

EAST DOWNTOWN REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

MARCH 20, 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, March 20, 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-s36a5694d549a404a8a6ab10492212d6d>

AGENDA

1. Public Comment.

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

2. Minutes of the previous meetings:

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

3. Projects and Engineering:

- a. Engineering Consultant Report, including:
 - i. Update, work authorizations and advertisements for bid:
 - (1) T-1503 – Phase 1 Roadway and Utility Re-construction;
 - (2) T-1514 – Texas Avenue Mobility Improvements;
 - (3) T- 1517 – Columbia Tap;
 - (4) T-1504, 1515– Phase 2 – Roadway and Utility Re-construction and Polk Street Reconstruction;
 - (5) T- 1505 – Walker – Roadway Rehabilitation;

- (6) T- 1511 – Bastrop Promenade/Greenspace;
 - (7) T-1516 – Phase 1 Amenity Overlay; and
 - (8) T-1523 – NHHIP Planning and Implementation.
 - (9) FY24 CIP
- b. Existing and Proposed Work Authorizations; and
- c. Other Matters, if any.
- 4. Administrator’s Report
 - a. Board Roster Update;
 - b. Administrator Role;
 - c. Zone-wide projects update;
 - d. Other, updates if needed.
- 5. Financial Matters:
 - a. Bookkeeper’s Report;
 - b. Authorize Payment of Invoices;
 - c. Commerce Street Partnership Project Funding Resolution;
 - d. Other matters, if any.
- 6. Communications and Public Engagement:
 - a. Public Meeting debrief from TEI;
 - b. Other matters, if any
- 7. Other matters, if any
- 8. Adjourn.

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



Clark Stockton Lord
Attorney for the Authority and the Zone

TAB 2.a.

MINUTES OF AUTHORITY

MINUTES OF MEETING
OF
EAST DOWNTOWN REDEVELOPMENT AUTHORITY

November 28, 2022

The Board of Directors (the “Board”) of East Downtown Redevelopment Authority (the “Authority”) convened in special session, open to the public, via telephonic communication on the 28th day of November, 2022. A quorum of the Board of Directors was physically present at the meeting location. Conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location was open to the public during open portions of the meeting, and the roll was called of the duly constituted officers and members of said Board, to wit:

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

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

Also present were: Mike Pieratt, member of the public; Jude Anderson of The Goodman Corporation (the “Administrator”); Clint McManus and James Llamas of Traffic Engineers Inc. (“TEI”); Clark Lord and Tiffany Ehmke of Bracewell LLP; Cindy Craig of Governmental Financial Reporting, LLC, (“Bookkeeper”); Kyle Macy and Ashley Sowards of Edminster, Hinshaw, Russ and Associates, the Engineer (“Engineer”); Jennifer Curley and Oliva Lee, 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.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the September 19, 2022. Upon a motion brought by Director Hopkins, seconded by Director Mendoza, the Board unanimously voted to approve the minutes for and unanimous vote, the Board approved the minutes of September 19, 2022 meeting.

PROJECTS AND ENGINEERING

Engineer's Report

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

Update, work authorization and advertisements for bid

Mr. Macy reviewed the following projects: (i) T-1514 – Texas Avenue Mobility Improvements; (ii) T- 1517 – Columbia TAP; (iii) T-1504 and 1515– Phase 2 – Roadway and Utility Re-construction; (iv) T- 1505 – Walker – Roadway Rehabilitation; (v) T- 1511 – Bastrop Promenade/Greenspace – Conceptual Plan; (vi) T-1516 – Phase 1 Amenity Overlay; and (viii) T-1523 NHHIP Planning and Implementation. He answered the Board's questions regarding these matters. Director Hopkins stated that the south side of Polk Street at the promenade there is standing water. Mr. Macy stated he would investigate the matter.

Mr. Macy reported that T- 1517 – Columbia TAP project expects to receive bids soon and requested the Board authorize the project committee to award the construction contract, not to exceed \$1.1 million. He then recommended and requested the Board award the T- 1505 – Walker – Roadway Rehabilitation to D.G. Medina Construction, LLC ("Medina") and proceed with next steps. After consideration, upon a motion brought by Director Dyess, seconded by Director Aldape, the Board unanimously (i) to authorize the project committee to award the construction contract for the Columbia TAP project, not to exceed \$1.1 million; and (ii) award the T- 1505 – Walker – Roadway Rehabilitation to Medina.

ADMINISTRATOR'S REPORT

The Board recognized Mr. Anderson provided a general update to the Board and noted he is preparing for a public meeting in January 2023.

FINANCIAL MATTERS

Director Aldape requested Ms. Craig give the Bookkeeper's report.

Bookkeeper Report/ payment of invoices

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

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

EDGE Project Update

Mr. Anderson reported that he is setting a meeting with the City regarding this matter.

COMMUNICATIONS AND PUBLIC ENGAGEMENT

Communications and Public Engagement Committee Update

Director Mendoza reported that Mr. Anderson is currently working on updating the mailing list for more community involvement. He answered the Board's questions regarding organization, collection and distribution of updated mailing list. Mr. Anderson stated that he would work with the engineer would likely include project picture updates and possibly distributing updates monthly. He noted that the process would likely require adjustments while in progress.

Mobility Study T-1528 – Optional Services

Mr. Anderson reported that TEI has requested a First Amendment to Consultant Agreement with TEI ("First Amendment") include optional services for TEI to solicit input from the community related to the Mobility Study. He noted it would assist with prioritizing recommendations and implementations. Mr. Anderson stated that the services would include two meetings in one day, (i) business owners, and (ii) land-owners. He added that the First Amendment is attached hereto as Exhibit "D".

After review, upon amotion brought by Director Mendoza, seconded by Director Dyess, the Board unanimously voted to approve the First Amendment, as presented.

Mr. Anderson reminded the Board of the annual developer reimbursement for the 2108 Lamar and 2101 St. Immanuel projects. Mr. Lord noted that that the annual developer reimbursement is a contract obligation that the Authority must pay. He stated that the finance committee already has authorization to approve routine invoices, including the annual developer reimbursement for the aforementioned projects.

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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 ZONE

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

November 28, 2022

The Board of Directors (the “Board”) of Reinvestment Zone Number Fifteen, City of Texas (the “Zone”) convened in special session, open to the public, via telephonic communication on the 28th day of November, 2022. A quorum of the Board of Directors was physically present at the meeting location. Conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location was open to the public during open portions of the meeting, and the roll was called of the duly constituted officers and members of said Board, to wit:

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

Secretary, Board of Directors

DRAFT

TAB 3.a.

ENGINEERING REPORT



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

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

Date: Through March 16, 2023

Date of Board Meeting: March 20, 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. METRO indicated an internal meeting will take place March 30th that should define staff availability to conduct the Preliminary Hazard Analysis for the Texas Avenue project. EHRA, inclusive of TEI, has prepared a Work Authorization to be presented pending a schedule from METRO.

ACTION ITEM: None at this time

2. (T-1517) Columbia Tap Trail – Action Required

Update: The Columbia Tap Trail project was awarded on January 12. Contracts between the district and contractor are currently being executed. Upon execution, a pre-construction meeting will be held.

ACTION ITEM: Sign Construction Phase Services Work Authorization

3. (T-1504, 1515) Phase 2 – Roadway and Utility Re-construction and Polk Street Reconstruction – Action Required

Update: The Phase I Environmental Site Assessment was approved by the City on February 14 and a Phase II ESA is required. EHRA's environmental consultant has prepared a proposal for the Phase II ESA. EHRA and sub consultants are working towards the 60% design plan submittal for the beginning of April.

ACTION ITEM: Sign Additional Services for Environmental Site Assessment II

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

Update: The Walker Street pre-construction meeting was held January 12. The contractor is currently submitting materials submittals and lead times to form an accurate construction schedule. After coordination with HPW, the contractor, and a stakeholder, it was determined that the sanitary sewer work should be completed as soon as possible due to existing conditions and sanitary sewer back up issues. EHRA and DG Medina were able to expedite

required street cut permits so this work can commence. The contractor is expected to begin and complete the sanitary sewer work in the coming week.

ACTION ITEM: None at this time

5. (T-1511) Bastrop Promenade/Greenspace (Design Phase) – Action Required

Update: The Bastrop Promenade design plans were approved by the OCE on December 27. With the approval of the Bid and Construction Phase Services Work Authorization, EHRA will finalize bid documents and schedule. Once the schedule has been set, EHRA will share with the Project's Committee.

ACTION ITEM: Sign Bid & Construction Phase Services Work Authorization

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

Update: Awaiting acceptance letter from the City of Houston.

ACTION ITEM: None at this time

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

Update: None at this time

b. Existing and Proposed Work Authorizations (WA)

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

1. (WA 20-03) Phase 1 Amenity Overlay - (Update in a.6)

2. (WA 20-04) Preliminary Engineering for Texas Ave Traffic Improvements – (Update in a.1)

3. (WA No. 21-02) Phase 2 – Roadway and utility Reconstruction (DCR) – (Update in a.3)

4. (WA No. 21-12) Walker Street Roadway Rehabilitation – (Update in a.4)

5. (WA 21-06) Bastrop/Promenade Greenspace Design – (Update in a.5)

6. (WA 21-07) Polk Street Addition to Phase 2 Roadway Utilities Reconstruction Topography and Design Concept Report (DCR) – (Update in a.3)

7. (WA 21-08) NHHIP Planning Implementation – (Updated in a.7)

2. Proposed WAs – (Action Required)

1. None at this time

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

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



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

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

WORK AUTHORIZATION SUMMARY

Date: Through March 16, 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	\$196,500.00	30%	Q2 2023	Q2 2024
1505 / 21-12	Design & Bid	Walker - Roadway Rehabilitation	\$187,250.00	\$187,250.00	100%	Q3 2022	Q3 2022
1505/ 21-12	Construction	Walker – Roadway Rehabilitation	\$93,000.00	\$9,300.00	10%	-	Q1 2023
1511 / 21-06	Design	Bastrop Promenade / Greenspace (Design)	\$99,750.00	\$99,750.00	100%	Q3 2022	Q1 2023
1516 / 20-03	Construction	Phase 1 Amenity Overlay	\$130,000.00	\$130,000.00	100% Construction 95% WA	Q3 2021	Q3 2022
1517 / 21-04	Design	Columbia Tap Trail	\$57,500.00	\$57,500.00	100%	Q3 2022	Q1 2023



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

WORK AUTHORIZATION SUMMARY

Date: Through March 16, 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	Q1 2023	ESA I Complete. ESA II Required. Geotechnical near complete. 60% Submittal tentative for early April.

CIP 1505 - Walker - Roadway Rehabilitation		
Item	Date / Window	Description
1	Q1 2023	Finish material submittals and schedule. Complete sanitary sewer work.

CIP 1511 - Bastrop Promenade / Greenspace (Design)		
Item	Date / Window	Description
1	Q1 2023	Bid Process.

CIP 1514 - Texas Avenue Mobility Improvements		
Item	Date / Window	Description
1	Q1 2023	METRO coordination ongoing.

CIP 1516 - Phase 1 Amenity Overlay		
Item	Date / Window	Description
1	Q1 2023	Awaiting City of Houston Acceptance letter.

CIP 1517 - Columbia Tap Trail		
Item	Date / Window	Description
1	Q1 2023	Schedule Pre-construction meeting upon contract execution.

**TIRZ NO. 15/EAST DOWNTOWN REDEVELOPMENT AUTHORITY
WORK AUTHORIZATION NO. 21-04
COLUMBIA TAP TRAIL
CONSTRUCTION PHASE SERVICES
EHRA PROJECT NO. 111-022-24(02)
MARCH 8, 2023**

Work Authorization No. 21-04 is made effective as of this 8th day of March, 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 & ASSOCIATES, INC. (d/b/a EHRA) DATED July 18, 2011.

EHRA is pleased to submit Work Authorization No. 21-04 for professional consulting services to provide construction phase services for the Columbia Tap Trail project. This phase of engineering will include the following:

- Coordination with contractor and sub-consultants during construction.
- Coordination and regular updates with TIRZ 15.
- Coordination with the City of Houston.
- Inspection and coordination of final walkthrough approval by City of Houston.

SCOPE OF SERVICES

EHRA will provide professional construction phase services and project site observation as follows:

Task 1: Construction Phase Services

The project team will provide the following:

- Process final contract documents for execution.
- Prepare agenda and attend a pre-construction meeting with the contractor, City of Houston, and TIRZ 15. Document meeting minutes.
- Issue Notice to Proceed.
- Review and respond to material submittals for conformance with the project documents and compatibility with the design intent.
- Review and respond to Request for Information (RFI) from the contractor.
- Review and provide recommendations on Change Orders and formulate formal responses.
- Coordination with area stakeholders as necessary.
- Attend up to six (6) field meetings to provide construction observation. Field meetings will be used to evaluate work completed to date and provide feedback to the TIRZ that work is in substantial compliance with the plans and specifications.

- Monthly construction progress meetings. Prepare agenda and meeting minutes.
- Verify contractor application for payment on a monthly basis.
- Prepare semi-final and final punch-list items for final project acceptance.
- Submit record drawings based on marked-up documents provided by the contractor.
- Coordinate final inspections, punch list, and project acceptance for start of warranty period.
- Attend final walk-through with the City of Houston for acceptance.

Task 2: Project Site Representative (Hourly)

The project team will provide the following:

- Weekly project site visits for periodic observation of construction activities.
- Estimated contract time: 13 weeks.
- Additional time exceeding the original estimated amount will be coordinated with the Projects Committee.

Task 3: Materials Testing

Material testing, such as placed concrete and utility backfill, in accordance with and as required by the City of Houston.

COMPENSATION

The above-described Scope of Services will be provided on **fixed fee and hourly basis by phase**. Additional work beyond the Scope of Services described above will be considered an Additional Service and will subsequently be provided in accordance with the Consultant Contract. Engineer will not proceed with any Additional Services without prior written authorization by Client. Any Additional Services not contemplated under this Agreement can only be provided by a separate contract or change order. Engineer will not exceed this estimated fee without prior written authorization by Client.

TASK	DESCRIPTION	COST BASIS	PROPOSED BUDGET
<u>BASIC SERVICES</u>			
1.	Construction Phase Services	Fixed	\$16,000.00
2.	Project Site Representative	Time & Material, NTE	\$15,000.00
3.	Materials Testing	Fixed	<u>\$28,800.00</u>
TOTAL BASIC SERVICES			\$59,800.00



TIRZ NO. 15/EAST DOWNTOWN REDEVELOPMENT AUTHORITY
WORK AUTHORIZATION NO. 21-04
COLUMBIA TAP TRAIL
CONSTRUCTION PHASE SERVICES
March 8, 2023
Page 3

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**

Kyle Macy

By: _____

Name: Kyle J. Macy, P.E.

Title: Project Manager

Date: 03 / 09 / 2023

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

Hasan Syed

By: _____

Name: A. Hasan Syed, P.E.



Title: Executive Vice President

Date: 03 / 09 / 2023



Signature Certificate

Reference number: 3ESJ2-VFEWG-YBXIA-SLQGX

Signer	Timestamp	Signature
Kyle Macy Email: kmacy@ehrainc.com Sent: 08 Mar 2023 16:39:04 UTC Viewed: 09 Mar 2023 16:40:44 UTC Signed: 09 Mar 2023 16:41:02 UTC		
Recipient Verification: ✓ Email verified	09 Mar 2023 16:40:44 UTC	IP address: 50.230.36.74 Location: Friendswood, United States
Hasan Syed Email: hsyed@ehra.team Sent: 08 Mar 2023 16:39:04 UTC Viewed: 09 Mar 2023 16:49:46 UTC Signed: 09 Mar 2023 16:50:10 UTC		
Recipient Verification: ✓ Email verified	09 Mar 2023 16:49:46 UTC	IP address: 50.230.36.74 Location: Friendswood, United States

Document completed by all parties on:
09 Mar 2023 16:50:10 UTC

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TIRZ NO. 15/EAST DOWNTOWN REDEVELOPMENT AUTHORITY

**WORK AUTHORIZATION NO. 21-06
BASTROP PROMENADE
BID & CONSTRUCTION PHASE SERVICES
EHRA PROJECT NO. 111-022-26(02)
MARCH 8, 2023**

Work Authorization No. 21-06 is made effective as of this 8th day of March, 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 & ASSOCIATES, INC. (d/b/a EHRA) DATED July 18, 2011.

EHRA is pleased to submit Work Authorization No. 21-06 for professional consulting services to provide bid and construction phase services for the Bastrop Promenade project. This phase of engineering will include the following:

- Project Advertisement.
- Contract Award.
- Coordination with contractor and sub-consultants during construction.
- Coordination and regular updates with TIRZ 15.
- Coordination with the City of Houston.
- Inspection and coordination of final walkthrough approval by City of Houston.

SCOPE OF SERVICES

EHRA will provide professional construction phase services and project site observation as follows:

Task 1: Bid Phase Services

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

- Project Manual: Front End Docs, Technical Specifications
- Project Advertisement
- Attend Pre-Bid Meeting
- Prepare Addenda
- Attend Bid Opening
- Bid Tabulation & Award Recommendation

Task 2: Construction Phase Services

The project team will provide the following:

- Process final contract documents for execution.
- Prepare agenda and attend a pre-construction meeting with the contractor, City of Houston, and TIRZ 15. Document meeting minutes.
- Issue Notice to Proceed.
- Review and respond to material submittals for conformance with the project documents and compatibility with the design intent.
- Review and respond to Request for Information (RFI) from the contractor.
- Review and provide recommendations on Change Orders and formulate formal responses.
- Coordination with area stakeholders as necessary.
- Attend up to six (6) field meetings to provide construction observation. Field meetings will be used to evaluate work completed to date and provide feedback to the TIRZ that work is in substantial compliance with the plans and specifications.
- Monthly construction progress meetings. Prepare agenda and meeting minutes.
- Verify contractor application for payment on a monthly basis.
- Prepare semi-final and final punch-list items for final project acceptance.
- Submit record drawings based on marked-up documents provided by the contractor.
- Coordinate final inspections, punch list, and project acceptance for start of warranty period.
- Attend final walk-through with the City of Houston for acceptance.

Task 3: Project Site Representative (Hourly)

The project team will provide the following:

- Weekly project site visits for periodic observation of construction activities.
- Estimated contract time: 13 weeks
- Additional time exceeding the original estimated amount will be coordinated with the Projects Committee.

Task 4: Materials Testing

Material testing, such as placed concrete and utility backfill, in accordance with and as required by the City of Houston.



COMPENSATION

The above-described Scope of Services will be provided on **fixed fee and hourly basis by phase**. Additional work beyond the Scope of Services described above will be considered an Additional Service and will subsequently be provided in accordance with the Consultant Contract. Engineer will not proceed with any Additional Services without prior written authorization by Client. Any Additional Services not contemplated under this Agreement can only be provided by a separate contract or change order. Engineer will not exceed this estimated fee without prior written authorization by Client.

TASK	DESCRIPTION	COST BASIS	PROPOSED BUDGET
<u>BASIC SERVICES</u>			
1.	Bid Phase Services	Fixed	\$8,000.00
2.	Construction Phase Services	Fixed	\$20,000.00
3.	Project Site Representative	Time & Material, NTE	\$15,000.00
4.	Materials Testing	Fixed	<u>\$29,000.00</u>
TOTAL BASIC SERVICES			\$72,000.00

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TIRZ NO. 15/EAST DOWNTOWN REDEVELOPMENT AUTHORITY
WORK AUTHORIZATION NO. 21-06
BASTROP PROMENADE
BID & CONSTRUCTION PHASE SERVICES
MARCH 8, 2023
Page 4

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**

Kyle Macy

By: _____

Name: Kyle J. Macy, P.E.

Title: Project Manager

Date: 03 / 15 / 2023

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

Hasan Syed

By: _____

Name: A. Hasan Syed, P.E.



Title: Executive Vice President

Date: 03 / 16 / 2023



Signature Certificate

Reference number: PB2SZ-VFE3B-WOTK4-PXGAE

Signer	Timestamp	Signature
Kyle Macy Email: kmacy@ehrainc.com Sent: 08 Mar 2023 16:47:35 UTC Viewed: 16 Mar 2023 21:00:16 UTC Signed: 16 Mar 2023 21:00:37 UTC		
Recipient Verification: ✓ Email verified	16 Mar 2023 21:00:16 UTC	IP address: 50.230.36.74 Location: Houston, United States
Hasan Syed Email: hsyed@ehra.team Sent: 08 Mar 2023 16:47:35 UTC Viewed: 16 Mar 2023 21:08:44 UTC Signed: 16 Mar 2023 21:10:17 UTC		
Recipient Verification: ✓ Email verified	16 Mar 2023 21:08:44 UTC	IP address: 50.230.36.74 Location: Houston, United States

Document completed by all parties on:
16 Mar 2023 21:10:17 UTC

Page 1 of 1



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**TIRZ NO. 15/EAST DOWNTOWN REDEVELOPMENT AUTHORITY
WORK AUTHORIZATION NO. 21-32 (01)
ADDITIONAL SERVICES
(T-1504) PHASE II – ROADWAY AND UTILITY RECONSTRUCTION
EHRA PROJECT NO. 111-022-32
March 6, 2023**

On July 18, 2011, East Downtown Redevelopment Authority and Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA (“EHRA” or “Engineer”) entered into a Master Services Agreement (the “Agreement”) for professional services to be performed on a periodic basis pursuant to individual Work Authorizations. This is Work Authorization No. 21-32 (01), and as such, all terms of the Agreement will apply herein except in cases of conflicts between this Work Authorization No. 21-32 (01) (this “Authorization”) and the Agreement. In such instances, the terms of this Authorization will control.

SCOPE OF SERVICES

The Scope of Services we propose to perform is further described as follows:

1. Environmental Site Assessment II (ESA II)

An ESA II will be performed in accordance with ASTM Standard Practice E1903 and the “City of Houston Department of Public Works and Engineering Infrastructure Design Manual,” Chapter 11.3.04. The primary objective of the ESA II will be to evaluate the Recognized Environmental Conditions (REC) sites identified in the ESA I for the purpose of providing information regarding the nature and extent of contamination to assist in the engineering design process.

COMPENSATION

Engineer proposes to provide the above-described Scope of Services to Client on **a fixed-fee basis, in the amount of \$25,227.84.**

TASK	DESCRIPTION	COST BASIS	PROPOSED BUDGET
1	Environmental Site Assessment II (ESA II)	Fixed	<u>\$25,227.84</u>
	TOTAL		\$25,227.84

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**

Kyle Macy

By: _____

Name: Kyle J. Macy, P.E.

Title: Project Manager

Date: 03 / 15 / 2023

CONSULTANT:

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

Truman Edminster

By: _____

Name: Truman C. Edminster, P.E.



Title: Senior Principal

Date: 03 / 16 / 2023



Signature Certificate

Reference number: KZUVT-YWBRV-NSJHT-ZAKJ8

Signer	Timestamp	Signature
Kyle Macy Email: kmacy@ehrainc.com Sent: 06 Mar 2023 21:46:13 UTC Viewed: 16 Mar 2023 21:02:04 UTC Signed: 16 Mar 2023 21:02:21 UTC		
Recipient Verification: ✓ Email verified	16 Mar 2023 21:02:04 UTC	IP address: 50.230.36.74 Location: Houston, United States
Truman Edminster Email: tedminster@ehrainc.com Sent: 06 Mar 2023 21:46:13 UTC Viewed: 16 Mar 2023 21:07:15 UTC Signed: 16 Mar 2023 21:08:06 UTC		
Recipient Verification: ✓ Email verified	16 Mar 2023 21:07:15 UTC	IP address: 50.230.36.74 Location: Houston, United States

Document completed by all parties on:
16 Mar 2023 21:08:06 UTC

Page 1 of 1



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TAB 5.a.

BOOKKEEPER'S REPORT

EAST DOWNTOWN REDEVELOPMENT AUTHORITY

MONTHLY FINANCIAL REPORT

FEBRUARY 28, 2023

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

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

	Feb 23	Budget	Jul - Feb 23	YTD Budget	Annual Budget
Revenue					
Tax Increments	501,776.00	501,777.00	4,014,208.00	4,014,209.00	6,021,317.00
Interest	47,130.70	945.00	279,056.49	7,560.00	11,342.00
Total Revenue	<u>548,906.70</u>	<u>502,722.00</u>	<u>4,293,264.49</u>	<u>4,021,769.00</u>	<u>6,032,659.00</u>
Expenditures					
TIRZ Administration					
Accounting	750.00	1,667.00	6,000.00	13,336.00	20,000.00
Administration Consultant	3,795.11	6,500.00	29,804.16	52,000.00	78,000.00
Audit	0.00	2,083.00	17,500.00	16,664.00	25,000.00
Financial Advisor	3,500.00	0.00	3,500.00	0.00	0.00
Insurance	0.00	167.00	1,465.10	1,336.00	2,000.00
Tax Consultant	412.20	500.00	3,299.70	4,000.00	6,000.00
Office Expense	423.00	417.00	3,355.39	3,336.00	5,000.00
Total TIRZ Administration	<u>8,880.31</u>	<u>11,334.00</u>	<u>64,924.35</u>	<u>90,672.00</u>	<u>136,000.00</u>
Program & Project Consultants					
Engineering	0.00	2,500.00	0.00	20,000.00	30,000.00
Legal	2,800.00	2,083.00	17,901.29	16,664.00	25,000.00
Planning Consultants	0.00	4,167.00	0.00	33,336.00	50,000.00
Total Program & Project Consultants	<u>2,800.00</u>	<u>8,750.00</u>	<u>17,901.29</u>	<u>70,000.00</u>	<u>105,000.00</u>
Commerce and Canal	0.00	4,167.00	0.00	33,336.00	50,000.00
East Village	0.00	6,877.00	106,435.22	55,016.00	82,528.00
Debt Service					
Note Principal	0.00	27,083.00	155,000.00	216,664.00	325,000.00
Interest Expense	0.00	14,000.00	86,516.94	112,000.00	168,003.00
Stadium Land Purchase (County)	51,036.00	51,036.00	408,288.00	408,288.00	612,430.00
Total Debt Service	<u>51,036.00</u>	<u>92,119.00</u>	<u>649,804.94</u>	<u>736,952.00</u>	<u>1,105,433.00</u>
ISD Educational Facilities	41,663.00	41,662.00	333,304.00	333,302.00	499,950.00
COH Administration Fee	11,882.00	11,882.00	95,056.00	95,056.00	142,584.00
ISD Administration Fee	2,083.00	2,083.00	16,664.00	16,664.00	25,000.00
County Affordable Housing	20,945.00	20,945.00	167,560.00	167,560.00	251,339.00
Municipal Services (to COH)	26,144.00	26,144.00	209,152.00	209,152.00	313,726.00
	<u>102,717.00</u>	<u>102,716.00</u>	<u>821,736.00</u>	<u>821,734.00</u>	<u>1,232,599.00</u>
Total Expenditures	<u>165,433.31</u>	<u>225,963.00</u>	<u>1,660,801.80</u>	<u>1,807,710.00</u>	<u>2,711,560.00</u>
 Net Excess (Deficiency) of Revenue over Expenditures Before Transfers	<u>383,473.39</u>	<u>276,759.00</u>	<u>2,632,462.69</u>	<u>2,214,059.00</u>	<u>3,321,099.00</u>
 Transfers					
Transfer to Debt Service Fund	135,337.50	135,337.50	1,082,700.00	1,082,700.00	1,624,050.00
Total Transfers	<u>135,337.50</u>	<u>135,337.50</u>	<u>1,082,700.00</u>	<u>1,082,700.00</u>	<u>1,624,050.00</u>
 Net Excess (Deficiency) of Revenue over Expenditures and Transfers	<u>248,135.89</u>	<u>141,421.50</u>	<u>1,549,762.69</u>	<u>1,131,359.00</u>	<u>1,697,049.00</u>

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

	Feb 23	Budget	Jul - Feb 23	YTD Budget	Annual Budget
Revenue					
Bond Proceeds	47,920.00	489,167.00	557,333.06	3,913,336.00	5,870,000.00
Interest Revenue	38,703.96	0.00	202,271.75	0.00	0.00
Total Revenue	86,623.96	489,167.00	759,604.81	3,913,336.00	5,870,000.00
Expenditures					
Capital Outlay					
T-1504 Phs 2-Roadway/Utility Recon	30,000.00	76,667.00	198,422.55	613,336.00	920,000.00
T-1505 Walker Str Roadway Rehab	5,230.00	137,500.00	17,829.06	1,100,000.00	1,650,000.00
T-1511 Bastrop Promenade	0.00	62,500.00	87.89	500,000.00	750,000.00
T-1514 Texas Ave Mobility Imprvmnts	8,250.00	73,333.00	14,250.00	586,664.00	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	0.00	54,167.00	8,381.50	433,336.00	650,000.00
T-1520 Traffic Notification Imprvmnts	0.00	8,333.00	0.00	66,664.00	100,000.00
T-1521 Public Parking Opportunities	0.00	41,667.00	0.00	333,336.00	500,000.00
T-1523 NHHIP Planning/Implement	0.00	10,000.00	0.00	80,000.00	120,000.00
T-1524 McKinney St Rehabilitation	0.00	20,833.00	0.00	166,664.00	250,000.00
T-1599 Safe Sidewalk Program	0.00	4,167.00	0.00	33,336.00	50,000.00
Total Capital Outlay	43,480.00	489,167.00	525,964.76	3,913,336.00	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	4,440.00	0.00	26,620.00	0.00	0.00
Total Expenditures	47,920.00	489,167.00	557,333.06	3,913,336.00	5,870,000.00
Net Excess (Deficiency) of Revenue over Expenditures Before Transfers	38,703.96	0.00	202,271.75	0.00	0.00

East Downtown Redevelopment Authority

Schedule I

CHECK REGISTERS

As of March 20, 2023

	Type	Date	Num	Name	Amount	Balance
Operating Fund:						
Cash - PNC Bank						13,105.40
	Check	11/30/2022	Debit	Bank Service Charge	-374.67	12,730.73
	Deposit	11/30/2022	Dep.	November Interest	124.50	12,855.23
	Transfer	12/15/2022	Trf.	TexSTAR	110,000.00	122,855.23
	Bill Pmt -Check	12/16/2022	1544	Bracewell LLP	-3,367.79	119,487.44
	Bill Pmt -Check	12/16/2022	1545	Eado Investments LP	-106,435.22	13,052.22
	Bill Pmt -Check	12/16/2022	1546	Equi-Tax Inc.	-412.50	12,639.72
	Bill Pmt -Check	12/16/2022	1547	Governmental Financial Reporting, L	-772.32	11,867.40
	Bill Pmt -Check	12/16/2022	1548	The Goodman Corporation	-3,023.41	8,843.99
	Check	12/31/2022	Debit	Bank Service Charge	-379.39	8,464.60
	Deposit	12/31/2022	Dep.	December Interest	59.18	8,523.78
	Bill Pmt -Check	01/16/2023	1549	Bracewell LLP	-3,800.00	4,723.78
	Bill Pmt -Check	01/16/2023	1550	Equi-Tax Inc.	-412.50	4,311.28
	Bill Pmt -Check	01/16/2023	1551	Governmental Financial Reporting, L	-771.90	3,539.38
	Bill Pmt -Check	01/16/2023	1552	The Goodman Corporation	-3,022.32	517.06
	Deposit	01/31/2023	Dep.	January Interest	18.07	535.13
	Check	01/31/2023	Debit	Bank Service Charge	-377.70	157.43
	Transfer	02/24/2023	Trf.	TexSTAR	25,000.00	25,157.43
	Bill Pmt -Check	02/27/2023	1553	Bracewell LLP	-864.75	24,292.68
	Bill Pmt -Check	02/27/2023	1554	Equi-Tax Inc.	-412.20	23,880.48
	Bill Pmt -Check	02/27/2023	1555	Governmental Financial Reporting, L	-773.94	23,106.54
	Bill Pmt -Check	02/27/2023	1556	The Goodman Corporation	-3,260.19	19,846.35
	Deposit	02/28/2023	Dep.	February Interest	5.05	19,851.40
	Check	02/28/2023	Debit	Bank Service Charge	-399.06	19,452.34
	Bill Pmt -Check	03/20/2023	1557	Bracewell LLP	-2,800.00	16,652.34
	Bill Pmt -Check	03/20/2023	1558	Equi-Tax Inc.	-412.20	16,240.14
	Bill Pmt -Check	03/20/2023	1559	Governmental Financial Reporting, L	-785.39	15,454.75
	Bill Pmt -Check	03/20/2023	1560	The Goodman Corporation	-3,795.11	11,659.64
	Bill Pmt -Check	03/20/2023	1561	Masterson Advisosrs	-3,500.00	8,159.64
Cash - PNC Bank					-4,945.76	8,159.64
Whitney Bank						1,042.81
	Deposit	11/30/2022		November Interest	0.17	1,042.98
	Deposit	12/31/2022		December Interest	0.35	1,043.33
	Deposit	01/31/2023		January Interest	0.35	1,043.68
	Deposit	02/28/2023	Dep.	February Interest	0.32	1,044.00
Total Whitney Bank					1.19	1,044.00
TexSTAR - Revenue Account						13,210,843.63
	Deposit	11/30/2022	Dep.	November Interest	40,281.79	13,251,125.42
	Transfer	12/15/2022	Trf.	PNC Operating Account	-110,000.00	13,141,125.42
	Deposit	12/31/2022	Dep.	December Interest	44,456.28	13,185,581.70
	Deposit	01/31/2023	Dep.	January Interest	47,601.46	13,233,183.16
	Transfer	02/24/2023	Trf.	PNC Operating Account	-25,000.00	13,208,183.16
	Deposit	02/28/2023	Dep.	February Interest	45,593.53	13,253,776.69
	Wire	03/01/2023	Wire	Regions Bank - Paying Agent Fee	-3,225.00	13,250,551.69
Total TexSTAR					39,708.06	13,250,551.69
Net Operating Fund Available						13,259,755.33

East Downtown Redevelopment Authority

Schedule I

CHECK REGISTERS

As of March 20, 2023

Type	Date	Num	Name	Amount	Balance
Capital Projects Fund:					
Cash - PNC Bank					13,399.30
Deposit	11/30/2022	Dep.	November Interest	31.41	13,430.71
	12/16/2022	Trf.	Regions Bond Funds	32,153.11	45,583.82
Bill Pmt -Check	12/19/2022	1054	EHRA Engineering	-32,153.11	13,430.71
Deposit	12/31/2022	Dep.	December Interest	58.42	13,489.13
Transfer	01/13/2023	Trf.	Regions Bond Funds	27,962.11	41,451.24
Bill Pmt -Check	01/16/2023	1055	EHRA Engineering	-25,712.11	15,739.13
Bill Pmt -Check	01/16/2023	1056	Traffic Engineers, Inc.	-2,250.00	13,489.13
Deposit	01/31/2023	Dep.	January Interest	42.75	13,531.88
Transfer	02/23/2023	Trf.	Regions Bond Funds	89,699.88	103,231.76
Bill Pmt -Check	02/27/2023	1057	EHRA Engineering	-85,949.88	17,281.88
Bill Pmt -Check	02/27/2023	1058	Traffic Engineers, Inc.	-3,750.00	13,531.88
Deposit	02/28/2023	Dep.	February Interest	23.60	13,555.48
Transfer	03/17/2023	Trf.	Regions Bond Funds	47,920.00	61,475.48
Bill Pmt -Check	03/20/2023	1059	EHRA Engineering	-39,670.00	21,805.48
Bill Pmt -Check	03/20/2023	1060	Traffic Engineers, Inc.	-8,250.00	13,555.48
Total Compass Bank				156.18	13,555.48
Regions Bank - Bond Funds					10,814,991.00
Deposit	11/30/2022	Dep.	November Interest	27,932.04	10,842,923.04
Transfer	12/16/2022	Trf.	PNC Capital Projects Fund	-32,153.11	10,810,769.93
Deposit	12/31/2022	Dep.	December Interest	32,644.53	10,843,414.46
Transfer	01/13/2023	Trf.	PNC Capital Projects Fund	-27,962.11	10,815,452.35
Deposit	01/31/2023	Dep.	December Interest	36,381.35	10,851,833.70
Transfer	02/23/2023	Trf.	PNC Capital Projects Fund	-89,699.88	10,762,133.82
Deposit	02/28/2023	Dep.	February Interest	38,680.36	10,800,814.18
Transfer	03/17/2023	Trf.	PNC Capital Projects Fund	-47,920.00	10,752,894.18
Total Regions Bank - Bond Funds				-62,096.82	10,752,894.18
Total Capital Projects Fund					10,766,449.66
Debt Service Fund:					
Cash - PNC Bank					972,716.39
Deposit	11/30/2022	Dep.	November Interest	1,447.08	974,163.47
Transfer	12/01/2022	Trf.	PNC Loan Payment	-117,730.31	856,433.16
Deposit	12/31/2022	Dep.	December Interest	1,466.49	857,899.65
Deposit	01/31/2023	Dep.	January Interest	1,602.98	859,502.63
Deposit	02/28/2023	Dep.	February Interest	1,531.80	861,034.43
Transfer	03/01/2023	Trf.	PNC Loan Payment	-116,722.63	744,311.80
Total Compass Bank				-228,404.59	744,311.80
Regions Bank - Pledged Reserve Fund					4,267.46
Deposit	11/30/2022	Dep.	November Interest	10.83	4,278.29
Deposit	12/31/2022	Dep.	December Interest	12.83	4,291.12
Deposit	01/31/2023	Dep.	December Interest	14.38	4,305.50
Deposit	02/28/2023	Dep.	February Interest	15.32	4,320.82
Total Regions Bank-Pledged Reserve F				53.36	4,320.82

East Downtown Redevelopment Authority

Schedule I

CHECK REGISTERS

As of March 20, 2023

Type	Date	Num	Name	Amount	Balance
Regions Bank - Debt Reserve Funds					443,131.95
Deposit	11/30/2022	Dep.	November Interest	1,124.66	444,256.61
Deposit	12/31/2022	Dep.	December Interest	1,331.91	445,588.52
Deposit	01/31/2023	Dep.	January Interest	1,492.98	447,081.50
Deposit	02/28/2023	Dep.	February Interest	1,591.21	448,672.71
Transfer	03/01/2023	Trf.	Debt Service Payment	-438,850.00	9,822.71
Total Regions Bank-Debt Service Funds				-433,309.24	9,822.71
Regions Bank - Debt Service Funds					442,244.04
Deposit	11/30/2022	Dep.	November Interest	4,009.20	446,253.24
Deposit	12/31/2022	Dep.	December Interest	4,748.00	451,001.24
Deposit	01/31/2023	Dep.	January Interest	5,322.19	456,323.43
Deposit	02/28/2023	Dep.	February Interest	5,672.34	461,995.77
				19,751.73	461,995.77
Total Debt Service Fund					754,134.51

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	\$ -
	Interest	43,786.23	42,730.31	41,722.63	\$ -
		<hr/>			
Total		<u>\$ 123,786.23</u>	<u>\$ 117,730.31</u>	<u>\$ 116,722.63</u>	<u>\$ -</u>
Series 2021 Bonds					
	Principal	\$ 725,000.00	\$ -	\$ -	\$ -
	Interest	\$ 456,975.00	\$ -	\$ 438,850.00	\$ -
		<hr/>			
Total		<u>\$1,181,975.00</u>	<u>\$ -</u>	<u>\$ 438,850.00</u>	<u>\$ -</u>

TAB 5.c.

RESOLUTION RATIFYING
PARTNERSHIP AGREEMENT

RESOLUTION RATIFYING THE SUBMITTAL OF A PARTNERSHIP APPLICATION TO HARRIS COUNTY PRECINCT TWO FOR A PRELIMINARY ENGINEERING REPORT FOR THE COMMERCE STREET CORRIDOR RECONSTRUCTION AND TRANSFORMATION PROJECT; COMMITTING FUNDING THEREFOR; AND CONTAINING OTHER PROVISIONS RELATED THERETO

WHEREAS, the East Downtown Redevelopment Authority (the “Authority”) is a Texas local government corporation created by the City of Houston, Texas, to administer Reinvestment Zone Number Fifteen, City of Houston, Texas (the “Zone”); and

WHEREAS, the residents of the Zone are also constituents of Harris County Precinct 2 (“Precinct 2”); and

WHEREAS, the Authority and Precinct 2 share the goal of improving the experiences of their shared constituents living and working within the Zone and Precinct 2; and

WHEREAS, the Board of Directors of the Authority (the “Authority Board”) desires to partner with Precinct 2 and the Harrisburg Redevelopment Authority (“HRA”), a Texas local government corporation created by the City of Houston to administer Reinvestment Zone Number Twenty-Three, City of Houston, Texas, to cause the preparation of a design concept report/preliminary engineering report and associated community engagement services (the “Study”) for the Commerce Street corridor reconstruction and transformation project, which will include the removal of unused railroad tracks, flood reduction improvements, mobility improvements, walkability enhancements, landscaping and related pedestrian amenities within the Commerce Street right-of-way, beginning at the intersection of U.S. Highway 59 and Interstate Highway 10, and ending at Drennan Street (the “Project”); and

WHEREAS, the total proposed cost of the Study is estimated to be \$350,000 (“Study Cost”), which is anticipated to be funded through financial contributions from the Authority, HRA and Precinct 2; and

WHEREAS, the Authority Board desires to ratify the submission by the Authority’s consultants of a partnership application to Precinct 2 for funding a portion of the Study Cost; and

WHEREAS, the Project is critical infrastructure that serves the shared goals of the Authority and Precinct 2, as documented in the Mobility Plan for the Zone;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EAST DOWNTOWN REDEVELOPMENT AUTHORITY THAT:

Section 1. All of the matters and facts recited in the preamble of this resolution are true and correct.

Section 2. The Authority Board hereby ratifies the submittal by the Authority’s consultants of a partnership application, dated as of February 10, 2023, to Precinct 2 for funding a portion of the Study Cost.

Section 3. The Authority Board hereby commits to providing a total of \$40,000 to the Study Cost, which sum represents 11.4% of the Study Cost (the “Authority Contribution”).

Section 4. The Chair, Secretary, and other officers and members of the Authority Board, and the Authority’s consultants and attorneys, are hereby directed and authorized to take such further action as they determine is reasonably necessary to (i) provide the Authority Contribution and (ii) coordinate with HRA and Precinct 2 to implement the Study.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

PASSED AND APPROVED the _____ day of March, 2023.

Chair, Board of Directors

Secretary, Board of Directors

DRAFT

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS

§

§

COUNTY OF HARRIS

§

I, the undersigned officer of the Board of Directors of the East Downtown Redevelopment Authority, hereby certify as follows:

1. The Board of Directors of the East Downtown Redevelopment Authority (the “Authority”), convened in regular session on the ____ day of March, 2023, at the regular meeting place thereof, and the roll was called of the duly constituted officers and members of the Board of Directors, to-wit

Gordon Quan	Chair
Frances Castaneda Dyess	Vice-Chair
Bernardo Aldape	Secretary
Christopher Hollins	Director
Seth Hopkins	Director

and all of said persons were present, except Director(s) _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

RESOLUTION RATIFYING THE SUBMITTAL OF A PARTNERSHIP APPLICATION TO HARRIS COUNTY PRECINCT TWO FOR A PRELIMINARY ENGINEERING REPORT FOR THE COMMERCE STREET CORRIDOR RECONSTRUCTION AND TRANSFORMATION PROJECT; COMMITTING FUNDING THEREFOR; AND CONTAINING OTHER PROVISIONS RELATED THERETO

was introduced for the consideration of the Board of Directors of the Authority. It was then duly moved and seconded that the resolution be adopted, and after due discussion, the motion, carrying with it the adoption of the resolution, prevailed and carried unanimously.

2. That a true, full, and correct copy of the aforesaid resolution adopted at the meeting described in the above and foregoing paragraph is attached to this certificate; that the resolution has been duly recorded in the board’s minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the board as indicated therein; that each of the officers and members of the board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED this the _____ day of March, 2023.

Secretary, Board of Directors

DRAFT

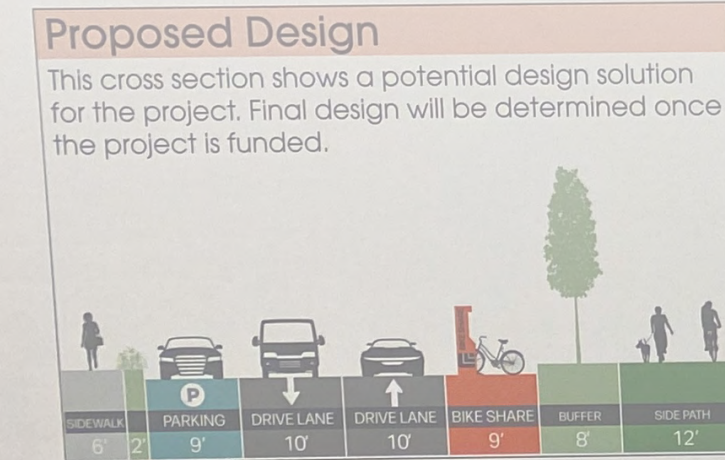
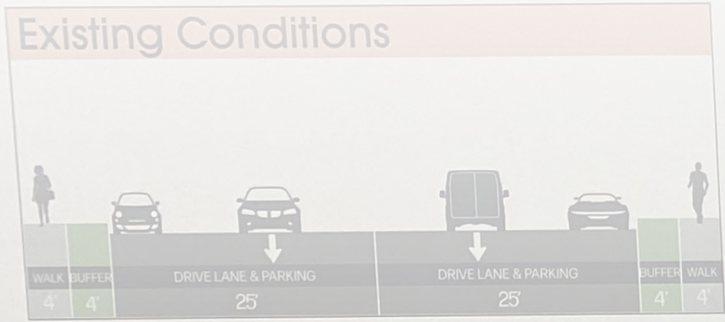
TAB 6.a.

MOBILITY REPORT FROM TEI

TIRZ 15 Mobility Open House

Participatory Budgeting Results - February 2023

Bastrop Promenade with a high comfort bikeway or wide sidepath to Third Ward.



Cost Estimate
\$7 million

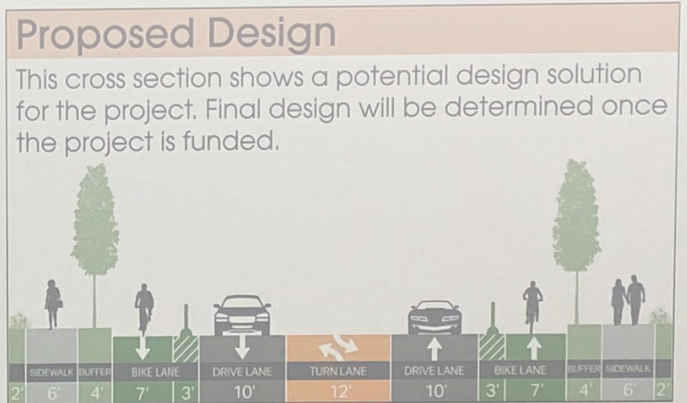
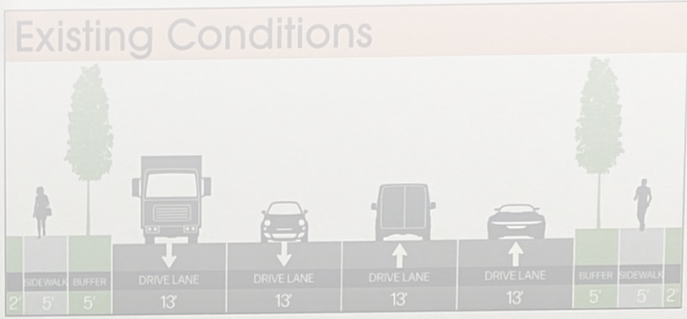
Why should/shouldn't this project be funded?

Handwritten notes on sticky paper:

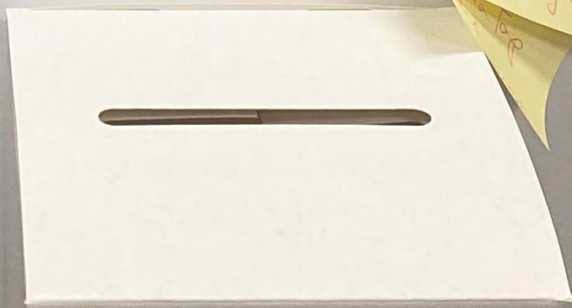
- BIKE SHARE COULD BE IN BUFFER. BIKE SHARE COULD BE BIKE LANE
- Side pathes under a freeway interchange?



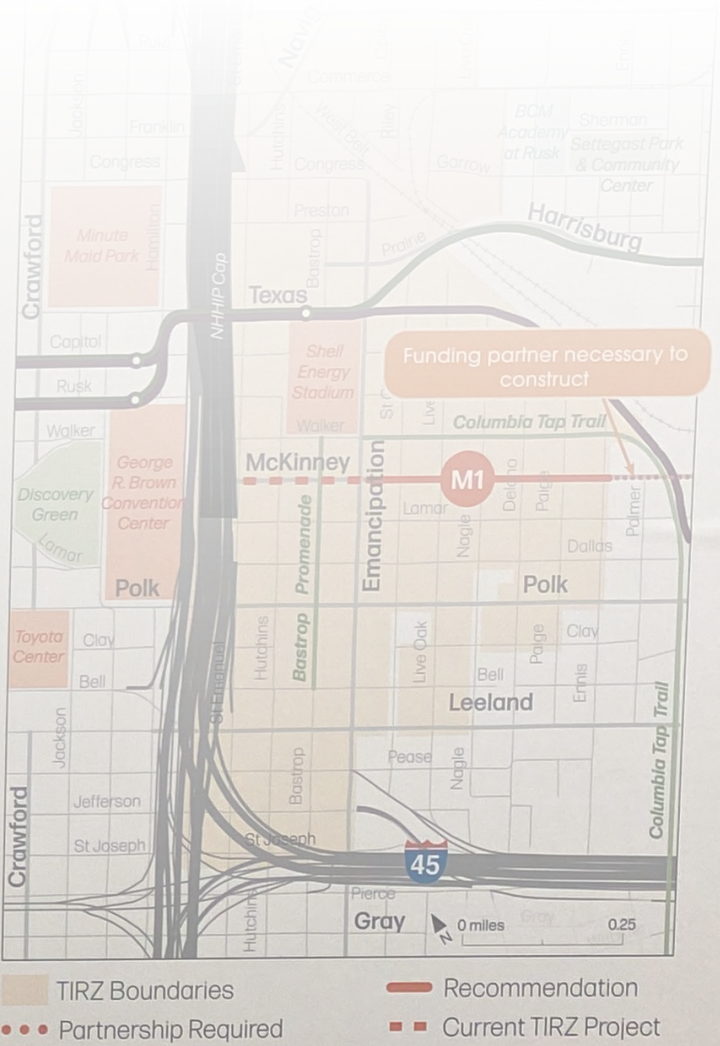
...a protected bikeway that connects to the East End.



Cost Estimate
\$3 million



Adopt Columbia Tap as an Official Park Like Memorial, Herman because City Won't



Why should/shouldn't this project be funded?

Handwritten notes on sticky paper:

- Columbia Tap Trail is one block north. Wouldn't it make more sense to follow bike & ped traffic there to separate from cars?
- Agree
- Move this up 1 block, connect to & extend Columbia Tap & then extend to Rusk so all can get into downtown.
- McKinney will increasingly be a major thoroughfare w/ more development. Needs to be made safer for all - cars, pedi, bikes
- ...this would be a massive improvement in safety that I'd support!

2023 Mobility Open House

Purpose

TIRZ 15's goal for the Open House was to ensure robust community participation in the prioritization of projects identified in the TIRZ 15 Mobility Plan.

This document summarizes the findings from the Open House and refers to specific projects included in the Plan. For more details about each project, refer to the TIRZ 15 Mobility Plan document [found here](#) on the TIRZ 15 website.



Meeting Details

The TIRZ 15 Mobility Open House was held at Shell Energy Stadium on February 28, 2023 and hosted in partnership with EaDo Management District and the Shell Energy Stadium staff.

The format of the Open House was designed as a participatory budgeting exercise to encourage the public to learn about each project and make trade-offs common to entities like the TIRZ 15 board when making infrastructure investments. The event was open for businesses and employees from 2pm-4pm and from 5-7pm for the general public.

Approximately every 30 minutes, Shell Energy Stadium staff led a tour of the stadium. Light snacks and water were provided for attendees.

EAST » TIRZ 15
DOWNTOWN
REDEVELOPMENT AUTHORITY



Outreach Efforts

Digital marketing

- Social media post through the East Downtown Management District
- Email invitations to agency partners and local businesses in the Zone

Tactical Efforts

- Advertising the Open House at a bicycling event hosted by BikeHouston in the Zone
- Mailed postcards to 4,424 addresses (all residents within adjacent zip codes of the TIRZ boundaries)
- 15 yard signs placed in highly visible areas throughout the zone
- Scheduled stadium tours to build excitement

RSVP!

OPEN HOUSE
What would you do with **\$10 million** to improve transportation in East Downtown?

Help us decide

February 28
Join at any time 5-7:30pm

Shell Energy Stadium
(formerly PNC Stadium)
2301 Walker St. Houston, TX 77003

Behind the scenes stadium tour every 30 minutes

EAST DOWNTOWN TIRZ 15 REDEVELOPMENT AUTHORITY

EADO

Major Takeaways

- Estimated 85 attendees
- Participants faced trade-offs in prioritizing projects with limited funding
- Positive community conversations & input



Funding Priorities Details

Project	# Times Funded	Total \$ Allocated	# of Grants
Safe Sidewalk Program	105	\$52,500,000	0
Amenities Investments	62	\$62,000,000	0
Commerce Street Improvements	31	\$153,500,000	12
Emancipation Avenue Transit Corridor	29	\$370,500,000	27
McKinney Street Improvements	22	\$66,000,000	0
Live Oak Street Improvements	21	\$83,500,000	0
Bastrop Promenade North Improvements	20	\$98,000,000	0
Purple Line Station	20	\$200,000,000	18
Leeland Street Reconstruction	17	\$42,000,000	0
Bastrop Promenade Southern Improvements	13	\$88,000,000	3
Hutchins Street & Southern Zone Improvements	13	\$33,000,000	0
Eastern Zone Safety & Crossing Improvements	5	\$52,500,000	5
Purple Line Connectivity Improvements	3	\$18,000,000	0

Three Buckets of Priorities

Bucket 1: Clear Priorities

These projects were “fully funded” the greatest number of times, indicating broad community excitement and support.

Bucket 2: Worth the Coins

These were high dollar projects (> \$3 million) that were well funded without grant support.

Bucket 3: Grant Getters

These projects received a high number of grants from the community, indicating a desire to partner to leverage funds.



Bucket 1: Clear Priorities

These projects were “fully funded” the greatest number of times, indicating broad community excitement and support.

1. Safe Sidewalk Program

(Funded 105x)
2. Amenities Investments

(Funded 62x)
3. Commerce Street Improvements

(Funded 31x)
4. Emancipation Avenue Transit Corridor

(Funded 29x)
5. McKinney Street Improvements

(Funded 22x)

No major multi-modal project
Shouldn't be considered w/o
Amenity invests.

This project should be top priority to connect Harrisburg Pike and Bike to downtown through partnership

Add public bathrooms and public art.

Smoother transit through the zone would help.

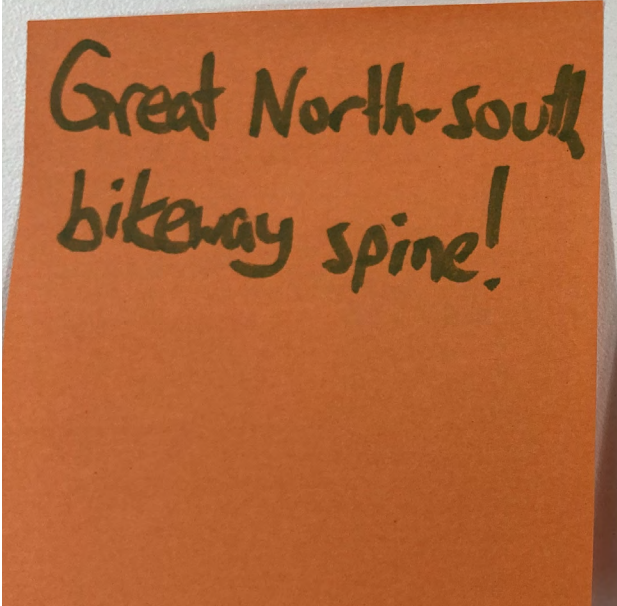
We not only need wide safe sidewalks, but also curb bumpouts to shorten crosswalks and high-vis marking



Bucket 2: Worth the Coins

These were high dollar projects (> \$3 million) that were well funded without grant support.

- | | |
|--------------------------------------|--------------|
| 1. McKinney Street Improvements | (Funded 22x) |
| 2. Live Oak Street Improvements | (Funded 21x) |
| 3. Bastrop Promenade North Extension | (Funded 20x) |



“McKinney will increasingly be a major thoroughfare with more development - needs to be made safer for all (cars, peds, bikes)”

“Bastrop can be the key backbone of EaDo, connecting destinations and expanding bike-ped network.”

Bucket 3: Grant Getters

These projects received a high number of grants from the community, indicating a desire to partner to leverage funds.

- 1. Emancipation Avenue Transit Corridor (Received 27 grants)
- 2. Purple Line Station (Received 18 grants)
- 3. Commerce Street Improvements (Received 12 grants)

As housing has developed, another station would make the train a more attractive option.

ENSURE CONNECTIONS TO COLUMBIA TRAIL, INCLUDING PED. BRIDGES OVER DRAINAGE DITCH

we have Polk + C.F. east-west connections. we need a good north-south route

Commerce will also be rethought in downtown and fills in missing connectivity on the north edge of EDO



What Else We Heard

- Attendees want **more protection for people walking and biking** across projects.
- The Leeland Project is “**too short.**”
- Ensure that McKinney Street & Columbia Tap **do not duplicate purposes.**
- Walker Street at Emancipation Avenue is a very **dangerous intersection.**
- Community members are thinking about the major corridors and **how to better define “spines”** in East Downtown (e.g., McKinney, Bastrop, Emancipation).
- Community members are interested in the **design details** of projects, specifically for McKinney and Emancipation.



Potential Next Steps Using Feedback

- Expand the amount of **annual funds dedicated to sidewalk improvements** based on the sidewalk inventory.
- Pick one **“Grant Getter” to develop further** and initiate conversations with the partner.
- Determine priority and schedule to **incorporate the “Worth the Coins” projects** into the TIRZ CIP.
- Commit to **amenities improvements** for all projects.
- Think through community **engagement during design**.
- Build on new relationships by offering **better ways to connect with the TIRZ**. Start by sharing these results!



Open House Board Photos


Commerce Street Improvements

R1

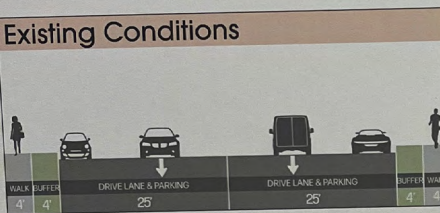
Description

Reconstruction to improve pavement condition, add a wide sidepath for people walking and biking, increase connectivity to Downtown and the East End, and align with the East End Bike Plan.

Location

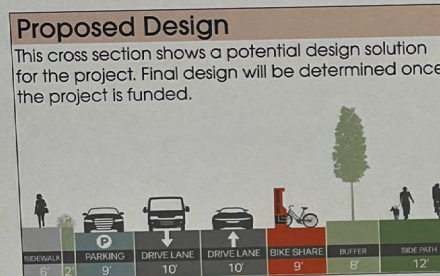


Existing Conditions



Proposed Design

This cross section shows a potential design solution for the project. Final design will be determined once the project is funded.



Cost Estimate

\$5 million

Why should/shouldn't this project be funded?

Handwritten notes on sticky notes:

- Redesign w/ 12' bike lane, 6' buffer, 11' side path
- We need an AAA safe bike project connecting from East End through Buffalo Bayou to downtown. This is a partnership.
- Get the parking. Add a bike lane. Separate walkers from bikers.
- Commerce will also be reimagined in downtown and this is making connectivity in the north edge of park.


Bastrop Promenade North Extension Improvements

R2

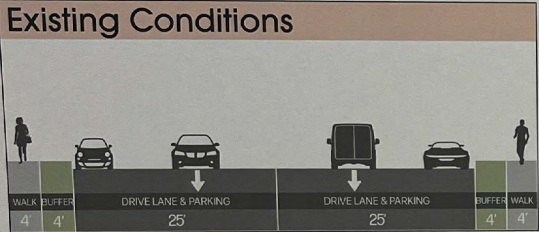
Description

Reconstruction of multiple streets to improve pavement condition, add a wide sidepath or bikeway for people walking and biking, and connect the Bastrop Promenade north toward Buffalo Bayou.

Location

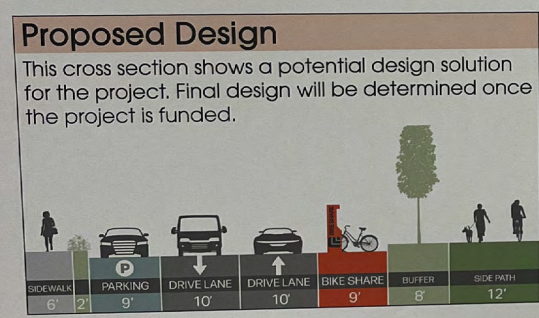


Existing Conditions



Proposed Design

This cross section shows a potential design solution for the project. Final design will be determined once the project is funded.



Cost Estimate

\$5 million

Why should/shouldn't this project be funded?

Handwritten notes on sticky notes:

- Bastrop can be the key spine.
- Bastrop can be the key backbone and spine, connecting destinations and expanding bike-ped network.
- Pedestrians & cyclists could use an underpass at Commerce to get past the train.

Open House Board Photos

Eastern Zone Safety & Crossing Improvements

R3

Description

Reconstruction of neighborhood streets to build high-quality sidewalks, design safer crossings, and improve street pavement condition.

Location



Existing Conditions



Potential Design Solutions

This aerial view shows the available design solutions for the project. Final design will be determined once the project is funded.



Cost Estimate

\$10 million

Why should/shouldn't these projects be funded?

Love this. Need this everywhere. Helps a lot only

See how the water flows. This should include a few more things.

Roadside areas are amazing. Keep traffic flowing.

Cost Estimate

\$2.5 million

Why should/shouldn't this project be funded?

I love this project but it's so short!

Make it longer!

We would love an ADA bike lane and sidewalk connections between Columbia Tap and downtown to Toyota Center, Toyota Center, and Toyota Center.

Leeland already has a bike lane, so extending it to the Toyota Center would be a great idea. But we need to consider the impact on the surrounding area.

Increase the length of the project

TIRZ 15 Mobility Open House • Page 13

Cost \$2

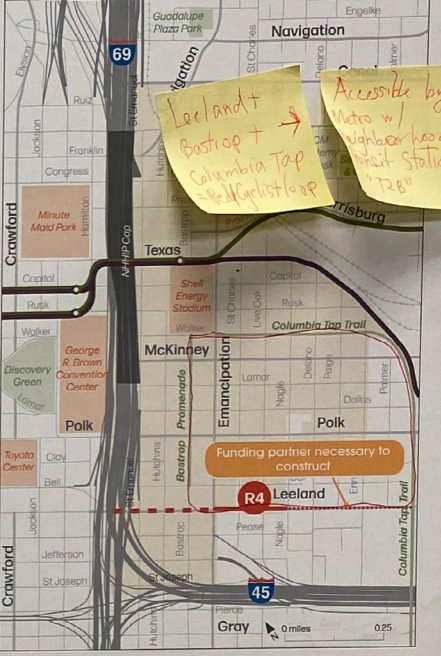
Leeland Street Reconstruction

R4

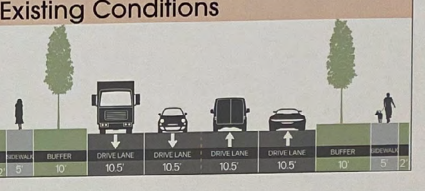
Description

Reconstruction to ensure sufficient space for sidewalks, a high-comfort bikeway, and vehicle lanes to accommodate anticipated demands due to the closure of Polk Street from NHHIP.

Location

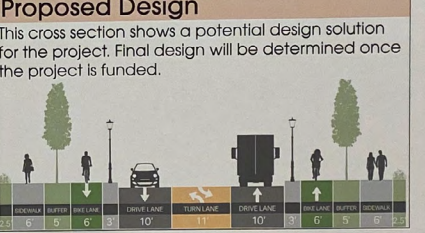


Existing Conditions



Proposed Design

This cross section shows a potential design solution for the project. Final design will be determined once the project is funded.



Cost Estimate

\$2.5 million

Why should/shouldn't this project be funded?

I love this project but it's so short!

Make it longer!

We would love an ADA bike lane and sidewalk connections between Columbia Tap and downtown to Toyota Center, Toyota Center, and Toyota Center.

Leeland already has a bike lane, so extending it to the Toyota Center would be a great idea. But we need to consider the impact on the surrounding area.

Increase the length of the project

TIRZ 15 Mobility Open House • Page 13

Cost \$2

Open House Board Photos

Bastrop Promenade & Southern Zone Safety Improvements

R5

Description

Reconstruction to improve sidewalks, design safer crossings of high-speed streets, and extend the Bastrop Promenade with a high-comfort bikeway or wide sidepath to Third Ward.

Location



Existing Conditions



Proposed Design

This cross section shows a potential design solution for the project. Final design will be determined once the project is funded.



Cost Estimate

\$7 million

Why should/shouldn't this project be funded?

Side path under on-ramp interchange?

Live share south side of highway. Since road is built.

McKinney Street Improvements

M1

Description

Sidewalk and crossing improvements and rehabilitation of the existing pavement to include two vehicle travel lanes, a center turn lane, and a protected bikeway that connects to the East End.

Location



Existing Conditions



Proposed Design

This cross section shows a potential design solution for the project. Final design will be determined once the project is funded.



Cost Estimate

\$3 million

Why should/shouldn't this project be funded?

Adopt Columbia Tap as an Official Park Lake. Memorial, Herran because City wants to.

Agree

McKinney will increasingly be a major thoroughfare w/ more development. Needs to make safer for all - cars, ped, bikes.

Columbia Tap Trail is one block north of downtown. Would make sense to have bike & ped traffic there to separate from cars?

Move this up 1 block, connect to existing Columbia Tap Trail and extend to Rust so it connects into downtown.

TIRZ 15 Mobility Open House • Page 14

Open House Board Photos


Hutchins Street & Southern Zone Safety Improvements

M2

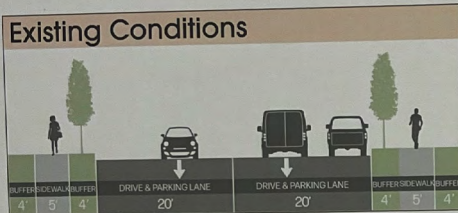
Description

Rehabilitation of Hutchins Street to improve pavement quality, repair poor-quality and missing sidewalks, and redesign intersections to prioritize safe crossings.

Location




Existing Conditions



Proposed Design

This aerial graphic shows potential design solutions for both streets. Final design will be determined once the project is funded.



A Marked Crosswalks

B Curb Extensions

C Mini Traffic Circles

D Bike Sharrows

E Marked Parking

F Speed Cushions

G Chicanes & Gateways

Cost Estimate

\$2.5 million

Why should/shouldn't this project be funded?

Hutchins makes bike/ped loop (Bastrop, Leeland, Columbia Tap) accessible by 3rd Ward Community

THIS IS A CRITICAL CONNECTION FOR HUTCHINS BIKE LAKE FROM THIRD WARD +1

Important that improvements consider sustainable maintenance

THIS PROJECT IS A SHARP TURN W/ AGGRESSIVE JAGGED CUTS. BIKE LANE > SHARROWS

SPECIAL EVENT ENTRY

Box for donations


Live Oak Street Improvements

M3

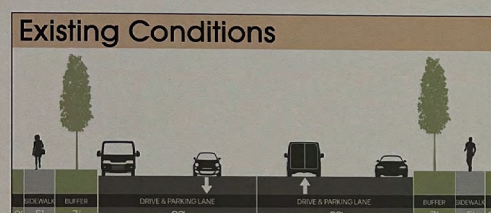
Description

Sidewalk and crossing improvements and rehabilitation of existing pavement on Live Oak to include a protected bikeway as the key bike connection on the eastern side of the Zone.

Location




Existing Conditions



Proposed Design

This cross section shows a potential design solution for the project. Final design will be determined once the project is funded.



Cost Estimate

\$4 million

Why should/shouldn't this project be funded?

Great North-south bikeway spine!

Connectivity is priority, not just livability especially.

Box for donations

Box for donations

TIRZ 15 Mobility Open House • Page 15

Open House Board Photos

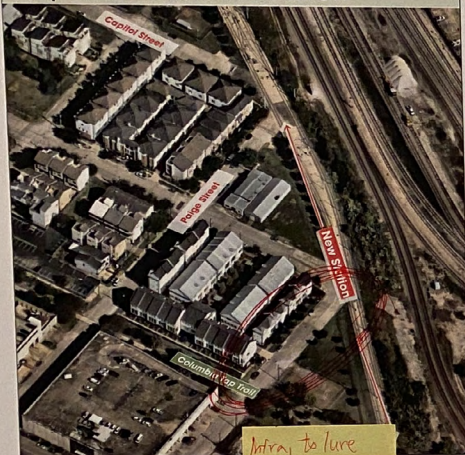
New Purple Line Station

T2B

Description

A new Purple Line Station at the corner of Capitol St and Paige St to improve transit connectivity for residential parts of the Zone, the Columbia Tap Trail, and businesses throughout the neighborhood.

Proposed Station Location



Cost Estimate
\$10 million

Location



Why should/shouldn't this project be funded?

Infra to lure bicyclists to station. i.e. bike lockers

Columbia Tap brings bike users to Transit

USURE CONVENIENCE COLUMBIA TAP BRIDGES ARE MINOR DITCH

As housing has developed, another station would take the train a more attractive option.

I agree as a resident this station is on the wrong place. The station should be placed on the corner of Paige St and Capitol St. It would be a great location for a station and it would be a great location for a station.

Is this concept? Transit this way? Since the transit is already there, it would be more likely to be a better location for a station.

PAIR OF METROS REVENUEMENT <HOURS WE USED FOR PARKSPACE & POCKET PARKING

Additional trains (bright) trains from WAY. Too loud here at night. Nothing has been done since this. It should be like the railroad tracks in the Region.

Purple Line Connectivity Improvements

T2A

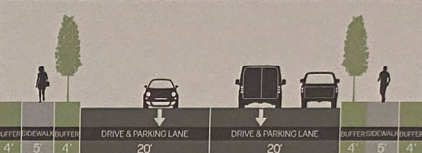
Description

Rehabilitation of Capitol and Paige streets with improved sidewalks, crossings, and safe street designs to encourage safe speeds.

Location



Existing Conditions



Proposed Design

This aerial graphic shows potential design solutions for both streets. Final design will be determined once the project is funded.



Cost Estimate
\$5.5 million

Why should/shouldn't this project be funded?

The connectivity potential w/ Columbia Tap, Paige St

Open House Board Photos

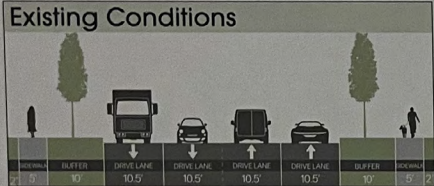
Emancipation Avenue Transit Corridor Improvements

T1

Description

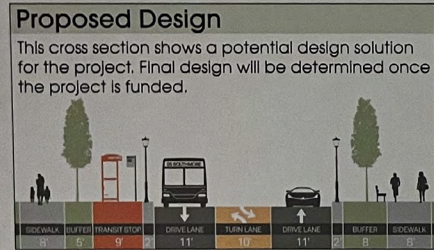
Reconstruction with wider sidewalks, two vehicle travel lanes, and a center turn lane to accommodate a local bus route and improve the walkability of the Zone's primary north-south corridor. The project includes converting Congress Street to two-way and reconstructing it to mirror the Emancipation Avenue design.

Existing Conditions



Proposed Design

This cross section shows a potential design solution for the project. Final design will be determined once the project is funded.




Cost Estimate


\$13 million

GRANT OPPORTUNITY

Location



Transit Connections



Existing METRO Routes 5, 65, and 68

Proposed METRO Route Extension of the 5

METRO Rail Purple & Green Lines

Other METRO Routes serving TIRZ 15

METRO Route 5 Destinations

TIRZ Boundaries

Converting Emancipation Avenue into a transit corridor would require extending one of METRO's existing nearby routes to provide create north-south connectivity through East Downtown. The most logical route extensions are METRO Routes 5, 65, or 68, each offering new connections including into Downtown.

Why should/shouldn't this project be funded?

This would cause a major traffic jam during rush hour. Traffic is already backed up with two lanes in each direction.

Smooth transit through the zone would help.

Emancipation has many destinations and connects to downtown. Emancipation - The 2 main arteries of TIRZ.

We have Polk + C.T. east-west connection, we need a good north-south route.

The human along it already calls it to Eolo.

Where would you ride with these proposed transit connections?

from construction park to Shell Energy Stadium & nearby area (bus route) + lots

Emancipation needs major side walks through whole TIRZ business corridor.

TIRZ 15 Mobility Open House • Page 17

Open House Board Photos

Safe Sidewalk Program

Description

The Safe Sidewalk Program would fund sidewalk repairs, intersection improvements, and construction throughout the zone on an on-going basis.

Location

Source: Team Analysis 2022
This map shows the proposed NH-IP footprint

TIRZ Boundaries Poor Quality Sidewalk*

*sidewalks with major obstacles or other costly challenges were excluded from the map

Cost Estimate

\$500,000
(funds 5 years)

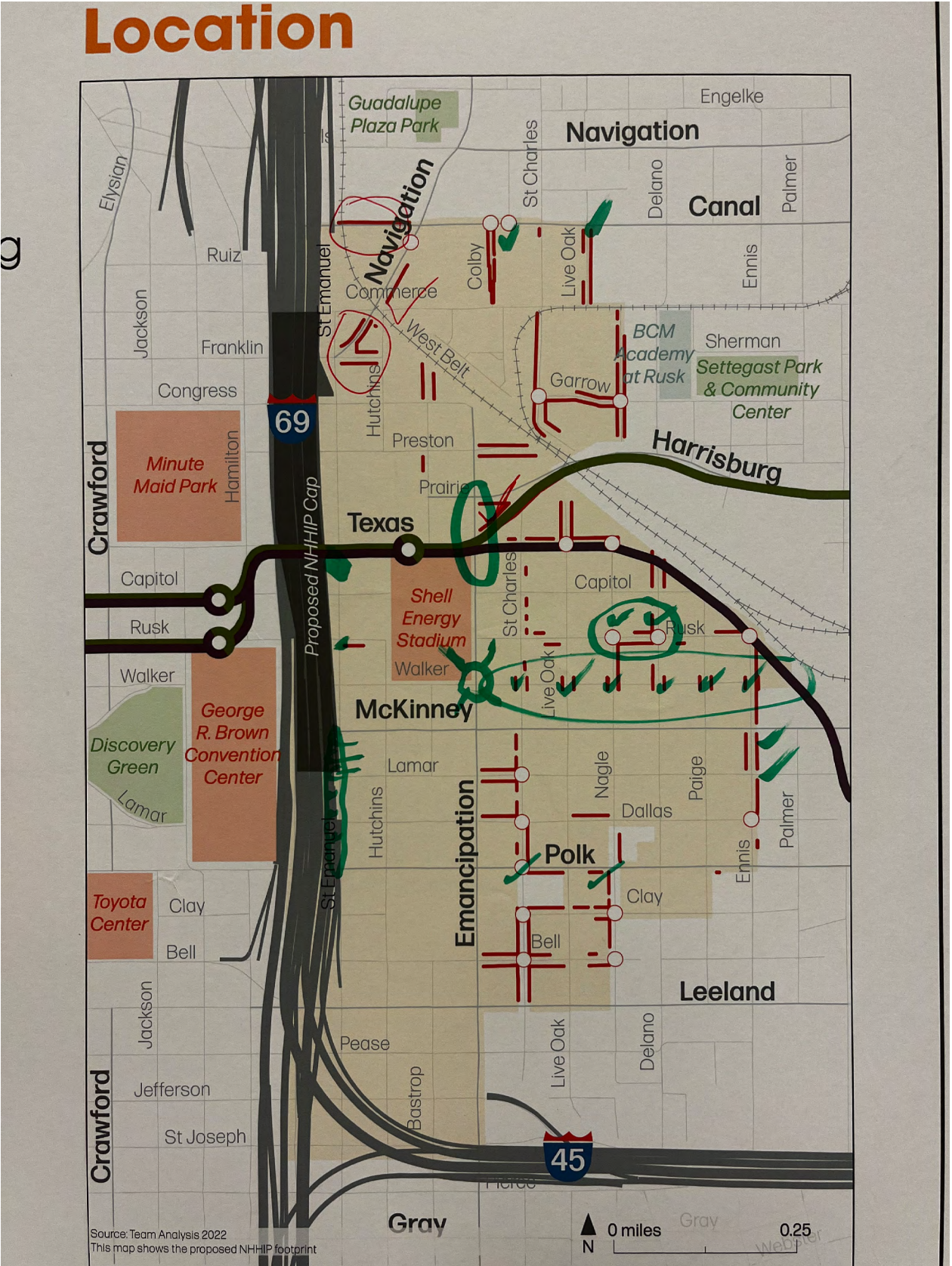
Why should/shouldn't this project be funded?

We not only need wide safe sidewalks, but also curb bumpouts to shorten crosswalks and high-vis markings

Intersection improvements and old railroad that cause bicyclist falls

Important
Important for safety!

Circle or add a check mark to sidewalk repairs you think are most important




Open House Board Photos

Amenities Investments


Description

Amenities like bike parking, bike share, shade, lighting, and rest areas help enhance the safety and convenience of riding a bike and walking in East Downtown.


Types of Amenities




Seating



Trash Cans



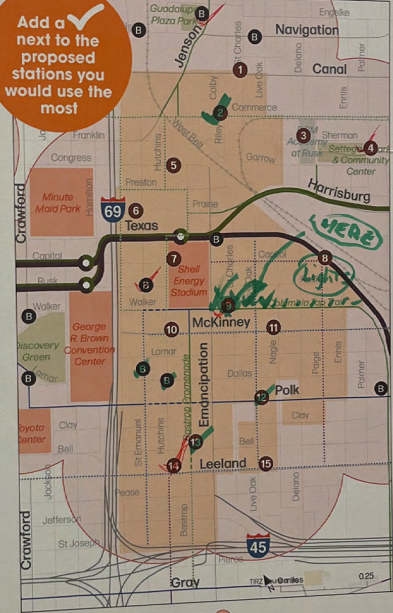
Bike Racks



Lighting

Rec. Bike Share Stations

Add a ✓ next to the proposed stations you would use the most



Cost Estimate
\$1 million
(3 years of amenities investment)

Why should/shouldn't this project be funded?

1. This is a good investment in the community and will help to attract more people to the area.

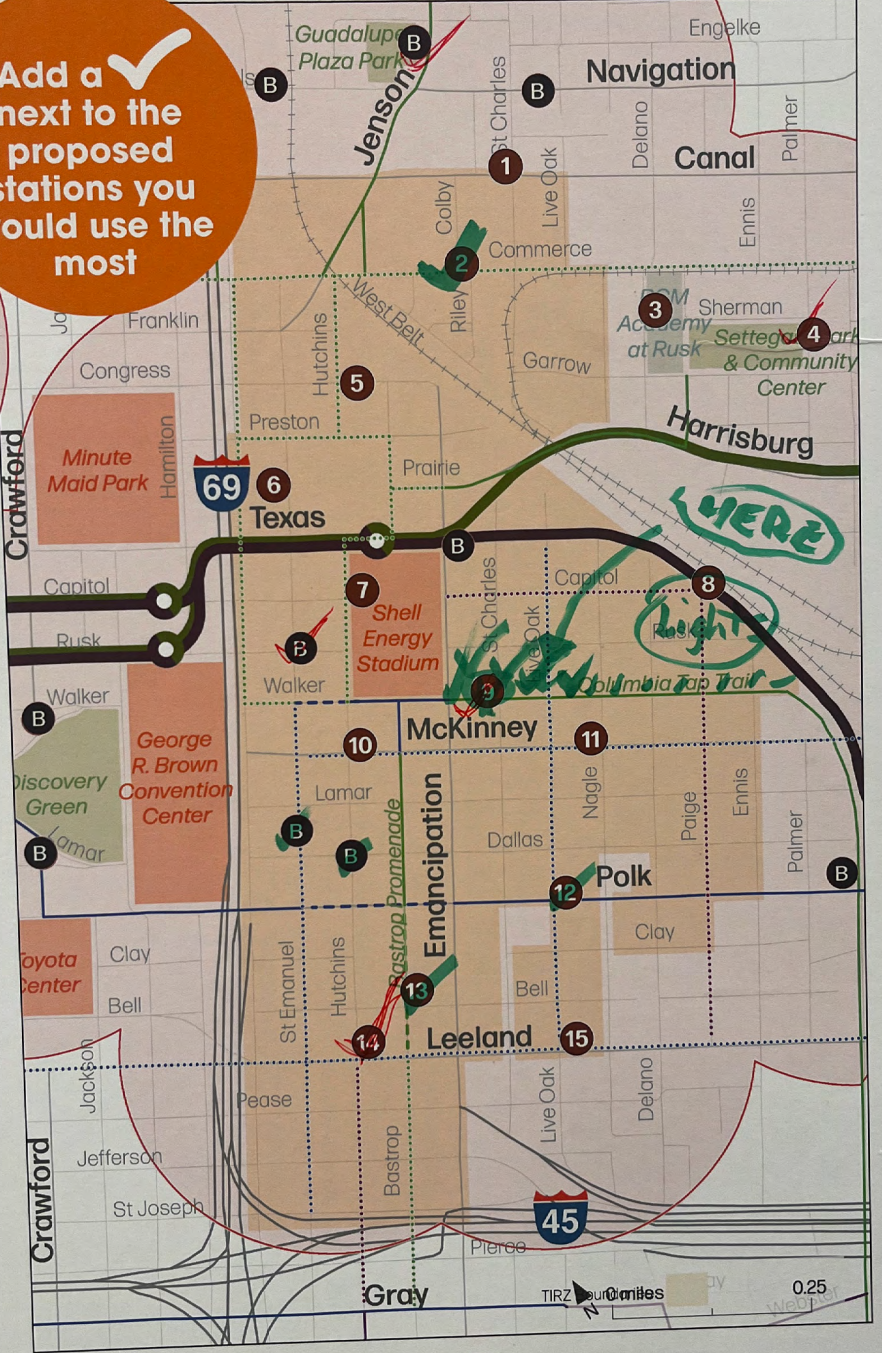
2. Some amenities should be added to the project, such as bike racks and lighting.

3. No major amenities should be added to the project, as it is already a good investment.

4. No on-site architecture.

Rec. Bike Share Stations

Add a ✓ next to the proposed stations you would use the most



Legend:
Existing BCycle Station (B)
Proposed BCycle Station (#)
1/4-mile Buffer from BCycle Station (Red circle)

APPENDIX A

BRACEWELL

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

March 02, 2023
Invoice: 21952208
BA: 04674 Clark Stockton Lord

Our Matter: 0025547.000003 Meeting Services
For Services Through February 28, 2023

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
02/06/23	Attention to general follow up matters and provide to working group and discuss; commence review of construction contract Columbia Tap.	Tiffany M. Ehmke	1.25	400.00	500.00
02/17/23	Attention to meeting notes and prepare draft agenda; coordinate with administrator regarding the same.	Tiffany M. Ehmke	0.75	400.00	300.00
02/20/23	Conference with attorney regarding follow up matters;	Tiffany M. Ehmke	0.25	400.00	100.00
02/21/23	Coordinate with working group regarding quorum matters.	Tiffany M. Ehmke	0.15	400.00	60.00
02/22/23	Review Columbia tap construction contract; prepare deficiency list and coordinate with engineer's office regarding the same.	Tiffany M. Ehmke	0.75	400.00	300.00
Total Fees					\$ 1,260.00
Less Agreed Discount					\$ (260.00)
Total Adjusted Fees on This Invoice					\$ 1,000.00

BRACEWELL

Page 2

Client: East Downtown Redevelopment Authority

Invoice: 21952208

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Tiffany M. Ehmke	Paralegal	3.15	400.00	1,260.00
Total Summary of Fees		3.15		\$ 1,260.00
				(260.00)
				\$ 1,000.00

Total Fees, Expenses and Charges on This Invoice

\$ 1,000.00

BRACEWELL

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

March 02, 2023
Invoice: 21952210
BA: 04674 Clark Stockton Lord

Our Matter: 0025547.000001 General Counsel Representation
For Services Through February 28, 2023

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
02/02/23	Review Scenic Houston's proposed revisions to supplemental agreement for EDGE project; prepare email to J Anderson re: same	Mary Buzak	0.50	400.00	200.00
02/20/23	Discussion with C Lord re: February board meeting agenda items	Mary Buzak	0.25	400.00	100.00
02/21/23	Review contract and scope for change in administrative assistance	Merville Garrett	0.75	400.00	300.00
02/22/23	Discussion with G Merville re: amendment to Goodman contract	Mary Buzak	0.25	400.00	100.00
02/27/23	Prepare email to C Lord re: amendment to Goodman contract	Mary Buzak	0.50	400.00	200.00
02/28/23	Prepare for and attend meeting with Scenic Houston re: supplemental agreement; revise supplemental agreement	Mary Buzak	0.75	400.00	300.00
02/28/23	Handle Scenic Houston issues; Teleconference G Quan, and Scenic Houston	Clark Stockton Lord	1.50	400.00	600.00

Total Fees **\$ 1,800.00**

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

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

BRACEWELL

Page 2

Client: East Downtown Redevelopment Authority

Invoice: 21952210

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Mary Buzak	Counsel	2.25	400.00	900.00
Clark Stockton Lord	Partner	1.50	400.00	600.00
Merville Garrett	Associate	0.75	400.00	300.00
Total Summary of Fees		4.50		\$ 1,800.00

Total Fees, Expenses and Charges on This Invoice

\$ 1,800.00

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
3/1/2023	59886

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@houston-cpas.com cc: Jude Anderson at Jude@edratirz15.org	

Total	\$412.20
--------------	-----------------

Governmental
Financial
Reporting, LLC

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

3/15/2023

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 March 2023 for the month of February 2023	750.00
Postage and Deliveries	35.39
Mileage - Virtual Board Meeting	0.00

\$785.39

3200 Travis Street, Ste. 200
Houston, TX 77006

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

Date	Invoice #
2/28/2023	2-2023-50

Terms	Project
	EDRA101

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

Total	\$3,795.11
Balance Due	\$3,795.11

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



Connecting Capital to Communities Since 1980
TBPE NO. F-19990

PROGRESS REPORT

Houston + Austin, TX
www.thegoodmancorp.com
Phone: (713) 951-7951

To: Gordon Quan, Chairman, EDRA/TIRZ 15
From: Jude Anderson
Project Name: Administrative and Project Coordination 2022-2023
Project Code: EDRA101
Date: Feb-23

Progress Complete

Rate Category	Hours	2023 Rate	Invoice Amount
Admin I		\$92.55	\$ -
Associate I		\$94.10	\$ -
Associate II		\$112.61	\$ -
Associate III		\$123.40	\$ -
Senior Associate I		\$138.83	\$ -
Senior Associate II	23.43	\$161.97	\$ 3,795.11
Senior Associate III		\$177.39	\$ -
Principal I		\$195.90	\$ -
Principal II		\$220.58	\$ -
Principal III		\$269.95	\$ -
Principal Engineer		\$229.07	\$ -
		Total Amount	\$ 3,795.11
		NTE Total	\$ 78,000.00
		Previous Amt Billed	\$ 16,617.93
		Remaining Balance	\$ 57,586.96

Progress Details

1 – Administrative and Project Coordination Support

See attached Timesheet for description of activities this month.

EDRA100 Task 1 - Administrative and project coordination support

Date	Description of Activity	Hours	Cost
2/3/2023	Weekly projects call with EHRA. Reviewed TEI invoice. Prepped TGC Invoice and report. Addressed EDRA URL registration issues and paid for renewal. Coordination call with EDMD re private development.	2	\$ 323.94
2/6/2023	Projects Committee quorum confirmation and call and coordination with EHRA to cancel committee. Conducting Communications committee meeting at 3:00. Meeting with EHRA on project development and following meeting with Friends of Columbia Tap Trail at TGC offices.	3	\$ 485.91
2/13/2023	Request for past year budgets from local developer. Connected Goal Park to other developer to support project alignment. Edited commitment letter for Pct 2 Partnership	1	\$ 161.97
2/14/2023	SAM.Gov add user role registrations.	0.68	\$ 110.29
2/14/2023	Coordination emails - Goal Park, Precinct 2 Partnership application for Commerce Street. Coordinated with Chairman and Vice Chair to submit a letter of support and proposed financial contribution.	1	\$ 161.97
2/15/2023	CHEF program and small business workshop coordination call with Greater Southeast MD.	1	\$ 161.97
2/17/2023	Weekly project updates call. Discussing upcoming board meeting and printing support for TEI boards.	1.25	\$ 202.46
2/20/2023	Called with EHRA re attendance and logistics. Coordination emails with TGC and Bracewell re: change of contract.	1	\$ 161.97
2/21/2023	EDRA transition meeting	1	\$ 161.97
2/22/2023	Meeting with TGC to discuss transition. Prepped materials to review	1	\$ 161.97

T-1517 Columbia Tap Trail Improvements

2/6/2023	Meeting with Friends of Columbia Tap and Rotary to discuss Peace Grove.	1	161.97
2/16/2023	Coordination with EHRA and FoCTT to support Peace Grove Bench storage and follow up.	1	161.97

T-1528 TEI Mobility Study

2/16/2023	Reviewed draft materials and distributed a round of individual emails to business, developers, and property owners in the Zone. Additional emails to colleagues to support/remind them after TEI's emails distributed.	2	323.94
2/17/2023	Call to discuss logistics, food, easels, outreach RSVPs, final needs or support from Shell Energy Stadium.	1	161.97
2/20/2023	Communications Committee Meeting. Approval of boards and final edits discussed.	1	161.97
2/21/2023	Weekly Call re: Shell Stadium parking and signage logistics, additional marketing push and RSVP list review.	1	161.97
2/22/2023	Final board edits review and approval for TEI.	0.5	80.985
2/28/2023	Public Open House attendance. Progress Report.	3	485.91

Total for February 2023**23.43093 \$3,795.11**



MASTERSON
ADVISORS LLC

Invoice

Invoice No.: 22-303D
Client No.: EDRA-1800
December 23, 2022
Mr. Drew Masterson

East Downtown Redevelopment Authority
c/o Mr. Clark Lord
Bracewell LLP
711 Louisiana Street, Suite 2300
Houston, Texas 77002

Re: East Downtown Redevelopment Authority
Continuing Disclosure Annual Fee for Fiscal Year ending 2022

Fees Incurred

Continuing Disclosure Services for 2022

Annual Reporting	\$2,500.00
Dissemination	750.00
Rating Change Monitoring	250.00

Total Invoice: **\$3,500.00**

Please Remit Payment To:

Masterson Advisors LLC
3 Greenway Plaza, Suite 1100
Houston, Texas 77046

****Please insert invoice number on your check.***

Wiring Instructions

Capital One N.A.
ABA# 111901014
Account# 3027070727
FCC: East Downtown RA, TX
Continuing Disclosure Annual Reporting Fee
FY ending 2022
Client No.: EDRA-1800
Invoice number: 22-303D



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 97115
Date 03/09/2023
Invoice Total **\$4,440.00**
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 2/26/2023

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	53.24%	\$26,620.00	\$22,180.00	\$4,440.00
	\$50,000.00		\$26,620.00	\$22,180.00	\$4,440.00

PROFESSIONAL FEES

	Units Billed	Billing Rate	Charge
Engineer VI	13.00	210.0000	\$2,730.00
Engineer V	9.00	190.0000	\$1,710.00
			\$4,440.00

*** Total Project Invoice Amount

\$4,440.00



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

Invoice Detail Report

PROFESSIONAL FEES

General Engineering Services

General Engineering Services

	Employee Name		Hours	Rate	Charge
Engineer VI	Kyle Macy	01/30/2023	0.50	210.00	\$105.00
<i>Conference call with Administrator</i>					
Engineer VI	Kyle Macy	01/31/2023	1.00	210.00	\$210.00
<i>Meeting with METRO to establish project schedule for future work. Work through discussions with stake holder Lewis Allen.</i>					
Engineer VI	Kyle Macy	02/03/2023	1.00	210.00	\$210.00
<i>Stakeholder assistance and follow up along Hutchins</i>					
Engineer VI	Kyle Macy	02/02/2023	1.00	210.00	\$210.00
<i>Plan review and discussion from Lewis Allen. Potential relocation of business on Hutchins.</i>					
Engineer VI	Kyle Macy	02/06/2023	3.50	210.00	\$735.00
<i>Project and CIP review. Meeting coordination and CIP meeting with administrator at Goodman</i>					
Engineer VI	Kyle Macy	02/07/2023	0.50	210.00	\$105.00
<i>Stakeholder coordination on Hutchins</i>					
Engineer VI	Kyle Macy	02/14/2023	1.00	210.00	\$210.00
<i>Coordination with Stake Holders on Hutchins for service connections.</i>					
Engineer VI	Kyle Macy	02/16/2023	1.50	210.00	\$315.00
<i>Review of Lovett docs for reimbursement</i>					
Engineer VI	Kyle Macy	02/21/2023	1.00	210.00	\$210.00
<i>Public Meeting discussion and exhibit creation coordination</i>					
Engineer VI	Kyle Macy	02/22/2023	1.00	210.00	\$210.00
<i>Stake holder investigation for sewage back-up and potential advanced work for Walker ILA</i>					
Engineer VI	Kyle Macy	02/23/2023	1.00	210.00	\$210.00
<i>Submittal review of items by stakeholder and discussion with CMS</i>					
Engineer V	Ashley Sowards	02/06/2023	4.00	190.00	\$760.00
<i>- TIRZ 15 meeting at Goodman - TIRZ 15 meeting with Rotary - TIRZ 15 overall projects map - Texas Avenue/METRO/TEI updates</i>					
Engineer V	Ashley Sowards	02/09/2023	3.00	190.00	\$570.00
<i>- TIRZ 15 Story Map updates - Amenity overlay pictures - Active projects status updates</i>					
Engineer V	Ashley Sowards	02/10/2023	1.00	190.00	\$190.00
<i>- TIRZ 15 WA's updates for board meeting</i>					
Engineer V	Ashley Sowards	02/21/2023	1.00	190.00	\$190.00
<i>- TIRZ 15 presentation boards review</i>					
Phase subtotal			22.00		\$4,440.00
General Engineering Services subtotal					\$4,440.00
PROFESSIONAL FEES			22.00		<u>\$4,440.00</u>



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 97116
Date 03/09/2023
Invoice Total **\$5,230.00**
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 2/26/2023

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	41.26%	\$10,315.00	\$5,085.00	\$5,230.00
Task 3 - Materials Testing	\$41,600.88	0.00%	\$0.00	\$0.00	\$0.00
	\$66,600.88		\$10,315.00	\$5,085.00	\$5,230.00

Basic Services	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Task 4 - Expenses	\$8,000.00	35.21%	\$2,816.92	\$2,816.92	\$0.00
	\$8,000.00		\$2,816.92	\$2,816.92	\$0.00

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Task 2 - Project Site Representative	\$30,000.00	1.17%	\$350.00	\$350.00	\$0.00
	\$30,000.00		\$350.00	\$350.00	\$0.00

Additional Services	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Task 5 - Topographic Survey	\$10,000.00	69.50%	\$6,950.00	\$6,950.00	\$0.00
Task 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 Assessment (ESA) Phase I	\$5,000.00	0.00%	\$0.00	\$0.00	\$0.00
Task 9 - Subsurface Utility Engineering (SUE)	\$7,500.00	0.00%	\$0.00	\$0.00	\$0.00
Task 10 - Public Engagement	\$15,000.00	0.00%	\$0.00	\$0.00	\$0.00
	\$49,250.00		\$13,901.40	\$13,901.40	\$0.00

*** Total Project Invoice Amount

\$5,230.00



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 97117
Date 03/09/2023
Invoice Total **\$30,000.00**
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 2/26/2023

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	31.09%	\$153,250.00	\$123,250.00	\$30,000.00
Surveying	\$50,800.00	80.58%	\$40,935.00	\$40,935.00	\$0.00
Geotechnical	\$23,100.00	49.78%	\$11,498.17	\$11,498.17	\$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		\$208,848.17	\$178,848.17	\$30,000.00

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

*** Total Project Invoice Amount

\$30,000.00



712 Main Street, Suite 950
Houston Texas 77002

TIRZ 15

jroland@houston-cpas.com
ccraig@houston-cpas.com
jude@edratirz15.org

Invoice number 13978
Date 03/10/2023

Project **11874 TIRZ 15 Mobility Plan**

Professional services through 02/28/2023

Invoice Summary

Description

	Contract Amount	Percent Complete	Total Billed	Prior Billed	Remaining	Current Billed
TASK 1: BASELINE CONDITIONS	55,310.00	100.00	55,310.00	55,310.00	0.00	0.00
TASK 2: REVIEW OF CIP PROJECTS IN DESIGN & COORDINATION WITH ZONE ENGINEER	6,260.00	100.00	6,260.00	6,260.00	0.00	0.00
TASK 3: CASE FOR ACTION & OPPORTUNITIES PLAN	48,750.00	100.00	48,750.00	48,750.00	0.00	0.00
TASK 4: CORRIDOR CONCEPTS & TYPOLOGIES	25,070.00	100.00	25,070.00	25,070.00	0.00	0.00
TASK 5: ACTION PLAN: IMPLEMENTATION STRATEGIES	26,810.00	100.00	26,810.00	26,810.00	0.00	0.00
TASK 6: PRIORITY CORRIDOR(S) DETAILED ASSESSMENT	0.00	0.00	0.00	0.00	0.00	0.00
TASK 7: COMMUNITY ENGAGEMENT FOR PROJECT PRIORITY	15,000.00	95.00	14,250.00	6,000.00	750.00	8,250.00
Total	177,200.00	99.58	176,450.00	168,200.00	750.00	8,250.00

Invoice total **8,250.00**

Approved by:

James L. Llamas

Please remit payment to:
TEI Planning + Design
712 Main Street, Suite 950
Houston, TX 77002