

EAST DOWNTOWN REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

NOVEMBER 28, 2022

BOARD PACKET

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

EAST DOWNTOWN REDEVELOPMENT AUTHORITY

AND

REINVESTMENT ZONE NUMBER FIFTEEN, CITY OF HOUSTON, TEXAS

(EAST DOWNTOWN TIRZ)

NOTICE OF JOINT MEETING

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

Notice is hereby given that the Board of Directors of the East Downtown Redevelopment Authority (the “Authority”) will hold a joint meeting with the Board of Directors of the Reinvestment Zone Number Fifteen, City of Houston, Texas (the “Zone”) on **Monday, November 28, 2022 at 12:00 P.M.** at the office of Bracewell LLP, 711 Louisiana Street, Suite 2300, Houston TX 77002, and Webex, or dial US Toll free 1.855.282.6330, when prompted enter **Access Code 2596 672 2036#**, or click on the following link <https://bracewell.webex.com/bracewell/j.php?MTID=m0c7d8c951389cd4f6971b1e9e8a48a20> to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the matters listed on the agenda below.

A quorum of the Board of Directors will be physically present at the meeting location. This meeting will be conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location will be open to the public during open portions of the meeting.

The public will be permitted to offer comments as provided on the agenda and as permitted by the presiding officer during the meeting. During a public comment period, any person may address the Board of Directors in person or via Webex, or dial US Toll free 1.855.282.6330, when prompted enter **Access Code 2596 672 2036#**, or click on the following link <https://bracewell.webex.com/bracewell/j.php?MTID=m0c7d8c951389cd4f6971b1e9e8a48a20>. For an electronic copy of agenda documents, please refer to the following link <https://bracewell.sharefile.com/d-sce6101db128643a7a0d7149ccabfa186>

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 Jude@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. Projects and Engineering:

- a. Engineering Consultant Report, including:
 - i. Update, work authorizations and advertisements for bid:
 - (1) T-1503 – Phase 1 Roadway and Utility Re-construction;
 - (2) T-1514 – Texas Avenue Mobility Improvements;
 - (3) T- 1517 – Columbia Tap;
 - (4) T-1504, 1515– Phase 2 – Roadway and Utility Re-construction and Polk Street Reconstruction;

- (5) T- 1505 – Walker – Roadway Rehabilitation;
 - (6) T- 1511 – Bastrop Promenade/Greenspace;
 - (7) T-1516 – Phase 1 Amenity Overlay; and
 - (8) T-1523 – NHHIP Planning and Implementation.
 - b. Existing and Proposed Work Authorizations; and
 - c. Other Matters, if any.
- 4. Administrator's Report
 - a. Other, updates if needed.
- 5. Financial Matters:
 - a. Bookkeeper's Report;
 - b. Authorize Payment of Invoices;
 - c. EDGE Project Update; and
 - d. Other matters, if any.
- 6. Communications and Public Engagement:
 - a. Communications Update
 - b. Mobility Study T-1528 – Optional Services and execute First Amendment;
 - c. Other matters, if any
- 7. Other matters, if any
- 8. Adjourn

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



Clark Stockton Lord
Attorney for the Authority and the Zone

TAB 2.a.

MINUTES OF SEPTEMBER 19, 2022

AUTHORITY

MINUTES OF MEETING
OF
EAST DOWNTOWN REDEVELOPMENT AUTHORITY

September 19, 2022

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 19th day of September, 2022. A quorum of the Board of Directors was physically present at the meeting location. Conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location was open to the public during open portions of the meeting, 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
Bernardo 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 Director Baltagi thus constituting a quorum.

Also present were: Ilia Lachinov, Joseph Panzarella, Melissa Beeler, Wilson Calvert and Ricky Cardenes, members of the public; Brian Tolden of McCall Gibson Swedlund Barfoot, PLLC, the auditor (“Auditor”); Jude Anderson of The Goodman Corporation; Jessica Bacorn, Executive Director of East Downtown Management District; 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”); Jennifer Curley, representative with City of Houston (the “City”).

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

The Board recognized Ms. Beeler who requested the Board clarify the transition of the bicycle lane at Polk, between St. Emmanuel and Emancipation. Director Quan and Mr. Anderson reported that this matter as it will be discussed under the Engineer's report.

The Board then recognized Mr. Panzarella, who stated that he is a resident and is an advocate for protected bikeway at Emancipation and St. Emmanuel. He also requested the Board provide a timeline and projected design plan.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the June 20, 2022. Upon a motion brought by Director Aldape, seconded by Director Hopkins, the Board unanimously voted to approve the minutes for and unanimous vote, the Board approved the minutes of June 20, 2022 meeting.

PROJECTS AND ENGINEERING

Engineer's Report

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

Update, work authorization and advertisements for bid

Mr. Macy reviewed the following projects: (i) T-1514 – Texas Avenue Mobility Improvements; (ii) T- 1517 – Columbia TAP; (iii) T-1504 and 1515– Phase 2 – Roadway and Utility Re-construction; (iv) T- 1505 – Walker – Roadway Rehabilitation; (v) T- 1511 – Bastrop Promenade/Greenspace – Conceptual Plan; (vi) T-1516 – Phase 1 Amenity Overlay; and (viii) T-1523 NHHIP Planning and Implementation. He answered the Board's questions regarding these matters. No action was taken on this matter.

Mr. Macy then stated, in response to the public inquires related to the Polk phase II of the reconstruction project. He noted that there is a story-map link on the TIRZ's website and will also include ongoing projects in the area.

ADMINISTRATOR'S REPORT

Mobility Study

The Board recognized Mr. Anderson who reported that the TEI and contract close out. He noted that the Communications committee will consider the needs of options to have TEI host a public meeting on the final plan. Mr. Anderson stated the additional cost is expected to be \$15,000.

Stakeholder coordination meetings

Mr. Anderson reported the Authority is coordinating with the following stakeholders in the area, including: METRO University Line – series of meetings with TIRZ and management districts, two community-led initiatives: friends of Columbia Tap Trail with a focus on Third Ward, and Goal Park- series of murals and sports-related branding.

FINANCIAL MATTERS

Director Aldape requested Mr. Roland give the Bookkeeper's report.

Bookkeeper Report/ payment of invoices

Mr. Roland presented the Bookkeeper's report for the month, a copy of which is attached hereto as Exhibit "C".

Director Dyess stated that the Project Committee reviewed related invoices and recommended approval for payment, the construction and engineering invoices. Director Aldape added reported that the Finance Committee reviewed the finance invoices and recommended approval. Upon a motion brought by Director Hopkins, seconded Director Hollins, the Board unanimously voted to approve the invoices for payment.

Director Mendoza left the meeting.

EDGE Project Update

Mr. Lord reported that he is still coordinating with the City before moving forward on this matter.

Disclosure Statement of Bookkeeper/Investment Officer

Mr. Lord next explained that, pursuant to the Public Funds Investment Act, the Authority's bookkeeper and investment officer are required to execute and submit an annual disclosure statement to the Texas Ethics Commission disclosing any relationships that they may have with institutions that are offering, have offered, or may offer to engage in an investment transaction with the Authority. A copy of the annual disclosure form is attached hereto as Exhibit "D". Upon a motion Director Aldape moved that the Board accept and authorize the filing of the disclosure statement of the bookkeeper/investment officer. Director Dyess seconded the motion and it carried unanimously.

Approve audit for fiscal year ending June 30, 2022 and authorize filing with the City of Houston

The Board recognized Mr. Tolden who reviewed the Authority's annual audit report, a copy of which is attached hereto as Exhibit "E". After review and consideration, upon a motion brought by Director Dyess, seconded by Director Hopkins, the Board unanimously voted to approve the audit report and filing with the City of Houston.

Director Mendoza returned to the meeting.

Resolution Regarding Annual Review of Investment Policy and List of Brokers/Dealers

Mr. Lord presented the Board with Amended Investment Policy, a copy of which is attached hereto as Exhibit “F”. He stated that the Authority, pursuant to the Public Funds Investment Act, is required to review its investment policy and broker/dealer list annually. Mr. Lord indicated that there were no changes to the policy, but that the broker/dealer list had been updated. After discussion, Director Aldape moved that the Board adopt the Resolution as presented. Director Dyess seconded the motion and it carried unanimously.

COMMUNICATIONS AND PUBLIC ENGAGEMENT

Communications and Public Engagement Committee Update

Mr. Anderson provided a general update on that there is a Parking Day event ribbon cutting that has been rescheduled for next year. He added a new newsletter may be generated in the future for the public.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

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

Secretary, Board of Directors

DRAFT

TAB 2.b.

MINUTES OF SEPTEMBER 19, 2022

ZONE

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

September 19, 2022

The Board of Directors (the “Board”) of Reinvestment Zone Number Fifteen, City of Texas (the “Zone”) convened in regular session, open to the public, via telephonic communication on the 19th day of September, 2022. A quorum of the Board of Directors was physically present at the meeting location. Conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location was open to the public during open portions of the meeting, 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
Bernardo 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 Director Baltagi thus constituting a quorum.

Also present were: Ilia Lachinov, Joseph Panzarella, Melissa Beeler, Wilson Calvert and Ricky Cardenes, members of the public; of McCall Gibson Swedlund Barfoot, PLLC, the auditor (“Auditor”); Jude Anderson of The Goodman Corporation; Jessica Bacorn, Executive Director of East Downtown Management District; 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”); Jennifer Curley, representative with City of Houston (the “City”).

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

The Board recognized Ms. Beeler who requested the Board clarify the transition of the bicycle lane at Polk, between St. Emmanuel and Emancipation. Director Quan and Mr. Anderson reported that this matter as it will be discussed under the Engineer's report.

The Board then recognized Mr. Panzarella, who stated that he is a resident and is an advocate for protected bikeway at Emancipation and St. Emmanuel. He also requested the Board provide a timeline and projected design plan.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the June 20, 2022. Upon a motion brought by Director Aldape, seconded by Director Hopkins, the Board unanimously voted to approve the minutes for and unanimous vote, the Board approved the minutes of June 20, 2022 meeting.

PROJECTS AND ENGINEERING

Engineer's Report

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

Update, work authorization and advertisements for bid

Mr. Macy reviewed the following projects: (i) T-1514 – Texas Avenue Mobility Improvements; (ii) T- 1517 – Columbia TAP; (iii) T-1504 and 1515– Phase 2 – Roadway and Utility Re-construction; (iv) T- 1505 – Walker – Roadway Rehabilitation; (v) T- 1511 – Bastrop Promenade/Greenspace – Conceptual Plan; (vi) T-1516 – Phase 1 Amenity Overlay; and (viii) T-1523 NHHIP Planning and Implementation. He answered the Board's questions regarding these matters. No action was taken on this matter.

Mr. Macy then stated, in response to the public inquires related to the Polk phase II of the reconstruction project. He noted that there is a story-map link on the TIRZ's website and will also include ongoing projects in the area.

ADMINISTRATOR'S REPORT

Mobility Study

The Board recognized Mr. Anderson who reported that the TEI and contract close out. He noted that the Communications committee will consider the needs of options to have TEI host a public meeting on the final plan. Mr. Anderson stated the additional cost is expected to be \$15,000.

Stakeholder coordination meetings

Mr. Anderson reported the Authority is coordinating with the following stakeholders in the area, including: METRO University Line – series of meetings with TIRZ and management districts, two community-led initiatives: friends of Columbia Tap Trail with a focus on Third Ward, and Goal Park- series of murals and sports-related branding.

FINANCIAL MATTERS

Director Aldape requested Mr. Roland give the Bookkeeper's report.

Bookkeeper Report/ payment of invoices

Mr. Roland presented the Bookkeeper's report for the month, a copy of which is attached hereto as Exhibit "C".

Director Dyess stated that the Project Committee reviewed related invoices and recommended approval for payment, the construction and engineering invoices. Director Aldape added reported that the Finance Committee reviewed the finance invoices and recommended approval. Upon a motion brought by Director Hopkins, seconded Director Hollins, the Board unanimously voted to approve the invoices for payment.

Director Mendoza left the meeting.

EDGE Project Update

Mr. Lord reported that he is still coordinating with the City before moving forward on this matter.

Disclosure Statement of Bookkeeper/Investment Officer

Mr. Lord next explained that, pursuant to the Public Funds Investment Act, the Authority's bookkeeper and investment officer are required to execute and submit an annual disclosure statement to the Texas Ethics Commission disclosing any relationships that they may have with institutions that are offering, have offered, or may offer to engage in an investment transaction with the Authority. A copy of the annual disclosure form is attached hereto as Exhibit "D". Upon a motion Director Aldape moved that the Board accept and authorize the filing of the disclosure statement of the bookkeeper/investment officer. Director Dyess seconded the motion and it carried unanimously.

Approve audit for fiscal year ending June 30, 2022 and authorize filing with the City of Houston

The Board recognized Mr. Tolden who reviewed the Authority's annual audit report, a copy of which is attached hereto as Exhibit "E". After review and consideration, upon a motion brought by Director Dyess, seconded by Director Hopkins, the Board unanimously voted to approve the audit report and filing with the City of Houston.

Director Mendoza returned to the meeting.

Resolution Regarding Annual Review of Investment Policy and List of Brokers/Dealers

Mr. Lord presented the Board with Amended Investment Policy, a copy of which is attached hereto as Exhibit “F”. He stated that the Authority, pursuant to the Public Funds Investment Act, is required to review its investment policy and broker/dealer list annually. Mr. Lord indicated that there were no changes to the policy, but that the broker/dealer list had been updated. After discussion, Director Aldape moved that the Board adopt the Resolution as presented. Director Dyess seconded the motion and it carried unanimously.

COMMUNICATIONS AND PUBLIC ENGAGEMENT

Communications and Public Engagement Committee Update

Mr. Anderson provided a general update on that there is a Parking Day event ribbon cutting that has been rescheduled for next year. He added a new newsletter may be generated in the future for the public.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

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

Secretary, Board of Directors

DRAFT

TAB 3.A.

ENGINEER'S REPORT



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

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

Date: Through November 17, 2022

Date of Board Meeting: November 28, 2022

Engineer: K. Macy, P.E.

Signature

Agenda Item 3.a-c:

a. Engineering Consultant Report

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

Update: EHRA has been coordinating with METRO. METRO requested a revised concept of operations and updated schematic drawings. This was provided and METRO is reviewing. EHRA, inclusive of TEI has prepared a Work Authorization to be presented at the next Projects Committee meeting, pending final thoughts from METRO.

ACTION ITEM: None at this time

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

Update: The Columbia Tap Trail design plans were signed by AT&T and CPE on August 31 and submitted to OCE for signatures on September 1. EHRA received signatures from OCE on October 25, the final cost estimate, project manual, and specifications are being prepared for bid. Columbia Tap Trail will be advertised in the HBJ November 18 and 25, a pre-bid meeting is scheduled for December 7, and the bid open will be held December 17. EHRA is preparing a construction phase services work authorization to be presented at the next projects committee meeting.

ACTION ITEM: None at this time

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

Update: EHRA received the revised Bastrop Street and Bell Street plan set on September 9. At EHRA's request, a follow up meeting was held September 21 to provide and discuss comments on their 90% plans. Those comments were addressed and are now at the City for review. EHRA has executed contracts with all sub consultants for the Phase II Reconstruction project. The Geotechnical and Environmental study consultants have begun work, and the survey from KUO is being revised based on EHRA's review of the topography. The revised survey is expected in the coming days.

ACTION ITEM: None at this time

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

Update: Contracts with the contractor have been received and sent to the TIRZ 15 attorney for review. Pending approval, a pre-construction meeting will be scheduled in the coming weeks.

ACTION ITEM: None at this time

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

Update: The Bastrop Promenade design plans were signed by CPE on September 6, by AT&T on September 14, and were submitted to OCE for signature on September 14.

ACTION ITEM: None at this time

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

Update: The consultant site walk with Amenity Overlay contractors was held on October 5. Jerdon is working to complete punch list items from the walk, and EHRA has been conducting ongoing coordination with COH groups to have the water leak at Dallas and Hutchins repaired and set final walk through. Attached are recent photos of project completion for reference.

ACTION ITEM: None at this time

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

Update: None at this time

b. Existing and Proposed Work Authorizations (WA)

1. Existing WAs –(action required – see number)

1. (WA 20-03) Phase 1 Amenity Overlay - (Update in a.6)
2. (WA 20-04) Preliminary Engineering for Texas Ave Traffic Improvements – (Update in a.1)
3. (WA No. 21-02) Phase 2 – Roadway and utility Reconstruction (DCR) – (Update in a.3)
4. (WA No. 21-12) Walker Street Roadway Rehabilitation – (Update in a.4)
5. (WA 21-06) Bastrop/Promenade Greenspace Design – (Update in a.5)
6. (WA 21-07) Polk Street Addition to Phase 2 Roadway Utilities Reconstruction Topography and Design Concept Report (DCR) – (Update in a.3)
7. (WA 21-08) NHHIP Planning Implementation – (Updated in a.7)

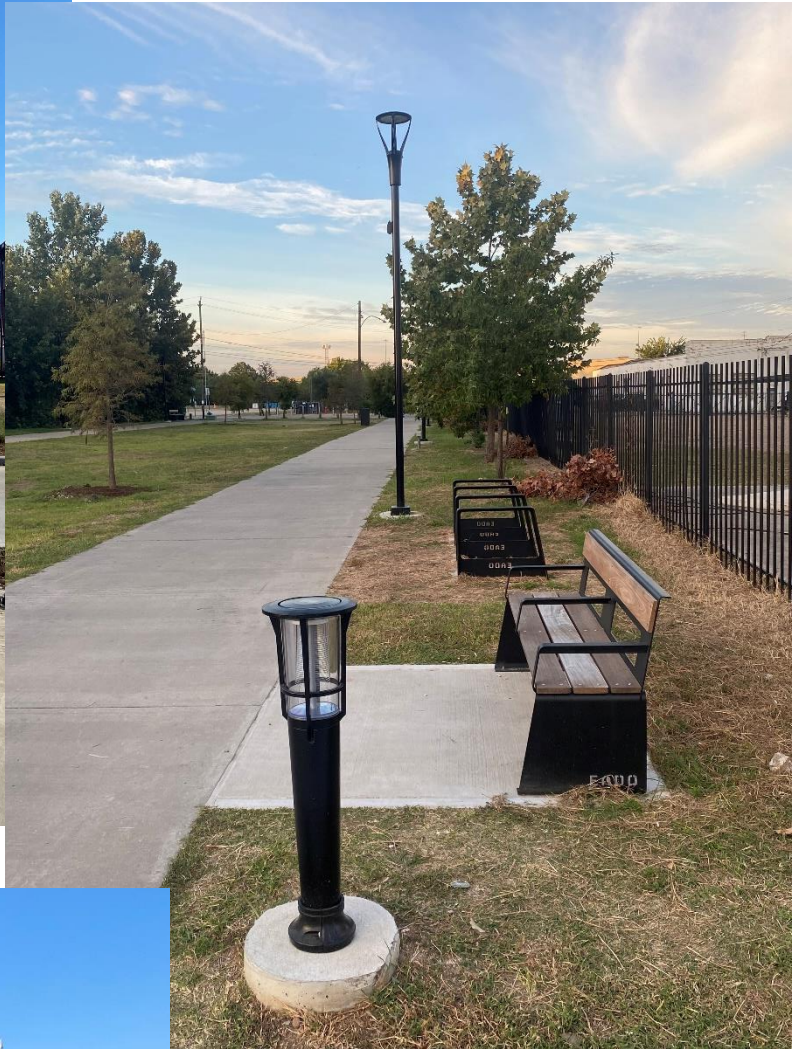
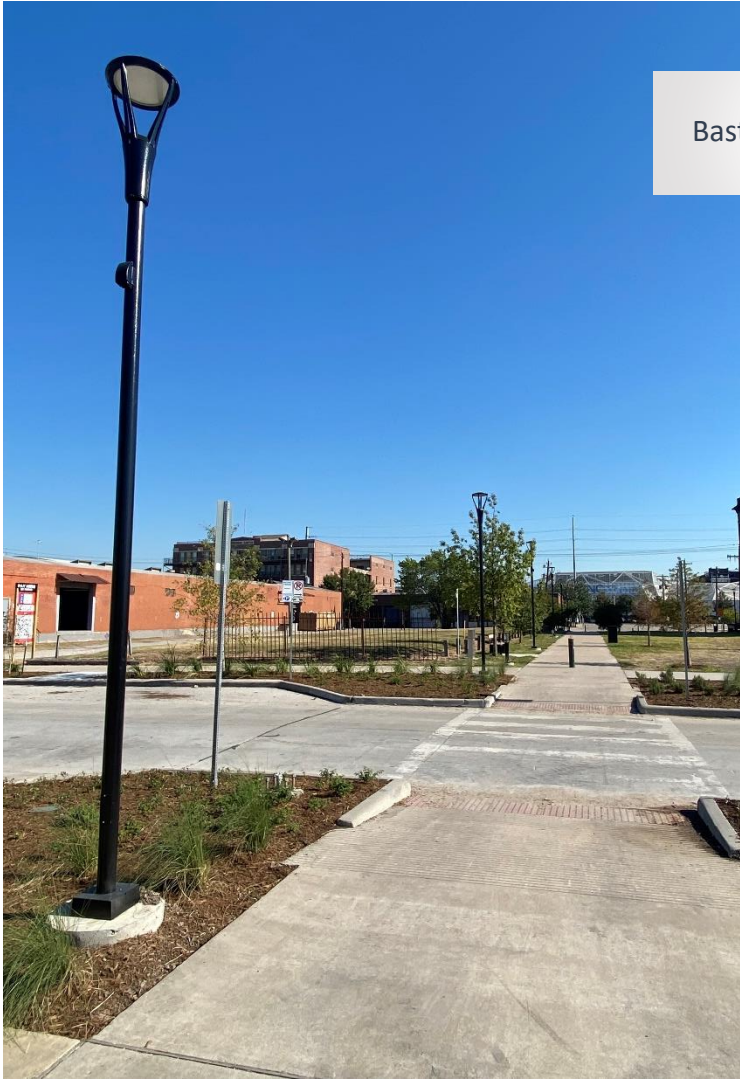
2. Proposed WAs – (Action Required)

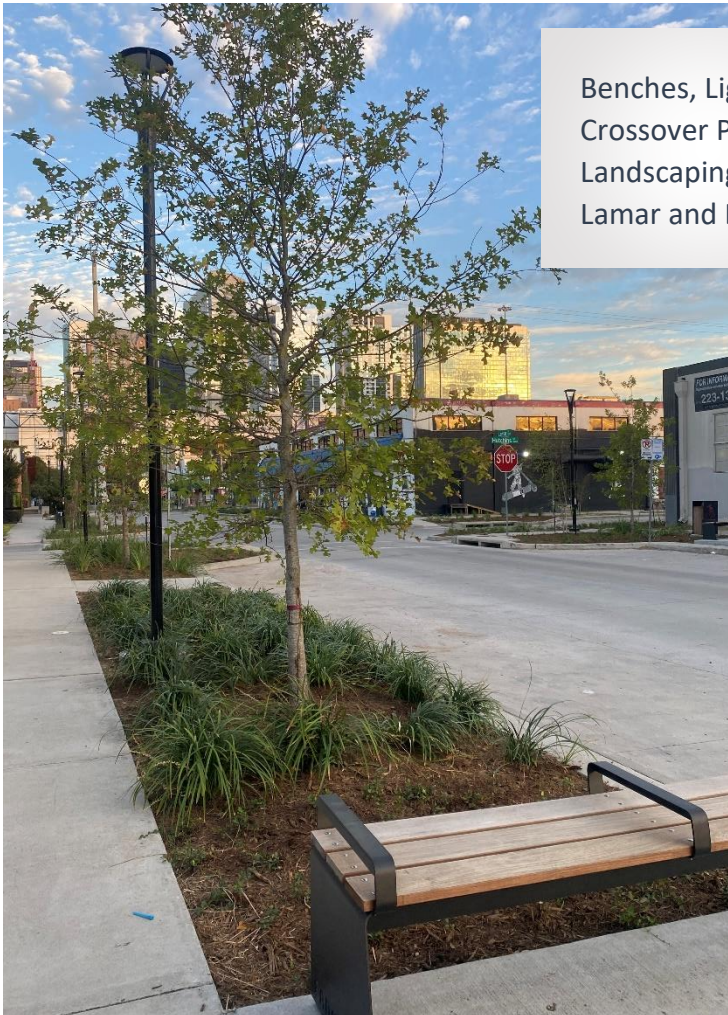
1. None at this time

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

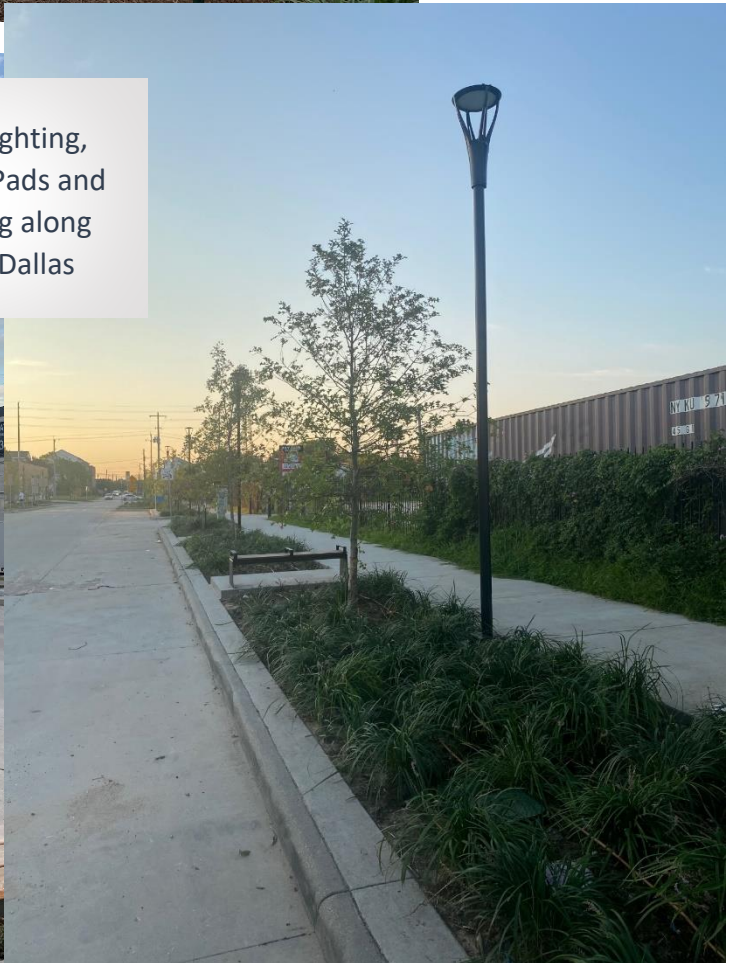
c. Other matters, if any – None at this time.

Bastrop Promenade





Benches, Lighting,
Crossover Pads and
Landscaping along
Lamar and Dallas





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

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

WORK AUTHORIZATION SUMMARY

Date: Through November 17, 2022

EXHIBIT	
1:	Active Work Authorization SUMMARY

CIP # & WA #	Current Phase	Description	Total Value	Spent	Percent Complete	Expected Bid Phase	Expected Completion
1504 / 21-32	Design	Phase 2 – Roadway and Utility Re-Construction	\$654,940.00	\$32,700.00	5%	Q2 2023	Q2 2024
1505 / 21-12	Design & Bid	Walker - Roadway Rehabilitation	\$187,250.00	\$177,900.00	95%	Q3 2022	Q3 2022
1505/ 21-12	Construction	Walker – Roadway Rehabilitation	\$93,000.00	-	-	-	Q1 2023
1511 / 21-06	Design	Bastrop Promenade / Greenspace (Design)	\$99,750.00	\$89,775.00	90%	Q3 2022	Q1 2023
1516 / 20-03	Construction	Phase 1 Amenity Overlay	\$130,000.00	\$123,500.00	95% Construction 95% WA	Q3 2021	Q3 2022
1517 / 21-04	Design	Columbia Tap Trail	\$57,500.00	\$55,000.00	95%	Q3 2022	Q1 2023



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

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

WORK AUTHORIZATION SUMMARY

Date: Through November 17, 2022

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

CIP 1504 - Phase 2 - Roadway and Utility Re-Construction (With Polk scope)		
Item	Date / Window	Description
1	Q4 2022	Geotechnical and Environmental Investigation underway. Topographic Survey & Design Coordination w/ COH ongoing.

CIP 1505 - Walker - Roadway Rehabilitation		
Item	Date / Window	Description
1	Q4 2022	Execute contracts and kick-off construction.

CIP 1511 - Bastrop Promenade / Greenspace (Design)		
Item	Date / Window	Description
1	Q4 2022	Receive signatures and move to bid and construction.

CIP 1514 - Texas Avenue Mobility Improvements		
Item	Date / Window	Description
1	Q4 2022	METRO coordination ongoing. Prepare design work authorization.

CIP 1516 - Phase 1 Amenity Overlay		
Item	Date / Window	Description
1	Q4 2022	Construction near complete. Schedule COH Walk Through.

CIP 1517 - Columbia Tap Trail		
Item	Date / Window	Description
1	Q4 2022	Bid Phase Services

TAB 5.A.

BOOKKEEPER'S REPORT

EAST DOWNTOWN REDEVELOPMENT AUTHORITY

MONTHLY FINANCIAL REPORT

OCTOBER 31, 2022

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

East Downtown Redevelopment Auth. - GENERAL FUND
Statement of Revenue and Expenditures - Actual vs. Budget

	Oct 22	Budget	Jul - Oct 22	YTD Budget	Annual Budget
Revenue					
Tax Increments	501,776.00	501,776.00	2,007,104.00	2,007,104.00	6,021,317.00
Interest	32,228.82	945.00	93,686.60	3,780.00	11,342.00
Total Revenue	<u>534,004.82</u>	<u>502,721.00</u>	<u>2,100,790.60</u>	<u>2,010,884.00</u>	<u>6,032,659.00</u>
Expenditures					
TIRZ Administration					
Accounting	750.00	1,667.00	3,000.00	6,668.00	20,000.00
Administration Consultant	3,598.31	6,500.00	16,703.13	26,000.00	78,000.00
Audit	3,000.00	2,083.00	17,500.00	8,332.00	25,000.00
Insurance	1,465.10	167.00	1,465.10	668.00	2,000.00
Tax Consultant	412.50	500.00	1,650.00	2,000.00	6,000.00
Office Expense	463.49	417.00	1,733.76	1,668.00	5,000.00
Total TIRZ Administration	<u>9,689.40</u>	<u>11,334.00</u>	<u>42,051.99</u>	<u>45,336.00</u>	<u>136,000.00</u>
Program & Project Consultants					
Engineering	0.00	2,500.00	0.00	10,000.00	30,000.00
Legal	4,600.00	2,083.00	7,068.75	8,332.00	25,000.00
Planning Consultants	0.00	4,167.00	0.00	16,668.00	50,000.00
Total Program & Project Consultants	<u>4,600.00</u>	<u>8,750.00</u>	<u>7,068.75</u>	<u>35,000.00</u>	<u>105,000.00</u>
Commerce and Canal	0.00	4,167.00	0.00	16,668.00	50,000.00
East Village	0.00	6,877.00	0.00	27,508.00	82,528.00
Debt Service					
Note Principal	0.00	27,083.00	80,000.00	108,332.00	325,000.00
Interest Expense	0.00	14,000.00	43,786.63	56,000.00	168,003.00
Stadium Land Purchase (County)	51,036.00	51,036.00	204,144.00	204,144.00	612,430.00
Total Debt Service	<u>51,036.00</u>	<u>92,119.00</u>	<u>327,930.63</u>	<u>368,476.00</u>	<u>1,105,433.00</u>
ISD Educational Facilities	41,663.00	41,663.00	166,652.00	166,652.00	499,950.00
COH Administration Fee	11,882.00	11,882.00	47,528.00	47,528.00	142,584.00
ISD Administration Fee	2,083.00	2,083.00	8,332.00	8,332.00	25,000.00
County Affordable Housing	20,945.00	20,945.00	83,780.00	83,780.00	251,339.00
Municipal Services (to COH)	26,144.00	26,144.00	104,576.00	104,576.00	313,726.00
	<u>102,717.00</u>	<u>102,717.00</u>	<u>410,868.00</u>	<u>410,868.00</u>	<u>1,232,599.00</u>
Total Expenditures	<u>168,042.40</u>	<u>225,964.00</u>	<u>787,919.37</u>	<u>903,856.00</u>	<u>2,711,560.00</u>
 Net Excess (Deficiency) of Revenue over Expenditures Before Transfers	<u>365,962.42</u>	<u>276,757.00</u>	<u>1,312,871.23</u>	<u>1,107,028.00</u>	<u>3,321,099.00</u>
 Transfers					
Transfer to Debt Service Fund	135,337.50	135,337.50	531,350.00	531,350.00	1,624,050.00
Total Transfers	<u>135,337.50</u>	<u>135,337.50</u>	<u>531,350.00</u>	<u>531,350.00</u>	<u>1,624,050.00</u>
 Net Excess (Deficiency) of Revenue over Expenditures and Transfers	<u>230,624.92</u>	<u>141,419.50</u>	<u>781,521.23</u>	<u>575,678.00</u>	<u>1,697,049.00</u>

East Downtown Redevelopment Auth. - CAPITAL PROJECTS FUND
Statement of Revenue and Expenditures - Actual vs. Budget

	Oct 22	Budget	Jul - Oct 22	YTD Budget	Annual Budget
Revenue					
Bond Proceeds	66,365.24	489,167.00	359,597.96	1,956,668.00	5,870,000.00
Interest Revenue	76.97	0.00	44,160.73	0.00	0.00
Total Revenue	66,442.21	489,167.00	403,758.69	1,956,668.00	5,870,000.00
Expenditures					
Capital Outlay					
T-1504 Phs 2-Roadway/Utility Recon	42,399.56	76,667.00	52,399.56	306,668.00	920,000.00
T-1505 Walker Str Roadway Rehab	412.50	137,500.00	5,285.66	550,000.00	1,650,000.00
T-1511 Bastrop Promenade	0.00	62,500.00	0.00	250,000.00	750,000.00
T-1514 Texas Ave Mobility Imprvmnts	0.00	73,333.00	0.00	293,332.00	880,000.00
T-1516 Amenity Overlay Phase 1	15,562.50	0.00	284,168.76	0.00	0.00
T-1517 Columbia Tap Improvement	100.68	54,167.00	100.68	216,668.00	650,000.00
T-1520 Traffic Notification Imprvmnts	0.00	8,333.00	0.00	33,332.00	100,000.00
T-1521 Public Parking Opportunities	0.00	41,667.00	0.00	166,668.00	500,000.00
T-1523 NHHIP Planning/Implement	0.00	10,000.00	0.00	40,000.00	120,000.00
T-1524 McKinney St Rehabilitation	0.00	20,833.00	0.00	83,332.00	250,000.00
T-1599 Safe Sidewalk Program	0.00	4,167.00	0.00	16,668.00	50,000.00
Total Capital Outlay	58,475.24	489,167.00	341,954.66	1,956,668.00	5,870,000.00
Bank Charges and Office Expense	0.00	0.00	0.00	0.00	0.00
Legal Expense	0.00	0.00	4,748.30	0.00	0.00
General Engineereing	7,890.00	0.00	12,895.00	0.00	0.00
Total Expenditures	66,365.24	489,167.00	359,597.96	1,956,668.00	5,870,000.00
Net Excess (Deficiency) of Revenue over Expenditures Before Transfers	76.97	0.00	44,160.73	0.00	0.00

East Downtown Redevelopment Authority

Schedule I

CHECK REGISTERS

As of November 28, 2022

Type	Date	Num	Name	Amount	Balance
Operating Fund:					
Cash - PNC Bank					62,328.45
Deposit	10/31/2022	Dep.	PNC Interest	1,283.96	63,612.41
Check	10/31/2022	Debit	Bank Service Charge	-376.63	63,235.78
Transfer	11/27/2022	Trf.	TexSTAR	625,000.00	688,235.78
Bill Pmt -Check	11/28/2022	1539	Bracewell LLP	-4,600.00	683,635.78
Bill Pmt -Check	11/28/2022	1540	City of Houston - Debt Service	-665,746.92	17,888.86
Bill Pmt -Check	11/28/2022	1541	Equi-Tax Inc.	-412.50	17,476.36
Bill Pmt -Check	11/28/2022	1542	Governmental Financial Reporting	-772.65	16,703.71
Bill Pmt -Check	11/28/2022	1543	The Goodman Corporation	-3,598.31	13,105.40
Cash - PNC Bank				-49,223.05	13,105.40
Whitney Bank					1,042.63
Deposit	10/31/2022	Dep.	October Interest	0.18	1,042.81
Total Whitney Bank				0.18	1,042.81
TexSTAR - Revenue Account					13,804,898.95
Deposit	10/31/2022	Dep.	October Interest	30,944.68	13,835,843.63
Transfer	11/27/2022	Trf.	PNC Operating Account	-625,000.00	13,210,843.63
Total TexSTAR				-594,055.32	13,210,843.63
Net Operating Fund Available					13,224,991.84
Capital Projects Fund:					
Cash - PNC Bank					916.65
Bill Pmt -Check	10/18/2022	1051	EHRA Engineering	-12,405.68	-11,489.03
Transfer	10/18/2022	Trf.	Regions Bond Funds	12,405.68	916.65
Deposit	10/31/2022	Dep.	October Interest	76.97	993.62
Transfer	11/25/2022	Trf.	Regions Bond Funds	53,304.56	54,298.18
Bill Pmt -Check	11/28/2022	1052	EHRA Engineering	-47,409.56	6,888.62
Bill Pmt -Check	11/28/2022	1053	Jerdon Enterprise, L.P.	-5,895.00	993.62
Total Compass Bank				76.97	993.62
Regions Bank - Bond Funds					10,870,790.36
Transfer	10/18/2022	Trf.	PNC Capital Projects Fund	-12,405.68	10,858,384.68
Transfer	11/25/2022	Trf.	PNC Capital Projects Fund	-53,303.56	10,805,081.12
Total Regions Bank - Bond Funds				-12,405.68	10,805,081.12
Total Capital Projects Fund					10,806,074.74
Debt Service Fund:					
Cash - PNC Bank					971,535.90
Deposit	10/31/2022	Dep.	October Interest	1,180.49	972,716.39
Total Compass Bank				1,180.49	972,716.39
Regions Bank - Pledged Reserve Fund					4,258.91
				0.00	4,258.91
Regions Bank - Debt Reserve Funds					1,576,511.05
Total Regions Bank-Debt Service Funds				0.00	1,576,511.05
Regions Bank - Debt Service Funds					442,244.04
				0.00	442,244.04
Total Debt Service Fund					2,549,227.44

East Downtown Redevelopment Authority

Debt Service Requirements

		Mar. 1, 2022	June 1, 2022	Sept. 1, 2022	Dec. 1, 2022
Loan Agreement Serial Bonds 6/23/16:					
	Principal	\$ 70,000.00	\$ 100,000.00	\$ 80,000.00	
	Interest	44,054.50	43,551.00	43,786.23	
Total		<u>\$ 114,054.50</u>	<u>\$ 143,551.00</u>	<u>\$ 123,786.23</u>	<u>\$ -</u>
Series 2021 Bonds					
	Principal	\$ -	\$ -	\$ 725,000.00	\$ -
	Interest	<u>\$ 190,406.24</u>	<u>\$ -</u>	<u>\$ 895,825.00</u>	<u>\$ -</u>
Total		<u>\$ 190,406.24</u>	<u>\$ -</u>	<u>\$ 1,620,825.00</u>	<u>\$ -</u>

TAB 6.a.

MOBILITY STUDY AMENDMENT

FIRST AMENDMENT TO CONSULTANT AGREEMENT

THIS FIRST AMENDMENT TO CONSULTANT AGREEMENT (“First Amendment”) is made and entered into on November [___], 2022, by and between Reinvestment Zone Number Fifteen, City of Houston, Texas (the “Zone”), a reinvestment zone created by the City of Houston, Texas (the “City”), pursuant to Chapter 311, Texas Tax Code, the East Downtown Redevelopment Authority, a Texas local government corporation created and organized under the provisions of Chapter 431, Texas Transportation Code (together with the Zone, the “Authority”), and Traffic Engineers, Inc., a Texas Corporation (the “Consultant”), collectively the “Parties” and individually, each a “Party”.

RECITALS:

A. The Authority and the Consultant have heretofore entered into that certain Consultant Agreement, made effective June 21, 2021 (the “Effective Date”), relating to the Consultant’s provision of certain Services in connection with the TIRZ 15 Mobility Plan.

B. The description of the services to be performed by the Consultant contained in the Scope of Services of the Consultant Agreement contemplates the addition to the Scope of Services of certain public engagement services identified as Option A therein (the “Public Engagement Services”).

C. The Authority and the Consultant now wish to enter into this First Amendment for the purpose of adding the Public Engagement Services to the Consultant’s Scope of Services under the Consultant Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

AMENDMENT:

1. Section 1.1 Services. Section 1.1 of the Consultant Agreement is hereby amended and restated to read as follows:

The Consultant agrees to provide the mobility plan services described in the attached **Exhibit A** (“Original Scope of Services”) and the public engagement scope of services generally identified as “Option A” in Exhibit A and more specifically described in the attached **Exhibit A-1** (the “Additional Scope of Services,” and together, with the Original Scope of Services, the “Scope of Services”), as same may be amended by the parties from time to time (the “Services”). The Services may include collaborating with,

or assisting, the Authority and its consultants, or others retained by the Authority in the provision of the Services when requested by the Authority as well as delivering completed products to the Authority (as further defined in Section 5 hereof, the “Deliverables”). This Agreement is nonexclusive in nature and is not to be construed as establishing an exclusive arrangement between the parties.

2. Exhibit A-1 Additional Services. The exhibit attached to this First Amendment is hereby incorporated into the Consultant Agreement as **Exhibit A-1**.

3. Ratification and Reaffirmation of Consultant Agreement. Except as modified by this First Amendment, the terms, conditions and covenants of the Consultant Contract shall remain unchanged and otherwise in full force and effect and are hereby ratified and reaffirmed.

4. Miscellaneous.

(a) *Whole Agreement.* This First Amendment sets forth the entire agreement between the Parties with respect to the matters set forth herein. There have been no additional oral or written representations or agreements.

(b) *Defined Terms.* Defined terms used herein and not otherwise defined shall have the definitions ascribed to such terms in the Consultant Agreement.

(c) *Successors and Assigns.* This First Amendment shall be binding upon and shall inure to the benefit of the Parties hereto and their respective successors and assigns, except as provided for herein.

(d) *Counterpart; Facsimile, Electronic or Photocopied Signatures.* This First Amendment may be executed in any number of counterparts, any one of which shall be an original, but all of which together shall be one and the same instrument. The Parties hereto agree that the use of facsimile, electronic or photocopied signatures for the negotiation and execution of this First Amendment shall be legal and binding and shall have the same full force and effect as if originally signed.

IN WITNESS WHEREOF, the Parties have executed this First Amendment on the day and year first above written.

[Execution Page Follows]

AUTHORITY: **Reinvestment Zone Number Fifteen, City of
Houston, Texas**

By: _____

Name: _____

Title: _____

**East Downtown Redevelopment Authority,
a Texas local government corporation**

By: _____

Name: _____

Title: _____

CONSULTANT: **Traffic Engineers, Inc.,
a Texas corporation**

By: _____

Name: _____

Title: _____

EXHIBIT A-1 ADDITIONAL SCOPE OF SERVICES

Public Engagement Scope of Services

The purpose of this task is to announce the formal rollout of the TIRZ 15 Mobility Plan and solicit community input to help prioritize recommendations for implementation. The input will be gathered at two meetings on the same day – one targeted toward businesses in the Zone and another for community members.

Consultant will provide the following services (the “Public Engagement Services”) for one open house-style public meeting:

- Create any necessary graphics and language to support the development of outreach materials to promote the meetings in both electronic and print formats.
- Design, print, and mail postcards for all residents and businesses in the Zone with meeting information.
- Design, print, place, and remove up to fifteen yard signs to advertise the meeting at strategic locations (in public rights-of-way) throughout the Zone.
- Design and print up to 10 large-format information boards to communicate key project information and allow participants to indicate project preferences and other input.
- Develop talking points for Consultant’s staff, the Authority Administrator, and the Authority Board Members to use during both meetings.
- Provide necessary staffing at both meetings.
- Provide a summary of feedback received and recommendations for the Authority’s next steps.

The Authority will be responsible for:

- Scheduling the meeting
- Reserving the meeting space
- Identifying key groups and stakeholders who should receive meeting information
- Disseminating meeting information beyond the methods described above
- Providing any refreshments for the meeting.

All materials made in connection with the Public Engagement Services will be provided in draft form to the Authority for review.

Compensation

Compensation for the Public Engagement Services is included in the “Option A: Public Engagement Workshops” task from the original Scope of Services signed on August 4, 2021. Based on the Consultant’s estimate of hours and materials required to complete the aforementioned services for this task, the Consultant anticipates using \$15,000 for labor and meeting materials (postcards, yard signs, and printing), to be invoiced to the Authority.

Schedule

The schedule will be based upon the determination of a mutually agreeable meeting date for the public meeting. Draft materials will be provided to the Authority at least two weeks in advance of the meeting.

Additional Services

Additional tasks requested but not specifically included in the original Scope of Services or this Additional Scope of Services may be accommodated in a supplemental proposal for additional services including an additional scope and fee.

APPENDIX A

INVOICES

BRACEWELL

East Downtown Redevelopment Authority
5177 Richmond Avenue, Suite 800
Houston, TX 77056

November 08, 2022
Invoice: 21945539
BA: 04674 Clark Stockton Lord

Our Matter: 0025547.000003 Meeting Services
For Services Through October 31, 2022

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
10/05/22	Review and organize requested items from auditor and transmit (x2); confirm no outstanding items from the City of Houston; coordinate with administrator regarding upcoming meeting matters; review and update district calendar.	Tiffany M. Ehmke	1.25	375.00	468.75
10/10/22	Review meeting notes (x2), annual events and prepare draft agenda; transmit draft agenda to administrator.	Tiffany M. Ehmke	0.75	375.00	281.25
10/12/22	Follow up with administrator regarding agenda; coordinate with working group regarding quorum matters, board materials and agenda; transmit agenda to attorney for review and approval.	Tiffany M. Ehmke	1.00	375.00	375.00
10/13/22	Review meeting notes, administrator notes and digital notes and prepare draft minutes; transmit draft minutes to administrator for comment.	Tiffany M. Ehmke	4.00	375.00	1,500.00
10/14/22	Attention to consultant inquiries; coordinate with working group regarding minutes; finalize authority and zone minutes; conference call with administrator regarding meeting materials and invoices; revise meeting minutes and coordinate with working group regarding board packet; review meeting materials (x2); coordinate with working group regarding quorum matters and confirm meeting cancellation.	Tiffany M. Ehmke	2.25	375.00	843.75
10/21/22	Conference call with attorney regarding scheduling date options and coordinate with administrator regarding the same.	Tiffany M. Ehmke	0.25	375.00	93.75

BRACEWELL

Page 2

Client: East Downtown Redevelopment Authority

Invoice: 21945539

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
10/28/22	Attention to walker rehab construction contract and review general terms and conditions for compliance; attention to surety confirmation of company and agent licensing in texas; review surety rating; review all carriers and confirm rating and licensing in texas; contact engineer regarding additional data;	Tiffany M. Ehmke	4.50	375.00	1,687.50
10/31/22	Follow up with administrator regarding alternate meeting dates; coordinate with working group regarding follow up matters; attention to engineering data requested; prepare and provide deficiency list related to walker rehab project.	Tiffany M. Ehmke	1.50	375.00	562.50

Total Fees	\$ 5,812.50
Less Agreed Discount	\$ (4,812.50)
Total Adjusted Fees on This Invoice	\$ 1,000.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Tiffany M. Ehmke	Paralegal	15.50	375.00	5,812.50
Total Summary of Fees		15.50		\$ 5,812.50
				(4,812.50)
				\$ 1,000.00

Total Fees, Expenses and Charges on This Invoice **\$ 1,000.00**

Bracewell LLP 711 Louisiana Street, Suite 2300 Houston, Texas 77002 bracewell.com

AUSTIN CONNECTICUT DALLAS DUBAI HOUSTON LONDON NEW YORK SAN ANTONIO SEATTLE WASHINGTON, DC

BRACEWELL

East Downtown Redevelopment Authority
5177 Richmond Avenue, Suite 800
Houston, TX 77056

November 07, 2022
Invoice: 21945354
BA: 04674 Clark Stockton Lord

Our Matter: 0025547.000001 General Counsel Representation
For Services Through October 31, 2022

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
10/03/22	Prepare for and attend meeting with A Icken, J Day, D Mitchell regarding Scenic Houston issues	Clark Stockton Lord	2.50	400.00	1,000.00
10/07/22	Discussion with C Lord re: status of Scenic Houston development agreement	Mary Buzak	0.25	400.00	100.00
10/10/22	Handle agenda and financing Scenic Houston issues; Teleconference with G Quan	Clark Stockton Lord	1.00	400.00	400.00
10/17/22	Prepare for and attend finance committee meeting; discussion with C Lord re: amendment to Scenic Houston agreement	Mary Buzak	0.75	400.00	300.00
10/19/22	Prepare supplement to Scenic Houston agreement	Mary Buzak	0.50	400.00	200.00
10/21/22	Meeting with J Anderson re: TIRZ and economic development incentives	Mary Buzak	0.75	400.00	300.00
10/24/22	Prepare supplement to Scenic Houston agreement	Mary Buzak	2.00	400.00	800.00
10/31/22	Prepare supplemental agreement to Scenic Houston development agreement; discussion with C Lord re: same	Mary Buzak	1.25	400.00	500.00
Total:					3,600.00

BRACEWELL

Page 2

Client: East Downtown Redevelopment Authority

Invoice: 21945354

Total Fees

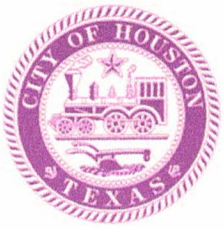
\$ 3,600.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Mary Buzak	Counsel	5.50	400.00	2,200.00
Clark Stockton Lord	Partner	3.50	400.00	1,400.00
Total Summary of Fees		9.00		\$ 3,600.00

Total Fees, Expenses and Charges on This Invoice

\$ 3,600.00



CITY OF HOUSTON

Mayor's Office of Economic Development

Sylvester Turner

Mayor

Gwendolyn Tillotson
Deputy Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832-393-0937
F. 832-393-0862
www.houstontx.gov

To: Tax Increment Reinvestment Zone Number 15
East Downtown Redevelopment Authority

From: City of Houston
Economic Development
TIRZ Program

Date: September 15, 2022

Subject: FY2022 Harris County Dynamo Stadium
Project payment

INVOICE

Per the First Amended Interlocal Agreement between the City, Harris County, East Downtown Redevelopment Authority, and Reinvestment Zone Number Fifteen, effective May 3, 2011, please remit **\$665,746.92** to the City of Houston for Harris County's share of the price of the land in the project site acquired for the Dynamo Stadium Project. The amount of the payment represents 43% of the Tax Increment Harris County remitted to the Redevelopment Authority for the tax year 2021, the fiscal year 2022.

Calculation:

Tax Year 2021 Harris County Increment	1,821,469.00
Harris County Transfer to Homeless Housing Program (15%)	<u>273,220.35</u>
Available Increment	1,548,248.65
Land Purchase Debt Service (43%)	<u>665,746.92</u>

Please mail a copy of this invoice along with your payment to the address below:

City of Houston

Attn: Jennifer D. Curley

Executive Staff Analyst, Mayor's Office of Economic Development
P.O. Box 200734
Houston, Texas 77216-0734

Should you have any questions please feel free to contact me at (832) 393-0862.

Equi-Tax Inc.

Suite 200
17111 Rolling Creek Drive
Houston Texas 77090
281-444-4866

Invoice

DATE	INVOICE #
11/1/2022	59283

BILL TO
TIRZ No. 15 - East Downtown RDA c/o Bracewell LLP Attn: Renee Weist Suite 711 Louisiana, Ste 2300 Houston TX 77002

DESCRIPTION	AMOUNT
Monthly Consultant Services fee per Contract Based on 1,375 items on the tax roll as of January 2021, at \$0.30 per item	412.50
Invoice emailed to: Cindy Craig at ccraig@houston-cpas.com cc: Jude Anderson at Jude@edratirz15.org	

Total	\$412.50
--------------	-----------------

Governmental Financial Reporting, LLC

1525 Lakeville Drive, Suite 121
Kingwood, TX 77339
(281) 348-9151
FAX (281) 348-9199

11/17/2022

East Downtown Redevelopment Authority
c/o Bracewell
711 Louisiana St., Suite 2300
Houston, TX 77002

For Professional Services Rendered

Bookkeeping services provided during November 2022 for the month of October 2022	750.00
Postage and Deliveries	22.65
Mileage - Virtual Board Meeting	0.00

\$772.65

The Goodman Corporation

3200 Travis Street, Ste. 200

Houston, TX 77006

Invoice

Bill To

East Downtown Redevelopment Authority
TIRZ 15
711 Louisiana St, Ste 2300
Houston, TX 77002-2770

Date

10/31/2022

Invoice #

10-2022-73

Terms

Project

EDRA101

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 - Administrative and project coordination support	78,000.00	Hrly	4.61%	3,598.31

Please send payment to:
The Goodman Corporation
911 W. Anderson Lane, Ste. 200
Austin, TX 78757

Total

\$3,598.31

Balance Due

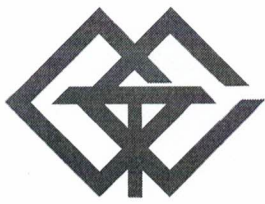
\$3,598.31

Phone #

713-951-7951

Fax #

713-951-7957



**THE GOODMAN
CORPORATION**

HOUSTON: 3200 Travis Street
Suite 200
Houston, TX 77006

AUSTIN: 911 W. Anderson Lane
Suite 200
Austin, TX 78757

**PROGRESS
REPORT**

PHONE: (713) 951-7951

THEGOODMANCORP.COM

TBPE NO. F-19990

To: Gordon Quan, Chairman, EDRA/TIRZ 15
From: Jude Anderson
Date: 11/1/2022
Re: Administrative and Project Coordination 2022-2023 (EDRA101) – 10/2022

Details

Date	Notes	Hours	Billable Amount
<u>EDRA100 Task 1 - Administrative and project coordination support</u>			
10/3/2022	Could not confirm quorum for Projects Committee meeting - canceled this month. Reviewed Conditional Permit received from COH Mayor's office of special events for street closures of an event occurring Oct 21-23 (Southern Smoke). Received and reviewed requested additional description for COH-led project for crossing elimination (sent TIRZ Letter of Support in Sep).	1	138.83
10/4/2022	Call and email exchange with Bracewell re: Scenic Houston meeting with Andy Icken. Requested exhibits for RR crossing and Conditional street closure permits. Coordination with SKLaw for briefing on EDMD/TIRZ legal education and and project planning timing for upcoming board meetings. Coordination with Friends of Columbia Tap Trail to receive a project update on Peace Grove. Received request from East Village Developer (Ancorian) for annual reimbursement. Contacted CPA to discuss needs for payment request.	2	277.66
10/6/2022	Weekly project updates call with Kyle Macy.	1	138.83
10/7/2022	Call with FOCTT (Ed Pettitt) re: project updates with recent contacts with Mayor, Third Ward, County. Discussed planning another meeting to capitalize on expressed interest from the City to mobilize greater investment and planning of the Trail. Called EHRA AND EDMD to confirm attendance and potential availability. Went to Fedex to priority mail document for Director Mendoza to sign and forward to Bracewell.	2	277.66
10/10/2022	SAM.gov registration research and confirmation of any existing government grant accounts	0.85	118.22
10/10/2022	Call with TEI re: public meeting option in contract. Requested a recommended scope and budget per the BOD interest in their leading a public meeting for project prioritization from the mobility plan. After coordination on finance committee availability, coordinated on timing with Bracewell and setup meeting.	1	138.83
10/12/2022	Follow up call with TEI re: proposed scope and budget. Talked about forth coming proposal and their interest in joining the upcoming communications committee meeting. What the hoped for takeaways	1	138.83

	would likely be to prepare some talking points. Brief call with CGA group (legal to Pagewood development) re: setting up a potential meeting to discuss plans for new development. Prepared Administrator's report, reviewed board book and final invoices.		
10/13/2022	Weekly call with EHRA re: project updates. Discussed Councilman's sidewalk issue. Upcoming board meeting updates and topics - any need for votes	1	138.83
10/14/2022	Call with Bracewell re: plans for finance committee and Scenic Houston. Confirmed quorum for committee. Contacted Sherry Weisner for potential contacts at TIRZ 5 to support EDMD conversation and scenarios for low maintenance requirement projects. Supported final board quorum - list minute had a cancelation and had to cancel meeting.	2	277.66
10/17/2022	Finance committee meeting at 6pm.	1	138.83
10/18/2022	Call with EDMD re: progress on online form for tirz-related newsletter. Who to contact on her marketing team to finish/finalize this given number of weeks in development. Reviewed projects related invoices.	1	138.83
10/19/2022	Coordination with Bracewell on final agenda - if any major approvals/votes would be required or speakers would be added (SKLaw was a no for this month). Coordination with EHRA on components of consultant updates. Support confirmation of quorum. Final check signing.	2	277.66
10/20/2022	Certified check mailing	0.97	89.77
10/20/2022	Check signing with Director Aldape and Chairman Quan. Email and phone coordination on developer reimbursement process with CPA. Additional question on non-projects related payment.	2	277.66
10/21/2022	Certified Mailing	0.63	58.31
10/21/2022	Call with Laura (SKLaw, EDMA legal counsel) re: board education and her recommendations for topics. This has been identified as an annual education or semi-annual to support Board awareness of when to engage the EDMD and how.	1	138.83
10/24/2022	Prep for Communications committee. Confirming TEI attendance and quorum. Hosting committee. Confirming check receipt by Jerdon and consultants.	2	277.66
10/25/2022	Follow up with TEI re: mods to proposal and budget recommendation.	1	138.83
10/26/2022	Weekly call with EHRA re: project updates. Upcoming projects committee meetings to be held.	1	138.83
10/28/2022	Drafting memo to City re: Southern Smoke event. Meeting with Pagewood Development. Finalize Memo to City. Attachments remaining.	2	277.66
Grand Total		26.18	\$ 3,598.31

Table 1 Invoice Summary			
Rate Category	Hours	2022 Rate*	Invoice Amount
Admin I	1.6	\$92.55	\$148.08
Associate I		\$92.55	
Associate II		\$112.61	
Associate III		\$115.69	
Senior Associate I		\$123.40	
Senior Associate II	24.33	\$138.83	\$ 3,450.23
Senior Associate III		\$158.88	
Principal I		\$177.39	
Principal II		\$208.24	
Principal III	.25	\$239.09	\$ 59.77
Principal Engineer		\$215.96	
**AMOUNT			\$ 3,598.31
TOTAL BUDGET			\$78,000.00
TOTAL AMOUNT BILLED TO DATE			\$3,713.70
REMAINING BUDGET			\$70,687.99
*Rates subject to annual revision			
**Not to exceed \$6,500 month. Initial 6-month Contract Budget (March-August 2022)			



INVOICE

Remit via ACH to:
Allegiance Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

City of Houston TIRZ No. 15
Cindy Craig
VIA EMAIL: ccraig@houston-cpas.com

Invoice number 95118
Date 10/13/2022
Invoice Total **\$4,295.00**
Terms: Due Upon Receipt
Pay Online: ehrainc.com/make-payment

Project Manager: Kyle J. Macy
Billing Manager: Kyle J. Macy
Professional Services for the Date Ending 9/25/2022

Project: 111-022-12 Phase I Amenity Overlay Final Documents and Construction Services
Invoice Group: 00

Basic Services - WA No. 20.03

Professional engineering services to prepare final documents and provide construction phase services for the Phase I Amenity Overlay.

Basic Services	Contract	% Complete	Total Billed	Prior Billing	Current Billing
1. Final Documents	\$66,960.00	100.00%	\$66,960.00	\$66,960.00	\$0.00
2. Bid Phase Services	\$15,000.00	100.00%	\$15,000.00	\$15,000.00	\$0.00
3. Construction Phase Services	\$20,000.00	100.00%	\$20,000.00	\$20,000.00	\$0.00
	\$101,960.00		\$101,960.00	\$101,960.00	\$0.00

PROFESSIONAL FEES

	Units Billed	Billing Rate	Charge
Project Manager (Engineer VI)	13.00	185.0000	\$2,405.00
Project Engineer	3.00	130.0000	\$390.00
Project Site Representative	15.00	100.0000	\$1,500.00
			\$4,295.00

*** Total Project Invoice Amount

\$4,295.00



INVOICE

Remit via ACH to:
Allegiance Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

Invoice Detail Report

PROFESSIONAL FEES

Project Site Representative

4. Project Site Representative

	Employee Name		Hours	Rate	Charge
Project Manager (Engineer VI)	Kyle Macy	08/18/2022	1.50	185.00	\$277.50
<i>Construction Progress and coordination</i>					
Project Manager (Engineer VI)	Kyle Macy	08/17/2022	2.00	185.00	\$370.00
<i>Landscaping coordination for plant substitution</i>					
Project Manager (Engineer VI)	Kyle Macy	08/26/2022	3.50	185.00	\$647.50
<i>Site Visit walk through with contractor and landscaper. Coordinate plant/tree locations and staking solutions.</i>					
Project Manager (Engineer VI)	Kyle Macy	09/12/2022	3.00	185.00	\$555.00
<i>Site Visit, Discussion with Contractor. Pictures for committee.</i>					
Project Manager (Engineer VI)	Kyle Macy	09/22/2022	3.00	185.00	\$555.00
<i>field review and final plantings review with Jerdon</i>					
Project Site Representative	David Pavini	08/18/2022	0.50	100.00	\$50.00
<i>Site visit. Attended monthly progress meeting via Teams.</i>					
Project Site Representative	David Pavini	08/19/2022	1.50	100.00	\$150.00
<i>Site visit. Planting trees.</i>					
Project Site Representative	David Pavini	08/24/2022	2.50	100.00	\$250.00
<i>Site visit. Planting trees.</i>					
Project Site Representative	David Pavini	08/31/2022	1.50	100.00	\$150.00
<i>Site visit. Planting shrubbery and installing drip lines on Lamar.</i>					
Project Site Representative	David Pavini	09/07/2022	4.00	100.00	\$400.00
<i>Site visit. Planting plants, placing mulch.</i>					
Project Site Representative	David Pavini	09/16/2022	2.00	100.00	\$200.00
<i>Site visit. Planting plants.</i>					
Project Site Representative	David Pavini	09/23/2022	3.00	100.00	\$300.00
<i>Site visit. Placing mulch on Dallas, re-installed repaired bench on Dallas.</i>					
Project Engineer	Ashley Sowards	08/23/2022	1.00	130.00	\$130.00
<i>- Tree gallon change costs & table - Coord. with contractor</i>					
Project Engineer	Ashley Sowards	08/24/2022	1.00	130.00	\$130.00
<i>- Tree staking coord. w/ contractor and landscape architect</i>					
Project Engineer	Ashley Sowards	08/25/2022	1.00	130.00	\$130.00
<i>- Coord w/ contractor regarding landscaping issues</i>					
Phase subtotal			31.00		\$4,295.00
Project Site Representative subtotal					\$4,295.00
PROFESSIONAL FEES			31.00		<u>\$4,295.00</u>



INVOICE

Remit via ACH to:
Allegiance Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

City of Houston TIRZ No. 15
Cindy Craig
VIA EMAIL: ccraig@houston-cpas.com

Invoice number 95119
Date 10/13/2022
Invoice Total **\$100.68**
Terms: Due Upon Receipt
Pay Online: ehrainc.com/make-payment

Project Manager: Kyle J. Macy
Billing Manager: Kyle J. Macy
Professional Services for the Date Ending 9/25/2022

Project: 111-022-24 Columbia Tap Improvements
Invoice Group: 00

Basic Services

Professional surveying services rendered in connection with topographic survey for the Columbia Tap Trail between St. Charles and Ennis. Plan set design suitable for bidding.

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
1. Topographic Survey	\$9,500.00	100.00%	\$9,500.00	\$9,500.00	\$0.00
2. Engineering Design	\$35,000.00	100.00%	\$35,000.00	\$35,000.00	\$0.00
3. Bid Phase Services	\$7,500.00	50.00%	\$3,750.00	\$3,750.00	\$0.00
	\$52,000.00		\$48,250.00	\$48,250.00	\$0.00

REIMBURSABLES

Governmental Fee: Application Fees

Charge
\$100.68
\$100.68

***** Total Project Invoice Amount**

\$100.68



INVOICE

Remit via ACH to:
Allegiance Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

Invoice Detail Report

REIMBURSABLES

Basic Services

Estimated Reimbursables

	<u>Employee Name</u>		<u>Units</u>	<u>Rate</u>	<u>Charge</u>
Governmental Fee: Application Fees		08/10/2022	1.00	100.683	\$100.68
<i>Houston Public Works, ECK#10293, water impact fees (WCR) for Columbia Tap Trail, 111-022-24 REIMB Design</i>					
Basic Services subtotal					\$100.68



INVOICE

Remit via ACH to:
 Allegiance Bank
 Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
 dba EHRA Engineering
 10011 Meadowglen Lane
 Houston, Texas 77042
 713.784.4500

City of Houston TIRZ No. 15
 Cindy Craig
 VIA EMAIL: ccraig@houston-cpas.com

Invoice number 95120
 Date 10/13/2022
 Invoice Total **\$412.50**
 Terms: Due Upon Receipt
 Pay Online: ehrainc.com/make-payment

Project Manager: Kyle J. Macy
 Billing Manager: Kyle J. Macy
 Professional Services for the Date Ending 9/25/2022

Project: 111-022-31 Walker Street Roadway Rehabilitation
Invoice Group: 00

Walker Street Roadway Rehabilitation

Professional engineering services rendered in connection with creating set of plans and gain approvals for bidding, and teaming with Midtown Engineers and others to achieve COH MWBE goals.

Basic Services	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Task 1 - Project Management	\$7,500.00	100.00%	\$7,500.00	\$7,500.00	\$0.00
Task 2 - Final Design (30%,60%,90%,100%)	\$114,000.00	100.00%	\$114,000.00	\$114,000.00	\$0.00
Task 3 - Bid Phase	\$8,500.00	100.00%	\$8,500.00	\$8,500.00	\$0.00
	\$130,000.00		\$130,000.00	\$130,000.00	\$0.00

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Task 1 - Construction Phase Services	\$25,000.00	0.00%	\$0.00	\$0.00	\$0.00
Task 3 - Materials Testing	\$38,000.00	0.00%	\$0.00	\$0.00	\$0.00
	\$63,000.00		\$0.00	\$0.00	\$0.00

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Task 6 - TDLR	\$1,750.00	0.00%	\$0.00	\$0.00	\$0.00
	\$1,750.00		\$0.00	\$0.00	\$0.00

Basic Services	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Task 4 - Expenses	\$8,000.00	23.57%	\$1,885.66	\$1,473.16	\$412.50
	\$8,000.00		\$1,885.66	\$1,473.16	\$412.50

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Task 2 - Project Site Representative	\$30,000.00	0.00%	\$0.00	\$0.00	\$0.00
	\$30,000.00		\$0.00	\$0.00	\$0.00

Additional Services	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Task 5 - Topographic Survey	\$10,000.00	69.50%	\$6,950.00	\$6,950.00	\$0.00
Task 7 - Geotechnical Report	\$10,000.00	60.04%	\$6,004.26	\$6,004.26	\$0.00
Task 8 - Environmental Assessment (ESA) Phase I	\$5,000.00	0.00%	\$0.00	\$0.00	\$0.00
Task 9 - Subsurface Utility Engineering (SUE)	\$7,500.00	0.00%	\$0.00	\$0.00	\$0.00
Task 10 - Public Engagement	\$15,000.00	0.00%	\$0.00	\$0.00	\$0.00
	\$47,500.00		\$12,954.26	\$12,954.26	\$0.00



INVOICE

Remit via ACH to:
Allegiance Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

REIMBURSABLES

Governmental Fee: Gov't Plan Review Fees

Charge
\$412.50
<u>\$412.50</u>

*** Total Project Invoice Amount

\$412.50



INVOICE

Remit via ACH to:
Allegiance Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

Invoice Detail Report

REIMBURSABLES

Walker Street Roadway Rehabilitation

Task 4 - Expenses

	<u>Employee Name</u>		<u>Units</u>	<u>Rate</u>	<u>Charge</u>
Governmental Fee: Gov't Plan Review Fees	08/31/2022		1.00	412.500	\$412.50
<i>8/3 Accessibility Check, TDLR Plan Review Fee for Walker St Rehabilitation 111-022-31-00-Task 6-TDLR, pd with CF's First Bank Card</i>					

Walker Street Roadway Rehabilitation subtotal

\$412.50



INVOICE

Remit via ACH to:
Allegiance Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

City of Houston TIRZ No. 15
Cindy Craig
VIA EMAIL: ccraig@houston-cpas.com

Invoice number 95121
Date 10/13/2022
Invoice Total **\$5,272.50**
Terms: Due Upon Receipt
Pay Online: ehrainc.com/make-payment

Project Manager: Kyle J. Macy
Billing Manager: Kyle J. Macy
Professional Services for the Date Ending 9/25/2022

Project: 111-022-32 Phase II Reconstruction

Invoice Group: 00

Phase II Reconstruction

Professional engineering services rendered in connection with right-of-way to right-of-way reconstruction for limits defined in description. Utilities, pavement and ped realm. Bike lane and Metro bus stops will be included on Polk Street.

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Design Phase Services	\$493,000.00	3.48%	\$17,150.00	\$12,500.00	\$4,650.00
Surveying	\$45,000.00	22.12%	\$9,952.50	\$9,500.00	\$452.50
Geotechnical	\$23,100.00	0.37%	\$85.00	\$0.00	\$85.00
Environmental Site Assessment	\$5,280.00	1.61%	\$85.00	\$0.00	\$85.00
Subsurface Utility Engineering (SUE)	\$22,000.00	0.00%	\$0.00	\$0.00	\$0.00
TDLR Review	\$2,000.00	0.00%	\$0.00	\$0.00	\$0.00
	\$590,380.00		\$27,272.50	\$22,000.00	\$5,272.50

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Expenses	\$40,000.00	0.00%	\$0.00	\$0.00	\$0.00

*** Total Project Invoice Amount

\$5,272.50



INVOICE

Remit via ACH to:
Allegiance Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

City of Houston TIRZ No. 15
Cindy Craig
VIA EMAIL: ccraig@houston-cpas.com

Invoice number 95122
Date 10/13/2022
Invoice Total **\$2,325.00**
Terms: Due Upon Receipt
Pay Online: ehrainc.com/make-payment

Project Manager: Kyle J. Macy
Billing Manager: Kyle J. Macy
Professional Services for the Date Ending 9/25/2022

Project: 111-022-023 City of Houston Tax Increment Reinvestment Zone No. 15

Invoice Group: 00

General Engineering Services - Work Authorization No. 23-00

Professional engineering, planning, and consulting services to serve Tax Increment Reinvestment Zone 15. Services this month include

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
General Engineering Services	\$50,000.00	14.66%	\$7,330.00	\$5,005.00	\$2,325.00
	\$50,000.00		\$7,330.00	\$5,005.00	\$2,325.00

PROFESSIONAL FEES

	Units Billed	Billing Rate	Charge
Engineer VI	7.50	210.0000	\$1,575.00
Engineer III	5.00	150.0000	\$750.00
			\$2,325.00

*** Total Project Invoice Amount

\$2,325.00



INVOICE

Remit via ACH to:
 Allegiance Bank
 Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
 dba EHRA Engineering
 10011 Meadowglen Lane
 Houston, Texas 77042
 713.784.4500

Invoice Detail Report

PROFESSIONAL FEES

General Engineering Services

General Engineering Services

	Employee Name		Hours	Rate	Charge
Engineer VI	Kyle Macy	08/29/2022	1.00	210.00	\$210.00
<i>Stakeholder Coordination and B-cycle review and coordination with COH for location and design.</i>					
Engineer VI	Kyle Macy	09/08/2022	0.50	210.00	\$105.00
<i>Conference Call with Administrator.</i>					
Engineer VI	Kyle Macy	09/12/2022	1.50	210.00	\$315.00
<i>Prep and attend projects committee meeting. Follow up with EDMD for maintenance. Follow up with pictures to Committee.</i>					
Engineer VI	Kyle Macy	09/15/2022	1.50	210.00	\$315.00
<i>Discussion with Administrator. Prep of Eng. Report.</i>					
Engineer VI	Kyle Macy	09/14/2022	1.00	210.00	\$210.00
<i>Coordination with Rotary, and B-cycle on area improvements. Reach out to Multimodal at HPW.</i>					
Engineer VI	Kyle Macy	09/19/2022	2.00	210.00	\$420.00
<i>Prep and attend board meeting</i>					
Engineer III	Ashley Sowards	09/06/2022	1.00	150.00	\$150.00
<i>- Follow up with METRO for Texas Avenue</i>					
Engineer III	Ashley Sowards	09/14/2022	2.00	150.00	\$300.00
<i>- TIRZ 15 Engineering Report</i>					
<i>- Texas Ave coordination with METRO & TEI for proposal</i>					
Engineer III	Ashley Sowards	09/19/2022	2.00	150.00	\$300.00
<i>- TIRZ 15 board meeting</i>					
<i>- Texas Avenue LOE & METRO coordination</i>					
Phase subtotal			12.50		\$2,325.00
General Engineering Services subtotal					\$2,325.00
PROFESSIONAL FEES			12.50		<u>\$2,325.00</u>



INVOICE

Remit via ACH to:
Allegiance Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

City of Houston TIRZ No. 15
Cindy Craig
VIA EMAIL: ccraig@houston-cpas.com

Invoice number 95443
Date 11/01/2022
Invoice Total **\$4,717.50**
Terms: Due Upon Receipt
Pay Online: ehrainc.com/make-payment

Project Manager: Kyle J. Macy
Billing Manager: Kyle J. Macy
Professional Services for the Date Ending 10/23/2022

Project: 111-022-12 Phase I Amenity Overlay Final Documents and Construction Services

Invoice Group: 00

Basic Services - WA No. 20.03

Professional engineering services to prepare final documents and provide construction phase services for the Phase I Amenity Overlay.

Basic Services	Contract	% Complete	Total Billed	Prior Billing	Current Billing
1. Final Documents	\$66,960.00	100.00%	\$66,960.00	\$66,960.00	\$0.00
2. Bid Phase Services	\$15,000.00	100.00%	\$15,000.00	\$15,000.00	\$0.00
3. Construction Phase Services	\$20,000.00	100.00%	\$20,000.00	\$20,000.00	\$0.00
	\$101,960.00		\$101,960.00	\$101,960.00	\$0.00

PROFESSIONAL FEES

	Units Billed	Billing Rate	Charge
Project Manager (Engineer VI)	19.50	185.0000	\$3,607.50
Project Engineer	7.00	130.0000	\$910.00
Project Site Representative	2.00	100.0000	\$200.00
			\$4,717.50

*** Total Project Invoice Amount

\$4,717.50



INVOICE

Remit via ACH to:
 Allegiance Bank
 Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
 dba EHRA Engineering
 10011 Meadowglen Lane
 Houston, Texas 77042
 713.784.4500

Invoice Detail Report

PROFESSIONAL FEES

Project Site Representative

4. Project Site Representative

	Employee Name		Hours	Rate	Charge
Project Site Representative					
4. Project Site Representative					
Project Site Representative	David Pavini	09/30/2022	2.00	100.00	\$200.00
<i>Site visit. Placing mulch on Dallas, cleaning site.</i>					
Project Manager (Engineer VI)	Kyle Macy	09/28/2022	2.50	185.00	\$462.50
<i>Site visit for remaining items</i>					
Project Manager (Engineer VI)	Kyle Macy	09/29/2022	1.00	185.00	\$185.00
<i>Final walk-through coordination with contractor and subs. review of items identified in Wednesday walk.</i>					
Project Manager (Engineer VI)	Kyle Macy	09/27/2022	1.50	185.00	\$277.50
<i>Coordination with EDMD and Jerdon Sub</i>					
Project Manager (Engineer VI)	Kyle Macy	10/06/2022	3.50	185.00	\$647.50
<i>Site Walk with Consultants</i>					
Project Manager (Engineer VI)	Kyle Macy	10/04/2022	2.00	185.00	\$370.00
<i>Coordination with George Meeks and landscape. Discussion with COH on water leak.</i>					
Project Manager (Engineer VI)	Kyle Macy	10/03/2022	1.00	185.00	\$185.00
<i>Consultant walk coordination</i>					
Project Manager (Engineer VI)	Kyle Macy	10/13/2022	2.50	185.00	\$462.50
<i>Close out item review with Contractor, and field coordination for material replacement at bike rack washout. Email confirmation to Ernest Martin.</i>					
Project Manager (Engineer VI)	Kyle Macy	10/12/2022	1.50	185.00	\$277.50
<i>Coordination with Jesus Garcia going back to June 2021 for 311 calls and history on correspondence for leak investigation</i>					
Project Manager (Engineer VI)	Kyle Macy	10/20/2022	2.00	185.00	\$370.00
<i>Close out coordination with COH</i>					
Project Manager (Engineer VI)	Kyle Macy	10/17/2022	0.50	185.00	\$92.50
<i>Discussion with Michael Johnson and Houston Water about following up on Water Leak at Dallas and St. Emanuel.</i>					
Project Manager (Engineer VI)	Kyle Macy	10/19/2022	1.00	185.00	\$185.00
<i>Water Leak discussion with COH</i>					
Project Manager (Engineer VI)	Kyle Macy	10/21/2022	0.50	185.00	\$92.50
<i>Irrigation discussion</i>					
Project Engineer	Ashley Sowards	10/03/2022	1.00	130.00	\$130.00
<i>- Jerdon/Land pro billing coordination</i>					
Project Engineer	Ashley Sowards	10/05/2022	3.00	130.00	\$390.00
<i>- Consultant site walk</i>					
Project Engineer	Ashley Sowards	10/06/2022	3.00	130.00	\$390.00
<i>- Site walk mark ups & HPW coordination</i>					
<i>- Site visit with HPW</i>					
Phase subtotal			28.50		\$4,717.50
Project Site Representative subtotal					\$4,717.50
PROFESSIONAL FEES			28.50		\$4,717.50



INVOICE

Remit via ACH to:
Allegiance Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

City of Houston TIRZ No. 15
Cindy Craig
VIA EMAIL: ccraig@houston-cpas.com

Invoice number 95493
Date 11/07/2022
Invoice Total **\$5,565.00**
Terms: Due Upon Receipt
Pay Online: ehrainc.com/make-payment

Project Manager: Kyle J. Macy
Billing Manager: Kyle J. Macy
Professional Services for the Date Ending 10/23/2022

Project: 111-022-023 City of Houston Tax Increment Reinvestment Zone No. 15

Invoice Group: 00

General Engineering Services - Work Authorization No. 23-00

Professional engineering, planning, and consulting services to serve Tax Increment Reinvestment Zone 15. Services this month include

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
General Engineering Services	\$50,000.00	25.79%	\$12,895.00	\$7,330.00	\$5,565.00
	\$50,000.00		\$12,895.00	\$7,330.00	\$5,565.00

PROFESSIONAL FEES

	Units Billed	Billing Rate	Charge
Engineer VI	21.50	210.0000	\$4,515.00
Engineer III	7.00	150.0000	\$1,050.00
			\$5,565.00

*** Total Project Invoice Amount

\$5,565.00

INVOICE

Remit via ACH to:
Allegiance Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

Invoice Detail Report

PROFESSIONAL FEES

General Engineering Services

General Engineering Services

	Employee Name		Hours	Rate	Charge
Engineer VI	Kyle Macy	09/30/2022	0.50	210.00	\$105.00
<i>Stakeholder coordination with EDMD.</i>					
Engineer VI	Kyle Macy	09/27/2022	1.50	210.00	\$315.00
<i>Coordination with Rotary and with Gallegos' office for area improvements.</i>					
Engineer VI	Kyle Macy	09/29/2022	2.00	210.00	\$420.00
<i>Review of sidewalk conditions on Leeland near Hutchins and review for Administrator and projects committee meeting Monday.</i>					
Engineer VI	Kyle Macy	09/28/2022	1.00	210.00	\$210.00
<i>Coordination with COH and consultant for final adjustments to maintenance project in TIRZ 15.</i>					
Engineer VI	Kyle Macy	10/05/2022	1.50	210.00	\$315.00
<i>Coordination with COH maintenance for plan updates on Bell/Bastrop, and review.</i>					
Engineer VI	Kyle Macy	10/07/2022	1.50	210.00	\$315.00
<i>Follow up with Council Member Gallegos' office for look at sidewalk repair on Leeland. Also coordination for light schedule and keys to EDMD.</i>					
Engineer VI	Kyle Macy	10/04/2022	2.00	210.00	\$420.00
<i>Consultant review of improvement plans for Bell and Bastrop</i>					
Engineer VI	Kyle Macy	10/13/2022	1.50	210.00	\$315.00
<i>Coordination for panel replacement and prepare engineering report for Monday meeting</i>					
Engineer VI	Kyle Macy	10/12/2022	2.00	210.00	\$420.00
<i>Continued discussions with Houston Water and Inspections for water leak responsibility at Dallas and Hutchins. Michael Johnson - Assistant Director and others including Greg Williams, Yancy and Larry.</i>					
Engineer VI	Kyle Macy	10/11/2022	1.50	210.00	\$315.00
<i>Field requests for leak investigation at Dallas and Hutchins and subsequent phone calls.</i>					
Engineer VI	Kyle Macy	10/10/2022	1.00	210.00	\$210.00
<i>Coordination with Ed Pettit and TIRZ Administrator</i>					
Engineer VI	Kyle Macy	10/18/2022	2.00	210.00	\$420.00
<i>Discussion of and Meeting with Administrator and Stake holders for Columbia Tap Trail improvements.</i>					
Engineer VI	Kyle Macy	10/21/2022	1.00	210.00	\$210.00
<i>Conference call with administrator</i>					
Engineer VI	Kyle Macy	10/17/2022	1.00	210.00	\$210.00
<i>Coordination with Maintenance for plan completion and review of update on recent area sanitary rehab.</i>					
Engineer VI	Kyle Macy	10/19/2022	1.00	210.00	\$210.00
<i>Review of Concept of Operations for METRO for proposed Texas Ave Improvements. Follow up with Houston Water on Leak resolution at Dallas and Hutchins.</i>					
Engineer VI	Kyle Macy	10/20/2022	0.50	210.00	\$105.00
<i>Review of EDDD for COH</i>					
Engineer III	Ashley Sowards	09/26/2022	1.00	150.00	\$150.00
<i>- Bastrop Address Request</i>					
Engineer III	Ashley Sowards	09/28/2022	1.00	150.00	\$150.00
<i>- Coordination with METRO for Texas Avenue improvements</i>					
Engineer III	Ashley Sowards	09/27/2022	1.00	150.00	\$150.00



INVOICE

Remit via ACH to:
Allegiance Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

Invoice Detail Report

PROFESSIONAL FEES

	Employee Name		Hours	Rate	Charge
- Bastrop WCR Application					
Engineer III	Ashley Sowards	10/03/2022	1.00	150.00	\$150.00
- Texas Avenue median design					
Engineer III	Ashley Sowards	10/05/2022	1.00	150.00	\$150.00
- Finalized & sent METRO concept of operations					
Engineer III	Ashley Sowards	10/18/2022	2.00	150.00	\$300.00
- Texas Avenue coordination with METRO					
- Columbia Tap & Rotary Meeting					
	Phase subtotal		28.50		\$5,565.00
	General Engineering Services subtotal				\$5,565.00
	PROFESSIONAL FEES		28.50		<u>\$5,565.00</u>



INVOICE

Remit via ACH to:
Allegiance Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

City of Houston TIRZ No. 15
Cindy Craig
VIA EMAIL: ccraig@houston-cpas.com

Invoice number 95733
Date 11/14/2022
Invoice Total **\$37,127.06**
Terms: Due Upon Receipt
Pay Online: ehrainc.com/make-payment

Project Manager: Kyle J. Macy
Billing Manager: Kyle J. Macy
Professional Services for the Date Ending 10/23/2022

Project: 111-022-32 Phase II Reconstruction

Invoice Group: 00

Phase II Reconstruction

Professional engineering services rendered in connection with right-of-way to right-of-way reconstruction for limits defined in description. Utilities, pavement and ped realm. Bike lane and Metro bus stops will be included on Polk Street.

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Design Phase Services	\$493,000.00	5.00%	\$24,650.00	\$17,150.00	\$7,500.00
Surveying	\$45,000.00	70.00%	\$31,500.00	\$9,952.50	\$21,547.50
Geotechnical	\$23,100.00	35.17%	\$8,124.68	\$85.00	\$8,039.68
Environmental Site Assessment	\$5,280.00	1.61%	\$85.00	\$85.00	\$0.00
Subsurface Utility Engineering (SUE)	\$22,000.00	0.00%	\$0.00	\$0.00	\$0.00
TDLR Review	\$2,000.00	0.00%	\$0.00	\$0.00	\$0.00
	\$590,380.00		\$64,359.68	\$27,272.50	\$37,087.18

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Expenses	\$40,000.00	0.10%	\$39.88	\$0.00	\$39.88

REIMBURSABLES

	Charge
Parking fees	\$16.50
Mileage - Surveying	\$23.38
	\$39.88

*** Total Project Invoice Amount

\$37,127.06



INVOICE

Remit via ACH to:
Allegiance Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

Invoice Detail Report

REIMBURSABLES

00 - Phase II Reconstruction

Expenses

Mileage - Surveying

Parking fees

Employee Name

Units

Rate

Charge

Randal Kingery

10/20/2022

34.00

0.688

\$23.38

Randal Kingery

10/20/2022

1.00

16.500

\$16.50

Phase subtotal

\$39.88

00 - Phase II Reconstruction subtotal

\$39.88

REIMBURSABLES

\$39.88



TBPE No. F-726

Construction Progress Report and Pay Request No. Eleven

Date: November 1, 2022

Project No.: 111-022-12

Owner: Mr. Jude Anderson
Tax Increment Reinvestment Zone No. 15
East Downtown Redevelopment Authority
1900 West Gray
Houston, Texas 77219

Project: Tax Increment Reinvestment Zone No. 15
East Downtown Redevelopment Authority
Landscape and Amenity Overlay for
Phase 1 Improvement Area

Contractor: Jerdon Enterprise, L.P.
13403 Redfish
Stafford, Texas 77477

Period Ending: October 30, 2022
Contract Date: June 30, 2021
Notice to Proceed Date: July 12, 2021

Original Contract Amount:	\$1,502,617.40
Change Order No. 1:	\$162,299.99
Change Order No. 2:	\$0.00
Change Order No. 3:	\$4,379.88
Change Order No. 4:	\$30,732.92
Change Order No. 5:	\$4,238.85
Change Order No. 6:	\$6,701.31
Contract Quantity Adjustment No. 1:	(\$162,300.00)
Contract Quantity Adjustment No. 2:	(\$36,000.00)
Contract Quantity Adjustment No. 3:	\$899.31
Total Contract Amount To Date:	\$1,513,569.66

Contract Days:	120
Current Time Extensions (Days)	0
Previous Time Extensions (Days)	91
Revised Contract Days:	211

Total Amount In Place To Date: \$1,439,581.56

Days To Date: 475

Less 10% Retainage: (\$143,958.16)

Original Completion Date: November 9, 2021
Previous Revised Completion Date: February 8, 2022
Current Revised Completion Date: February 8, 2022

Balance: \$1,295,623.40

Less Previous Payments: (\$1,289,728.40)

Percent Time Used: 225%
Percent Project Complete: 95%

Total Amount Due this Report: \$5,895.00

Enclosed is a copy of the Contractor's Affidavit of Bills Paid and a copy of the Contractor's Waiver and Lien Release Upon Partial Payment in the amount of this Construction Progress Report No. Eleven.

An EHRA Representative has conducted an on-site inspection to verify that all quantities have been installed and approved.

Recommended For Approval:
EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a EHRA

Jason A. Keeling

Date: 11 / 01 / 2022

Jason Keeling
Senior Construction Project Manager

Kyle Macy

Date: 11 / 01 / 2022

Kyle Macy, P.E.
Project Manager

Please Remit Payment To:
Jerdon Enterprise, L.P.
13403 Redfish
Stafford, Texas 77477

cc:
Tax Increment Reinvestment Zone No. 15
c/o Bracewell
Mr. Darrol Vincent, Jr. - Jerdon Enterprise, L.P.
Holly Zimmerman, C.P.A. - Firm

TO OWNER:
East Downtown Redevelopment Authority
c/o EHRA, Inc.
10011 Meadowglen Ln.
Houston, TX 77042

PROJECT:
Landscape and Amenity Overlay

APPLICATION NO: 5511-11

Distribution to:

- ☒ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

PERIOD TO: 10/30/2022

ILMS NO.: 20065118 (T-1516)

CONTRACT DATE: 6/30/2021

FROM CONTRACTOR:
JERDON ENTERPRISE, L.P.
13403 REDFISH LANE
STAFFORD, TX 77477
CONTRACT FOR:

VIA ARCHITECT:
N/A

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

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

1. ORIGINAL CONTRACT SUM
2. Net change by Change Orders
3. CONTRACT SUM TO DATE (Line 1 + 2)
4. TOTAL COMPLETED & STORED TO DATE
(Column G on G703)
5. RETAINAGE:

\$1,305,216.71
\$ 201,651.64
\$ 1,506,868.35
\$ 1,439,581.55

- a. 10% of Completed Work
(Column D + E on G703) \$ 143,958.16
- b. % of Stored Material
(Column F on G703) \$ -

Total Retainage (Lines 5a + 5b or
Total in Column I of G703)

6. TOTAL EARNED LESS RETAINAGE
(Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6)

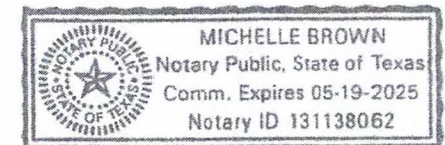
\$ 143,958.16
\$ 1,295,623.39
\$ 1,289,728.39
\$ 5,895.00
\$ 211,244.97

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$201,651.64	
Total approved this Month		
TOTALS	\$ 201,651.64	\$ -
NET CHANGES by Change Order	\$	201,651.64

CONTRACTOR:

By: Darrell Vincent, Jr. President
State of: Texas County of: Fort Bend
Subscribed and sworn to before me on 10/30/2022
Notary Public:
Michelle Brown
My Commission expires 5/19/2025

Date: 10/30/2022



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 5,895.00

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

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.