

EAST DOWNTOWN REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

JUNE 26, 2023

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, June 26, 2023 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 2590 243 8831#**, or click on the following link <https://bracewell.webex.com/bracewell/j.php?MTID=m1bc3877b0215248ef66aac84599d560e> 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 2590 243 8831#**, or click on the following link <https://bracewell.webex.com/bracewell/j.php?MTID=m1bc3877b0215248ef66aac84599d560e>. For an electronic copy of agenda documents, please refer to the following link <https://bracewell.sharefile.com/d-s047755ecef2244e187b6b4d7f372e4f2>

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 admin@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. NHHIP update from Grady Mapes - TxDOT.

4. Appoint Committee Members

5. Financial Matters:

- a. Bookkeeper’s Report; and
- b. Authorize Payment of Invoices.
- c. Engagement letter with Burton Accounting, P.L.L.C. to prepare the financial statements for fiscal year ending June 30, 2023; and
- d. Engage auditor to prepare the audit for fiscal year ending June 30, 2023.

6. Communications and Public Engagement:

- a. Committee Updates.

7. Projects and Engineering:
 - a. FY24 CIP
 - i. Authorize Submission of 2024 Budget and CIP to COH;
 - b. Engineering Consultant Report, including:
 - i. Update, work authorizations, and advertisements for bid:
 - (1) T-1503 – Phase 1 Roadway and Utility Reconstruction;
 - (2) T-1514 – Texas Avenue Mobility Improvements;
 - (3) T- 1517 – Columbia Tap;
 - (4) T-1504, 1515– Phase 2 – Roadway and Utility Reconstruction and Polk Street Reconstruction;
 - (5) T- 1505 – Walker – Roadway Rehabilitation;
 - (6) T- 1511 – Bastrop Promenade/Greenspace;
 - a. Authorization to advertise for Construction; and
 - (7) T-1523 – NHHIP Planning and Implementation.
 - c. Existing and Proposed Work Authorizations.
8. Administrator's Report, including:
 - a. Proposal for grant application to METRO 5310 Program; and
 - b. Update from East Downtown Management District.
9. 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 APRIL 17, 2023 -- AUTHORITY

MINUTES OF MEETING
OF
EAST DOWNTOWN REDEVELOPMENT AUTHORITY

April 17, 2023

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 17th day of April, 2023. 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
Paula Mendoza	Assistant Secretary
Christopher Hollins	Director
Seth Hopkins	Director
Martha Gil	Director

All members of the Board of the Directors were present, thus constituting a quorum.

Also present were: Ed Pettit and Lyric Smith, members of the public; Olivia Lee of the Mayor’s office; Jessica Bacorn Administrator for East Downtown Management District; Kristi Miller of The Goodman Corporation (the “Administrator”); Clark Lord and Tiffany Ehmke of Bracewell LLP; Caryn Adams of Governmental Financial Reporting, LLC, (“Bookkeeper”); Kyle Macy and Ashley Sowards of Edminster, Hinshaw, Russ and Associates, the Engineer (“Engineer”); Jennifer Curley, representatives 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

No comments were given.

RECONSTITUTE BOARD OF DIRECTORS

The Board discussed the makeup of the Board with a new director, as well as reconstituting offices. After consideration, upon a motion brought by Director Hopkins, seconded by Director Dyess, the Board unanimously voted to appoint Director Mendoza as Assistant Secretary and Director Gil as Director.

APPOINT COMMITTEE MEMBERS

Director Quan requested Ms. Miller consider an analysis of the subcommittees and provide recommendations for changes to the committees.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the March 20, 2023. 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 20, 2023 meeting.

UPDATE FROM FRIENDS OF COLUMBIA TAP

Consider support funding for the Columbia Tap Trail Action Plan

The Board recognized Mr. Pettit, who presented an action plan for Columbia Tap ("Action Plan"), a copy of which is attached hereto as Exhibit "B". He stated that the proposal was submitted by the Community Design Resource Center at the University of Houston. Mr. Pettit reported that he will be approaching several entities in support of the Action Plan to contribute funds and noted the projected budget of \$10,000. Mr. Pettit answered the Board's questions, including inquires related to communication and engagement of the community related to the Action Plan.

After review, upon a motion brought by Director Dyess, seconded by Director Mendoza, to authorize \$5,000 to be contributed to the Action Plan, subject to legal counsel review of a related agreement.

METRO Pocket Prairie and Green Station proposal

The Board then reviewed the METRO Pocket Prairie and Green Station proposal, a copy of which is attached hereto as Exhibit "C". No action was taken on this matter.

Director Hollins entered the meeting.

COMMUNICATIONS AND PUBLIC ENGAGEMENT

Committee Updates

Director Mendoza reported that the Communications Committee met earlier in the month, a summary of the Communication Committee meeting is attached hereto as Exhibit “D”. She noted that Ms. Miller is working on creating a synopsis of the results of the public meeting, as well as an expression of gratitude to the community for their participation.

PROJECTS AND ENGINEERING

Director Dyess reviewed the project’s committee summary, a copy of which is attached hereto as Exhibit “E”.

Engineer’s Report

Mr. Macy presented and reviewed the Engineer’s Report, a copy of which is attached hereto as Exhibit “F”.

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.

FINANCIAL MATTERS

Director Aldape requested Ms. Adams give the Bookkeeper’s report.

Bookkeeper Report/ payment of invoices

Ms. Adams presented the Bookkeeper’s report for the month, a copy of which is attached hereto as Exhibit “G”.

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

Director Aldape left the meeting.

ADMINISTRATOR'S REPORT

The Board recognized Ms. Miller and gave a general report, a copy of which is attached hereto as Exhibit "H".

Edge Project Agreement with Scenic Houston (the "Agreement")

The Board recognized Mr. Lord who reported on the history of the Edge Project Agreement with Scenic Houston and noted that the Authority had advanced funds for the project. He stated that the project experienced delays due to various reasons, including COVID-19 and the project has now been postponed. Mr. Lord added that some of the advance was spent on the design, project management and administrative fees. However, Scenic Houston is refunding the balance back to the Authority. A copy of the Agreement is attached hereto as Exhibit "I".

Upon a motion brought by Director Mendoza, seconded by Director Dyess, the Board unanimously approved the Agreement as presented.

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

Secretary, Board of Directors

DRAFT

TAB 2.b.

MINUTES OF APRIL 17, 2023 -- ZONE

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

April 17, 2023

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PUBLIC COMMENT

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RECONSTITUTE BOARD OF DIRECTORS

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Secretary, Board of Directors

DRAFT

TAB 5.a.

FINANCIAL REPORT

EAST DOWNTOWN REDEVELOPMENT AUTHORITY

MONTHLY FINANCIAL REPORT

MAY 31, 2023

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

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

	May 23	Budget	Jul - May 23	YTD Budget	Annual Budget
Revenue					
Tax Increments	501,776.00	501,777.00	5,519,536.00	5,519,540.00	6,021,317.00
Interest	57,197.40	946.00	442,418.30	10,396.00	11,342.00
Total Revenue	<u>558,973.40</u>	<u>502,723.00</u>	<u>5,961,954.30</u>	<u>5,529,936.00</u>	<u>6,032,659.00</u>
Expenditures					
TIRZ Administration					
Accounting	750.00	1,666.00	8,250.00	18,334.00	20,000.00
Administration Consultant	6,490.37	6,500.00	47,735.46	71,500.00	78,000.00
Audit	0.00	2,084.00	17,500.00	22,916.00	25,000.00
Insurance	0.00	166.00	1,465.10	1,834.00	2,000.00
Tax Consultant	412.20	500.00	4,536.30	5,500.00	6,000.00
Office Expense	434.85	416.00	4,681.23	4,584.00	5,000.00
Total TIRZ Administration	<u>8,087.42</u>	<u>11,332.00</u>	<u>84,168.09</u>	<u>124,668.00</u>	<u>136,000.00</u>
Program & Project Consultants					
Engineering	0.00	2,500.00	0.00	27,500.00	30,000.00
Legal	2,104.75	2,084.00	25,196.48	22,916.00	25,000.00
Planning Consultants	0.00	4,166.00	0.00	45,834.00	50,000.00
Total Program & Project Consultants	<u>2,104.75</u>	<u>8,750.00</u>	<u>25,196.48</u>	<u>96,250.00</u>	<u>105,000.00</u>
Commerce and Canal	0.00	4,166.00	0.00	45,834.00	50,000.00
East Village	0.00	6,878.00	106,435.22	75,650.00	82,528.00
Debt Service					
Note Principal	0.00	27,084.00	230,000.00	297,916.00	325,000.00
Interest Expense	0.00	14,001.00	128,239.57	154,002.00	168,003.00
Stadium Land Purchase (County)	51,036.00	51,035.00	561,396.00	561,395.00	612,430.00
Total Debt Service	<u>51,036.00</u>	<u>92,120.00</u>	<u>919,635.57</u>	<u>1,013,313.00</u>	<u>1,105,433.00</u>
ISD Educational Facilities	41,663.00	41,662.00	458,293.00	458,288.00	499,950.00
COH Administration Fee	11,882.00	11,882.00	130,702.00	130,702.00	142,584.00
ISD Administration Fee	2,083.00	2,084.00	22,913.00	22,916.00	25,000.00
County Affordable Housing	20,945.00	20,945.00	230,395.00	230,395.00	251,339.00
Municipal Services (to COH)	26,144.00	26,143.00	287,584.00	287,583.00	313,726.00
	<u>102,717.00</u>	<u>102,716.00</u>	<u>1,129,887.00</u>	<u>1,129,884.00</u>	<u>1,232,599.00</u>
Total Expenditures	<u>163,945.17</u>	<u>225,962.00</u>	<u>2,265,322.36</u>	<u>2,485,599.00</u>	<u>2,711,560.00</u>
 Net Excess (Deficiency) of Revenue over Expenditures Before Transfers	<u>395,028.23</u>	<u>276,761.00</u>	<u>3,696,631.94</u>	<u>3,044,337.00</u>	<u>3,321,099.00</u>
 Transfers					
Transfer to Debt Service Fund	135,337.50	135,337.50	1,488,712.50	1,488,712.50	1,624,050.00
Total Transfers	<u>135,337.50</u>	<u>135,337.50</u>	<u>1,488,712.50</u>	<u>1,488,712.50</u>	<u>1,624,050.00</u>
 Net Excess (Deficiency) of Revenue over Expenditures and Transfers	<u>259,690.73</u>	<u>141,423.50</u>	<u>2,207,919.44</u>	<u>1,555,624.50</u>	<u>1,697,049.00</u>

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

	May 23	Budget	Jul - May 23	YTD Budget	Annual Budget
Revenue					
Bond Proceeds	98,651.07	489,166.00	743,606.01	4,891,668.00	5,870,000.00
Interest Revenue	41,926.74	0.00	281,392.51	0.00	0.00
Total Revenue	140,577.81	489,166.00	1,024,998.52	4,891,668.00	5,870,000.00
Expenditures					
Capital Outlay					
T-1504 Phs 2-Roadway/Utility Recon	57,339.68	76,666.00	324,362.23	766,668.00	920,000.00
T-1505 Walker Str Roadway Rehab	1,250.00	137,500.00	29,740.94	1,375,000.00	1,650,000.00
T-1511 Bastrop Promenade	0.00	62,500.00	932.89	625,000.00	750,000.00
T-1514 Texas Ave Mobility Imprvmnts	0.00	73,334.00	15,000.00	733,332.00	880,000.00
T-1516 Amenity Overlay Phase 1	0.00	0.00	286,993.76	0.00	0.00
T-1517 Columbia Tap Improvement	31,107.82	54,166.00	39,489.32	541,668.00	650,000.00
T-1520 Traffic Notification Imprvmnts	0.00	8,334.00	0.00	83,332.00	100,000.00
T-1521 Public Parking Opportunities	0.00	41,666.00	0.00	416,668.00	500,000.00
T-1523 NHHIP Planning/Implement	0.00	10,000.00	0.00	100,000.00	120,000.00
T-1524 McKinney St Rehabilitation	0.00	20,834.00	0.00	208,332.00	250,000.00
T-1599 Safe Sidewalk Program	0.00	4,166.00	0.00	41,668.00	50,000.00
Total Capital Outlay	89,697.50	489,166.00	696,519.14	4,891,668.00	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	8,953.57	0.00	42,338.57	0.00	0.00
Total Expenditures	98,651.07	489,166.00	743,606.01	4,891,668.00	5,870,000.00
Net Excess (Deficiency) of Revenue over Expenditures Before Transfers	41,926.74	0.00	281,392.51	0.00	0.00

East Downtown Redevelopment Authority
Schedule I
CHECK REGISTERS
As of June 26, 2023

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
<u>Operating Fund:</u>					
Cash - PNC Bank					24,041.51
Deposit	04/30/2023	Dep.	April Interest	38.10	24,079.61
Check	04/30/2023	Debit	Bank Service Charge	-418.11	23,661.50
Bill Pmt -Check	05/15/2023	1566	Bracewell LLP	-2,591.41	21,070.09
Bill Pmt -Check	05/15/2023	1567	Equi-Tax Inc.	-412.20	20,657.89
Bill Pmt -Check	05/15/2023	1568	Governmental Financial Reporting	-771.30	19,886.59
Bill Pmt -Check	05/15/2023	1569	The Goodman Corporation	-6,482.58	13,404.01
Deposit	05/31/2023	Dep.	May Interest	56.37	13,460.38
Check	05/31/2023	Debit	Bank Service Charge	-413.55	13,046.83
Bill Pmt -Check	06/26/2023	1570	Bracewell LLP	-2,104.75	10,942.08
Bill Pmt -Check	06/26/2023	1571	Equi-Tax Inc.	-412.20	10,529.88
Bill Pmt -Check	06/26/2023	1572	Governmental Financial Reporting	-789.15	9,740.73
Bill Pmt -Check	06/26/2023	1573	The Goodman Corporation	-6,490.37	3,250.36
Cash - PNC Bank				-20,791.15	3,250.36
Whitney Bank					1,044.35
Deposit	04/30/2023	Dep.	April Interest	0.34	1,044.69
Deposit	05/31/2023	Dep.	May Interest	0.35	1,045.04
Total Whitney Bank				0.69	1,045.04
TexSTAR - Revenue Account					13,277,394.48
Deposit	04/30/2023	Dep.	April Interest	52,743.03	13,330,137.51
Deposit	05/31/2023	Dep.	May Interest	57,140.68	13,387,278.19
Total TexSTAR				109,883.71	13,387,278.19
<u>Net Operating Fund Available</u>					<u>13,391,573.59</u>
<u>Capital Projects Fund:</u>					
Cash - PNC Bank					13,673.73
Deposit	04/30/2023	Dep.	April Interest	132.94	13,806.67
Transfer	05/12/2023	Trf.	Regions Bond Funds	96,554.72	110,361.39
Bill Pmt -Check	05/15/2023	1063	EHRA Engineering	-77,687.57	32,673.82
Bill Pmt -Check	05/15/2023	1064	Specialty Construction TX, LLC	-18,867.15	13,806.67
Deposit	05/31/2023	Dep.	May Interest	96.09	13,902.76
Transfer	06/22/2023	Trf.	Regions Bond Funds	510,815.54	524,718.30
Bill Pmt -Check	06/26/2023	1065	D G Medina Construction	-202,608.25	322,110.05
Bill Pmt -Check	06/26/2023	1066	EHRA Engineering	-55,263.83	266,846.22
Bill Pmt -Check	06/26/2023	1067	Jerdon Enterprise, L.P.	-150,659.51	116,186.71
Bill Pmt -Check	06/26/2023	1068	Specialty Construction TX, LLC	-102,283.95	13,902.76
Total Compass Bank				229.03	13,902.76
Regions Bank - Bond Funds					10,702,348.07
Deposit	04/30/2023	Dep.	April Interest	41,793.80	10,744,141.87
Transfer	05/12/2023	Trf.	PNC Capital Projects Fund	-96,554.72	10,647,587.15
Deposit	05/31/2023	Dep.	May Interest	42,133.24	10,689,720.39
Transfer	06/22/2023	Trf.	PNC Capital Projects Fund	-510,815.54	10,178,904.85
Total Regions Bank - Bond Funds				-523,443.22	10,178,904.85
<u>Total Capital Projects Fund</u>					<u>10,192,807.61</u>

East Downtown Redevelopment Authority
Schedule I

CHECK REGISTERS

As of June 26, 2023

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>	<u>Balance</u>
<u>Debt Service Fund:</u>					
Cash - PNC Bank					745,812.66
Deposit	04/30/2023	Dep.	April Interest	1,532.40	747,345.06
Deposit	05/31/2023	Dep.	May Interest	1,660.54	749,005.60
Total Compass Bank				<u>3,192.94</u>	<u>749,005.60</u>
Regions Bank - Pledged Reserve Fund					4,335.53
Deposit	04/30/2023	Dep.	April Interest	16.76	4,352.29
Deposit	05/31/2023	Dep.	May Interest	16.99	4,369.28
Total Regions Bank-Pledged Reserve F				<u>16.76</u>	<u>4,369.28</u>
Regions Bank - Debt Service Fund					11,350.17
Deposit	04/30/2023	Dep.	April Interest	43.68	11,393.85
Deposit	05/31/2023	Dep.	May Interest	44.47	11,438.32
Total Regions Bank-Debt Service Funds				<u>43.68</u>	<u>11,438.32</u>
Regions Bank - Debt Service Reserve Fund					1,604,873.57
Deposit	04/30/2023	Dep.	April Interest	6,202.33	1,611,075.90
Deposit	05/31/2023	Dep.	May Interest	6,288.85	1,617,364.75
				<u>6,202.33</u>	<u>1,617,364.75</u>
<u>Total Debt Service Fund</u>					<u>2,382,177.95</u>

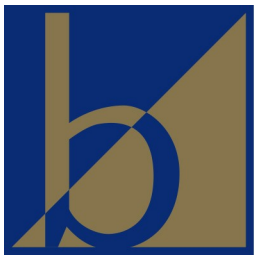
East Downtown Redevelopment Authority

Debt Service Requirements

		Sept. 1, 2022	Dec. 1, 2022	March 1, 2023	June 1, 2023
Loan Agreement Serial Bonds 6/23/16:					
	Principal	\$ 80,000.00	\$ 75,000.00	\$ 75,000.00	\$ 95,000.00
	Interest	43,786.23	42,730.31	41,722.63	\$ 42,099.71
		<hr/>			
	Total	\$ 123,786.23	\$ 117,730.31	\$ 116,722.63	\$ 137,099.71
		<hr/>			
Series 2021 Bonds					
	Principal	\$ 725,000.00	\$ -	\$ -	\$ -
	Interest	\$ 456,975.00	\$ -	\$ 438,850.00	\$ -
		<hr/>			
	Total	\$1,181,975.00	\$ -	\$ 438,850.00	\$ -
		<hr/>			

TAB 5.c.

ENGAGEMENT OF BURTON ACCOUNTING



BURTON ACCOUNTING, P.L.L.C.
Certified Public Accountants
HOUSTON • AUSTIN • CONROE

June 21, 2023

Board of Directors
East Downtown Redevelopment Authority
711 Louisiana Street, Suite 2300
Houston, TX 77002-2770

RE: AGREED UPON PROCEDURES ENGAGEMENT

We are pleased to confirm our understanding of the terms of our engagement and the nature and limitations of the services provided to East Downtown Redevelopment Authority (hereinafter called the "Authority").

We will apply the procedures enumerated in this letter to solely assist Authority in the determining the status of the agreed-upon procedures which Authority has specified below for the fiscal year ended June 30, 2023:

- Review adjusted trial balances.
- Review capital asset and depreciation schedules.
- Review fund journal entries.
- Review government-wide adjustments.
- Review draft financial statements.
- Complete or review GASB 34 disclosure checklist.

By signing this engagement letter, Authority agrees to those procedures and acknowledge that the procedures to be performed are appropriate for the intended purpose of the engagement which is to eliminate financial reporting weaknesses. Our engagement to apply agreed-upon procedures will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we obtain Authority's written agreement to the procedures to be applied and Authority's acknowledgment that those procedures are appropriate for the intended purpose of the engagement, as described in this letter. A refusal to provide such agreement and acknowledgment will result in our withdrawal from the engagement. We make no representation that the procedures we will perform are appropriate for the intended purpose of the engagement or for any other purpose.

Because the agreed-upon procedures do not constitute an examination or review, we will not express an opinion or conclusion on the audit review. In addition, we have no obligation to perform any procedures beyond those to which Authority agrees.

We plan to begin our procedures when we receive the necessary documents from the Authority's auditors, and, unless unforeseeable problems are encountered, the engagement should be completed within two weeks after receiving the documents.

We will issue a written report upon completion of our engagement that lists the procedures performed and our findings. Our report will be addressed to the Authority's Board of Directors. If we encounter restrictions in performing our procedures, we will discuss the matter with Authority. If we determine the restrictions are appropriate we will disclose the restrictions in our report. Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to Authority.

There may exist circumstances that, in our professional judgment, will require we withdraw from the engagement. Such circumstances include the following:

- Authority refuses to provide written agreement to the procedures and acknowledge that they are appropriate for the intended purpose of the engagement.
- Authority fails to provide requested written representations, or we conclude that there is sufficient doubt about the competence, integrity, ethical values, or diligence of those providing the written representations, or we conclude that the written representations provided are otherwise not reliable.
- We determine that the description of the procedures performed or the corresponding findings are misleading in the circumstances of the engagement.
- We determine that restrictions on the performance of procedures are not appropriate.

An agreed-upon procedures engagement is not designed to detect instances of fraud or noncompliance with laws or regulations; however, should any such matters come to our attention, we will communicate them in accordance with professional standards and applicable law. In addition, if, in connection with this engagement, matters come to our attention that contradict the audit review, we will communicate such matters to Authority.

Authority agrees to the procedures to be performed and acknowledge that they are appropriate for the intended purpose of the engagement.

Authority is responsible for the audit review. In addition, Authority is responsible for providing us with (1) access to all information of which Authority or the appropriate party is aware that is relevant to the performance of the agreed-upon procedures on the subject matter, (2) additional information that we may request from the appropriate party for the purpose of performing the agreed-upon procedures, and (3) unrestricted access to persons within the entity from whom we determine it necessary to obtain evidence relating to performing those procedures.

At the conclusion of our engagement, we will require certain written representations in the form of a representation letter from the Authority that, among other things, will confirm Authority's responsibility for the audit review.

Chris Palis, is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

We estimate that our fees for these services will range from \$2,500.00 to \$3,000.00. Authority will also be billed for travel and other out-of-pocket costs such as report production, word processing, postage, etc. Additional expenses are estimated to be \$85.00 to \$250.00 per our hourly billing rate. The fee estimate is based on anticipated cooperation from Authority's consultants and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will discuss it with Authority and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if Authority's account becomes 60 days or more overdue and will not be resumed until Authority's account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination even if we have not completed our report. Authority will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

We appreciate the opportunity to assist Authority and believe this letter accurately summarizes the significant terms of Burton's engagement. If you have any questions, please let us know. If Authority is in agreement with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. If the need for additional procedures arises, or the procedures need to be modified, our agreement with Authority will need to be revised. It is customary for us to enumerate these revisions in an addendum to this letter. If additional specified parties of the report are added, we may require that they acknowledge in writing their agreement with the procedures performed, or to be performed, and their acknowledgment that the procedures are appropriate for their purposes.

Very truly yours,

A handwritten signature in black ink that reads "Burton Accounting, PLLC". The script is cursive and fluid.

Burton Accounting, P.L.L.C.

RESPONSE:

This letter correctly sets forth the understanding of Authority.

East Downtown Redevelopment Authority

By: _____

Title: _____

Date: _____

TAB 5.d.

ENGAGEMENT OF AUDITOR

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
E-Mail: mgsb@mgsbpllc.com

June 26, 2023

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").

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, each major fund, and the disclosures, which collectively comprise the basic financial statements of the Authority as of and for the years ended June 30, 2023 and June 30, 2024. 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), 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 – All Combined Governmental Funds

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 Scope and Objectives (Continued)

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles (GAAP); and 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. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards (GAAS) will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable 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 an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. 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 the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors 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.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. If we determine it is necessary, we may request written representations from your attorneys as part of the engagement.

As part of our audit planning, we have identified capital assets, long-term debt, management override of controls, and improper revenue recognition as audit areas with significant risks of material misstatement. We will design and perform audit procedures whose nature, timing and extent are responsive to the assessed risks of material misstatement.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures – Internal Control

We will obtain an understanding of the Authority and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. 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 the provisions of applicable laws, regulations, 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.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining 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 accounting principles generally accepted in the United States of America.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). 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, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the Authority from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

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 of each opinion unit 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, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the Authority complies with applicable laws and regulations.

Responsibilities of Management for the Financial Statements (Continued)

With regard to using the auditor's report, you understand that you must obtain our prior 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.

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) you believe the supplementary information, including its form and content, is fairly presented in accordance with the City's requirements; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

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, 2023, to range between \$9,500 and \$10,500.
- Audit of the Authority's financial statements as of and for the year ended June 30, 2024, to range between \$10,000 and \$11,000.

Engagement Administration, Fees and Other (Continued)

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. 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 circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement. The Authority will be obligated to compensate us for our time expended through the date of withdrawal or termination.

Reporting

We will issue a written report upon completion of our audit of the Authority's financial statements, which will also address the supplementary information required by the City in accordance with *AU-C 725, Supplementary Information in Relation to the Financial Statements as a Whole* and the other supplementary information in accordance with *AU-C 720, The Auditor's Responsibilities Relating to Other Information Included in Annual Reports*. Our report will be addressed to the Board of Directors of the Authority. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions 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 withdraw from this engagement.

GENERAL TERMS AND CONDITIONS

You may request that we perform additional services not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written documentation from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

The agreement may be terminated by either party, with or without cause, upon 30 days written notice.

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.

Fossil Fuels Boycott Verification

As required by 2274.002, Texas Government Code (as added by Senate Bill 13, 87th Texas Legislature, Regular Session), as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code, as amended.

Firearms Discrimination Verification

As required by Section 2274.002, Texas Government Code (as added by Senate Bill 19, 87th Texas Legislature, Regular Session, "SB 19"), as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code (as added by SB 19), as amended.

Israel Boycott Verification

As required by Chapter 2271, Texas Government Code, as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott Israel and will not boycott Israel through the term of this Agreement. As used in the foregoing verification, the term "boycott Israel" has the meaning assigned to such term in Section 808.001, Texas Government Code, as amended.

Anti-Terrorism Representation

Pursuant to Chapter 2252, Texas Government Code, McCall Gibson Swedlund Barfoot PLLC represents and certifies that, at the time of execution of this letter neither McCall Gibson Swedlund Barfoot PLLC, nor any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same: (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Section 2252.153 of the Texas Government Code. The term "foreign terrorist organization" has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code.

We appreciate the confidence you have placed in our firm and we look forward to serving the Authority again this coming year.

Sincerely,

McCall Gibson Swedlund Barfoot PLLC

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants

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

_____ Signature	_____ Title	_____ Date
--------------------	----------------	---------------

_____ Mayor's Office of Economic Development	_____ Date
--	---------------

TAB 7.a.

CAPITAL IMPROVEMENT PROJECTS FYE 2024

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2024 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 (TY2023):	\$	702,636,976
	Current Taxable Value (TY2022):	\$	675,612,477
	Acres:		387.02
	Administrator (Contact):		City of Houston
	Contact Number:		(832) 393-0981

N A R R A T I V E	Zone Purpose:
	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 6/30/22)	Variance
	Capital Projects:			
	Public Utilities	\$ 19,553,850	\$ 714,187	\$ 18,839,663
	Roadway and Sidewalk Improvements	36,119,750	18,228,224	17,891,526
	Cultural and Public Facilities	36,000,000	34,330,863	1,669,137
	Parks and Recreational Facilities	5,000,000	123,757	4,876,243
	Environmental Remediation	1,000,000	-	1,000,000
		-	-	-
		-	-	-
		-	-	-
	Total Capital Projects	\$ 97,673,600	\$ 53,397,031	\$ 44,276,569
	Homeless/Affordable Housing	8,000,000	2,003,699	5,996,301
	School & Education/Cultural Facilities	13,201,622	7,155,994	6,045,628
	Financing Costs	30,822,727	5,991,811	24,830,916
	Administration Costs/ Professional Services	3,090,000	6,875,975	(3,785,975)
	Creation Costs	-	-	-
	Total Project Plan	\$ 152,787,949	\$ 75,424,510	\$ 77,363,439

D E B T	Additional Financial Data	FY2023 Budget	FY2023 Estimate	FY2024 Budget
	Debt Service			
	Principal	\$ 2,113,828	\$ 1,620,825	\$ 1,623,575
	Interest	\$ 1,050,000	\$ 725,000	\$ 765,000
		\$ 1,063,828	\$ 895,825	\$ 858,575
		Balance as of 6/30/22	Projected Balance as of 6/30/23	Projected Balance as of 6/30/24
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ 23,515,000	\$ 22,790,000	\$ 22,025,000
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2024 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 23,531,737	\$ 23,337,671	\$ 19,896,764
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 3,681,208	\$ 2,285,514	\$ 3,681,208
Beginning Balance	\$ 27,212,945	\$ 25,623,185	\$ 23,577,972
City tax revenue	\$ 2,795,762	\$ 2,899,421	\$ 2,777,452
County tax revenue	\$ 1,821,469	\$ 1,503,558	\$ 1,589,162
ISD tax revenue	\$ 1,592,672	\$ 1,513,809	\$ 1,528,540
Incremental property tax revenue	\$ 6,209,903	\$ 5,916,788	\$ 5,895,154
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ 1,342	\$ 1,342	\$ 1,342
Interest Income	\$ 10,000	\$ 9,000	\$ 10,000
Other Interest Income	\$ 11,342	\$ 10,342	\$ 11,342
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 33,434,190	\$ 31,550,315	\$ 29,484,468

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2024 BUDGET DETAIL**

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

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
EXPENDITURES			
Accounting	\$ 20,000	\$ 20,000	\$ 20,000
Administration Consultant	\$ 78,000	\$ 78,000	\$ 78,000
Auditor	\$ 25,000	\$ 25,000	\$ 25,000
Tax Consultant	\$ 6,000	\$ 6,000	\$ 6,000
Insurance	\$ 2,000	\$ 2,000	\$ 2,000
Office Expense	\$ 5,000	\$ 5,000	\$ 5,000
TIRZ Administration and Overhead	\$ 136,000	136,000	136,000
Engineering Consultants	\$ 30,000	\$ 50,000	\$ 50,000
Legal	\$ 25,000	\$ 25,000	\$ 25,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 50,000	\$ 50,000	\$ 50,000
Program and Project Consultants	\$ 105,000	\$ 125,000	\$ 125,000
Management consulting services	\$ 241,000	261,000	261,000
Capital Expenditures (See CIP Schedule)	\$ 5,870,000	\$ 3,518,000	\$ 9,830,000
TIRZ Capital Expenditures	\$ 5,870,000	3,518,000	9,830,000
East Village	\$ 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
Developer Agreement		\$ -	\$ 482,000
Developer / Project Reimbursements	\$ 132,528	307,528	614,528
Debt Service			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Debt Service			
Principal	\$ 325,000	\$ 325,000	\$ 330,000
Interest	\$ 168,003	\$ 168,003	\$ 158,783
Debt Service			
Principal	\$ 725,000	\$ 725,000	\$ 765,000
Interest	\$ 895,825	\$ 895,825	\$ 858,575
Cost of Issuance	\$ -	\$ -	\$ -
Debt Service			
Cost of Issuance	\$ -	\$ -	\$ -
Stadium Land Purchase - County Payment to COH	\$ 665,747	\$ 549,550	\$ 580,839
System debt service	\$ 2,779,575	2,663,378	2,693,197
TOTAL PROJECT COSTS	\$ 9,023,103	6,749,906	13,398,725
Payment/transfer to ISD - educational facilities	\$ 533,038	\$ 511,736	\$ 504,603
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 139,788	\$ 144,971	\$ 138,873
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
Affordable/Homeless Housing:			
City	\$ -	\$ -	\$ -
County	\$ 273,220	\$ 225,534	\$ 238,374
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 313,726	\$ 313,726	\$ 313,726
Total Transfers	\$ 1,284,772	\$ 1,220,967	\$ 1,220,576
Total Budget	\$ 10,307,875	7,970,873	14,619,301
RESTRICTED Funds - Capital Projects	\$ 19,445,107	19,896,764	11,183,959
RESTRICTED Funds - Affordable Housing	\$ -	-	-
RESTRICTED Funds - Bond Debt Service & Reserve Fund	\$ 3,681,208	3,682,678	3,681,208
RESTRICTED Funds - Dynamo Surplus	\$ -	-	-
Ending Fund Balance	\$ 23,126,315	23,579,442	14,865,167
Total Budget & Ending Fund Balance	\$ 33,434,190	\$ 31,550,315	\$ 29,484,468

Notes:

TAX YEAR		2022	2023	2024	2025
TIRZ 15		FY2023	FY2024	FY2025	FY2026
City		\$ 2,899,421	\$ 2,777,452	\$ 3,187,675	\$ 3,340,506
County		\$ 1,503,558	\$ 1,589,162	\$ 1,678,191	\$ 1,770,781
ISD		\$ 1,513,809	\$ 1,528,540	\$ 1,513,809	\$ 1,513,809
ISD - Pass Through		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)		\$ 5,916,788	\$ 5,895,154	\$ 6,379,675	\$ 6,625,096
CITY OF HOUSTON		\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)		\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE		\$ -	\$ -	\$ -	\$ -
INTEREST INCOME		\$ 10,342	\$ 11,342	\$ 11,342	\$ 11,342
PROCEEDS FROM BANK LOAN		\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES		\$ 5,927,130	\$ 5,906,496	\$ 6,391,017	\$ 6,636,438
ISD Education Set-Aside		\$ 504,603	\$ 511,736	\$ 504,603	\$ 504,603
ISD Education Set-Aside - Pass Through		\$ -	\$ -	\$ -	\$ -
Affordable Housing					
City		\$ -	\$ -	\$ -	\$ -
County		\$ 225,534	\$ 238,374	\$ 251,729	\$ 265,617
ISD		\$ -	\$ -	\$ -	\$ -
Municipal Services		\$ 313,726	\$ 313,726	\$ 313,726	\$ 313,726
Administrative Fees					
City		\$ 144,971	\$ 138,873	\$ 159,384	\$ 167,025
County		\$ -	\$ -	\$ -	\$ -
ISD		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
TRANSFERS		\$ 1,213,834	\$ 1,227,709	\$ 1,254,442	\$ 1,275,971
Management Consulting Services		\$ 261,000	\$ 261,000	\$ 261,000	\$ 261,000
Debt Service					
Bond Series 2016 - Principal					
Interest					
Bond Series 2019 - Principal		\$ 325,000	\$ 330,000	\$ 340,000	\$ 350,000
Interest		\$ 168,003	\$ 158,783	\$ 149,097	\$ 139,339
Bond Series 2021 - Principal		\$ 725,000	\$ 765,000	\$ 805,000	\$ 845,000
Interest		\$ 895,825	\$ 858,575	\$ 819,325	\$ 778,075
Bond Series ## - Principal		\$ -	\$ -	\$ -	\$ -
Interest		\$ -	\$ -	\$ -	\$ -
Bond Series ## - Principal		\$ -	\$ -	\$ -	\$ -
Interest		\$ -	\$ -	\$ -	\$ -
Cost of Issuance		\$ -	\$ -	\$ -	\$ -
Other Financing Costs		\$ -	\$ -	\$ -	\$ -
BOND DEBT SERVICE - PRINCIPAL		\$ 1,050,000	\$ 1,095,000	\$ 1,145,000	\$ 1,195,000
BOND DEBT SERVICE - INTEREST		\$ 1,063,828	\$ 1,017,358	\$ 968,422	\$ 917,414
2016 Principal - Stadium					
2016 Interest - Stadium					
Stadium Land Purchase - County Payment to COH		\$ 549,550	\$ 580,839	\$ 613,379	\$ 647,220
DEBT SERVICE		\$ 2,663,378	\$ 2,693,197	\$ 2,726,801	\$ 2,759,634

TIRZ 15	FY2023	FY2024	FY2025	FY2026
TOTAL EXPENSES	\$ 2,924,378	\$ 2,954,197	\$ 2,987,801	\$ 3,020,634
CASH FLOW FROM OPERATIONS	\$ 1,788,918	\$ 1,724,590	\$ 2,148,774	\$ 2,339,833
BEGINNING FUND BALANCE (7)	\$ 25,623,185	\$ 23,736,575	\$ 15,498,637	\$ 12,059,884
DEBT ISSUANCE (Total Bond Proceeds)	\$ -	\$ -	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 27,412,103	\$ 25,461,165	\$ 17,647,412	\$ 14,399,717
Projects				
Live Oak	\$ -	\$ -	\$ -	\$ -
East Village	\$ 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
DEVELOPER AGREEMENTS	\$ 307,528	\$ 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	\$ 350,000	\$ 6,450,000	\$ 3,100,000	\$ -
T-1505 Walker Street Roadway Rehabilitation	\$ 810,000	\$ 850,000	\$ -	\$ -
T-1506 Ammentity Overly Phase 1A	\$ -	\$ -	\$ -	\$ -
T-1507 Bastrop ROW - Dog Park	\$ -	\$ -	\$ -	\$ -
T-1508 Property Acquisition	\$ -	\$ -	\$ -	\$ -
T-1509 Bastrop Right of Way Improvements	\$ -	\$ -	\$ -	\$ 100,000
T-1510 Recycled CIP Number	\$ -	\$ -	\$ -	\$ -
T-1511 Bastrop Promenade/Greenspace	\$ 113,000	\$ 850,000	\$ -	\$ -
T-1512 Parks and Recreation	\$ -	\$ -	\$ -	\$ -
T-1514 Texas Avenue Mobility Improvements	\$ 15,000	\$ 380,000	\$ 580,000	\$ -
T-1515 Polk Street Reconstruction - This project has been include	\$ -	\$ -	\$ -	\$ -
T-1516 Amenity Overlay - Phase 1	\$ 1,855,000	\$ -	\$ -	\$ -
T-1517 Columbia Tap Improvements	\$ 220,000	\$ 550,000	\$ -	\$ -
T-1518 Complete Street and Utility Reconstruction by City Block (\$ -	\$ -	\$ -	\$ -
T-1519 Pedestrian Realm Improvements (by Block)	\$ -	\$ -	\$ -	\$ -
T-1520 Traffic Notification Improvements	\$ -	\$ -	\$ -	\$ -
T-1521 Public Parking Opportunities	\$ -	\$ 175,000	\$ 500,000	\$ -
T-1522 Pease Street Improvements - Project moved to Developm	\$ -	\$ -	\$ -	\$ -
T-1523 NHHIP Planning and Implementation	\$ 5,000	\$ 125,000	\$ 100,000	\$ 75,000
T-1524 McKinney St Rehabilitation	\$ -	\$ -	\$ -	\$ 275,000
T-1525 Phase 3 - Roadway and Utility Reconstruction	\$ -	\$ 225,000	\$ 400,000	\$ 5,200,000
T-1526 Polk Street Improvements	\$ -	\$ -	\$ -	\$ -
T-1527 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -
T-1528 Zone Wide Safety and Mobility Projects	\$ -	\$ 200,000	\$ 375,000	\$ 250,000
T-1529 FUTURE CIP PROJECT	\$ -	\$ -	\$ 375,000	\$ 250,000
T-1530 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -
T-1599 Safe Sidewalk and Panel Replacement Program	\$ -	\$ 25,000	\$ 25,000	\$ 25,000
CAPITAL PROJECTS	\$ 3,368,000	\$ 9,830,000	\$ 5,455,000	\$ 6,175,000
TOTAL PROJECTS	\$ 3,675,528	\$ 9,962,528	\$ 5,587,528	\$ 6,307,528

TAX YEAR		2026	2027
TIRZ 15		FY2027	FY2028
City		\$ 3,499,450	\$ 3,664,751
County		\$ 1,867,075	\$ 1,967,220
ISD		\$ 1,513,809	\$ 1,513,809
ISD - Pass Through		\$ -	\$ -
		\$ -	\$ -
INCREMENT REVENUES (1)		\$ 6,880,334	\$ 7,145,780
CITY OF HOUSTON		\$ -	\$ -
GRANT PROCEEDS (5)		\$ -	\$ -
MISCELLANEOUS REVENUE		\$ -	\$ -
INTEREST INCOME		\$ 11,342	\$ 11,342
PROCEEDS FROM BANK LOAN		\$ -	\$ -
TOTAL RESOURCES		\$ 6,891,676	\$ 7,157,122
ISD Education Set-Aside		\$ 504,603	\$ 504,603
ISD Education Set-Aside - Pass Through		\$ -	\$ -
Affordable Housing			
City		\$ -	\$ -
County		\$ 280,061	\$ 295,083
ISD		\$ -	\$ -
Municipal Services		\$ 313,726	\$ 313,726
Administrative Fees			
City		\$ 174,973	\$ 183,238
County		\$ -	\$ -
ISD		\$ 25,000	\$ 25,000
TRANSFERS		\$ 1,298,363	\$ 1,321,650
Management Consulting Services		\$ 261,000	\$ 261,000
Debt Service			
Bond Series 2016 - Principal			
Interest			
Bond Series 2019 - Principal		\$ 360,000	\$ 375,000
Interest		\$ 129,078	\$ 118,639
Bond Series 2021 - Principal		\$ 890,000	\$ 930,000
Interest		\$ 734,700	\$ 689,200
Bond Series ## - Principal		\$ -	\$ -
Interest		\$ -	\$ -
Bond Series ## - Principal		\$ -	\$ -
Interest		\$ -	\$ -
Cost of Issuance		\$ -	\$ -
Other Financing Costs		\$ -	\$ -
BOND DEBT SERVICE - PRINCIPAL		\$ 1,250,000	\$ 1,305,000
BOND DEBT SERVICE - INTEREST		\$ 863,778	\$ 807,839
2016 Principal - Stadium			
2016 Interest - Stadium			
Stadium Land Purchase - County Payment to COH		\$ 682,416	\$ 719,019
DEBT SERVICE		\$ 2,796,194	\$ 2,831,858

TIRZ 15	FY2027	FY2028
TOTAL EXPENSES	\$ 3,057,194	\$ 3,092,858
CASH FLOW FROM OPERATIONS	\$ 2,536,119	\$ 2,742,614
BEGINNING FUND BALANCE (7)	\$ 8,092,189	\$ 7,280,780
DEBT ISSUANCE (Total Bond Proceeds)	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 10,628,308	\$ 10,023,394
Projects		
Live Oak	\$ -	\$ -
East Village	\$ 82,528	\$ 53,932
Pease Street Improvements - EDGE Project		
Bike Share Facilities		
Commerce and Canal	\$ 50,000	\$ 50,000
DEVELOPER AGREEMENTS	\$ 132,528	\$ 103,932
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		
T-1505 Walker Street Roadway Rehabilitation	\$ -	\$ -
T-1506 Ammentity Overly Phase 1A	\$ -	\$ -
T-1507 Bastrop ROW - Dog Park	\$ -	\$ -
T-1508 Property Acquisition	\$ -	\$ -
T-1509 Bastrop Right of Way Improvements	\$ 1,040,000	\$ -
T-1510 Recycled CIP Number	\$ -	\$ -
T-1511 Bastrop Promenade/Greenspace	\$ -	\$ -
T-1512 Parks and Recreation	\$ -	\$ -
T-1514 Texas Avenue Mobility Improvements	\$ -	\$ -
T-1515 Polk Street Reconstruction - This project has been include	\$ -	\$ -
T-1516 Amenity Overlay - Phase 1	\$ -	\$ -
T-1517 Columbia Tap Improvements	\$ -	\$ -
T-1518 Complete Street and Utility Reconstruction by City Block (\$ -	\$ -
T-1519 Pedestrian Realm Improvements (by Block)	\$ -	\$ -
T-1520 Traffic Notification Improvements	\$ -	\$ -
T-1521 Public Parking Opportunities	\$ -	\$ -
T-1522 Pease Street Improvements - Project moved to Developm	\$ -	\$ -
T-1523 NHHIP Planning and Implementation	\$ 50,000	\$ 50,000
T-1524 McKinney St Rehabilitation	\$ 1,600,000	\$ -
T-1525 Phase 3 - Roadway and Utility Reconstruction	\$ -	\$ -
T-1526 Polk Street Improvements	\$ -	\$ -
T-1527 FUTURE CIP PROJECT	\$ -	\$ -
T-1528 Zone Wide Safety and Mobility Projects	\$ 250,000	\$ 250,000
T-1529 FUTURE CIP PROJECT	\$ 250,000	\$ 250,000
T-1530 FUTURE CIP PROJECT	\$ -	\$ -
T-1599 Safe Sidewalk and Panel Replacement Program	\$ 25,000	\$ 25,000
CAPITAL PROJECTS	\$ 3,215,000	\$ 575,000
TOTAL PROJECTS	\$ 3,347,528	\$ 678,932

2024 - 2028 CAPITAL IMPROVEMENT PLAN
TIRZ NO.15 - EAST DOWNTOWN REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								
			Through 2022	Projected 2023	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
I	T-1504	Phase 2 - Roadway and Utility Reconstruction T	\$ 80,000	\$ 350,000	\$ 6,450,000	\$ 3,100,000	\$ -	\$ -	\$ -	9,550,000	9,980,000
I	T-1505	Walker Street Roadway Rehabilitation	\$ 66,000	\$ 810,000	\$ 850,000	\$ -	\$ -	\$ -	\$ -	850,000	1,726,000
I	T-1509	Bastrop Right of Way Improvements	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 1,040,000	\$ -	1,140,000	1,140,000
I	T-1511	Bastrop Promenade/Greenspace	\$ 63,000	\$ 113,000	\$ 850,000	\$ -	\$ -	\$ -	\$ -	850,000	1,026,000
I	T-1514	Texas Avenue Mobility Improvements	\$ 20,000	\$ 15,000	\$ 380,000	\$ 580,000	\$ -	\$ -	\$ -	960,000	995,000
I	T-1516	Amenity Overlay - Phase 1	\$ -	\$ 1,855,000	\$ -	\$ -	\$ -	\$ -	\$ -	-	1,855,000
I	T-1517	Columbia Tap Improvements	\$ -	\$ 220,000	\$ 550,000	\$ -	\$ -	\$ -	\$ -	550,000	770,000
I	T-1521	Public Parking Opportunities	\$ -	\$ -	\$ 175,000	\$ 500,000	\$ -	\$ -	\$ -	675,000	675,000
I	T-1523	NHHIP Planning and Implementation	\$ -	\$ 5,000	\$ 125,000	\$ 100,000	\$ 75,000	\$ 50,000	\$ 50,000	400,000	405,000
I	T-1524	McKinney St Rehabilitation	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 1,600,000	\$ -	1,875,000	1,875,000
I	T-1525	Phase 3 - Roadway and Utility Reconstruction	\$ -	\$ -	\$ 225,000	\$ 400,000	\$ 5,200,000	\$ -	\$ -	5,825,000	5,825,000
I	T-1528	Zone Wide Safety and Mobility Projects	\$ -	\$ -	\$ 200,000	\$ 375,000	\$ 250,000	\$ 250,000	\$ 250,000	1,325,000	1,325,000
H,I	T-1599	Safe Sidewalk and Panel Replacement Program	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	125,000	125,000
Totals			\$ 229,000	\$ 3,518,000	\$ 9,830,000	\$ 5,080,000	\$ 5,925,000	\$ 2,965,000	\$ 325,000	\$ 24,125,000	\$ 27,872,000

* NOTE:

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2024 - 2028 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 2022	Projected 2023	2024	2025	2026	2027	2028	FY24 - FY28 Total	
TIRZ Funds	485,950	3,518,000	9,830,000	5,080,000	5,925,000	2,965,000	325,000	24,125,000	28,128,950
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Project Total	485,950	3,518,000	9,830,000	5,080,000	5,925,000	2,965,000	325,000	24,125,000	28,128,950

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 utility and sidewalk 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)							
						2024	2025	2026	2027	2028	Total	
					Personnel	-	-	-	-	-	\$ -	
					Supplies	-	-	-	-	-	\$ -	
Justification:	Street segments, public utilities and sidewalks are in poor condition and undersized. Upsized utilities should spur redevelopment. 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 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	80,000	920,000	350,000	150,000	-	-	-	-	\$ 150,000	\$ 580,000	
4	Construction	-		-	6,000,000	3,000,000	-	-	-	\$ 9,000,000	\$ 9,000,000	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	150,000	50,000	-	-	-	\$ 200,000	\$ 200,000	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	150,000	50,000	-	-	-	\$ 200,000	\$ 200,000	
Total Allocations												
		\$ 80,000	\$ 920,000	\$ 350,000	\$ 6,450,000	\$ 3,100,000	\$ -	\$ -	\$ -	\$ 9,350,000	\$ 9,780,000	
TIRZ Funds		80,000	920,000	350,000	6,450,000	3,100,000	-	-	-	\$ 9,550,000	\$ 9,980,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ 80,000	\$ 920,000	\$ 350,000	\$ 6,450,000	\$ 3,100,000	\$ -	\$ -	\$ -	\$ 9,550,000	\$ 9,980,000	

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)							
					2024	2025	2026	2027	2028	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Justification:	Street and sidewalks are in poor condition. Improvements including mill and overlay and signalized crosswalk at Emancipation will spur redevelopment, benefit existing area businesses and provide safe pathways for pedestrians. ROW may be reallocated to provide for all modes of transportation and to provide connection to the Columbia Tap and the proposed CAP park.			Svcs. & Chgs.	-	-	-
Capital Outlay	-	-	-					-	-	\$ -	
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -	
FTEs										-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	66,000	10,000	110,000	-			-		\$ -	\$ 176,000
4	Construction	-	1,550,000	650,000	795,000			-	-	\$ 795,000	\$ 1,445,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	50,000	55,000	-	-	-	-	\$ 55,000	\$ 105,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	50,000	55,000	-	-	-	-	\$ 55,000	\$ 105,000
Total Allocations											
Total Allocations		\$ 66,000	\$ 1,560,000	\$ 810,000	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 850,000	\$ 1,726,000
TIRZ Funds		66,000	1,560,000	810,000	850,000	-	-	-	-	\$ 850,000	\$ 1,726,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 66,000	\$ 1,560,000	\$ 810,000	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 850,000	\$ 1,726,000

*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 Leeland to Pease. 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)								
					2024	2025	2026	2027	2028	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 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-					100,000			\$ 100,000	\$ 100,000	
4	Construction	-	-					1,000,000		\$ 1,000,000	\$ 1,000,000	
5	Equipment	-	-	-	-	-	-			\$ -	\$ -	
7	Other	-	-	-	-	-	-	40,000	-	\$ 40,000	\$ 40,000	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	40,000	-	\$ 40,000	\$ 40,000	
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 1,040,000	\$ -	\$ 1,140,000	\$ 1,140,000	
TIRZ Funds		-	-	-	-	-	100,000	1,040,000	-	\$ 1,140,000	\$ 1,140,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 1,040,000	\$ -	\$ 1,140,000	\$ 1,140,000	

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 of Bastrop Street right-of-way between Polk Street and Bell Street.			Operating and Maintenance Costs: (\$ Thousands)							
					2024	2025	2026	2027	2028	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Justification:	East Downtown hosts the Shell Energy 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 children's playground and improvements to the dog park and continuation of pedestrian lighting southwest of Polk St. 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 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	63,000	50,000	113,000		-			-	\$ -	\$ 176,000
4	Construction	-	700,000	-	775,000				-	\$ 775,000	\$ 775,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000
Total Allocations		\$ 63,000	\$ 750,000	\$ 113,000	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 850,000	\$ 1,026,000
TIRZ Funds		63,000	750,000	113,000	850,000	-	-	-	-	\$ 850,000	\$ 1,026,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 63,000	\$ 750,000	\$ 113,000	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 850,000	\$ 1,026,000

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 at Bastrop Street and Emancipation Avenue, including improving pedestrian crossings to Shell Energy Stadium.			Operating and Maintenance Costs: (\$ Thousands)								
					2024	2025	2026	2027	2028	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 Shell Energy Stadium.			Svcs. & Chgs.	-	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs						-		
				Fiscal Year Planned Expenses								
Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)	
Phase												
1	Planning	20,000	-			-	-	-	-	\$ -	\$ 20,000	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	100,000	15,000	180,000	-	-	-	-	\$ 180,000	\$ 195,000	
4	Construction	-	780,000	-	180,000	530,000	-	-	-	\$ 710,000	\$ 710,000	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	20,000	50,000	-	-	-	\$ 70,000	\$ 70,000	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	20,000	50,000	-	-	-	\$ 70,000	\$ 70,000	
Total Allocations		\$ 20,000	\$ 880,000	\$ 15,000	\$ 380,000	\$ 580,000	\$ -	\$ -	\$ -	\$ 960,000	\$ 995,000	
TIRZ Funds		20,000	880,000	15,000	380,000	580,000	-	-	-	\$ 960,000	\$ 995,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ 20,000	\$ 880,000	\$ 15,000	\$ 380,000	\$ 580,000	\$ -	\$ -	\$ -	\$ 960,000	\$ 995,000	

Project:		Columbia Tap Improvements			City Council District		Key Map:			WBS.:	T-1517		
					Location:		I	Geo. Ref.:					
					Served:		I	Neighborhood:					
Description:	Project to improve the Columbia Tap Trail within the Zone.				Operating and Maintenance Costs: (\$ Thousands)								
						2024	2025	2026	2027	2028	Total		
					Personnel	-	-	-	-	-	\$ -		
					Supplies	-	-	-	-	-	\$ -		
Justification:	Additional trees, Lighting, ADA related improvements to ramps, crosswalks, workout and bicycle repair stations to improve user experience. Trail improvements should spur redevelopment and benefit existing businesses. Signing and striping improvements at trail and roadway intersections to increase safety for all trail users.				Svcs. & Chgs.	-	-	-	-	-	\$ -		
					Capital Outlay	-	-	-	-	-	\$ -		
					Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
					FTEs						-		
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-		-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-		-	-	-	-	\$ -	\$ -		
3	Design		-	70,000		-	-	-	-	\$ -	\$ 70,000		
4	Construction	-	650,000	150,000	490,000	-	-	-	-	\$ 490,000	\$ 640,000		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	60,000	-	-	-	-	\$ 60,000	\$ 60,000		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	60,000	-	-	-	-	\$ 60,000	\$ 60,000		
Total Allocations		\$ -	\$ 650,000	\$ 220,000	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ 770,000		
TIRZ Funds		-	650,000	220,000	550,000	-	-	-	-	\$ 550,000	\$ 770,000		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ 650,000	\$ 220,000	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ 770,000		

*NOTE:

Project: Public Parking Opportunities				City Council District		Key Map:			WBS.:	T-1521		
				Location:		I	Geo. Ref.:					
				Served:		I	Neighborhood:					
Description:	Investigate and provide additional public parking opportunities within the Zone.			Operating and Maintenance Costs: (\$ Thousands)								
					2024	2025	2026	2027	2028	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 identify oppournitites to add paid public parking and construct where warranted.			Svcs. & Chgs.	-	-	-	-
Capital Outlay	-	-	-					-	-	\$ -		
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -		
FTEs										-		
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	50,000	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000	
4	Construction	-	450,000	-		450,000	-	-	-	\$ 450,000	\$ 450,000	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-		50,000	-	-	-	\$ 50,000	\$ 50,000	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	50,000	-	-	-	\$ 50,000	\$ 50,000	
Total Allocations		\$ -	\$ 500,000	\$ -	\$ 175,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 675,000	\$ 675,000	
TIRZ Funds		-	500,000	-	175,000	500,000	-	-	-	\$ 675,000	\$ 675,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-							\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ 500,000	\$ -	\$ 175,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 675,000	\$ 675,000	

*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)							
					2024	2025	2026	2027	2028	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 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	120,000	5,000	75,000	50,000	25,000	25,000	25,000	\$ 200,000	\$ 205,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	50,000	50,000	50,000	25,000	25,000	\$ 200,000	\$ 200,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 120,000	\$ 5,000	\$ 125,000	\$ 100,000	\$ 75,000	\$ 50,000	\$ 50,000	\$ 400,000	\$ 405,000
TIRZ Funds		-	120,000	5,000	125,000	100,000	75,000	50,000	50,000	\$ 400,000	\$ 405,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 120,000	\$ 5,000	\$ 125,000	\$ 100,000	\$ 75,000	\$ 50,000	\$ 50,000	\$ 400,000	\$ 405,000

Project: McKinney St Rehabilitation				City Council District		Key Map:			WBS.:	T-1524		
				Location:		I	Geo. Ref.:					
				Served:		I	Neighborhood:					I
Description:	Rehabilitation of McKinney Street Right of Way from Emancipation Avenue to St Emanuel Street.			Operating and Maintenance Costs: (\$ Thousands)								
					2024	2025	2026	2027	2028	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 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	250,000	-			250,000	-	-	\$ 250,000	\$ 250,000	
4	Construction	-	-					1,550,000	-	\$ 1,550,000	\$ 1,550,000	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	25,000	50,000	-	\$ 75,000	\$ 75,000	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	25,000	50,000	-	\$ 75,000	\$ 75,000	
Total Allocations		\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 275,000	\$ 1,600,000	\$ -	\$ 1,875,000	\$ 1,875,000	
TIRZ Funds		-	-	-	-	-	275,000	1,600,000	-	\$ 1,875,000	\$ 1,875,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-				\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 1,600,000	\$ -	\$ 1,875,000	\$ 1,875,000	

Project: Phase 3 - Roadway and Utility Reconstruction				City Council District		Key Map:			WBS.:	T-1525		
				Location:		I	Geo. Ref.:					
				Served:		I	Neighborhood:					I
Description:	Roadway, public utility and sidewalk reconstruction/rehabilitation, streetscape/pedestrian amenities using context sensitive design. Project is located on Leeland St. and Pease St. between St. Emanuel St and Emancipation Ave, Hutchins St. and Bastrop St. from Leeland to Jefferson. Construction slated for 2025 and 2026 (\$5,200,000 programmed for 2026).			Operating and Maintenance Costs: (\$ Thousands)								
					2024	2025	2026	2027	2028	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 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	-	-	225,000	400,000		-		\$ 625,000	\$ 625,000	
4	Construction	-	-	-	-	-	5,000,000	-		\$ 5,000,000	\$ 5,000,000	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	200,000	-	-	\$ 200,000	\$ 200,000	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	200,000	-	-	\$ 200,000	\$ 200,000	
Total Allocations		\$ -	\$ -	\$ -	\$ 225,000	\$ 400,000	\$ 5,200,000	\$ -	\$ -	\$ 5,825,000	\$ 5,825,000	
TIRZ Funds		-	-	-	225,000	400,000	5,200,000	-	-	\$ 5,825,000	\$ 5,825,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ -	\$ -	\$ 225,000	\$ 400,000	\$ 5,200,000	\$ -	\$ -	\$ 5,825,000	\$ 5,825,000	

Project: Zone Wide Safety and Mobility Projects				City Council District		Key Map:			WBS.:	T-1528		
				Location:		I	Geo. Ref.:					
				Served:		I	Neighborhood:					
Description:	Implement recommended solutions at locations identified in recent mobility study and any other location with safety issues, poor connections, poor or no infrastructure where remediation or installation would improve safety or mobility for all modes of transportation within the zone			Operating and Maintenance Costs: (\$ Thousands)								
					2024	2025	2026	2027	2028	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 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-			75,000	25,000	-	-	-	\$ 100,000	\$ 100,000	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	-	-	100,000	75,000		-	-	\$ 175,000	\$ 175,000	
4	Construction	-	-	-	-	250,000	250,000	250,000	250,000	\$ 1,000,000	\$ 1,000,000	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	25,000	25,000	-	-	-	\$ 50,000	\$ 50,000	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	25,000	25,000	-	-	-	\$ 50,000	\$ 50,000	
Total Allocations		\$ -	\$ -	\$ -	\$ 200,000	\$ 375,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,325,000	\$ 1,325,000	
TIRZ Funds		-	-	-	200,000	375,000	250,000	250,000	250,000	\$ 1,325,000	\$ 1,325,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ -	\$ -	\$ 200,000	\$ 375,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,325,000	\$ 1,325,000	

Project: Safe Sidewalk and Panel Replacement Program				City Council District		Key Map:			WBS.:	T-1599			
				Location:		H,I		Geo. Ref.:					
				Served:		H,I		Neighborhood:				I	
Description:	Sidewalk Improvement and Panel Replacement Program			Operating and Maintenance Costs: (\$ Thousands)									
					2024	2025	2026	2027	2028	Total			
				Personnel	-	-	-	-	-	\$ -			
				Supplies	-	-	-	-	-	\$ -			
Justification:	Program to provide funds for sidewalks to schools, parks, other public facilities, to fill in gaps in the pedestrian network throughout the zone, and to remove and replace concrete panels in the roadway.			Svcs. & Chgs.	-	-	-	-	-	\$ -			
				Capital Outlay	-	-	-	-	-	\$ -			
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
				FTEs						-			
				Fiscal Year Planned Expenses									
Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-				-	-	\$ -	\$ -		
2	Acquisition	-	-	-				-	-	\$ -	\$ -		
3	Design	-	-	-				-	-	\$ -	\$ -		
4	Construction	-	50,000	-	25,000	25,000	25,000	25,000	25,000	\$ 125,000	\$ 125,000		
5	Equipment	-	-	-				-	-	\$ -	\$ -		
7	Other	-	-	-				-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations		\$ -	\$ 50,000	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	\$ 125,000		
TIRZ Funds		-	50,000	-	25,000	25,000	25,000	25,000	25,000	\$ 125,000	\$ 125,000		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ 50,000	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	\$ 125,000		

*NOTE:

TAB 7.b.

REPORT OF ENGINEER



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 June 22, 2023

Date of Board Meeting: June 26, 2023

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 conducting bi-weekly update meetings with METRO. On June 8, 2023, EHRA was informed that the lead point of contact at METRO for the Texas Avenue project was no longer with the company. The new point of contact will have updates on the Texas Avenue project on June 20.

ACTION ITEM: None at this time

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

Update: The Columbia Tap Trail project's construction has made extensive progress. The inlets, storm sewer, and concrete foundations have all been completed. The installation of amenities such as benches and lighting will be installed upon shipment. Shipment of the remaining amenities ranges from July to October of 2023. EHRA followed up with Trees for Houston regarding the proposed planting for the Columbia Tap Trail. The final invoice is attached to this report.

ACTION ITEM: Trees for Houston Invoice

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

Update: The revised Environmental Site Assessment II was submitted to HPW for approval on June 12. The 60% design plans are in QAQC and will be submitted to HPW for review this week.

ACTION ITEM: None at this time

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

Update: The Walker Street Rehabilitation project's construction has been progressing. The existing rail removal has been completed. Currently the contractor is finishing electrical boring and setting formwork for ramps, curbs, and sidewalks. The mill and overlay is expected to be complete in the coming weeks. The check for proposed streetlighting has been sent to CPE.

ACTION ITEM: None at this time

5. (T-1511) Bastrop Promenade/Greenspace (Design Phase) – Action Required
Update: EHRA and sub consultants are finalizing bid documents and schedule.
ACTION ITEM: Authorization to Bid
6. (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 20-04) Preliminary Engineering for Texas Ave Traffic Improvements – (Update in a.1)
 2. (WA No. 21-02) Phase 2 – Roadway and utility Reconstruction (DCR) – (Update in a.3)
 3. (WA No. 21-12) Walker Street Roadway Rehabilitation – (Update in a.4)
 4. (WA 21-06) Bastrop/Promenade Greenspace Design – (Update in a.5)
 5. (WA 21-07) Polk Street Addition to Phase 2 Roadway Utilities Reconstruction Topography and Design Concept Report (DCR) – (Update in a.3)
 6. (WA 21-08) NHHIP Planning Implementation – (Updated in a.6)
2. Proposed WAs – (Action Required)
 1. General Engineering Services for FY24

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

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



10011 Meadowglen Lane
Houston, Texas 77042
EHRAlnc.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 June 22, 2023

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	\$393,000.00	60%	Q3 2023	Q2 2024
1505/ 21-12	Construction	Walker – Roadway Rehabilitation	\$93,000.00	\$37,200.00	40%	-	Q3 2023
1511 / 21-06	Design	Bastrop Promenade / Greenspace (Design)	\$99,750.00	\$99,750.00	100%	Q3 2023	Q2 2024
1517 / 21-04	Construction	Columbia Tap Trail (CMS)	\$59,800.00	\$35,800.00	60%	-	Q3 2023



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Houston, Texas 77042
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TBPE No. F-726 | TBPLS No. 10092300

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

WORK AUTHORIZATION SUMMARY

Date: Through June 22, 2023

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

CIP 1504 - Phase 2 - Roadway and Utility Re-Construction (With Polk scope)		
Item	Date / Window	Description
1	Q2 2023	ESA I & II Complete. Geotech Complete.

CIP 1505 - Walker - Roadway Rehabilitation		
Item	Date / Window	Description
1	Q2 2023	Sanitary sewer work and rail removal complete.

CIP 1511 - Bastrop Promenade / Greenspace (Design)		
Item	Date / Window	Description
1	Q2 2023	Bid Process.

CIP 1514 - Texas Avenue Mobility Improvements		
Item	Date / Window	Description
1	Q2 2023	METRO committed to performing Hazard Analysis in 8-12 weeks.

CIP 1517 - Columbia Tap Trail		
Item	Date / Window	Description
1	Q2 2023	Storm sewer and foundations complete. Awaiting amenity shipments for final installations.

**TIRZ NO. 15/EAST DOWNTOWN REDEVELOPMENT AUTHORITY
WORK AUTHORIZATION NO. 24-00
GENERAL ENGINEERING AND CONSULTING SERVICES
EHRA PROJECT NO. 111-022-024 (00)
JUNE 22, 2023**

This Work Authorization is made effective as of this 1st day of July, 2023, under the terms and conditions established in the CONSULTANT CONTRACT "AGREEMENT" BETWEEN EAST DOWNTOWN REDEVELOPMENT AUTHORITY AND TAX INCREMENT REINVESTMENT ZONE NUMBER 15, CITY OF HOUSTON, TEXAS, AND EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. (d/b/a EHRA) DATED JULY 18, 2011.

This work authorization is created for the following purpose:

SCOPE OF SERVICES

Scope of Services shall include general engineering, planning, and consulting services for items not directly associated with currently approved Work Authorizations, as requested and necessary. Services include, but are not limited to:

- Communicate and coordinate with TIRZ No. 15 Board of Directors.
- Coordinate with City of Houston representatives, and all other parties and/or stakeholders involved, for items not directly associated with current Work Authorizations, as requested and necessary.
- Prepare monthly status reports and attend monthly Board Meetings.
- As directed, review planning commission agendas to inform the Board of new developments within the Zone; engage and coordinate with new or potential developers; and discuss potential public/private sector development incentives.
- Perform general tasks as directed by the Board.

OTHER CONSULTANTS

From time to time, the Scope of Services may require EHRA to subcontract with other consultants. EHRA will seek the Board's authorization for approval for any changes or additions to subconsultants under this Work Authorization.

COMPENSATION

The above-described Scope of Services will be provided on **an hourly basis, plus reimbursable expenses. EHRA has estimated the fee for these services to be \$50,000.00.** EHRA will not exceed this estimated fee without prior written authorization by Client.

EHRA hourly services for TIRZ 15 FY2024 will be based on EHRA ENGINEERING HOURLY RATE AND EXPENSE SCHEDULE, PUBLIC WORKS RATE 2022. (see attached rate schedule)

EHRA's fixed rate for a standard monthly TIRZ meeting is \$550/meeting.

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IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives.

**TAX INCREMENT REINVESTMENT
ZONE NO. 15, HOUSTON, TEXAS**

**EAST DOWNTOWN
REDEVELOPMENT AUTHORITY**

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

CONSULTANT:

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

By: Kyle Macy

Name: Kyle J. Macy, P.E.

Title: Project Manager

Date: 06 / 22 / 2023

CONSULTANT:

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

By: Hasan Syed

Name: A. Hasan Syed, P.E.

Title: Executive Vice President

Date: 06 / 22 / 2023



EXHIBIT "A"
EHRA ENGINEERING
PUBLIC WORKS
2022 SCHEDULE OF HOURLY RATES

Engineering, Design and Production

Engineer I	\$ 120
Engineer II	135
Engineer III	150
Project Engineer	160
Senior Project Engineer	175
Assistant Project Manager	195
Project Manager	215
Senior Project Manager I	235
Senior Project Manager II	255
Practice Area Leader - Engineering	275
Principal	325
CAD Technician I	120
CAD Technician II	125
CAD Technician III	130
CAD Technician IV	135
Design CAD Technician I	140
Design CAD Technician II	145
Senior Design CAD Technician	155
Project Coordinator	150
Assistant Design and Production Manager	170
Design and Production Manager	205
GIS Technician I	100
GIS Technician II	115
GIS Technician III	125
GIS Specialist	175
GIS Manager	180

Surveying

Survey Rod Person	\$ 55
Survey Instrument Person	80
Survey Party Chief	110
Survey Field Supervisor	145
Survey 1 Person GPS/Robotic Crew	155
CAD Operator	120
Survey CAD Technician	115
Senior Survey CAD Technician	145
Survey Project Manager/RPLS	210
Senior Survey Project Manager/RPLS	240
Practice Area Leader - Surveying	275

Construction Phase Services

Construction Inspector I	\$ 110
Construction Inspector II	120
Construction Inspector III	140
Contract Administrator	110
Contract Administration Manager	115
Assistant Construction Project Manager	165
Construction Project Manager	180
Senior Construction Project Manager	205
Practice Area Leader - Construction Phase Services	275

Planning and Visioning

Land Planner I	\$ 115
Land Planner II	130
Land Planner III	145
Land Planner IV	160
Planning Project Manager	180
Senior Planning Project Manager	200
Platting Coordinator	120
Senior Platting Coordinator	140
Platting Manager	180
Practice Area Leader - Planning and Visioning	275

Landscape Architecture

Project Landscape Designer	\$ 145
Registered Landscape Architect	185
Practice Area Leader - Landscape Architecture	275

General

Accounting Administrator	\$ 130
Bond Issue Supervisor	150
Administrative Assistant	105
Clerical	95

Other Direct Costs

Mileage	Cost+10%
Delivery	Cost+10%
Reprographics	Cost+10%
Sub-Consultant Fees	Cost+10%
Advertising	Cost+10%
Plan Review Fees, Governmental Fees	Cost+10%

Signature Certificate

Reference number: S6SSL-FIFAS-KYZ6B-MW8PR

Signer

Timestamp

Signature

Kyle Macy

Email: kmacy@ehrainc.com

Sent:

22 Jun 2023 13:32:07 UTC

Viewed:

22 Jun 2023 13:43:17 UTC

Signed:

22 Jun 2023 13:50:24 UTC



Recipient Verification:

✓ Email verified

22 Jun 2023 13:43:17 UTC

IP address: 50.230.36.74

Location: Houston, United States

Hasan Syed

Email: hsyed@ehra.team

Sent:

22 Jun 2023 13:32:07 UTC

Viewed:

22 Jun 2023 13:54:49 UTC

Signed:

22 Jun 2023 14:31:52 UTC



Recipient Verification:

✓ Email verified

22 Jun 2023 13:54:49 UTC

IP address: 50.230.36.74

Location: Houston, United States

Document completed by all parties on:

22 Jun 2023 14:31:52 UTC

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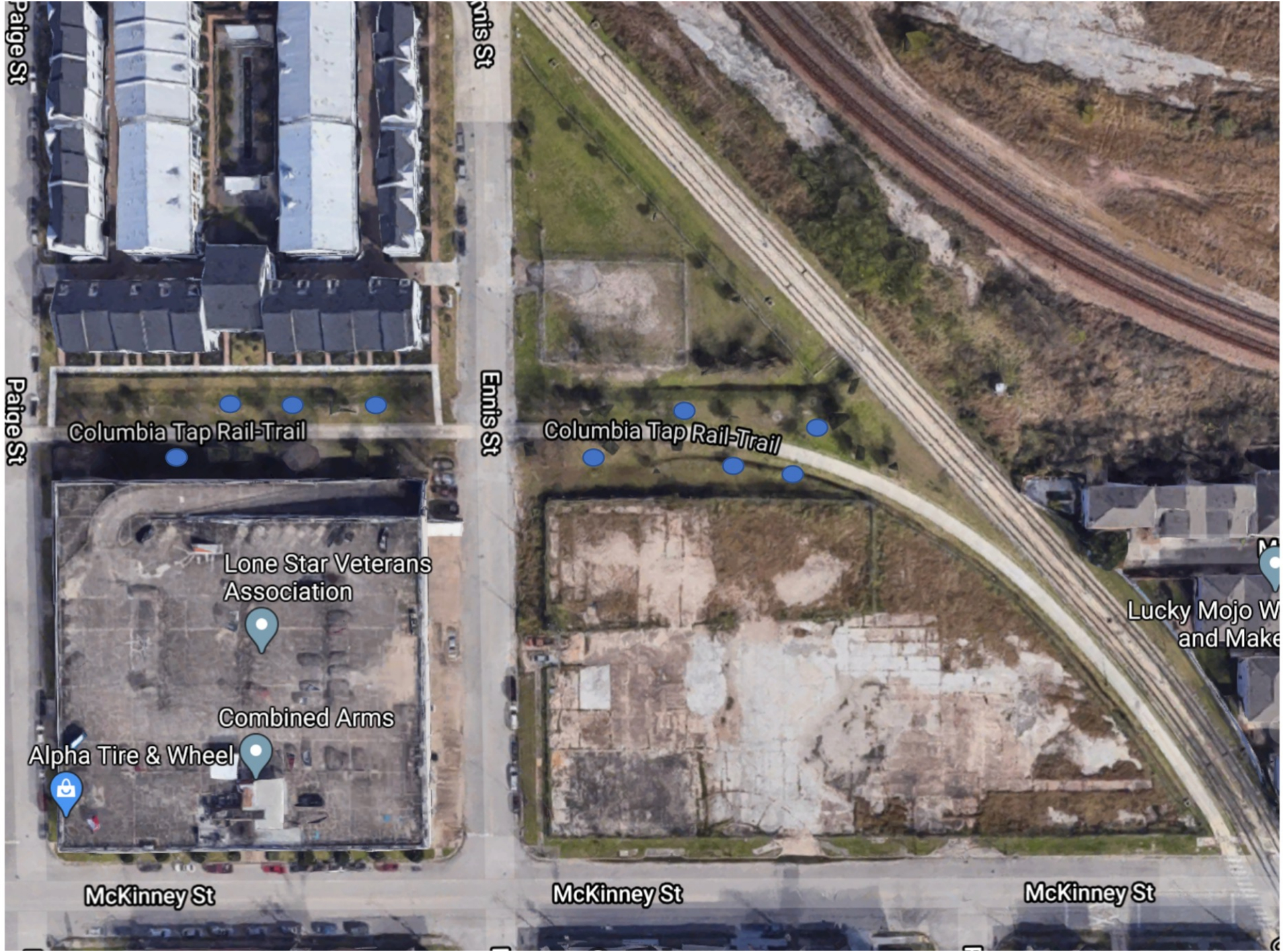
Proposed Plan for Columbia Tap Trail

- 20, 15g trees
- Fill in from St. Charles to end of Paige St.

Proposed Species:

American Sycamore, River Birch, Bald Cypress, Mexican Plum, Eastern Redbud, Bur Oak, Cedar Elm, Red Maple





Paige St

Ennis St

Paige St

Ennis St

Columbia Tap Rail-Trail

Columbia Tap Rail-Trail

Lone Star Veterans Association

Combined Arms

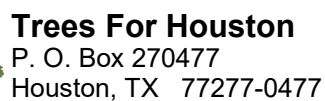
Alpha Tire & Wheel

McKinney St

McKinney St

McKinney St

Lucky Mojo W and Make



Invoice #: 1380
Invoice Date: 6/14/2023

Terms

Trees For Houston is a 501(c)3 nonprofit organization, Federal Tax ID 760046318.

Total	\$5,800.00
--------------	-------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$5,800.00
--------------------	-------------------



TBPE No. F-726

10011 Meadowglen Lane
Houston, Texas 77042
t-713-784-4500 f-713-784-4577

Change Order

District:	TIRZ No. 15 and East Downtown Redevelopment Authority	Date:	April 20, 2023
Project Name:	Columbia Tap Trail	Project No.:	111-022-24
Contract For:		Change Order No.:	One

Item No.	Description (List attachments, if any)	Unit	Quantity	Unit Cost	Deductions	Additions
CO1.1	Furnish and Install Two (2) Concrete Slabs with Perimeter Footing, Grade Beam and Mount Two (2) Benches (benches provided by owner)	LS	1	\$2,272.65		\$2,272.65
Change Order Sub-Totals:					\$0.00	\$2,272.65

Original Contract Period:	(calendar days) 90	Original Contract Amount:	\$625,667.90
Extension To Date:	0	Previous Deductions To Date:	\$0.00
Contract Period To Date:	90	Previous Additions To Date:	\$0.00
This Extension:	3	Net Total Contract To Date:	\$625,667.90
New Contract Period:	93	This Deduction:	\$0.00
Amended Completion Date:	July 21, 2023	This Addition:	\$2,272.65
		Revised Contract Amount:	\$627,940.55

Recommended By: EHRA (Engineer)	<i>Jason A. Keeling</i> Jason Keeling - Senior Construction Project Manager	04 / 25 / 2023 / Date
	<i>Kyle Macy</i> Kyle Macy, P.E. - Project Manager	04 / 24 / 2023 / Date
Accepted By: Specialty Construction TX, LLC (Contractor)	 Salwan Toumajian - Owner	4/21/2023 / Date
Approved By: TIRZ No. 15 and East Downtown Redevelopment Authority (Developer)		/ Date



TBPE No. F-726

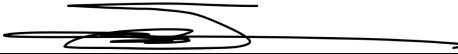
10011 Meadowglen Lane
Houston, Texas 77042
t-713-784-4500 f-713-784-4577

Change Order

District:	TIRZ No. 15 and East Downtown Redevelopment Authority	Date:	April 26, 2023
Project Name:	Columbia Tap Trail	Project No.:	111-022-24
Contract For:		Change Order No.:	Two



Item No.	Description (List attachments, if any)	Unit	Quantity	Unit Cost	Deductions	Additions
CO2.1	Furnish and Install ADA Compliant Drinking Fountain per Specifications	LS	1	\$4,697.51		\$4,697.51
Change Order Sub-Totals:					\$0.00	\$4,697.51

Original Contract Period:	(calendar days) 90	Original Contract Amount:	\$625,667.90
Extension To Date:	3	Previous Deductions To Date:	\$0.00
Contract Period To Date:	93	Previous Additions To Date:	\$2,272.65
This Extension:	5	Net Total Contract To Date:	\$627,940.55
New Contract Period:	98	This Deduction:	\$0.00
Amended Completion Date:	July 26, 2023	This Addition:	\$4,697.51
		Revised Contract Amount:	\$632,638.06

Recommended By: EHRA (Engineer)	<i>Jason A. Keeling</i> Jason Keeling - Senior Construction Project Manager	05 / 04 / 2023 / Date
	<i>Kyle Macy</i> Kyle Macy, P.E. - Project Manager	05 / 04 / 2023 / Date
Accepted By: Specialty Construction TX, LLC (Contractor)	 Salwan Toumajian	/ Date 5/2/2023
Approved By: TIRZ No. 15 and East Downtown Redevelopment Authority (Developer)		/ Date

Signature Certificate

Reference number: RZ5AI-KFSFU-KTYMC-QGGUR

Signer	Timestamp	Signature
Jason Keeling Email: jkeeling@ehra.team Sent: 04 May 2023 13:55:27 UTC Viewed: 04 May 2023 15:11:45 UTC Signed: 04 May 2023 15:12:07 UTC Recipient Verification: ✓ Email verified 04 May 2023 15:11:45 UTC		 IP address: 50.230.36.74 Location: Houston, United States
Kyle Macy Email: kmacy@ehrainc.com Sent: 04 May 2023 13:55:27 UTC Viewed: 04 May 2023 18:40:49 UTC Signed: 04 May 2023 18:42:12 UTC Recipient Verification: ✓ Email verified 04 May 2023 18:40:49 UTC		 IP address: 50.230.36.74 Location: Houston, United States

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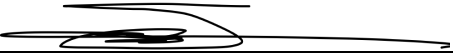
10011 Meadowglen Lane
Houston, Texas 77042
t-713-784-4500 f-713-784-4577

Contract Unit Price Increase

District:	TIRZ No. 15 and East Downtown Redevelopment Authority	Date:	May 1, 2023
Project Name:	Columbia Tap Trail	Project No.:	111-022-24
Contract For:		No.:	One



Item No.	Description (List attachments, if any)	Unit	Quantity	Original Unit Cost	Original Amount	Unit Price Increase	Price Increase Amount	Adjustment
35	<u>Amenity Items</u> Benches	EA	15	\$1,400.00	\$21,000.00	\$1,434.75	\$21,521.25	\$521.25
				* Subject to TCEQ approval for reimbursement *		Sub-Totals:		\$521.25

		(calendar days)	Original Contract Amount:	\$625,667.90
Original Contract Period:	90		Previous Deductions To Date:	\$0.00
Extension To Date:	8		Previous Additions To Date:	\$6,970.16
Contract Period To Date:	98		Net Total Contract To Date:	\$632,638.06
This Extension:	0		This Deduction:	\$0.00
New Contract Period:	98		This Addition:	\$521.25
Amended Completion Date:	July 26, 2023		Final Contract Amount:	\$633,159.31

Recommended By:	<i>Jason A. Keeling</i>	05 / 04 / 2023
EHRA	Jason Keeling - Senior Construction Project Manager	/ Date
(Engineer)	<i>Kyle Macy</i>	05 / 04 / 2023
	Kyle Macy, P.E. - Project Manager	/ Date
Accepted By:		/ Date
Specialty Construction TX, LLC	Salwan Toumajian	5/3/2023
(Contractor)		
TIRZ No. 15 and East Downtown Redevelopment Authority		/ Date
(District)		

Signature Certificate

Reference number: RZ5AI-KFSFU-KTYMC-QGGUR

Signer	Timestamp	Signature
Jason Keeling Email: jkeeling@ehra.team Sent: 04 May 2023 13:55:27 UTC Viewed: 04 May 2023 15:11:45 UTC Signed: 04 May 2023 15:12:07 UTC Recipient Verification: ✓ Email verified 04 May 2023 15:11:45 UTC		 IP address: 50.230.36.74 Location: Houston, United States
Kyle Macy Email: kmacy@ehrainc.com Sent: 04 May 2023 13:55:27 UTC Viewed: 04 May 2023 18:40:49 UTC Signed: 04 May 2023 18:42:12 UTC Recipient Verification: ✓ Email verified 04 May 2023 18:40:49 UTC		 IP address: 50.230.36.74 Location: Houston, United States

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TAB 8.

ADMINISTRATOR'S REPORT

To: Board of Directors, East Downtown Redevelopment Authority / TIRZ 15
From: Kristi Miller, AICP
Subject: **Report from Zone Administrator**
Date: June 22, 2023

The Zone Administrator has been working on a variety of activities in support of the Authority's goals, such as monitoring the progress of ongoing and planned projects within the Zone, and meeting with consultants, community leaders, constituent groups, and other City entities. Since the last board meeting, the Administrator has:

- Attended weekly meetings with EHRA to discuss project progress and prepare FY 24 CIP
- Presented and discussed FY 24 CIP with Projects and Finance Committees
- Met with Pagewood and ABHR with Director Quan, Jim Webb, and EHRA to discuss the Eastline District Development (see draft renderings attached)
- Continued to meet with TxDOT, Houston Downtown Management District, and East Downtown Management District to discuss NHHIP progress and impacts to TIRZ 15, including specific meetings for Segment 3B (St. Emmanuel) and NHHIP Multi-Agency Meetings (hosted by TxDOT; other attendees include Houston Downtown Management District, East Downtown Management District, City of Houston, Houston Southeast Management District, Midtown Houston, TIRZ 7 / OST-Almeda)
- Conducted Projects Committee meeting: created agenda, facilitated meeting, took minutes
- Attended regular meetings with East Downtown Management District Executive Director
- Attended the East Downtown Management District Board Meeting (May 2023); provided an update on TIRZ 15 activities
- Met with Director Gil for an introduction to TIRZ 15 and to discuss committees; Discussed with Directors Quan and Aldape
- Reviewed monthly invoices; Met with Finance Committee Directors Dyess and Aldape to review and approve invoices for May 2023
- Met with Scarlet Capital to discuss TIRZ 15 and their new development at 815 St. Charles Place
- Attended meeting with Trees for Houston to discuss contract growth for trees for the Columbia Tap Trail and NHHIP/St. Emanuel projects
- Met with Goal Park to review revisions to the Goal Park Master Plan
- Discussed Columbia Tap Action Plan with Bracewell, UH CDRC; Met with Susan Rogers with University of Houston



EASTLINE DISTRICT

MARKETING BOOK

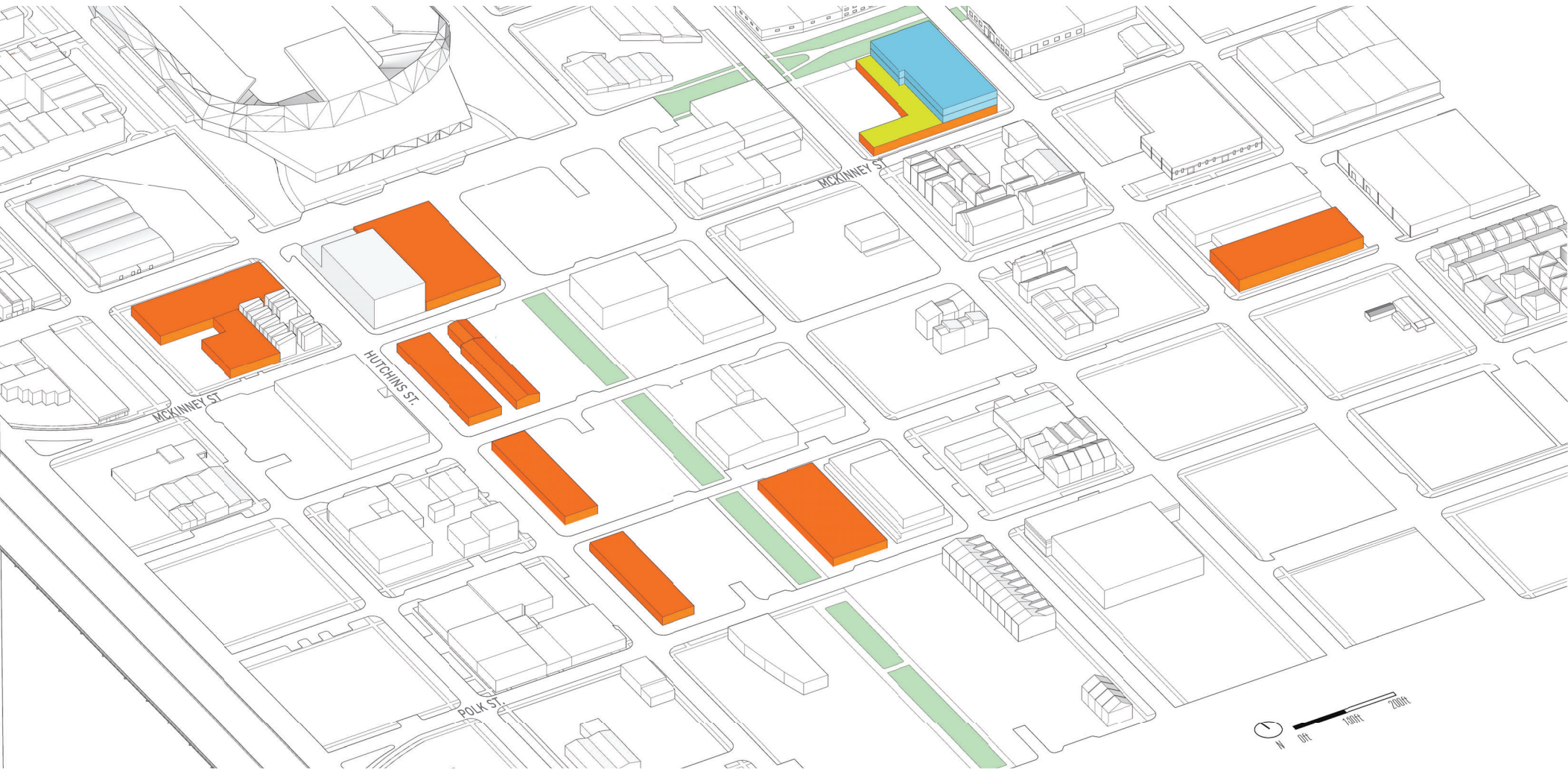
03.2023

DRAFT

Existing Conditions

Current Massing

EASTLINE
DISTRICT



TEN BUILDINGS ± 227,230 SF

Q4 2023 Groundbreaking

LEGEND

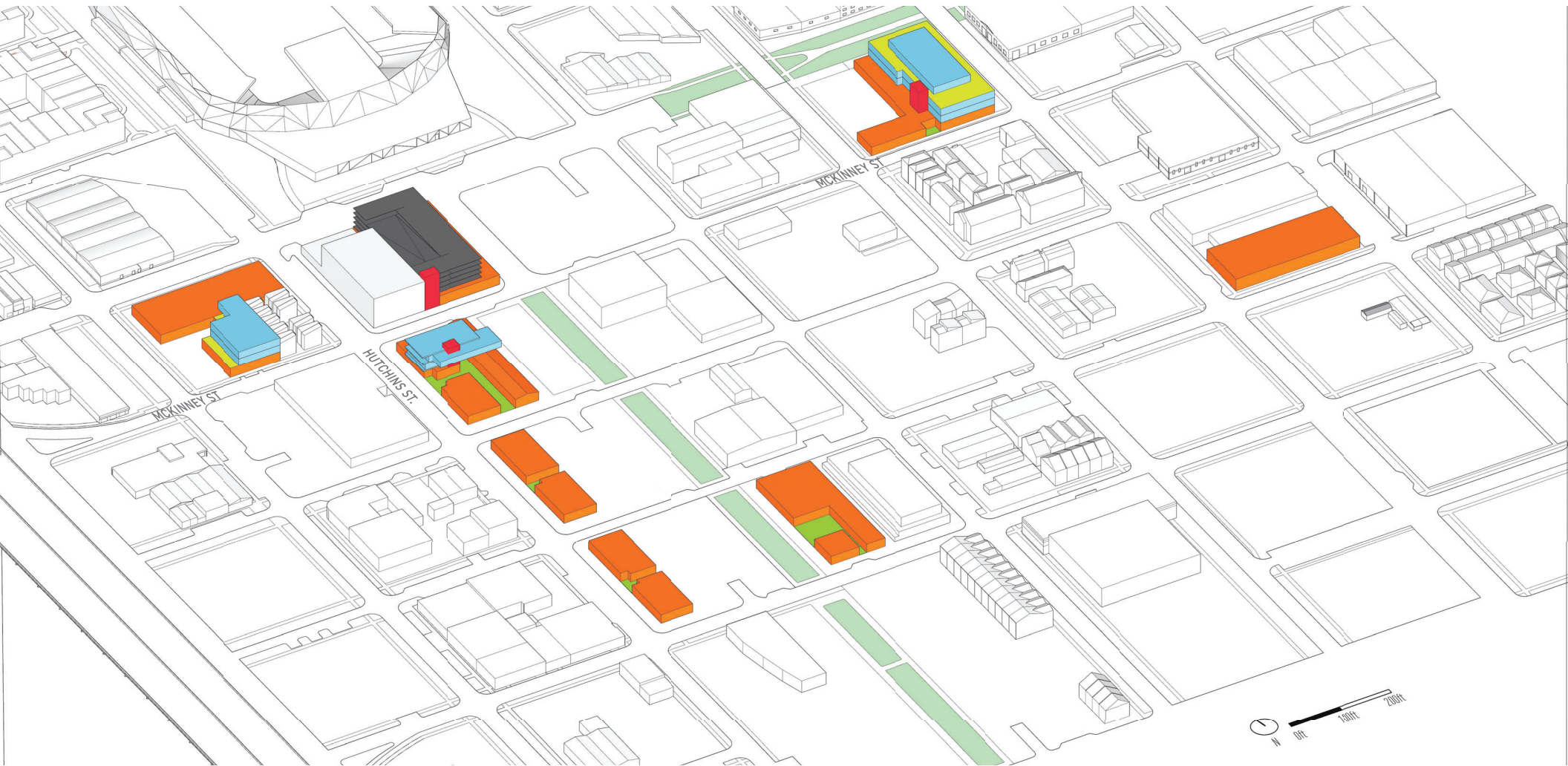
- | | | | |
|--------|--------------------------|-----------|------------------|
| Orange | Retail / Food & Beverage | Blue | Creative Office |
| Yellow | Multifamily Residential | Dark Grey | District Parking |
| Green | Roof Deck Amenity | | |

DRAFT

Phase I Overview

Phase 01 Massing

EASTLINE
DISTRICT



TOTAL RETAIL ±192,640 SF

2025 Delivery

TOTAL OFFICE ±88,490 SF

TOTAL PARKING ±177,360 SF

LEGEND

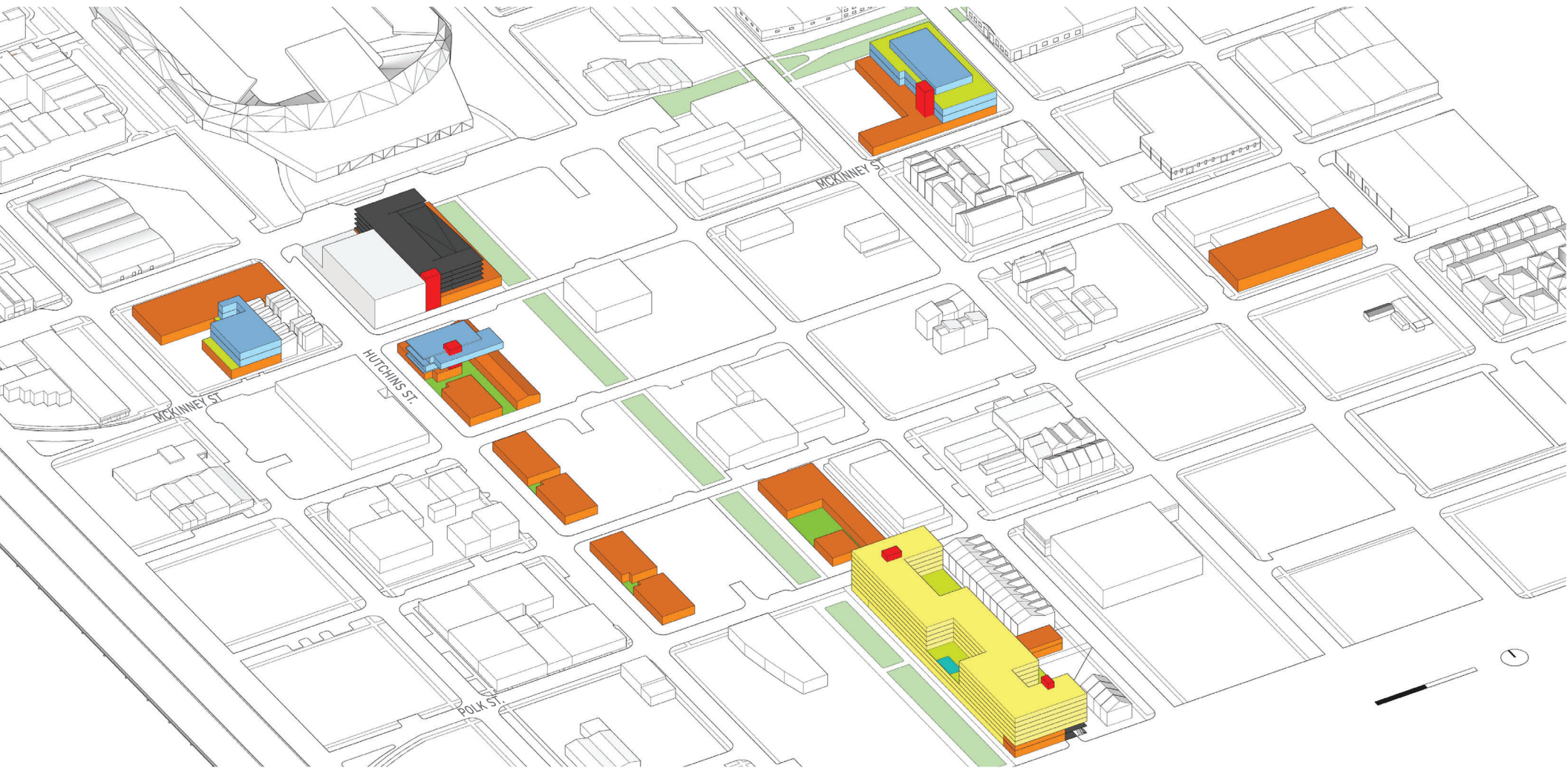
- Retail / Food & Beverage
- Multifamily Residential
- Roof Deck Amenity
- Creative Office
- District Parking

DRAFT

Long Term Vision

Final Phase

EASTLINE
DISTRICT



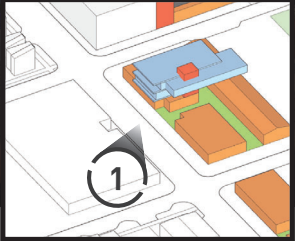
LEGEND

- Retail / Food & Beverage
- Multifamily Residential
- Roof Deck Amenity
- Creative Office
- District Parking

DRAFT

Render

Hutchins St | North Block



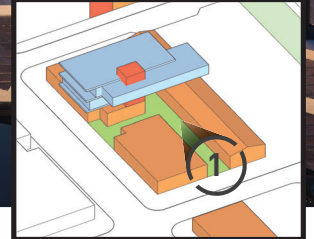
DRAFT

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Hutchins St | Looking North



Current Conditions



DRAFT

Render

2105 McKinney | Street-Side



Current Conditions

DRAFT

Render

908 Live Oak | Aerial



Current Conditions

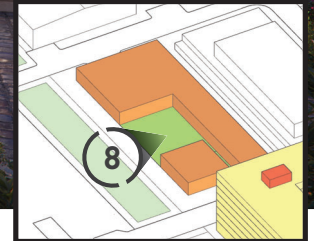
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2315 Polk Street F&B



Current Conditions



TAB 8.a.

PROJECT SCOPE for METRO 5310

APPLICATION DEVELOPMENT

East Downtown Redevelopment Authority Houston METRO 5310 Application Development T-1528

June 2023 - Houston METRO is currently holding a call for applications for their FTA Section 5310 funding. This opportunity allows for local government partners to request funding for projects that benefit senior and disabled population groups within the METRO service area. These projects can include multimodal access projects related to pedestrian-bicycle-transit connectivity. This scope of services will allow TGC to prepare and submit an application for this program by the deadline of July 24, 2023. The intention is to use leveraged funds to continue the implementation of multimodal access and safety improvements within the Zone.

Task 1 – Prepare and Submit METRO 5310 Application

Description:

- Select eligible project in coordination with Zone Engineer.
- Populate application narrative and generate project maps.
- Gather demographic information pertinent to the application requirements.
- Identify limited English proficiency needs in the area pertinent to the application requirements.
- Document project benefits as consistent with application.
- Coordinate with stakeholders and the general public as appropriate to gather support and document project purpose and need.
- Gather and package administrative documents required for submission (letters of funding commitment, audit information, financial/legal/technical capacity documentation, etc.)

Deliverable: Completed and submitted 5310 application to METRO by deadline.

Project Budget

Progress payments will be provided monthly per the table below. Invoices, including progress reports, will be provided each month. The costs within this scope are inclusive of all direct and indirect costs (e.g., travel, overhead, printing).

Task	Description	Cost
1	Prepare and Submit METRO 5310 Application	\$15,500
	Total Authorized	\$15,500

Accepted for East Downtown Redevelopment Authority_____
Signature_____
Date_____
Print**Accepted for the City of Houston, TX**_____
Signature_____
Date_____
Print**Accepted for The Goodman Corporation**

June 22, 2023

Signature_____
Date_____
Jim Webb, AICP, ENV SP_____
Print

GRANT FUNDING OPPORTUNITY

METROPOLITAN TRANSIT AUTHORITY OF HARRIS COUNTY, TEXAS (METRO)

CALL FOR PROJECTS FY2021 AND FY2022

The Metropolitan Transit Authority of Harris County is conducting a call for projects regarding the **5310 Enhanced Mobility of Seniors and Individuals with Disabilities** grant program.

This program provides federal funding for the purpose of assisting private nonprofit groups in meeting the transportation needs of older adults and people with disabilities when the transportation service provided is unavailable, insufficient, or inappropriate to meeting these needs.

The **5310 Enhanced Mobility of Seniors and Individuals with Disabilities** grant program aims to improve mobility for seniors and individuals with disabilities by removing barriers to transportation services and expanding transportation mobility options. This program supports transportation services planned, designed, and carried out to meet the special transportation needs of seniors and individuals with disabilities in all areas. Eligible projects include both "traditional" capital investment and "nontraditional" investment beyond the Americans with Disabilities Act (ADA) complementary paratransit services.

Proposals are due by July 24, 2023, at 4:00 p.m. (CST).

Email proposals to GrantApplications@RideMETRO.org.

Late submittals will not be accepted.

METRO will host a virtual pre-application workshop on Tuesday, June 13, 2023. The workshop registration information, application package, worksheets and related documents are available on the 5310 Grant Program ResourceSpace page: <https://metro.resourcespace.com/pages/search.php?search=%21collection329406>

For more information about these programs or questions regarding the application and budget process, please email your questions to GrantApplications@RideMETRO.org or call Albert Lyne, METRO Deputy Chief Strategy Officer at **713-739-4697**.

Questions submitted by July 7, 2023, will be posted on the 5310 Grant Program ResourceSpace page by July 14, 2023.



RideMETRO.org
Call or text 713-635-4000

APPENDIX A -- INVOICES

BRACEWELL

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

June 02, 2023
Invoice: 21957770
BA: 04674 Clark Stockton Lord

Our Matter: 0025547.000001 General Counsel Representation
For Services Through May 31, 2023

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
05/09/23	Prepare services agreement with UH for Columbia Tap action plan tasks	Mary Buzak	1.00	400.00	400.00
05/25/23	Teleconference with K Miller, G Quan, Pagewood, ABHR, regarding development project issues	Clark Stockton Lord	1.50	400.00	600.00
05/31/23	Review administration contract with J Price	Merville Garrett	0.50	400.00	200.00

Total Fees **\$ 1,200.00**

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Mary Buzak	Counsel	1.00	400.00	400.00
Clark Stockton Lord	Partner	1.50	400.00	600.00
Merville Garrett	Associate	0.50	400.00	200.00
Total Summary of Fees		3.00		\$ 1,200.00

BRACEWELL

Client: East Downtown Redevelopment Authority

Invoice: 21957770

Expense Detail

<u>Date</u>	<u>Cost</u>	<u>Description</u>	<u>Amount</u>
04/06/23	Delivery Services/Messenger	3rd Party Courier 2023-04-06 Clark Stockton Lord #459577	4.75
Total Expenses			\$ 4.75
Total Fees, Expenses and Charges on This Invoice			\$ 1,204.75

BRACEWELL

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

June 02, 2023
Invoice: 21957769
BA: 04674 Clark Stockton Lord

Our Matter: 0025547.000003 Meeting Services
For Services Through May 31, 2023

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
05/01/23	Coordinate with working group regarding original execution page from Scenic regarding supplemental agreement; contact scenic regarding the same.	Tiffany M. Ehmke	0.25	400.00	100.00
05/03/23	Conference with attorney regarding follow up matters.	Tiffany M. Ehmke	0.25	400.00	100.00
05/05/23	Contact scenic houston regarding funds for reimbursement to the authority; update supplemental agreement; prepare transmittal letter to city for execution.	Tiffany M. Ehmke	0.75	400.00	300.00
05/30/23	Attention to open matters; conference with attorney regarding follow up matters.	Tiffany M. Ehmke	0.50	400.00	200.00
05/31/23	Attention to fully executed supplemental agreement and transmit to Scenic Houston; attention to additional action items for upcoming meeting.	Tiffany M. Ehmke	0.50	400.00	200.00
Total Fees					\$ 900.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Tiffany M. Ehmke	Paralegal	2.25	400.00	900.00
Total Summary of Fees		2.25		\$ 900.00

Total Fees, Expenses and Charges on This Invoice **\$ 900.00**

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

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
6/1/2023	60326

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 1,374 items on the tax roll as of January 2023, at \$0.30 per item	412.20
Invoice emailed to: Cindy Craig at ccraig@haweshill.com CC: Kristi Miller - admin@edratirz15.org	

Total	\$412.20
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Governmental
Financial
Reporting, LLC

P.O. Box 22167
Houston, TX 77227
713-595-1200

6/12/2023

East Downtown Redevelopment Authority
c/o Governmental Financial Reporting
9600 Long Point Rd, Ste 200
Houston, TX 77055-4259

For Professional Services Rendered

Bookkeeping services provided during June 2023 for the month of May 2023	750.00
Postage and Deliveries	39.15
Mileage - Virtual Board Meeting	0.00

\$789.15

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	Invoice #
5/31/2023	5-2023-48

Terms	Project
	EDRA101

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 - Administrative and project coordination support	78,000.00	Hrly	8.32%	6,490.37

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

Phone #	Fax #
713-951-7951	713-951-7957

Total	\$6,490.37
Balance Due	\$6,490.37

Progress Complete

Hours	2023 Rate	Invoice Amount
1	\$92.55	\$ 92.55
	\$94.10	\$ -
	\$112.61	\$ -
	\$123.40	\$ -
	\$138.83	\$ -
32.00	\$161.97	\$ 5,183.04
	\$177.39	\$ -
	\$195.90	\$ -
	\$220.58	\$ -
	\$269.95	\$ 1,214.78
4.5	\$229.07	\$ -
	Total Amount	\$ 6,490.37
	NTE Total	\$ 78,000.00
	Previous Amt Billed	\$ 31,853.97
	Remaining Balance	\$ 39,655.67

Progress Details

and Project Coordination Support
heet for description of activities this month.

project coordination support = \$5,559.04
k = \$465.66

Administrative and project coord	Reconstruction			
Administrative and project coord	EaDo Board meeting + travel time	Kristi	Miller	✓
	letter of support coordination for parking variation;			
Administrative and project coord	coordinate with Board	Kristi	Miller	✓
Administrative and project coord	Weekly Projects Meeting with EHRA	Kristi	Miller	✓
	letter of support coordination for Parking Variance /			
Administrative and project coord	discuss with Jessica	Kristi	Miller	✓
	coordinate with EHRA re: developer reimbursement			
Administrative and project coord	requests	Kristi	Miller	✓
Administrative and project coord	live oak reimbursement	Kristi	Miller	✓
Administrative and project coord	call with Sanjay Bapat re: Pagewood development	Kristi	Miller	✓
Administrative and project coord	Pagewood Development Agreement conversation.	Jim	Webb	2
Administrative and project coord	TIRZ 15 CIP	Kristi	Miller	✓
Administrative and project coord	Goal Park Update	Kristi	Miller	✓
	review checks and invoices / coordinate with Projects			
Administrative and project	Committee members / meet Frances to sign checks +	Kristi	Miller	✓
rt	travel time / discuss Pagewood Developers with			
	ABHR / coordinate with Communications Committee			
Administrative and project	meet Bernie to sign checks; discuss Board matters			
rt	with Chairman; coordinate meeting with Pagewood	Kristi	Miller	✓
	developers; project update from EHRA			
Administrative and project coord	prep for Pagewood Meeting	Kristi	Miller	✓
Administrative and project coord	certified mail	Margaret	Palacios	
Administrative and project coord	Pagewood meeting prep and facilitation.	Jim	Webb	2
Administrative and project coord	Pagewood Meeting + travel time + prep	Kristi	Miller	✓
Administrative and project coord	EDRA CIP Review + edits	Kristi	Miller	✓
Administrative and project coord	CIP Review.	Jim	Webb	2
Administrative and project coord	Monthly Progress Report	Kristi	Miller	✓

Tot

et Roadway Rehabilitation	Call with EHRA (Ashley) to discuss Walker Street Rehab / additional work needed to support street	Kristi	Miller	✓
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Tot

ning & Implementation	coordinate with TxDOT re: NHHIP meetings	Kristi	Miller	✓
ning & Implementation	NHHIP Multi-Agency Monthly Meeting	Kristi	Miller	✓
ning & Implementation	FW: NHHIP 3B: St. Emanuel Outfall Update	Kristi	Miller	✓

Tot

Grand

Kris
Jir
Marg



TBPE No. F-726

Construction Progress Report and Pay Request No. One

Date: June 6, 2023

Project No.: 111-022-31

Owner: Ms. Kristi Miller
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
Walker Street Rehabilitation

TIRZ Project Number: T-1505

Contractor: D G Medina Construction
P.O. Box 421528
Houston, Texas 77242

Period Ending: May 24, 2023
Contract Date: January 12, 2023
Notice to Proceed Date: May 23, 2023

Original Contract Amount: \$1,185,652.00
Change Order No. 1: \$0.00
Change Order No. 2: \$0.00
Contract Quantity Adjustment No. 1: \$0.00

Contract Days: 90
Current Time Extensions (Days): 2
Previous Time Extensions (Days): 0
Revised Contract Days: 92

Total Contract Amount To Date: \$1,185,652.00

Days To Date: 1

Total Amount In Place To Date: \$213,271.84

Original Completion Date: August 21, 2023
Previous Revised Completion Date: August 21, 2023
Current Revised Completion Date: August 23, 2023

Less 5% Retainage: (\$10,663.59)

Balance: \$202,608.25

Percent Time Used: 1%
Percent Project Complete: 18%

Less Previous Payments: \$0.00

Total Amount Due this Report: \$202,608.25

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. One.

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: 06 / 08 / 2023

Jason Keeling

Senior Construction Project Manager

Kyle Macy

Date: 06 / 06 / 2023

Kyle Macy, P.E.

Project Manager

Please Remit Payment To:
D G Medina Construction
P.O. Box 421528
Houston, Texas 77242

cc:

Tax Increment Reinvestment Zone No. 15

c/o Bracewell

Mr. Domingo Medina - D G Medina Construction

D G MEDINA CONSTRUCTION, LLC

P.O. Box 421528
Houston, Texas 77242

Phone No.: 832-598-2234

APPLICATION FOR PAYMENT

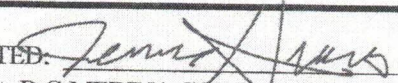
TO: Mr. Jude Anderson Tax Increment Reinvestment Zone No. 15 East Downtown Redevelopment Authority 1900 West Gray Houston, Texas 77219	APPLICATION NO: 1
	APPLICATION DATE: May 24, 2023
	TIRZ PROJECT NO: T-1505
DISTRICT: Tax Increment Reinvestment Zone No. 15 East Downtown Redevelopment Authority	PROJECT NO: 111-022-31
	PROJECT: Walker Street Rehabilitation

CONTRACT DATE:	NOTICE TO PROCEED:
APPLICATION PERIOD	TIME USED THIS APP.: 1.00
from:	TIME USED TO DATE: 1.00
to:	CONTRACT TIME: 180
	PERCENT USED: 0%

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT AMOUNT	\$1,185,652.00
2. Net change by Change Orders	\$0.00
2a. Net Change by Quantity Adjustments	\$0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$1,185,652.00
4. TOTAL COMPLETED TO DATE (Column G on Continuation Sheet)	\$213,271.84
5. RETAINAGE: 5 % of Completed Work (% of Column I on Continuation Sheet)	\$10,663.59
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$202,608.24
7. LESS PREVIOUS APPLICATIONS FOR PAYMENT (Line 6 from prior APPLICATION)	\$0.00
8. CURRENT PAYMENT DUE	\$202,608.24
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 4)	\$972,380.17

SUBMITTED: 
D G MEDINA CONSTRUCTION, LLC

DATE: 5/24/2023

APPROVED: _____
Mr. Jude Anderson

DATE: _____



INVOICE

Remit via ACH to:
Stellar 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 98395
Date 06/06/2023
Invoice Total **\$8,387.50**
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 5/21/2023

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	98.91%	\$49,452.50	\$41,065.00	\$8,387.50
	\$50,000.00		\$49,452.50	\$41,065.00	\$8,387.50

PROFESSIONAL FEES

	Units Billed	Billing Rate	Charge
Engineer VII	0.50	230.0000	\$115.00
Engineer VI	23.50	210.0000	\$4,935.00
Engineer V	16.00	190.0000	\$3,040.00
Clerical	3.50	85.0000	\$297.50
			\$8,387.50

*** Total Project Invoice Amount

\$8,387.50



INVOICE

Remit via ACH to:
Stellar 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 98396
Date 06/06/2023
Invoice Total **\$11,061.23**
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 5/21/2023

Project: 111-022-24 Columbia Tap Improvements

Invoice Group: 02

Construction Phase Services - Work Authorization 21-04

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. Construction Phase Services	\$16,000.00	70.00%	\$11,200.00	\$6,640.00	\$4,560.00
3. Materials Testing	\$28,787.00	14.10%	\$4,059.55	\$0.00	\$4,059.55
	\$44,787.00		\$15,259.55	\$6,640.00	\$8,619.55

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
2. Project Site Representative	\$15,000.00	36.10%	\$5,415.00	\$2,982.50	\$2,432.50

PROFESSIONAL FEES

	Units Billed	Billing Rate	Charge
Project Manager (Engineer VI)	4.50	185.0000	\$832.50
Project Site Representative	16.00	100.0000	\$1,600.00
			\$2,432.50

REIMBURSABLES

	Charge
Delivery Charges	\$9.18
	\$9.18

*** Total Project Invoice Amount

\$11,061.23



INVOICE

Remit via ACH to:
Stellar 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 98397
Date 06/06/2023
Invoice Total **\$5,155.00**
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 5/21/2023

Project: 111-022-26 Bastrop Promenade / Greenspace
Invoice Group: 02

Bastrop Promenade Bid and Construction Phase Services

Professional bid and construction phase services rendered in connection with construction of a childrens playground with associated ammenites.

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
1. Bid Phase Services	\$8,000.00	75.00%	\$6,000.00	\$845.00	\$5,155.00
2. Construction Phase Services	\$20,000.00	0.00%	\$0.00	\$0.00	\$0.00
4. Materials Testing	\$29,000.00	0.00%	\$0.00	\$0.00	\$0.00
	\$57,000.00		\$6,000.00	\$845.00	\$5,155.00

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
3. Project Site Representative	\$15,000.00	0.00%	\$0.00	\$0.00	\$0.00
	\$15,000.00		\$0.00	\$0.00	\$0.00

*** Total Project Invoice Amount

\$5,155.00



INVOICE

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

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

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

Invoice number 98398
Date 06/06/2023
Invoice Total **\$6,010.10**
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 5/21/2023

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	80.00%	\$20,000.00	\$15,000.00	\$5,000.00
Task 3 - Materials Testing	\$41,600.88	13.77%	\$5,726.88	\$5,176.88	\$550.00
	\$66,600.88		\$25,726.88	\$20,176.88	\$5,550.00

Basic Services	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Task 4 - Expenses	\$8,000.00	35.34%	\$2,827.02	\$2,816.92	\$10.10
	\$8,000.00		\$2,827.02	\$2,816.92	\$10.10

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Task 2 - Project Site Representative	\$30,000.00	9.50%	\$2,850.00	\$2,400.00	\$450.00
	\$30,000.00		\$2,850.00	\$2,400.00	\$450.00

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 6 - TDLR	\$1,750.00	0.00%	\$0.00	\$0.00	\$0.00
Task 7 - Geotechnical Report	\$10,000.00	69.51%	\$6,951.40	\$6,951.40	\$0.00
Task 8 - Environmental Assesment (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
	\$49,250.00		\$13,901.40	\$13,901.40	\$0.00

PROFESSIONAL FEES

Project Site Representative

Units Billed	Billing Rate	Charge
4.50	100.0000	\$450.00
		\$450.00



INVOICE

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

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

REIMBURSABLES

Delivery Charges

Charge
<u>\$10.10</u>
\$10.10

*** Total Project Invoice Amount

\$6,010.10



INVOICE

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

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

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

Invoice number 98399
Date 06/06/2023
Invoice Total **\$24,650.00**
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 5/21/2023

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	60.00%	\$295,800.00	\$271,150.00	\$24,650.00
Surveying	\$50,800.00	80.58%	\$40,935.00	\$40,935.00	\$0.00
Geotechnical	\$23,100.00	84.58%	\$19,537.85	\$19,537.85	\$0.00
Environmental Site Assessment	\$4,840.00	65.39%	\$3,165.00	\$3,165.00	\$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
	\$595,740.00		\$359,437.85	\$334,787.85	\$24,650.00

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

*** Total Project Invoice Amount

\$24,650.00



TBPE No. F-726

Construction Progress Report and Pay Request No. Twelve and Final

Date: April 26, 2023

Project No.: 111-022-12

Owner: Ms. Kristi Miller
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: March 31, 2023
 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:	\$6,701.36
Contract Quantity Adjustment No. 1:	(\$162,300.00)
Contract Quantity Adjustment No. 2:	(\$36,000.00)
Contract Quantity Adjustment No. 3:	\$899.31
Contract Quantity Adjustment No. 4:	(\$67,286.80)
Total Contract Amount To Date:	\$1,446,282.91
Total Amount In Place To Date:	\$1,446,282.91
Less 0% Retainage:	\$0.00
Balance:	\$1,446,282.91
Less Previous Payments:	(\$1,295,623.40)
Total Amount Due this Report:	\$150,659.51

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

Days To Date: 627

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

Percent Time Used: 297%
 Percent Project Complete: 100%

Enclosed is a copy of the Consent of Surety to Final Payment, Contractor's Affidavit of Bills Paid and a copy of the Contractor's Waiver and Lien Release Upon Final Payment in the amount of this Construction Progress Report No. Twelve and Final.

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: 04 / 27 / 2023

Jason Keeling
 Senior Construction Project Manager

Kyle Macy

Date: 04 / 27 / 2023

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.

AIA DOCUMENT G702

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

PROJECT:
Landscape and Amenity Overlay

APPLICATION NO: 5511-12REV

Distribution to:

☒ OWNER
☐ ARCHITECT
☐ CONTRACTOR

PERIOD TO: 3/31/2023

VIA ARCHITECT:

FROM CONTRACTOR:

JERDON ENTERPRISE, L.P.
13403 REDFISH LANE
STAFFORD, TX 77477

N/A

ILMS NO.: 20065118 (T-1516)

CONTRACT FOR:

CONTRACT DATE: 6/30/2021

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 \$1,305,216.71
2. Net change by Change Orders \$ 208,353.00
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 1,513,569.71
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 1,446,282.91

5. RETAINAGE:

a. 0% of Completed Work (Column D + E on G703) \$ -
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) \$ 1,446,282.91
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 1,295,623.39
8. CURRENT PAYMENT DUE \$ 150,659.52
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 67,286.80

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$208,353.00	
Total approved this Month		
TOTALS	\$ 208,353.00	\$ -
NET CHANGES by Change Order	\$	208,353.00

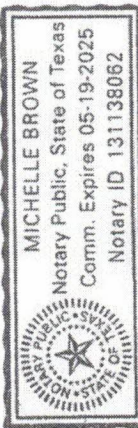
CONTRACTOR:

By: Darrol Vincent, Jr., President Date: 4/25/2023

State of: Texas County of: Fort Bend
Subscribed and sworn to before me on 4/25/2023

Notary Public:

My Commission expires 5/19/2025



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 \$ 150,659.52

(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.)

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.



TBPE No. F-726

Construction Progress Report and Pay Request No. Two

Date: May 22, 2023

Project No.: 111-022-24

Owner: Ms. Kristi Miller
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
Columbia Tap Trail

Contractor: Specialty Construction TX, LLC
4722 Oakshire Drive
Houston, Texas 77027

Period Ending: May 16, 2023
Contract Date: April 5, 2023
Notice to Proceed Date: April 18, 2023

Original Contract Amount: \$625,667.90
Change Order No. 1: \$0.00
Change Order No. 2: \$0.00
Contract Quantity Adjustment No. 1: \$0.00

Contract Days: 90
Current Time Extensions (Days): 5
Previous Time Extensions (Days): 1
Revised Contract Days: 96

Total Contract Amount To Date: \$625,667.90

Days To Date: 28

Total Amount In Place To Date: \$134,612.33

Original Completion Date: July 18, 2023
Previous Revised Completion Date: July 19, 2023
Current Revised Completion Date: July 24, 2023

Less 10% Retainage: (\$13,461.23)

Balance: \$121,151.10

Less Previous Payments: (\$18,867.15)

Percent Time Used: 29%
Percent Project Complete: 22%

Total Amount Due this Report: \$102,283.95

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. Two.

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: 05 / 23 / 2023

Jason Keeling
Senior Construction Project Manager

Kyle Macy

Date: 05 / 22 / 2023

Kyle Macy, P.E.
Project Manager

Please Remit Payment To:
Specialty Construction TX, LLC
4722 Oakshire Drive
Houston, Texas 77027

cc:
Tax Increment Reinvestment Zone No. 15
c/o Bracewell
Mr. Bob Toumajian - Specialty Construction TX, LLC

Specialty Construction TX, LLC

4722 Oakshire Drive
Houston, Texas 77027

Phone No.: 713-623-2667

APPLICATION FOR PAYMENT

TO: Ms. Kristi Miller
Tax Increment Reinvestment Zone No. 15
East Downtown Redevelopment Authority
1900 West Gray
Houston, Texas 77219

APPLICATION NO:

APPLICATION DATE:

TIRZ PROJECT NO:

T-1517

DISTRICT: Tax Increment Reinvestment Zone No. 15
East Downtown Redevelopment Authority

PROJECT NO:

111-022-24

PROJECT:

Columbia Tap

CONTRACT DATE: April 5, 2023

NOTICE TO PROCEED:

April 18, 2023

APPLICATION PERIOD

from: April 21, 2023

to: May 16, 2023

TIME USED THIS APP.:

26.00

TIME USED TO DATE:

29.00

CONTRACT TIME:

90

PERCENT USED:

32%

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT AMOUNT	\$633,159.31
2. Net change by Change Orders	\$0.00
2a. Net Change by Quantity Adjustments	\$0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$633,159.31
4. TOTAL COMPLETED TO DATE (Column G on Continuation Sheet)	\$134,612.33
5. RETAINAGE: 10 % of Completed Work (__ % of Column I on Continuation Sheet)	\$13,461.23
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$121,151.10
7. LESS PREVIOUS APPLICATIONS FOR PAYMENT (Line 6 from prior APPLICATION)	\$18,867.15
8. CURRENT PAYMENT DUE	\$102,283.95
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 4)	\$498,546.98

SUBMITTED:

Specialty Construction TX, LLC

DATE:

5/17/2023

APPROVED:

Ms. Kristi Miller

DATE: