



**MIDTOWN REDEVELOPMENT AUTHORITY
and**

**REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS
(ALSO KNOWN AS THE MIDTOWN REINVESTMENT ZONE)**

TO: THE BOARD OF DIRECTORS OF THE MIDTOWN REDEVELOPMENT AUTHORITY AND THE MIDTOWN REINVESTMENT ZONE AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Midtown Redevelopment Authority (the "Authority") will hold a **joint special** meeting, open to the public, with the Board of Directors of the Midtown Reinvestment Zone to be held on **Thursday, October 26, 2017 12:30 P.M.** on the 3rd Floor of the Houston Technology Center Phase II, 410 Pierce Street, Suite 355, Houston, Texas. The Board of Directors of each of the Authority and the Midtown Reinvestment Zone will (i) consider, present and discuss orders, resolutions or motions; (ii) adopt and approve such orders, resolutions or motions; and (iii) take other actions as may be necessary, convenient or desirable, with respect to the following matters:

AGENDA

1. Call to Order and Introduction of Guests.
2. Public Comment.
3. Consent Agenda for the Midtown Reinvestment Zone:
 - a. Minutes for September 28, 2017.
4. Consent Agenda for the Authority:
 - a. Minutes for September 28, 2017;
 - b. Monthly financial report for September 2017;
 - c. Invoices from Trustee and Operating Accounts for October 2017.
5. Midtown Affordable Housing Program.
6. Midtown Capital Improvements Program:
 - a. Parks and Greenspace - Walter P Moore / Design Workshop
 - i. Midtown Park
 1. Approve Garage Change Orders – Camden
 2. Approve Park Change Orders – Millis

- ii. Entry Portals
 - b. HCC Capital Projects - IDS Engineering
 - i. Holman Street Pedestrian Enhancements
 - 1. Approve Change Orders – SER
 - c. Main Street Enhancements - Walter P. Moore / Design Workshop
 - i. Approve Change Orders – SER
 - ii. Approve Additional Services Request for Construction Management and Inspection – IDS Engineering
 - d. Caroline Street Reconstruction – ESPA Corp/KCI
 - e. FTA Grant Program - The Goodman Corporation
7. With respect to the foregoing agenda items, the Authority may conduct an executive session with regard to the following, as appropriate and necessary:
- a. Consultation with attorney (Section 551.071, Texas Government Code);
 - b. The purchase, exchange, lease or value of real property (Section 551.072, Texas Government Code);
 - c. Personnel matters (Section 551.074, Texas Government Code);
 - d. Security personnel or devices (Section 551.076, Texas Government Code); and
 - e. Economic development negotiations (Sections 551.087, Texas Government Code).

Upon entering into the executive session, the presiding officer shall note which agenda items will be discussed.

8. Adjourn.



Matt Thibodeaux
Executive Director 

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**MINUTES OF THE BOARD OF DIRECTORS OF
REINVESTMENT ZONE NUMBER TWO, CITY OF HOUSTON, TEXAS**

September 28, 2017

A regular meeting of the Board of Directors (the “Board”) of the Reinvestment Zone Number Two, City of Houston, Texas (the “Zone”), a non-profit corporation, was held at the Midtown Redevelopment Authority’s offices in the Houston Technology Center, 410 Pierce, Houston, Texas 77002, on Thursday, September 28, 2017, at 12:30 p.m. The meeting was open to the public. The roll was called of the duly appointed members of the Board, to-wit:

<u>Pos. #</u>	<u>Name</u>	<u>Pos. #</u>	<u>Name</u>
1	Vacant	6	Abe Goren
2	Doug Erwing	7	Caton M. Fenz
3	Robert D. Sellingsloh	8	John Thomas
4	Pamela Ngo Castleman	9	Brandon Dudley
5	Al Odom		

and all of the above were present with the exception of Directors Castleman, Thomas & Dudley.

Also in attendance were Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Todd Edwards, David Thomas, Cynthia Alvarado, Araceli Rodriguez, Michelle Ashton, Mark Sullivan, Jalisa Hurst, Amaris Salinas, and Jonathan Smith of Midtown; Peggy Foreman of Burney and Foreman; Barron F. Wallace of Bracewell LLP; Alyssa Hill of Carr, Riggs & Ingram; Maya Ford & Jacobi Ford of FordMomentum; Kent Collins of Centro; Edwin Friedrichs & Brian Lozano of Walter P. Moore; Alex Ramirez of Design Workshop; Mechelle Phillips of One World Strategy Group; Jim Webb of The Goodman Corporation; Carol Harrison of IDS Engineering; Algenita Scott Davis, Roberta Burroughs, Angie Gomez, Annette Bracey, & Robert Bradford of CCPPI; Erin Brown of Houston Business Development Inc.; Eoles Whittaker of State Representative Coleman’s Office; Theola Petteway of OST/Alameda TIRZ; Joel Alba of City of Houston; Kristin Blomquist & Larry Bryd of First Southwest Company; Jeremy Rocha of Walker Parking; Vanessa Cole of Cole Klein Builders; Clayton Trice, Intern with Wilson, Cribbs & Goren; Gary Bernard of 2016 Main; Tom Mercer of JTM Development; Reverend Queen of Tenemos CDC; Aaron Love & Brian Van Tubergen of University Village Civic Club; and Thomas Wang, Midtown Resident.

Chairman Sellingsloh called the meeting to order.

CONSENT AGENDA

MINUTES FOR JULY 27, 2017

Matt Thibodeaux, Executive Director, presented the consent agenda to the Board.

Director Goren made a motion to approve the consent agenda. The motion was seconded by Director Odom and carried by unanimous vote.

ADJOURNMENT

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

Pamela N. Castleman, Secretary

Date

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**MINUTES OF THE BOARD OF DIRECTORS OF
THE MIDTOWN REDEVELOPMENT AUTHORITY**

September 28, 2017

A regular meeting of the Board of Directors (the “Board”) of the Midtown Redevelopment Authority (the “Authority”) was held at the Authority’s offices in the Houston Technology Center, 410 Pierce, Houston, Texas 77002, on Thursday, September 28, 2017 at 12:30 p.m. The meeting was open to the public. The roll was called of the duly appointed members of the Board, to-wit:

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Also in attendance were Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Todd Edwards, David Thomas, Cynthia Alvarado, Araceli Rodriguez, Michelle Ashton, Mark Sullivan, Jalisa Hurst, Amaris Salinas, and Jonathan Smith of Midtown; Peggy Foreman of Burney and Foreman; Barron F. Wallace of Bracewell LLP; Alyssa Hill of Carr, Riggs & Ingram; Maya Ford & Jacobi Ford of FordMomentum; Kent Collins of Centro; Edwin Friedrichs & Brian Lozano of Walter P. Moore; Alex Ramirez of Design Workshop; Mechelle Phillips of One World Strategy Group; Jim Webb of The Goodman Corporation; Carol Harrison of IDS Engineering; Algenita Scott Davis, Roberta Burroughs, Angie Gomez, Annette Bracey, & Robert Bradford of CCPPI; Erin Brown of Houston Business Development Inc.; Eoles Whittaker of State Representative Coleman’s Office; Theola Petteway of OST/Almeda TIRZ; Joel Alba of City of Houston; Kristin Blomquist & Larry Bryd of First Southwest Company; Jeremy Rocha of Walker Parking; Vanessa Cole of Cole Klein Builders; Clayton Trice, Intern with Wilson, Cribbs & Goren; Gary Bernard of 2016 Main; Tom Mercer of JTM Development; Reverend Queen of Tenemos Community Development Corporation and Aaron Love & Brian Van Tubergen of University Village Civic Club, Thomas Wang, Midtown Resident.

Chairman Sellingsloh called the meeting to order and asked the guests to introduce themselves.

PUBLIC COMMENTS

Aaron Love of the University Village Civic Club read a letter written to Mr. Sellingsloh requesting certain considerations for affordable housing in the University Village area.

Brian Van Tubergen, President of the University Village Civic Club asked that the Board consider not approving the CCPPI Plan.

Robert Sellingsloh, Chair, thanked both men and stated that the Board will review further and take their comments into consideration. He then asked Mr. Edwards to follow up with both men.

Reverend Queen of the Tenemos CDC thanked the Board Members for their help previously and asked that they consider assisting with emergency housing for flood victims.

Thomas Wang a Midtown Resident reminded the Board of the petitions that he had submitted to them regarding the Memorial and Tax Day flooding. He noted that the flooding issue is real as approximately 40 homes took on water during Hurricane Harvey. He stated that the infrastructure is outdated and announced that some of the residents will be forming a group called "Citizens for Better Drainage" to look at drainage issues.

Marlon Marshall reported that approximately 5 years ago, there was a City of Houston local flooding drainage project in Midtown but he would have to research the exact location and work done. Additionally, Mr. Marshall reported that currently the Staff is working to get the lower Westheimer study expanded to include drainage issues in certain parts of Midtown. [Kandi – please ask Marlon if this is correct].

Edwin Friedrichs of Walter P. Moore reported that Hurricane Harvey had very different rainfall components ranging from Rockport to Beaumont. He suggested that the group gather data detailing high water marks, flow of water and any other analysis available to better inform any response to flooding. .

CONSENT AGENDA FOR THE AUTHORITY:

- a. **MINUTES FOR JULY 27, 2017;**
- b. **MONTHLY FINANCIAL REPORT FOR JULY AND AUGUST 2017;**
- c. **INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR AUGUST AND SEPTEMBER 2017;**
- d. **ANNUAL RENEWAL OF PROFESSIONAL SERVICES AGREEMENT WITH IDS ENGINEERING GROUP.**

Matt Thibodeaux, Executive Director, presented the various items on the consent agenda. Director Odom made a motion to approve the consent agenda as presented. The motion was seconded by Director Erwing, which carried by unanimous vote.

PRESENTATION OF COMMUNITY OUTREACH AND ENGAGEMENT ANALYSIS PHASES II AND III –FORDMOMENTUM.

Maya and Jacobi Ford of FordMomentum presented the history and findings of Phases I, II & III of the community outreach and engagement analysis. Brand Alignment and the Information Highway have been completed and are in use in all areas of community communication. The team will continue to integrate internal customer service with training and development of staff. Mr. Thibodeaux reported that this effort was taking place in order to make the Midtown agency more effective in the community.

FINANCIAL AUDIT FOR FISCAL YEAR 2017.

Alyssa Hill of Carr, Riggs & Ingram presented the Financial Audit Report for Fiscal Year 2017 noting a clean and unmodified opinion. She reviewed the different sections of the audit and handed out the Required Communications to the Board. This year required a Single Audit Report on the Federal Transit Administration Grant Funds received by the Authority through its agreement with the Midtown Management District. The Single Audit also received a clean and unmodified opinion. Director Erwing made a motion to approve the Financial Audit for Fiscal Year 2017. The motion was seconded by Director Odom and carried by unanimous vote.

INVESTMENT POLICY AND BROKER/DEALER LIST.

Barron Wallace presented the Amended Investment Policy and Broker/Dealer List to the Board noting that definitional changes and additional permitted investments were added to the investment policy. Director Fenz made a motion to approve the Amended Investment Policy and Broker/Dealer List. The motion was seconded by Director Erwing, which carried by unanimous vote.

MIDTOWN AFFORDABLE HOUSING PROGRAM

a. **REAL ESTATE RESOLUTION**

Director Goren made a motion to approve the Resolution Authorizing the Authority to enter into various Real Estate Contracts for Acquisition of Certain Properties; Authorizing the Authority or its Agent to Take All Necessary Actions Regarding Same; Approving Various Findings and Other Matters Incidental to Such Contracts; and Authorizing and Committing Funds Related Thereto. The motion was seconded by Director Odom, which carried by unanimous vote.

b. **CCPPI PLAN APPROVAL;**

Director Fenz reported that he was pleased with the work that was undertaken by CCPPI to complete the Affordable Housing Plan and recommend the Board consider moving forward to the next phase. Ms. Algenita Davis presented a summary of Phases I & II of the Affordable Housing Plan to be known as “Revive Emancipation!”. Following all discussion, Director Fenz made a motion to approve the CCPPI Plan and Resolution Authorizing Phase III of the CCPPI Planning Grant Agreement and Development Agreement related thereto; and other Matters of Incidental to Same; authorize an additional \$500,000 to CCPPI for professional services and implement appropriate action to obtain funding for [the] project. The motion was seconded by Director Odom and carried by unanimous vote.

c. **UPDATE ON AFFORDABLE HOUSING PROGRAM**

No update at this meeting.

MIDTOWN CAPITAL IMPROVEMENT PROGRAM

a. **PARKS AND GREENSPACE – WALTER P. MOORE/DESIGN WORKSHOP**

i. **MIDTOWN PARK**

1. **GARAGE CHANGE ORDERS – CAMDEN**

Marlon Marshall reported that Hurricane Harvey had no impact in the garage. Camden re-poured the deck just prior to Harvey's land fall. The City will re-issue the Certificate of Occupancy.

Director Erwing made a motion to approve Change Order #28 in the amount of \$1,854.50 for temporary fence for TCO modification, concrete at sump pump modifications and panels at sprinkler pipes and Change Order #29 as a deduct of \$5,202.00 for labor for elevator installation. The motion was seconded by Director Goren which carried by unanimous vote.

PARK CHANGE ORDERS – MILLIS.

Mr. Marshall reported there was minor damage to Midtown Park from Hurricane Harvey.

Director Goren made a motion to approve Change Order #21 in the amount of \$50,517.27 for additional bike racks, revised bollards at the front 90, relocate a fan at elevator lobby, paver protection during pavilion replacement, electrical for BCycle station and bayou drainage and Change Order #22 for \$0 to divide the overall project into 3 phases to better manage contractual agreements, warranties, maintenance periods and final completion and retainage. The motion was seconded by Director Fenz which carried by unanimous vote.

ii. **ENTRY PORTALS**

Mr. Marshall reported that construction on the Entry Portals is continuing and that he anticipates that CenterPoint will install power for the lights at the Brazos Street Gateway soon.

b. **HCC CAPITAL PROJECTS - IDS ENGINEERS**

i. **HOLMAN STREET PEDESTRIAN ENHANCEMENTS**

Mr. Marshall reported that the Holman Street project is completed except for signage which is being installed due to some changes required by the City.

APPROVE CHANGE ORDERS – SER

No Change Orders at this time.

c. **MAIN STREET ENHANCEMENTS – WALTER P. MOORE /DESIGN WORKSHOP**

Mr. Marshall reported that METRO is asking the contractor to work at night in 4 hour increments after the rail line operations are stopped, which is proving to be inefficient and resulting in very slow progress. Mr. Marshall is working on a resolution of this issue with METRO that will allow for faster progress on this project.

i. **APPROVE CHANGE ORDERS - SER**

No change order at this time.

d. **CAROLINE STREET RECONSTRUCTION – ESPA/KCI**

i. **APPROVE ADDITIONAL SERVICES REQUEST FOR CONSTRUCTION PHASE SERVICES – ESPA CORP/KCI**

Director Erwing made a motion to approve the Additional Services Request for Construction Phase Services with KCI in the amount of \$110,005.00. The motion was seconded by Director Goren, which carried by unanimous vote.

ii. **APPROVE WORK ORDER FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES - TLC ENGINEERING, INC.**

Director Odom made a motion to approve Construction Management and Inspection Services with TLC Engineering, Inc. in the amount of \$693,120.00. The motion was seconded by Director Fenz, which carried by unanimous vote.

e. **FTA GRANT PROGRAM – THE GOODMAN CORPORATION**

i. **APPROVE GRANT FUNDING PROJECT DEVELOPMENT AGREEMENT – THE GOODMAN CORPORATION**

Director Goren made a motion to approve Grant Funding Project Development Agreement with The Goodman Corporation in the amount of \$143,670. The motion was seconded by Director Fenz, which carried by unanimous vote.

WITH RESPECT TO THE FOREGOING AGENDA ITEMS, CONDUCT AN EXECUTIVE SESSION WITH REGARD TO THE FOLLOWING, AS APPROPRIATE AND NECESSARY:

a. **CONSULTATION WITH ATTORNEY (SECTION 551.071, TEXAS GOVERNMENT CODE);**

b. **THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY (SECTION 551.072, TEXAS GOVERNMENT CODE);**

- c. PERSONNEL MATTERS (SECTION 551.074, TEXAS GOVERNMENT CODE);
- d. SECURITY PERSONNEL OR DEVICES (SECTION 551.076, TEXAS GOVERNMENT CODE); AND ECONOMIC DEVELOPMENT NEGOTIATIONS (SECTIONS 551.087, TEXAS GOVERNMENT CODE).

The Board did not conduct an executive session at this meeting.

ADJOURNMENT

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

Pamela N. Castleman, Secretary

Date

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Midtown Redevelopment Authority

Profit & Loss

July through September 2017

Jul - Sep 17

Ordinary Income/Expense

Income	
400000 · Revenue & Support	
400020 · Reimb Off Exp & Staff	7,300.00
400022 · HTC Performance Rent	23,259.53
400025 · Interest-Debt Service & Reserve	20,375.96
400026 · Interest-Other Bond Funds	64,240.25
400029 · Interest - Affordable Housing	27,272.07
400030 · Interest-Operating Funds	8,454.74
400032 · Other Revenue	17,046.56
Total 400000 · Revenue & Support	167,949.11
400400 · FTA Grants - Income	
4004036 · Main Street Project	1,131,063.05
Total 400400 · FTA Grants - Income	1,131,063.05
Total Income	1,299,012.16
Gross Profit	1,299,012.16
Expense	
500000 · BOND FUND EXPENSES	
500002 · T-0211 Holman St	18,549.80
500003 · T-0225 Mobility	16,423.57
504000 · Projects & Expenses	
500007 · T-0234 Parks and Open Space	77,232.80
500009 · T-0210 Main Street Improvements	546,624.64
500010 · CIP '03 Admin & General Exp.	33,250.00
500048 · T-0235 Holman Ped Enhancement	14,890.04
Total 504000 · Projects & Expenses	671,997.48
505000 · T-0220 Afford.Hous Lnd Bk Prg	
500022 · Affordable Housing Expenditures	1,950.00
Total 505000 · T-0220 Afford.Hous Lnd Bk Prg	1,950.00
Total 500000 · BOND FUND EXPENSES	708,920.85
510000 · INCREMENT PROJECTS/EXPENSE	
510002 · T-0214 Caroline St near HCCS	14,010.75
510003 · Holman Street St T-0211	
510532 · T-0211 - HCC Acad WK FTA	895.68
510003 · Holman Street St T-0211 - Other	1,973.40
Total 510003 · Holman Street St T-0211	2,869.08
510008 · T-0220 Afford Housing Land Bnk	
510009 · T-0220 Afford Housing Ins	11,550.00
510013 · T-0220 Affordable Housing Legal	47,500.00
510017 · T-0220 Drainage Fees	3,544.40
512001 · T-0220 Aff Hous Expense	869,664.65
Total 510008 · T-0220 Afford Housing Land Bnk	932,259.05
510041 · CIP Program Expenses	11,910.00
510044 · T-0236 Bagby Park	326.67
510045 · T-0224 HTC I - Bldg Maintenance	9,733.22

Midtown Redevelopment Authority

Profit & Loss

July through September 2017

	<u>Jul - Sep 17</u>
510046 · T-0221 Midtown Pk	927,944.45
510050 · T-0210 Main Street Enhancements	47,024.23
510096 · T-0207 Opr of Zone Prj Faciliti	6,400.00
510102 · HMAAC Interest Expense	14,690.08
510534 · T-0225 Mobility & Pedest Imprv	41,990.00
510700 · Municipal Services Costs	32,393.54
511001 · T-0232 Public & Cultural Fac	100,000.00
511002 · T-0233 Midtown Park Garage	83,294.22
Total 510000 · INCREMENT PROJECTS/EXPENSE	2,224,845.29
550000 · General & Admin. Expense	
550002 · Contract Labor	14,926.00
550003 · Rent Expense (Additional office space)	11,985.00
550004 · Salaries	
550013 · Dental Coverage	2.32
550014 · Health Insurance	22,992.48
550015 · AFLAC	2,892.73
550004 · Salaries - Other	323,265.90
Total 550004 · Salaries	349,153.43
5500047 · Overtime	393.76
550007 · Courier Service	580.90
550008 · Office Supply & Expense	11,258.08
550009 · Misc Exp	7,269.91
550010 · Telephone & Utilities	
550110 · Cellular Service	375.27
550113 · Drainage fee	904.65
550010 · Telephone & Utilities - Other	4,096.49
Total 550010 · Telephone & Utilities	5,376.41
550012 · Postage	707.75
550022 · Bank Charges & Fees	3,969.20
550023 · Trust Expenses	2,840.80
550025 · Professional Services	31,376.24
550026 · Accounting Consultants	6,940.00
550027 · Financial Audit (Audit Services)	31,850.00
550028 · Legal Consultants	77,966.44
550030 · Planning Consultants	100.00
550031 · HTC Bldg Maintenance	19,237.50
550032 · Engineering Consultants	44,847.38
550034 · Equip Rent & Lease Expense	1,968.39
550036 · Licenses & Fees	5,679.76
550038 · Insurance - Office	94,546.00
550039 · Computers & Repairs & Maint	5,980.00
550040 · Repair & Maintenance	3,503.20
550044 · Payroll Expense & PR Tax Exp	30,177.00
550050 · Depreciation Expense	80,609.30
550061 · Public Relations	30,000.00

Midtown Redevelopment Authority

Profit & Loss

July through September 2017

	Jul - Sep 17
550114 · Harris County Extension	<u>3,533.10</u>
Total 550000 · General & Admin. Expense	<u>876,775.55</u>
600000 · Bond Related Expenses	
550055 · Amort Bond Prem	-71,174.62
560038 · 11 Bond Series Interest Expense	174,947.92
560039 · 2013 Bond Series Int Expense	230,644.80
560040 · 2015 Bond Int Expense	81,914.58
560041 · 2017 Bond Int Expense	<u>290,816.50</u>
Total 600000 · Bond Related Expenses	<u>707,149.18</u>
66900 · Reconciliation Discrepancies (Discrepancies between bank statements ar	-0.01
Total Expense	<u>4,517,690.86</u>
Net Ordinary Income	<u>-3,218,678.70</u>
Net Income	<u>-3,218,678.70</u>

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Midtown Redevelopment Authority

Balance Sheet

As of September 30, 2017

Sep 30, 17

ASSETS

Current Assets

Checking/Savings

101001 · Wells Fargo Ope Acctg 64040	309,158.24
101002 · Infrastructure Projects 1731	123,944.81
101010 · WF Surplus Acct 63943	882.38
101020 · WF FTA Enhanced Path 63919	51.82
102200 · Logic Operating Account (Investment Account)	6,358,497.96
103200 · TexStar Operating Acct 1111	1,030,358.68
103600 · Wells Fargo Oper Inves 63901	727.63
103700 · WF Operating Saving 3215777180	115,278.82
104000 · Affordable Housing Accounts	
104021 · WF Afford Hous 3927	1,329,901.00
104022 · WF Pilot Program 3935	342.72
104023 · WF PILOT PRO SAV 00860	25.72
104116 · TexStar Aff. Hsng MM 1800	1,920.72
104200 · Logic Affordable Housing (Investment Account)	3,004,278.94
Total 104000 · Affordable Housing Accounts	4,336,469.10
105000 · Trustee Investments	
105001 · Pledge Revenue Fund 422885	
105100 · Pledge Revenue Fund -422885	9,273.18
Total 105001 · Pledge Revenue Fund 422885	9,273.18
105002 · Debt Service Fund	
105200 · BNY-Debt Service Fund 422896	10,903,701.31
Total 105002 · Debt Service Fund	10,903,701.31
105003 · Reserve Fund 422897	
105302 · Reserve Fund Money Mkt 422897	0.02
105324 · TexStar Debt Res Fnd MM 1023 (Debt Reserve Fund)	7,944,832.78
Total 105003 · Reserve Fund 422897	7,944,832.80
105009 · Austin Park Maint. Fund 422919	
105901 · Austin Park Money Market Acct.	3,466.42
Total 105009 · Austin Park Maint. Fund 422919	3,466.42
107000 · BOND FUNDS	
107012 · BNY 443264 2011 Escrow	9.99
107017 · 937933 8400 2017 ESCROW	1,312,428.94
107018 · LOGIC 2017 PROJECT FUND (Trust Account 7487592004)	19,624,681.98
107019 · LOGIC 2017 AFFORDABLE HOUSING (Trust Account 7487592005)	7,284,985.58
Total 107000 · BOND FUNDS	28,222,106.49
Total 105000 · Trustee Investments	47,083,380.20
Total Checking/Savings	59,358,749.64
Accounts Receivable	
130100 · Tax Increments Receivable	
103152 · Harris County Tax Increment	-7,481,412.05
Total 130100 · Tax Increments Receivable	-7,481,412.05
170000 · Accounts Receivable	

Midtown Redevelopment Authority

Balance Sheet

As of September 30, 2017

	Sep 30, 17
170008 · KIOS	4,100.00
170020 · Houston Technology Center	18,624.27
170021 · HTC BUILTOUT	361,545.20
170030 · FTA INCOME	7,340.00
170060 · Fourth Ward Redevelopment Autho (Expense Reimbursement)	10.00
Total 170000 · Accounts Receivable	<u>391,619.47</u>
Total Accounts Receivable	<u>-7,089,792.58</u>
Total Current Assets	<u>52,268,957.06</u>
Fixed Assets	
150000 · Fixed Assets	
150010 · Office Furniture & Equipment	26,321.36
150011 · Accumulated Depreciation-Furn.	-26,321.36
150020 · Computer Equipment	32,057.11
150021 · Accumulated Depreciation-Comp.	-32,057.11
150040 · Land - JPI Park	736,911.00
150045 · Walgreens/Lui Park Land	141,000.00
150062 · Land - Houston Tech.Center I	798,053.89
150063 · Houston Tech Center I	2,667,192.62
150064 · Accm Deprec-Houston Tech Cntr I	-1,911,999.05
150065 · Land - HTC Phase II	697,219.00
150066 · Houston Tech Center II	2,816,117.96
150067 · Accum.Deprec. HTC Phase I	-1,560,598.92
150069 · Land - Bagby Park	1,318,870.15
150070 · BagbyPark	2,453,218.83
150071 · Accum.Deprec. BagbyPark	-930,906.01
150075 · Midtown Park 2905 Travis St	3,506,306.26
150078 · Midtown Park Land-Tracts I & II	8,210,142.45
150078A · Midtown (Superblock) Garage	16,281,301.00
150078B · Midtown (Superblockj) Park	3,160,059.00
150080 · Land (Resale) (Land purchase for resale)	
150081 · Earnest Money	26,686.18
150082 · Option Fees	10,500.00
150803 · Affordable Housing Legal	109,050.45
150804 · Affordable Housing Misc	806,355.46
150805 · AFFORD HOUS GRANTS	126,750.28
150080 · Land (Resale) (Land purchase for resale) - Other	<u>51,279,263.43</u>
Total 150080 · Land (Resale) (Land purchase for resale)	<u>52,358,605.80</u>
150089 · Land HMAAC (Land)	1,206,150.00
150090 · HMAAC Property	918,850.00
150091 · Accum Depr HMAAC	-313,939.98
150100 · 2800 MAIN	317,069.93
Total 150000 · Fixed Assets	<u>92,869,623.93</u>
Total Fixed Assets	<u>92,869,623.93</u>
TOTAL ASSETS	<u>145,138,580.99</u>
LIABILITIES & EQUITY	

Midtown Redevelopment Authority

Balance Sheet

As of September 30, 2017

Sep 30, 17

Liabilities

Current Liabilities

Accounts Payable

200000 · Accounts Payable

202001 · Retainage Payable

546,263.71

200000 · Accounts Payable - Other

278,135.74

Total 200000 · Accounts Payable

824,399.45

Total Accounts Payable

824,399.45

Other Current Liabilities

200001 · Current Liabilities

201001 · MIDCORP Kios

20,954.84

202000 · Project Fund Liabilities

18,578.35

202100 · Harris County 19% Aff. Housing

-1,413,249.45

2021062 · Due MMD

-2,322.34

2021064 · Due to FWRA

-1,984.20

203000 · Escrow Fund Liabilities

2021063 · trn to Aff Housing

1,238,661.25

Total 203000 · Escrow Fund Liabilities

1,238,661.25

204000 · HMAAC NOTE - CURRENT

102,902.00

200001 · Current Liabilities - Other

13,800.00

Total 200001 · Current Liabilities

-22,659.55

2103007 · Developer Advances Midtown Park

15,449,816.00

Total Other Current Liabilities

15,427,156.45

Total Current Liabilities

16,251,555.90

Long Term Liabilities

210000 · Long Term Liabilities

210044 · Bonds Payable Series 2011

19,280,000.00

210047 · Bonds Payable Series '13

25,450,000.00

210048 · Current Portion Bonds Payable

6,195,000.00

210049 · Bond Payable Series '15

11,900,000.00

210050 · Bond Payable Series 2017

38,125,000.00

210053 · Accrued Bond Int 2015 series

81,914.58

210055 · Accrued Bond Interest 13 Series

230,644.80

210056 · Accrued Bond Interest Series 11

174,947.92

210058 · Series 2013 BOND PREMIUM

1,211,026.45

210059 · Series 2015 Bond Prem

988,184.26

210060 · Bond Premium Series 05

290,816.50

210061 · Series 2017 Bond Premium

4,219,699.85

2103000 · LOANS

2103003 · HMAAC LOAN REFINANCED

1,351,781.52

Total 2103000 · LOANS

1,351,781.52

Total 210000 · Long Term Liabilities

109,499,015.88

Total Long Term Liabilities

109,499,015.88

Total Liabilities

125,750,571.78

Equity

Midtown Redevelopment Authority
Balance Sheet
As of September 30, 2017

	<u>Sep 30, 17</u>
1110 · Retained Earnings (Retained Earnings)	22,606,687.91
Net Income	<u>-3,218,678.70</u>
Total Equity	19,388,009.21
TOTAL LIABILITIES & EQUITY	<u><u>145,138,580.99</u></u>

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Midtown Redevelopment Authority

Trial Balance

As of October 31, 2017

Oct 31, 17

	<u>Debit</u>	<u>Credit</u>
101001 · Wells Fargo Ope Acctg 64040	29,742.85	
101002 · Infrastructure Projects 1731	944.81	
101010 · WF Surplus Acct 63943	882.38	
101020 · WF FTA Enhanced Path 63919	51.82	
102200 · Logic Operating Account	6,358,497.96	
103200 · TexStar Operating Acct 1111	1,000,358.68	
103600 · Wells Fargo Oper Inves 63901	727.63	
103700 · WF Operating Saving 3215777180	115,278.82	
104021 · WF Afford Hous 3927	1,141,778.06	
104022 · WF Pilot Program 3935	342.72	
104023 · WF PILOT PRO SAV 00860	25.72	
104116 · TexStar Aff. Hsng MM 1800	1,920.72	
104200 · Logic Affordable Housing	3,004,278.94	
105100 · Pledge Revenue Fund -422885	9,273.18	
105200 · BNY-Debt Service Fund 422896	10,903,701.31	
105302 · Reserve Fund Money Mkt 422897	0.02	
105324 · TexStar Debt Res Fnd MM 1023	7,944,832.78	
105901 · Austin Park Money Market Acct.	3,466.42	
107012 · BNY 443264 2011 Escrow	9.99	
107017 · 937933 8400 2017 ESCROW	1,312,428.94	
107018 · LOGIC 2017 PROJECT FUND	19,624,681.98	
107019 · LOGIC 2017 AFFORDABLE HOUSING	7,284,985.58	
TOTAL	<u>58,738,211.31</u>	

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Midtown Redevelopment Authority

Date	Num	Name	Memo	Debit
OCTOBER 2017				
101001 - Wells Fargo Ope Acctg 64040				
10/02/2017	8435	Houston Technology Center	Office Space and Parking Rent	5,195.00
10/10/2017	8436	Adame, Araceli M.	550004 Flora purchase	18.08
10/10/2017	8437	PHONOSCOPE SERVICES, INC.	OCTOBER 2017	144.75
10/16/2017	8438	CHAMPION ENERGY SERVICES	2811 Travis St	2,029.17
10/26/2017	8440	Bee-Line Delivery Service	Courier Service	81.86
10/26/2017	8441	CRI	Final Billing for the agreed-upon-procedures MHA 06-30-	11,850.00
10/26/2017	8442	Data-Tel Consulting, LLC	Refurbished ESI 48 Key phone for small conferece room 1	1,380.00
10/26/2017	8443	Design Workshop, Inc.	Professional Services SEPTEMBER 2017	18,380.28
10/26/2017	8444	IDS Engineering Group	Professional Consultation	104,794.65
10/26/2017	8445	marimon	Contract bas cost & copies	286.00
10/26/2017	8446	MBM Financial Corporation	CANON/IRAC5250	233.00
10/26/2017	8447	McConnell & Jones, LLP	Professional services rendered in September 2017	680.00
10/26/2017	8448	Midtown Parks Conservancy	Parks Operations	8,340.25
10/26/2017	8449	Midtown Scouts Square Property, LP	CONTRACT PARKING OCTOBER 2017	300.00
10/26/2017	8450	Minor Design	Concept and Design/Environmental Signage	218.00
10/26/2017	8451	NEVA Corporation	Monthly Air Conditioner Maintenance	3,728.10
10/26/2017	8452	Purchase Power	36512979 SEPT 2017	151.96
10/26/2017	8453	Staples Advantage	Office Supplies	8,390.91
10/26/2017	8454	The Goodman Corporation	FTA Counsultation	14,170.00
10/26/2017	8455	THR Enterprises, Inc.	Dumpster Service	7,940.00
10/26/2017	8456	ThyssenKrupp Elevator	Elevator service	521.60
10/26/2017	8457	TLC Engineering, Inc.	Construction Management	26,449.95
10/26/2017	8458	Walter P. Moore	Design	62,452.69
10/26/2017	8459	West Unified Communications Services Inc	Meeting Center Audio	34.86
10/26/2017	8460	Marlon Marshall	COH CODE OF ENFORCEMENT REFUND	258.67
10/26/2017	8461	DENTICARE INC	Dental Services	76.08
10/26/2017	8462	Bracewell LLP	Legal Services	11,072.50
10/26/2017	8463	the breakfast klub	Borad Lunch	464.80
Total				289,843.36

Midtown Redevelopment Authority

Date	Num	Name	Memo	Debit
OCTOBER 2017				
104000 · Affordable Housing Accounts				
10/18/2017	3161	City of Houston Municipal	HCAD # 0630570050020 3221 Truxillo St Houston,	324.00
10/26/2017	3162	CCPPI	Midtown Afford Hous Plan 08-01-2017 to 09-30-2017	33,544.80
10/26/2017	3163	CORTEZ LANDSCAPING, LLC	Affordable Housing Landscaping services	98,351.09
10/26/2017	3164	POWER, LLC	Cutting and removal of 35 dead trees	17,000.00
10/26/2017	3165	TransTeQ	October 2017 Lawn Service	25,691.54
10/26/2017	3166	UNIVERSAL HOUSING SOLUTIONS	Consulting Services for SEPTEMBER - OCTOBER 2017	12,650.00
				187,561.43

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375,122.86

749,921.72

Midtown Redevelopment Authority
 Bond & Project Fund Expenses & Balances
 Tuesday, October 31, 2017

Trustee Investments (Bond Funds)	Beginning Balance	Chase	BKNY MELLON	WELLS FARGO	TexSTAR/LOGIC	Ending Balance
422885 Pledge Reserve Funds 422896	9,273.18					9,273.18
422896 Debt Service US Treasury Money Market Funds	10,903,701.31					10,903,701.31
422897 Reserve Fund US Treasury Money Market Funds	0.02					0.02
Texstar Debt Service Reserve	7,944,832.78					7,944,832.78
422919 Austin Park Maint.(2001 Series) US Treasury Money Market Funds	3,466.42					3,466.42
LOGIC 2017 Affordable Housing	7,284,985.58					7,284,985.58
BNY-TICR AFF HSG 693802	0.00					0.00
LOGIC 2017 Project Funds	19,624,681.98					19,624,681.98
2017 Project 937932	0.00					0.00
443264 2011 Escrow 1998 2001	9.99					9.99
9379338400 2017 ESCROW	1,312,428.94					1,312,428.94

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