	26,143.00	287,584.00	287,583.00	313,726.00
	<b>104,664.00</b>	<b>104,663.00</b>	<b>1,151,304.00</b>	<b>1,151,304.00</b>	<b>1,255,967.00</b>
<b>Total Expenditures</b>	<b>170,656.11</b>	<b>932,869.00</b>	<b>3,919,969.95</b>	<b>10,261,578.00</b>	<b>11,194,447.00</b>
<b>Net Excess (Deficiency) of Revenue over Expenditures</b>	<b>354,366.43</b>	<b>263,789.00</b>	<b>1,862,090.94</b>	<b>2,901,688.00</b>	<b>3,165,477.00</b>



**East Downtown Redevelopment Authority**  
**Schedule I**  
**CHECK REGISTERS AND DISBURSEMENTS**  
**As of June 21, 2021**

Type	Date	Num	Name	Amount	Balance
<b>Operating Fund:</b>					
<b>Cash - Compass Bank</b>					<b>90,165.55</b>
Deposit	04/01/2020	Dep.	Interest	6.33	90,171.88
Debit	04/15/2020	Debit	Compas Bank	-111.80	90,060.08
Bill Pmt -Check	04/20/2021	1445	Bracewell LLP	-1,400.00	88,660.08
Deposit	05/03/2021	Dep.	Interest	2.79	88,662.87
Bill Pmt -Check	05/17/2021	1446	Bracewell LLP	-1,000.00	87,662.87
Bill Pmt -Check	05/17/2021	1447	Void	0.00	87,662.87
Bill Pmt -Check	05/17/2021	1448	Equi-Tax Inc.	-412.80	87,250.07
Bill Pmt -Check	05/17/2021	1449	Governmental Financial Reporting	-597.93	86,652.14
Bill Pmt -Check	05/17/2021	1450	SMW Principle Solutions, Inc.	-5,530.69	81,121.45
Check	05/17/2021	Debit	Compass Bank	-108.60	81,012.85
Bill Pmt -Check	06/21/2021	1451	Bracewell LLP	-2,200.00	78,812.85
Bill Pmt -Check	06/21/2021	1452	Equi-Tax Inc.	-412.80	78,400.05
Bill Pmt -Check	06/21/2021	1453	Governmental Financial Reporting	-574.11	77,825.94
Bill Pmt -Check	06/21/2021	1454	SMW Principle Solutions, Inc.	-5,517.78	72,308.16
<b>Cash - Compass Bank</b>				<b>-17,857.39</b>	<b>72,308.16</b>
<b>Whitney Bank</b>					<b>1,041.88</b>
Deposit	03/31/2020	Dep.	Interest	0.04	1,041.92
Deposit	04/30/2021	Dep.	Interest	0.03	1,041.95
Deposit	05/31/2021	Dep.	Interest	0.03	1,041.98
Total Whitney Bank				0.10	<b>1,041.98</b>
<b>TexSTAR - Revenue Account</b>					<b>9,297,162.76</b>
Deposit	04/30/2021	Dep.	Interest	86.46	9,297,249.22
Deposit	05/31/2021	Dep.	Interest	79.00	9,297,328.22
Total TexSTAR				165.46	<b>9,297,328.22</b>
<b>Net Operating Fund Available</b>					<b>9,370,678.36</b>
<b>Capital Projects Fund:</b>					
<b>Cash - Compass</b>					<b>827,005.40</b>
Deposit	04/01/2020	Dep.	Interest	38.39	827,043.79
Bill Pmt -Check	04/19/2020	1008	Void	1,400.00	828,443.79
Deposit	05/01/2021	Dep.	Interest	36.37	828,480.16
Bill Pmt -Check	05/17/2021	1011	Edminster Hinshaw Russ & Associat	-25,857.05	802,623.11
Bill Pmt -Check	05/17/2021	1012	Fused Industries, LLC	-126,839.68	675,783.43
Bill Pmt -Check	06/21/2021	1013	Edminster Hinshaw Russ & Associat	-2,590.00	673,193.43
Total Compass Bank				-153,811.97	<b>673,193.43</b>
<b>Total Capital Projects Fund</b>					<b>673,193.43</b>
<b>Debt Service Fund:</b>					
<b>Cash - Compass</b>					<b>906,591.98</b>
Deposit	04/01/2020	Dep.	Interest	23.10	906,615.08
Deposit	05/01/2021			22.35	906,637.43
Check	06/01/2021	Debit	Compass Bank	-362,903.34	543,734.09
Check	06/01/2021	Debit	Compass Bank	-141,793.75	401,940.34
Check	06/01/2021	Debit	Compass Bank	-5,079.17	396,861.17
Check	06/01/2021	Debit	Compass Bank	-215.91	396,645.26
Total Compass Bank				-509,946.72	<b>396,645.26</b>
<b>Total Debt Service Fund</b>					<b>396,645.26</b>

**East Downtown Redevelopment Authority**  
**Schedule I**

**CHECK REGISTERS AND DISBURSEMENTS**

As of June 21, 2021

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
<b>UNPAID BILLS</b>					
<b>Operating - BBVA Compass Bank</b>					
Bill Pmt -Check	05/17/2021	1446	Bracewell LLP	-1,000.00	-1,000.00
Bill Pmt -Check	05/17/2021	1447	Void	0.00	0.00
Bill Pmt -Check	05/17/2021	1448	Equi-Tax Inc.	-412.80	-412.80
Bill Pmt -Check	05/17/2021	1449	Governmental Financial Reporting, LLC	-597.93	-597.93
Bill Pmt -Check	05/17/2021	1450	SMW Principle Solutions, Inc.	-5,530.69	-5,530.69
Bill Pmt -Check	06/21/2021	1451	Bracewell LLP	-2,200.00	-2,200.00
Bill Pmt -Check	06/21/2021	1452	Equi-Tax Inc.	-412.80	-412.80
Bill Pmt -Check	06/21/2021	1453	Governmental Financial Reporting, LLC	-574.11	-574.11
Bill Pmt -Check	06/21/2021	1454	SMW Principle Solutions, Inc.	-5,517.78	-5,517.78
					-16,246.11
<b>Capital Projects - BBVA Compass Bank</b>					
Bill Pmt -Check	05/17/2021	1011	Edminster Hinshaw Russ & Associates Ir	-25,857.05	-25,857.05
Bill Pmt -Check	05/17/2021	1012	Fused Industries, LLC	-126,839.68	-126,839.68
Bill Pmt -Check	06/21/2021	1013	Edminster Hinshaw Russ & Associates Ir	-2,590.00	-2,590.00
					-155,286.73
<b>TOTAL</b>					<b>-171,532.84</b>

# East Downtown Redevelopment Authority

## Capital Outlay

Type	Date	Num	Name	Memo	Amount
<b>Capital Outlay</b>					
<b>T-1503 Phs 1-Rdwy/Utility Recon</b>					
Bill	07/31/2020	1290	SMW Principle Solutions, Inc.	July Consulting	112.50
Bill	08/03/2020	83986 - Aug.	Edminster Hinshaw Russ & Assoc.	Utility & Mobility Master Plan	5,000.00
Bill	10/01/2020	82735 - April	Edminster Hinshaw Russ & Assoc.	Utility & Mobility Master Plan	5,060.00
Bill	11/02/2020	85476 - 11/2	Edminster Hinshaw Russ & Assoc.	Utility & Mobility Master Plan	4,000.00
Total T-1503 Phs 1-Rdwy/Utility Recon					14,172.50
<b>T-1504 Phs 2-Rdwy/Utility Recon</b>					
Bill	08/03/2020	83989 - Aug.	Edminster Hinshaw Russ & Assoc.	Topo & DCR for Phase 2 Recon	7,127.60
Bill	10/05/2020	84936	Edminster Hinshaw Russ & Assoc.	Topo & DCR for Phase 2 Recon	43,000.00
Bill	10/05/2020	84938	Edminster Hinshaw Russ & Assoc.	Polk St to Phase 2 Rdwy/Utility	5,225.00
Bill	11/02/2020	85478 - 11/2	Edminster Hinshaw Russ & Assoc.	Topo & DCR for Phase 2 Recon	11,000.00
Bill	11/02/2020	85482 - 11/2	Edminster Hinshaw Russ & Assoc.	Polk St to Phase 2 Rdwy/Utility	4,625.00
Bill	12/07/2020	85830	Edminster Hinshaw Russ & Assoc.	Topo & DCR for Phase 2 Recon	8,250.00
Bill	12/07/2020	85832	Edminster Hinshaw Russ & Assoc.	Polk St to Phase 2 Rdwy/Utility	4,050.00
Bill	01/04/2021	86129	Edminster Hinshaw Russ & Assoc.	Polk St to Phase 2 Rdwy/Utility	2,700.00
Bill	02/01/2021	86464	Edminster Hinshaw Russ & Assoc.	Topo & DCR for Phase 2 Recon	5,500.00
Bill	02/01/2021	86468	Edminster Hinshaw Russ & Assoc.	Polk St to Phase 2 Rdwy/Utility	1,350.00
Bill	03/01/2021	86979	Edminster Hinshaw Russ & Assoc.	Topo & DCR for Phase 2 Recon	5,500.00
Bill	03/01/2021	86983	Edminster Hinshaw Russ & Assoc.	Polk St to Phase 2 Rdwy/Utility	1,350.00
Bill	03/31/2021	1341	SMW Principle Solutions, Inc.	March Consulting	75.00
Bill	04/30/2021	1345	SMW Principle Solutions, Inc.	March Consulting	262.50
Total T-1504 Phs 2-Rdwy/Utility Recon					100,015.10
<b>T-1505 Walker Str Roadway Rehab</b>					
Bill	08/03/2020	83990 - Aug.	Edminster Hinshaw Russ & Assoc.	Topo & DCR for Walker Rehab	9,500.00
Bill	10/05/2020	85107	Edminster Hinshaw Russ & Assoc.	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 & Assoc.	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 & Assoc.	Topo & DCR for Walker Rehab	2,000.00
Bill	03/01/2021	84630 - Sept.	Edminster Hinshaw Russ & Assoc.	Topo & DCR for Walker Rehab	13,500.00
Bill	03/01/2021	86980	Edminster Hinshaw Russ & Assoc.	Topo & DCR for Walker Rehab	2,000.00
Bill	03/31/2021	1341	SMW Principle Solutions, Inc.	March Consulting	150.00
Bill	05/31/2021	1361	SMW Principle Solutions, Inc.	March Consulting	225.00
Total T-1505 Walker Str Roadway Rehab					60,275.00
<b>T-1511 Bastrop Promenade</b>					
Bill	07/06/2020	83899 - July	Edminster Hinshaw Russ & Assoc.	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 & Assoc.	Bastrop Promenade/Greenspace Design	750.00
Bill	10/05/2020	85109	Edminster Hinshaw Russ & Assoc.	Bastrop Promenade/Greenspace Design	5,796.50
Bill	10/05/2020	85110	Edminster Hinshaw Russ & Assoc.	Bastrop Promenade/Greenspace Design	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 & Assoc.	Bastrop Promenade/Greenspace Design	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 & Assoc.	Bastrop Promenade/Greenspace Design	6,570.25
Bill	12/15/2020	1322	SMW Principle Solutions, Inc.	Dec. Consulting	562.50
Bill	01/04/2021	86128	Edminster Hinshaw Russ & Assoc.	Bastrop Promenade/Greenspace Design	17,597.50
Bill	02/01/2021	86467	Edminster Hinshaw Russ & Assoc.	Bastrop Promenade/Greenspace Design	1,767.50
Bill	03/01/2021	84631 - Sept.	Edminster Hinshaw Russ & Assoc.	Bastrop Promenade/Greenspace Design	6,953.50
Bill	03/01/2021	86892	Edminster Hinshaw Russ & Assoc.	Bastrop Promenade/Greenspace Design	15,908.50
Bill	03/31/2021	1341	SMW Principle Solutions, Inc.	March Consulting	225.00
Bill	04/05/2021	87325	Edminster Hinshaw Russ & Assoc.	Bastrop Promenade/Greenspace Design	17,948.75
Bill	04/30/2021	1345	SMW Principle Solutions, Inc.	March Consulting	150.00
Bill	05/31/2021	1361	SMW Principle Solutions, Inc.	March Consulting	75.00
Total T-1511 Bastrop Promenade					83,235.75

# East Downtown Redevelopment Authority

## Capital Outlay

Type	Date	Num	Name	Memo	Amount
<b>T-1514 Texas Ave Mobility Impr</b>					
Bill	07/06/2020	83897 - July	Edminster Hinshaw Russ & Assoc.	Texas Ave Traffic Imprvmts	5,250.00
Bill	08/03/2020	83985 - Aug.	Edminster Hinshaw Russ & Assoc.	Texas Ave Traffic Imprvmts	3,500.00
Bill	10/01/2020	82734 - April	Edminster Hinshaw Russ & Assoc.	Texas Ave Traffic Imprvmts	4,200.00
Bill	03/01/2021	84628 - Sept.	Edminster Hinshaw Russ & Assoc.	Texas Ave Traffic Imprvmts	1,748.93
Total T-1514 Texas Ave Mobility Impr					14,698.93
<b>T-1516 Amenity Overlay-Phase 1</b>					
Bill	07/31/2020	1290	SMW Principle Solutions, Inc.	July Consulting	112.50
Bill	10/01/2020	82736 - April	Edminster Hinshaw Russ & Assoc.	Phase 1 Amenity Overlay Final Docs	2,700.00
Bill	10/05/2020	85106	Edminster Hinshaw Russ & Assoc.	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 & Assoc.	Phase 1 Amenity Overlay Final Docs	6,000.00
Bill	03/01/2021	86977	Edminster Hinshaw Russ & Assoc.	Phase 1 Amenity Overlay Final Docs	5,988.03
Bill	04/05/2021	87322	Edminster Hinshaw Russ & Assoc.	Phase 1 Amenity Overlay Final Docs	652.80
Bill	04/30/2021	1345	SMW Principle Solutions, Inc.	March Consulting	150.00
Total T-1516 Amenity Overlay-Phase 1					20,199.71
<b>T-1517 Columbia Tap Improvement</b>					
Bill	07/31/2020	1290	SMW Principle Solutions, Inc.	July Consulting	300.00
Bill	08/03/2020	83991 - Aug.	Edminster Hinshaw Russ & Assoc.	Columbia Tap Improvements	9,500.00
Bill	10/05/2020	85108	Edminster Hinshaw Russ & Assoc.	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 & Assoc.	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 & Assoc.	Columbia Tap Improvements	3,553.75
Bill	03/01/2021	86981	Edminster Hinshaw Russ & Assoc.	Columbia Tap Improvements	1,750.00
Bill	03/31/2021	1341	SMW Principle Solutions, Inc.	March Consulting	75.00
Bill	04/30/2021	1345	SMW Principle Solutions, Inc.	March Consulting	562.50
Bill	05/31/2021	1361	SMW Principle Solutions, Inc.	March Consulting	412.50
Total T-1517 Columbia Tap Improvement					47,091.25
<b>T-1521 Public Parking Opp</b>					
Bill	04/05/2021	87323	Edminster Hinshaw Russ & Assoc.	Public Improvements Guidelines	2,508.00
Total T-1521 Public Parking Opp					2,508.00
<b>T-1522 Pease Street Improvement</b>					
Bill	08/24/2020	EDGE Project	Scenic Houston	2 of 3 pymts-East Downtown Gateway	175,000.00
Total T-1522 Pease Street Improvement					175,000.00
Total Capital Outlay					517,196.24
<b>TOTAL</b>					<b>517,196.24</b>

# 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/>			