



**midtown**  
HOUSTON

*January 22, 2017*

*BY MESSENGER*

*CITY SECRETARY'S OFFICE  
CITY OF HOUSTON  
CITY HALL ANNEX  
900 BAGBY  
HOUSTON, TEXAS 77002*

ATTN: ANNA RUSSELL

DEAR MADAM:

ENCLOSED IS AGENDA FOR THE BOARD OF DIRECTORS JOINT MEETING ON JANUARY 25, 2017 FOR THE HOUSTON REINVESTMENT ZONE NUMBER TWO (ALSO KNOWN AS THE MIDTOWN REINVESTMENT ZONE) AND THE MIDTOWN REDEVELOPMENT AUTHORITY WHICH NEED TO BE POSTED AS SOON AS POSSIBLE.

ALSO ENCLOSED IS AN ADDITIONAL COPY OF THIS LETTER WHICH WE WOULD APPRECIATE YOUR DATE STAMPING AND RETURN WITH OUR MESSENGER.

THANK YOU FOR YOUR HELP IN THIS MATTER.

VERY TRULY YOURS,

SALLY ADAME,  
OFFICE OF MATT THIBODEAUX,  
EXECUTIVE DIRECTOR



ENCLOSURES



**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 regular** meeting, open to the public, with the Board of Directors of the Midtown Reinvestment Zone to be held on **Thursday, January 25, 2018 at 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 November 30, 2017.
4. Consent Agenda for the Authority:
  - a. Minutes for November 30, 2017;
  - b. Monthly financial reports for November and December 2017;
  - c. Invoices from Trustee and Operating Accounts for December 2017 and January 2018;
  - d. Agreement with One World Strategy Group, LLC.
5. Grant Agreement Revitalizing the Bering House – Trinity Church
6. Midtown Affordable Housing Program.
  - a. Resolution;
  - b. Update.
7. Caydon Development Agreement.

8. Proposed Donation of Land Located at LaBranch and Rosalie Intersection for Use as Park.
9. 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
  - d. Caroline Street Reconstruction – ESPA Corp/KCI
  - e. FTA Grant Program - The Goodman Corporation
10. Employee Compensation for 2018.
11. 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.

12. Adjourn.

  
\_\_\_\_\_  
Matt Thibodeaux (SA)  
Executive Director



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

**November 30, 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, November 30, 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 Odom and Thomas

Also in attendance were Kandi Schramm, Marlon Marshall, Todd Edwards, David Thomas, Araceli Rodriguez, Michelle Ashton, Mark Sullivan, Jalisa Hurst, Amaris Salinas, Mechelle Phillips and Jonathan Smith of Midtown; Peggy Foreman of Burney and Foreman; Barron F. Wallace of Bracewell LLP; Edwin Friedrichs and Rachel Rae of Walter P. Moore; Amy Harbert of Design Workshop; Mariana Rashcke of The Goodman Corporation; Tim Buscha and Carol Harrison of IDS Engineering; Anne Wagner of Council Member Boykins' Office; Jennifer Curley of the City of Houston; Vanessa Cole of Cole Klein Builders; Vernon Smith of Dominion Development; Ian Rosenberg, Elliot Martin & William R. Franks of Caydon; Carol Davis of MCAO; Ashley Small of One World Strategy Group; Dan Barnum and Kim Sparrow of Trinity Church; Brian Van Tubergen of University Village Civic Club and Scott Harbers, Midtown Resident.

Chairman Sellingsloh called the meeting to order.

**CONSENT AGENDA**

**MINUTES FOR October 24, 2017**

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

Director Erwing made a motion to approve the consent agenda. The motion was seconded by Director Goren 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



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

**November 30, 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, November 30, 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
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and all of the above were present with the exception of Directors Odom and Thomas.

Also in attendance were Kandi Schramm, Marlon Marshall, Todd Edwards, David Thomas, Araceli Rodriguez, Michelle Ashton, Mark Sullivan, Jalisa Hurst, Amaris Salinas, Mechelle Phillips and Jonathan Smith of Midtown; Peggy Foreman of Burney and Foreman; Barron F. Wallace of Bracewell LLP; Edwin Friedrichs and Rachel Rae of Walter P. Moore; Amy Harbert of Design Workshop; Mariana Rashcke of The Goodman Corporation; Tim Buscha and Carol Harrison of IDS Engineering; Anne Wagner of Council Member Boykins’ Office; Jennifer Curley of the City of Houston; Vanessa Cole of Cole Klein Builders; Vernon Smith of Dominion Development; Ian Rosenberg, Elliot Martin & William R. Franks of Caydon; Carol Davis of MCAO; Ashley Small of One World Strategy Group; Dan Barnum and Kim Sparrow of Trinity Church; Brian Van Tubergen of University Village Civic Club and Scott Harbers, Midtown Resident.

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

**PUBLIC COMMENTS**

No public comments at this meeting.

**PRESENTATION OF REVITALIZING THE BERING HOUSE – TRINITY CHURCH – DAN BARNUM**

Rev. Hannah Atkins & Dan Barnum presented a request for a Cultural Facilities Grant in the amount of \$150,000.00 to assist in the restoration of the Bering House. Trinity Church bought the Bering House in 2009. This current revitalization effort is a three phase project. Phase I was the acquisition of the project at an approximate cost of \$1.3 million. Phase II will be comprised of roof and exterior work at an approximate cost of \$300,000. The final Phase III will be



comprised of interior work including kitchen, elevator, painting interior and repair at an approximate cost of \$1.7 million. The group explained that starting in January 2018 a fund raising campaign will kick off. Rev. Atkins and Mr. Barnum requested a grant in the amount of \$150,000 to assist with exterior repairs necessary to keep the structure sound. The Board of Directors asked to include this item at its next meeting.

**CONSENT AGENDA FOR THE AUTHORITY:**

- a. **MINUTES FOR OCTOBER 26, 2017;**
- b. **MONTHLY FINANCIAL REPORT FOR OCTOBER 2017;**
- c. **INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR NOVEMBER 2017.**

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

**INVESTMENT REPORT FOR THIRD QUARTER ENDING SEPTEMBER 30, 2017.**

Mr. Thibodeaux presented the Investment Report for the Third Quarter ending September 30, 2017 noting a .53% average interest rate with earnings of \$120,343.01. Director Castleman made a motion to accept the Investment Report for the Third Quarter ending September 30, 2017. The motion was seconded by Director Goren and carried by unanimous vote.

**MIDTOWN AFFORDABLE HOUSING PROGRAM**

- a. **RESOLUTION;**

Director Fenz 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 Goren, which carried by unanimous vote.

- b. **UPDATE**

Todd Edwards reported to the Board that the property at 2002 Live Oak was currently under construction with 12 units completed and 6 getting trim. Epic Homes has purchased 5 more lots from Midtown to start construction.

**MIDTOWN CAPITAL IMPROVEMENT PROGRAM**

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

Marlon Marshall reported that the Midtown Park officially opened October 11, 2017. He noted that utilities are being installed in the front 90 park areas.

Mechelle Phillips reported to the Board that Diner en Blanc was the first event to be held in Midtown Park since opening. It was held on November 18, 2017 with 2100 guests in attendance. She is currently making a list to help operate the Park more efficiently.

i. **MIDTOWN PARK**

1. **APPROVE GARAGE CHANGE ORDERS – CAMDEN**

No Change Order at this time.

2. **APPROVE PARK CHANGE ORDERS – MILLIS**

Mr. Marshall reported on Midtown Park Change Orders #23 and #24. Director Erwing made a motion to approve Change Order #23 in the amount of \$12,093.83 for the modifications to playground structures, signage revisions, landscape additions adjacent to the restrooms, front 90 utility modifications, and temporary fencing in the garage and Change Order #24 in the amount of \$27,163.18 for front 90 fountain modifications for art work. The motion was seconded by Director Fenz and carried by unanimous vote.

ii. **ENTRY PORTALS**

Mr. Marshall reported that the team is currently waiting on replacement light fixtures for the ones that malfunctioned.

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

i. **HOLMAN STREET PEDESTRIAN ENHANCEMENTS**

Mr. Marshall reported that the Holman Street project is officially completely closed out. IDS and Design Workshop won an ACAC Excellent Award in March for Holman Street.

1. **APPROVE CHANGE ORDERS – SER**

No Change Orders at this time.

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

Mr. Marshall reported that work is gaining momentum in the right of way work now that METRO is allowing the team to work at night. The Iconic Lighting is currently being installed.

**i. APPROVE CHANGE ORDERS – SER**

No Change Orders at this time.

**ii. APPROVE ADDITIONAL SERVICES REQUEST FOR CONSTRUCTION ADMINISTRATION – WALTER P MOORE**

Director Erwing made a motion to approve the additional services request for Construction Administration for Walter P. Moore in the amount of \$81,705.00 to increase the length of time in the scope of the contract. The motion was seconded by Director Fenz and carried by unanimous vote.

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

Mr. Marshall reported that staff continues to work with the team to provide, at the request of the City of Houston, revisions to the traffic control plan (TCP). The TCP was originally designed to TxDot specifications but now are being reworked to meet the City of Houston's specifications.

**e. SOUTHEAST NEIGHBORHOOD STREETS RECONSTRUCTION – WALTER P MOORE**

**i. APPROVE WORK ORDER FOR DESIGN SERVICES**

Director Castleman made a motion to approve a study by Walter P. Moore in the amount of \$10,000.00. The motion was seconded by Director Goren and carried by unanimous vote.

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

Mr. Marshall reported that The Goodman Corporation had begun work on grant opportunities for 2018 and the City of Houston waterline project of Almeda.

**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**

Chairman Sellingsloh reported that he would be resigning from the Board of Directors for the Authority and the Tax Increment Reinvestment Zone #2 as of December 31, 2017. He thanked all the Board Members for their help during his term on the Board.

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

\_\_\_\_\_  
Pamela N. Castleman, Secretary

\_\_\_\_\_  
Date



Midtown Redevelopment Authority

Profit & Loss

July through December 2017

Jul - Dec 17

Ordinary Income/Expense

Income

400000 · Revenue & Support

400011 · Harris County Tax Increment	-1.00
400020 · Reimb Off Exp & Staff	239,445.28
400022 · HTC Performance Rent	23,259.53
400023 · HTC Build Out Reimbursement	4,744.48
400025 · Interest-Debt Service & Reserve	42,352.65
400026 · Interest-Other Bond Funds	153,263.69
400029 · Interest - Affordable Housing	37,325.45
400030 · Interest-Operating Funds	28,078.94
400031 · Interest Income	79.17
400032 · Other Revenue	30,956.09

Total 400000 · Revenue & Support 559,504.28

400400 · FTA Grants - Income

4004036 · Main Street Project 1,131,063.05

Total 400400 · FTA Grants - Income 1,131,063.05

Total Income 1,690,567.33

Gross Profit 1,690,567.33

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	3,065,411.40
500010 · CIP '03 Admin & General Exp.	33,250.00
500048 · T-0235 Holman Ped Enhancement	14,890.04
Total 504000 · Projects & Expenses	<u>3,190,784.24</u>

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 3,227,707.61

510000 · INCREMENT PROJECTS/EXPENSE

510002 · T-0214 Caroline St near HCCS 30,393.00

510003 · Holman Street St T-0211

510532 · T-0211 - HCC Acad WK FTA 895.68

510003 · Holman Street St T-0211 - Other 5,501.69

Total 510003 · Holman Street St T-0211 6,397.37

510008 · T-0220 Afford Housing Land Bnk

510009 · T-0220 Afford Housing Ins 11,550.00

510013 · T-0220 Affordable Housing Legal 54,684.62

510017 · T-0220 Drainage Fees 5,688.07

512001 · T-0220 Aff Hous Expense 1,434,892.74

510008 · T-0220 Afford Housing Land Bnk - Other 324.00

Midtown Redevelopment Authority

Profit & Loss

July through December 2017

Jul - Dec 17

Total 510008 · T-0220 Afford Housing Land Bnk	1,507,139.43
510041 · CIP Program Expenses	64,805.20
510043 · T-0234 Parks & Open Space	3,734.51
510044 · T-0236 Bagby Park	-54.27
510045 · T-0224 HTC I - Bldg Maintenance	16,987.59
510046 · T-0221 Midtown Pk	1,566,395.64
510050 · T-0210 Main Street Enhancements	1,540,411.39
510053 · T-0233 Midtown Garage	9,386.13
510055 · Peggy's Point Plaza Park	
510096 · T-0207 Opr of Zone Prj Faciliti	14,740.25
510102 · HMAAC Interest Expense	29,022.66
510534 · T-0225 Mobility & Pedest Imprv	220,396.88
510700 · Municipal Services Costs	54,501.57
511001 · T-0232 Public & Cultural Fac	100,000.00
511002 · T-0233 Midtown Park Garage	521,000.81
510000 · INCREMENT PROJECTS/EXPENSE - Other	218.00
Total 510000 · INCREMENT PROJECTS/EXPENSE	5,685,476.16
550000 · General & Admin. Expense	
550002 · Contract Labor	30,763.00
550003 · Rent Expense (Additional office space)	12,885.00
550004 · Salaries	
550013 · Dental Coverage	3.48
550014 · Health Insruance	45,984.96
550015 · AFLAC	2,077.19
550004 · Salaries - Other	664,031.82
Total 550004 · Salaries	712,097.45
5500047 · Overtime	2,248.31
550007 · Courier Service	1,270.95
550008 · Office Supply & Expense	14,040.37
550009 · Misc Exp	10,637.79
550010 · Telephone & Utilities	
550110 · Cellular Service	772.90
550113 · Drainage fee	1,962.52
550010 · Telephone & Utilities - Other	9,758.27
Total 550010 · Telephone & Utilities	12,493.69
550012 · Postage	519.40
550022 · Bank Charges & Fees	1,318.98
550023 · Trust Expenses	5,490.80
550025 · Professional Services	82,971.06
550026 · Accounting Consultants	10,240.00
550027 · Financial Audit (Audit Services)	31,850.00
550028 · Legal Consultants	101,853.94
550030 · Planning Consultants	100.00
550031 · HTC Bldg Maintenance	1,024.95
550032 · Engineering Consultants	90,535.13

Midtown Redevelopment Authority

Profit & Loss

July through December 2017

Jul - Dec 17

550034 · Equip Rent & Lease Expense	3,688.34
550036 · Licenses & Fees	7,050.29
550038 · Insurance - Office	94,546.00
550039 · Computers & Repairs & Maint	16,828.89
550040 · Repair & Maintenance	93,707.84
550044 · Payroll Expense & PR Tax Exp	59,960.20
550050 · Depreciation Expense	241,827.96
550061 · Public Relations	45,000.00
550114 · Harris County Extension	3,533.10
Total 550000 · General & Admin. Expense	1,688,483.44
600000 · Bond Related Expenses	
550055 · Amort Bond Prem	-213,523.66
560038 · 11 Bond Series Interest Expense	524,843.77
560039 · 2013 Bond Series Int Expense	691,934.38
560040 · 2015 Bond Int Expense	204,786.46
560041 · 2017 Bond Int Expense	948,887.50
Total 600000 · Bond Related Expenses	2,156,928.45
66900 · Reconciliation Discrepancies (Discrepancies between bank state	-0.01
999999 · SUSPENSE (flow through account)	0.91
Total Expense	12,758,596.56
Net Ordinary Income	-11,068,029.23
Net Income	-11,068,029.23



Midtown Redevelopment Authority

Balance Sheet

As of December 31, 2017

Dec 31, 17

ASSETS

Current Assets

Checking/Savings

101001 · Wells Fargo Ope Acctg 64040	235,248.73
101002 · Infrastructure Projects 1731	948.40
101010 · WF Surplus Acct 63943	882.48
101020 · WF FTA Enhanced Path 63919	51.82
102200 · Logic Operating Account (Investment Account)	4,228,320.48
103200 · TexStar Operating Acct 1111	6,139.84
103600 · Wells Fargo Oper Inves 63901	727.75
103700 · WF Operating Saving 3215777180	95,287.21
104000 · Affordable Housing Accounts	
104021 · WF Afford Hous 3927	723,055.48
104022 · WF Pilot Program 3935	342.75
104116 · TexStar Aff. Hsng MM 1800	1,926.16
104200 · Logic Affordable Housing (Investment Account)	3,014,272.96

Total 104000 · Affordable Housing Accounts 3,739,597.35

105000 · Trustee Investments

105001 · Pledge Revenue Fund 422885	
105100 · Pledge Revenue Fund -422885	6,635.40

Total 105001 · Pledge Revenue Fund 422885 6,635.40

105002 · Debt Service Fund

105200 · BNY-Debt Service Fund 422896	10,938,416.60
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Total 105002 · Debt Service Fund 10,938,416.60

105003 · Reserve Fund 422897

105302 · Reserve Fund Money Mkt 422897	0.02
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105324 · TexStar Debt Res Fnd MM 1023 (Debt Reserve Fund)	7,945,987.03
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Total 105003 · Reserve Fund 422897 7,945,987.05

105009 · Austin Park Maint. Fund 422919

105901 · Austin Park Money Market Acct.	3,470.88
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Total 105009 · Austin Park Maint. Fund 422919 3,470.88

107000 · BOND FUNDS

107012 · BNY 443264 2011 Escrow	9.99
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107017 · 937933 8400 2017 ESCROW	1,312,428.94
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107018 · LOGIC 2017 PROJECT FUND (Trust Account 7487592004)	19,268,074.06
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107019 · LOGIC 2017 AFFORDABLE HOUSING (Trust Account 7487592005)	6,913,496.79
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Total 107000 · BOND FUNDS 27,494,009.78

Total 105000 · Trustee Investments 46,388,519.71

Total Checking/Savings 54,695,723.77

Accounts Receivable

170000 · Accounts Receivable

123001 · FTA Main Street	1,309,542.00
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170008 · KIOS	-6,400.00
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170020 · Houston Technology Center	23,368.75
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170021 · HTC BUILTOUT	361,545.20
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Midtown Redevelopment Authority

Balance Sheet

As of December 31, 2017

Dec 31, 17

170030 · FTA INCOME	7,340.00
170060 · Fourth Ward Redevelopment Autho (Expense Reimbursement)	10.00
Total 170000 · Accounts Receivable	<u>1,695,405.95</u>
Total Accounts Receivable	<u>1,695,405.95</u>
Total Current Assets	<u>56,391,129.72</u>
Fixed Assets	
150000 · Fixed Assets	
150010 · Office Furniture & Equipment	26,321.36
150011 · Accumluated 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	-1,956,452.31
150065 · Land - HTC Phase II	697,219.00
150066 · Houston Tech Center II	2,816,117.96
150067 · Accum.Deprec. HTC Phase I	-1,607,534.20
150069 · Land - Bagby Park	1,318,870.15
150070 · BagbyPark	2,453,218.83
150071 · Accum.Deprec. BagbyPark	-985,421.97
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	21,225,134.34
150078B · Midtown (Superblockj) Park	14,365,262.35
150080 · Land (Resale) (Land purchase for resale)	
150081 · Earnest Money	26,686.18
150082 · Option Fees	10,700.00
150803 · Affordable Housing Legal	109,050.45
150804 · Affordable Housing Misc	752,799.46
150805 · AFFORD HOUS GRANTS	126,750.28
150080 · Land (Resale) (Land purchase for resale) - Other	<u>49,166,628.77</u>
Total 150080 · Land (Resale) (Land purchase for resale)	50,192,615.14
150089 · Land HMAAC (Land)	1,206,150.00
150090 · HMAAC Property	918,850.00
150091 · Accum Depr HMAAC	-329,254.14
150100 · 2800 MAIN	<u>317,069.93</u>
Total 150000 · Fixed Assets	<u>106,691,451.30</u>
Total Fixed Assets	<u>106,691,451.30</u>
TOTAL ASSETS	<u>163,082,581.02</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	

## Midtown Redevelopment Authority

## Balance Sheet

As of December 31, 2017

Dec 31, 17

200000 · Accounts Payable	
202001 · Retainage Payable	2,378,099.71
200000 · Accounts Payable - Other	2,599,148.21
Total 200000 · Accounts Payable	<u>4,977,247.92</u>
Total Accounts Payable	4,977,247.92
Other Current Liabilities	
200001 · Current Liabilities	
201001 · MIDCORP Kios	20,954.84
202000 · Project Fund Liabilities	18,578.35
2021062 · Due MMD	-4,029.99
2021064 · Due to FWRA	-1,984.20
204000 · HMAAC NOTE - CURRENT	102,902.00
2103008 · CRI Current Camden	17,760,642.00
200001 · Current Liabilities - Other	13,800.00
Total 200001 · Current Liabilities	<u>17,910,863.00</u>
Total Other Current Liabilities	<u>17,910,863.00</u>
Total Current Liabilities	22,888,110.92
Long Term Liabilities	
210000 · Long Term Liabilities	
210044 · Bonds Payable Series 2011	19,280,000.00
210047 · Bonds Payabe 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	245,743.75
210055 · Accrued Bond Interest 13 Series	691,934.38
210056 · Accrued Bond Interest Series 11	524,843.77
210058 · Series 2013 BOND PREMIUM	1,185,531.37
210059 · Series 2015 Bond Prem	943,771.50
210061 · Series 2017 Bond Premium	4,147,258.65
210062 · Accrued Bond Interest Series 17	948,887.50
2103000 · LOANS	
2103003 · HMAAC LOAN REFINANCED	1,325,045.06
Total 2103000 · LOANS	<u>1,325,045.06</u>
Total 210000 · Long Term Liabilities	<u>110,963,015.98</u>
Total Long Term Liabilities	<u>110,963,015.98</u>
Total Liabilities	133,851,126.90
Equity	
1110 · Retained Earnings (Retained Earnings)	40,299,483.35
Net Income	-11,068,029.23
Total Equity	<u>29,231,454.12</u>
TOTAL LIABILITIES & EQUITY	<u>163,082,581.02</u>

Midtown Redevelopment Authority

Profit & Loss

July through November 2017

Jul - Nov 17

Ordinary Income/Expense

Income

400000 · Revenue & Support

400011 · Harris County Tax Increment	-1.00
400020 · Reimb Off Exp & Staff	239,445.28
400022 · HTC Performance Rent	23,259.53
400023 · HTC Build Out Reimbursement	4,744.48
400025 · Interest-Debt Service & Reserve	34,421.60
400026 · Interest-Other Bond Funds	122,187.38
400029 · Interest - Affordable Housing	33,800.87
400030 · Interest-Operating Funds	22,775.25
400031 · Interest Income	32.33
400032 · Other Revenue	26,202.75

Total 400000 · Revenue & Support 506,868.47

400400 · FTA Grants - Income

4004036 · Main Street Project 1,131,063.05

Total 400400 · FTA Grants - Income 1,131,063.05

Total Income

1,637,931.52

Gross Profit

1,637,931.52

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	2,545,490.19
500010 · CIP '03 Admin & General Exp.	33,250.00
500048 · T-0235 Holman Ped Enhancement	14,890.04

Total 504000 · Projects & Expenses 2,670,863.03

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

2,707,786.40

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 5,352.34

Total 510003 · Holman Street St T-0211 6,248.02

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 5,149.49

512001 · T-0220 Aff Hous Expense 1,246,951.61

510008 · T-0220 Afford Housing Land Bnk - Other 324.00

Midtown Redevelopment Authority

Profit & Loss

July through November 2017

Jul - Nov 17

Total 510008 · T-0220 Afford Housing Land Bnk	1,311,475.10
510041 · CIP Program Expenses	35,565.00
510043 · T-0234 Parks & Open Space	1,722.50
510044 · T-0236 Bagby Park	683.89
510045 · T-0224 HTC I - Bldg Maintenance	12,926.65
510046 · T-0221 Midtown Pk	1,523,853.92
510050 · T-0210 Main Street Enhancements	187,097.33
510053 · T-0233 Midtown Garage	9,386.13
510055 · Peggy's Point Plaza Park	
510096 · T-0207 Opr of Zone Prj Faciliti	14,740.25
510102 · HMAAC Interest Expense	24,588.53
510534 · T-0225 Mobility & Pedest Imprv	133,067.48
510700 · Municipal Services Costs	44,889.07
511001 · T-0232 Public & Cultural Fac	100,000.00
511002 · T-0233 Midtown Park Garage	95,897.16
510000 · INCREMENT PROJECTS/EXPENSE - Other	218.00
Total 510000 · INCREMENT PROJECTS/EXPENSE	3,516,369.78
550000 · General & Admin. Expense	
550002 · Contract Labor	25,999.00
550003 · Rent Expense (Additional office space)	12,585.00
550004 · Salaries	
550013 · Dental Coverage	2.32
550014 · Health Insruance	38,320.80
550015 · AFLAC	2,214.61
550004 · Salaries - Other	550,443.18
Total 550004 · Salaries	590,980.91
5500047 · Overtime	1,349.27
550007 · Courier Service	1,094.84
550008 · Office Supply & Expense	13,243.70
550009 · Misc Exp	8,142.79
550010 · Telephone & Utilities	
550110 · Cellular Service	648.45
550113 · Drainage fee	1,962.52
550010 · Telephone & Utilities - Other	8,643.43
Total 550010 · Telephone & Utilities	11,254.40
550012 · Postage	707.75
550022 · Bank Charges & Fees	1,066.49
550023 · Trust Expenses	2,840.80
550025 · Professional Services	70,613.09
550026 · Accounting Consultants	9,490.00
550027 · Financial Audit (Audit Services)	31,850.00
550028 · Legal Consultants	97,331.44
550030 · Planning Consultants	100.00
550031 · HTC Bldg Maintenance	1,024.95
550032 · Engineering Consultants	90,535.13

Midtown Redevelopment Authority

Profit & Loss

July through November 2017

Jul - Nov 17

550034 · Equip Rent & Lease Expense	3,158.26
550036 · Licenses & Fees	7,050.29
550038 · Insurance - Office	94,546.00
550039 · Computers & Repairs & Maint	16,828.89
550040 · Repair & Maintenance	69,819.20
550044 · Payroll Expense & PR Tax Exp	50,650.69
550050 · Depreciation Expense	201,523.25
550061 · Public Relations	37,500.00
550114 · Harris County Extension	3,533.10
Total 550000 · General & Admin. Expense	1,454,819.24
600000 · Bond Related Expenses	
550055 · Amort Bond Prem	-177,936.55
560038 · 11 Bond Series Interest Expense	437,369.80
560039 · 2013 Bond Series Int Expense	576,612.00
560040 · 2015 Bond Int Expense	163,829.16
560041 · 2017 Bond Int Expense	727,041.25
Total 600000 · Bond Related Expenses	1,726,915.66
66900 · Reconciliation Discrepancies (Discrepancies between bank stateme	-0.01
Total Expense	9,405,891.07
Net Ordinary Income	-7,767,959.55
Net Income	-7,767,959.55

Midtown Redevelopment Authority

Balance Sheet

As of November 30, 2017

Nov 30, 17

ASSETS

Current Assets

Checking/Savings

101001 · Wells Fargo Ope Acctg 64040	62,183.64
101002 · Infrastructure Projects 1731	948.37
101010 · WF Surplus Acct 63943	882.44
101020 · WF FTA Enhanced Path 63919	51.82
102200 · Logic Operating Account (Investment Account)	4,573,036.65
103200 · TexStar Operating Acct 1111	6,122.01
103600 · Wells Fargo Oper Inves 63901	727.72
103700 · WF Operating Saving 3215777180	115,284.60
104000 · Affordable Housing Accounts	
104021 · WF Afford Hous 3927	938,898.30
104022 · WF Pilot Program 3935	342.74
104116 · TexStar Aff. Hsng MM 1800	1,924.24
104200 · Logic Affordable Housing (Investment Account)	3,010,748.38

Total 104000 · Affordable Housing Accounts 3,951,913.66

105000 · Trustee Investments

105001 · Pledge Revenue Fund 422885	
105100 · Pledge Revenue Fund -422885	9,281.38

Total 105001 · Pledge Revenue Fund 422885 9,281.38

105002 · Debt Service Fund

105200 · BNY-Debt Service Fund 422896	10,926,690.55
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Total 105002 · Debt Service Fund 10,926,690.55

105003 · Reserve Fund 422897

105302 · Reserve Fund Money Mkt 422897	0.02
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105324 · TexStar Debt Res Fnd MM 1023 (Debt Reserve Fund)	7,945,034.21
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Total 105003 · Reserve Fund 422897 7,945,034.23

105009 · Austin Park Maint. Fund 422919

105901 · Austin Park Money Market Acct.	3,469.38
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Total 105009 · Austin Park Maint. Fund 422919 3,469.38

107000 · BOND FUNDS

107012 · BNY 443264 2011 Escrow	9.99
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107017 · 937933 8400 2017 ESCROW	1,312,428.94
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107018 · LOGIC 2017 PROJECT FUND (Trust Account 7487592004)	19,666,941.66
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107019 · LOGIC 2017 AFFORDABLE HOUSING (Trust Account 7487592005)	7,300,673.03
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Total 107000 · BOND FUNDS 28,280,053.62

Total 105000 · Trustee Investments 47,164,529.16

Total Checking/Savings 55,875,680.07

Accounts Receivable

170000 · Accounts Receivable

123001 · FTA Main Street	1,309,542.00
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170008 · KIOS	-6,400.00
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170010 · Midtown Management District	96,887.22
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170011 · MIDCORP	118,743.11
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**Midtown Redevelopment Authority  
Balance Sheet**

As of November 30, 2017

Nov 30, 17

170020 · Houston Technology Center	23,368.75
170021 · HTC BUILTOUT	361,545.20
170030 · FTA INCOME	7,340.00
170060 · Fourth Ward Redevelopment Autho (Expense Reimbursement)	13,024.95
<b>Total 170000 · Accounts Receivable</b>	<b>1,924,051.23</b>
<b>Total Accounts Receivable</b>	<b>1,924,051.23</b>
<b>Total Current Assets</b>	<b>57,799,731.30</b>
<b>Fixed Assets</b>	
150000 · Fixed Assets	
150010 · Office Furniture & Equipment	26,321.36
150011 · Accumluated 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	-1,945,338.95
150065 · Land - HTC Phase II	697,219.00
150066 · Houston Tech Center II	2,816,117.96
150067 · Accum.Deprec. HTC Phase I	-1,595,800.38
150069 · Land - Bagby Park	1,318,870.15
150070 · BagbyPark	2,453,218.83
150071 · Accum.Deprec. BagbyPark	-971,792.98
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	21,225,134.34
150078B · Midtown (Superblockj) Park	14,365,262.35
150080 · Land (Resale) (Land purchase for resale)	
150081 · Earnest Money	28,686.18
150082 · Option Fees	10,700.00
150803 · Affordable Housing Legal	109,050.45
150804 · Affordable Housing Misc	752,799.46
150805 · AFFORD HOUS GRANTS	126,750.28
150080 · Land (Resale) (Land purchase for resale) - Other	48,769,168.56
<b>Total 150080 · Land (Resale) (Land purchase for resale)</b>	<b>49,797,154.93</b>
150089 · Land HMAAC (Land)	1,206,150.00
150090 · HMAAC Property	918,850.00
150091 · Accum Depr HMAAC	-325,425.60
150100 · 2800 MAIN	317,069.93
<b>Total 150000 · Fixed Assets</b>	<b>106,336,295.80</b>
<b>Total Fixed Assets</b>	<b>106,336,295.80</b>
<b>TOTAL ASSETS</b>	<b>164,136,027.10</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	



## Midtown Redevelopment Authority

## Balance Sheet

As of November 30, 2017

Nov 30, 17

Current Liabilities	
Accounts Payable	
200000 · Accounts Payable	
202001 · Retainage Payable	2,378,099.71
200000 · Accounts Payable - Other	773,282.76
Total 200000 · Accounts Payable	<u>3,151,382.47</u>
Total Accounts Payable	3,151,382.47
Other Current Liabilities	
200001 · Current Liabilities	
200005 · Accrued Expenses	-3,298.01
201000 · Operating Account Liabilities	3,297.10
201001 · MIDCORP Kios	20,954.84
202000 · Project Fund Liabilities	18,578.35
2021062 · Due MMD	-4,029.99
2021064 · Due to FWRA	-1,984.20
204000 · HMAAC NOTE - CURRENT	102,902.00
2103008 · CRI Current Camden	17,760,642.00
200001 · Current Liabilities - Other	13,800.00
Total 200001 · Current Liabilities	<u>17,910,862.09</u>
Total Other Current Liabilities	<u>17,910,862.09</u>
Total Current Liabilities	<u>21,062,244.56</u>
Long Term Liabilities	
210000 · Long Term Liabilities	
210044 · Bonds Payable Series 2011	19,280,000.00
210047 · Bonds Payabe 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	204,786.45
210055 · Accrued Bond Interest 13 Series	576,612.00
210056 · Accrued Bond Interest Series 11	437,369.80
210058 · Series 2013 BOND PREMIUM	1,191,904.99
210059 · Series 2015 Bond Prem	954,874.69
210061 · Series 2017 Bond Premium	4,165,368.95
210062 · Accrued Bond Interest Series 17	727,041.25
2103000 · LOANS	
2103003 · HMAAC LOAN REFINANCED	1,334,300.61
Total 2103000 · LOANS	<u>1,334,300.61</u>
Total 210000 · Long Term Liabilities	<u>110,542,258.74</u>
Total Long Term Liabilities	<u>110,542,258.74</u>
Total Liabilities	<u>131,604,503.30</u>
Equity	
1110 · Retained Earnings (Retained Earnings)	40,299,483.35
Net Income	-7,767,959.55
Total Equity	<u>32,531,523.80</u>

Midtown Redevelopment Authority

Balance Sheet

As of November 30, 2017

Nov 30, 17

164,136,027.10

TOTAL LIABILITIES & EQUITY



Midtown Redevelopment Authority

Date	Num	Name	Memo	Debit
<b>JANUARY 2018</b>				
101001 - Wells Fargo Ope Acctg 64040				
DATE	CHECK	NAME	MEMO	AMT
01/01/2018	DEBIT	WF	Analysis Fee	417.45
01/02/2018	8531	HX Houston Exponential	Rent and parking	5,195.00
01/08/2018	1801082373	CHAMPION ENERGY SERVICES	2811 Travis St	148.70
01/08/2018	DEBIT	T - Mobile	11085028DEC17	124.45
01/10/2018	8532	Spectrum Paint & Commercial Services, In	Interior Painting	23,888.64
01/12/2018	56121523	ATT -2	Elevator Phones	360.94
01/12/2018	DEBIT	G&A Partners	PR 01-12-2018	77,217.75
01/18/2018	8533	CHAMPION ENERGY SERVICES	2811 Travis St	3,030.52
01/18/2018	62034	City of Houston - Water	Water Bills	1,944.09
01/22/2018	00003099649	Reliant Energy	1551 1/2 HEINER ST	75.28
01/22/2018	00003099689	Reliant Energy	3500 1/2 MILAM ST	97.02
01/23/2018	DEBIT	ATT -2	Office phones Dec-Jan	731.12
01/23/2018	5QGWLC1RD06	ATT -3	New Tablet 713 561-1148	22.39
01/25/2018	8535	Bee-Line Delivery Service	Courier service	193.53
01/25/2018	8536	HX Houston Exponential	Rent and parking	5,195.00
01/25/2018	8537	IDS Engineering Group	Professional Consultation	65,890.11
01/25/2018	8538	MBM Financial Corporation	CANON/IRAC5250	233.00
01/25/2018	8539	McConnell & Jones, LLP	Professional services	750.00
01/25/2018	8534	Midtown Scouts Square Property. LP	Parking	1,200.00
01/25/2018	8540	NEVA Corporation	PREVENTATIVE MAINTENANCE INSPECTION	1,649.21
01/25/2018	8542	One World Strategy Group, LLC	Monthly retainer per contract	7,500.00
01/25/2018	8543	SER Construction Partners, Ltd.	Professional Services Job 117400508 November 01 thru 1	1,326,215.79
01/25/2018	8544	Design Workshop, Inc.	WO 1 DW MIDTOWN DECEMBER 2017	22,894.80
01/25/2018	8545	SER Construction Partners, Ltd.	Main Street Enhancements DECEMBER 2017	519,921.21
01/25/2018	8546	Staples Advantage	Office supplies	796.67
01/25/2018	8547	The Goodman Corporation	Professional Consultation	17,095.00
01/25/2018	8548	THR Enterprises, Inc.	Dumpster Service	9,323.03
01/25/2018	8549	ThyssenKrupp Elevator	Elevator Service	2,305.08
01/25/2018	8550	TLC Engineering, Inc.	Professional Consultation	33,172.65
01/25/2018	8551	Walter P. Moore	Professional Services	19,948.20
01/25/2018	8552	West Unified Communications Services Inc	Meeting Center Audio	64.09
01/25/2018	8553	Millis Development & Construction, Inc.	MRA - IDS Project No. 1174-005-07 NOVEMBER 2017	194,663.08
01/25/2018	8554	Kandi Schramm	Administrative Expense Reimbursement	66.87
01/25/2018	8555	NOTonsite	Monthly IT Services	1,975.00
01/25/2018	8556	NEVA Corporation	PREVENTATIVE MAINTENANCE INSPECTION	583.33
01/25/2018	8557	AFLAC	JANUARY 2018	2,691.46
01/25/2018	8558	Gilmore, Theresa D	1625 1/2 HOLMAN ST	46.32
01/25/2018	8560	A. O. Phillips & Associaes	MWDBE SERVICES THRU JANUARY 22 2018	9,310.00
01/26/2018	DEBIT	G&A Partners	PR 01-27-2018	68,692.52
01/29/2018	00003100549	Reliant Energy	500 1/2 ELGIN ST B	6.65
01/31/2018	DEBIT	Liberty Bank and Trust	53752 JAN2018	13,689.68
01/31/2018	00003100468	Reliant Energy	1625 1/2 HOLMAN ST	50.71
				<u>2,439,376.34</u>
				<u>2,439,376.34</u>

Midtown Redevelopment Authority

Date	Num	Name	Memo	Debit
<b>DECEMBER 2017</b>				

104000 - Affordable Housing Accounts

DATE	CHECK	NAME	MEMO	AMT
12/01/2017	DEBIT	City of Houston - Water	Drainage Bills	21.42
12/01/2017	570457	City of Houston - Water	Drainage Bills	134.26
12/01/2017	570498	City of Houston - Water	Drainage Bills	18.14
12/01/2017	570492	City of Houston - Water	Drainage Bills	69.63
12/18/2017	DEBIT	City of Houston - Water	Drainage Bills	3.63
12/18/2017	59809	City of Houston - Water	Drainage Bills	0.90
12/18/2017	590829	City of Houston - Water	Drainage Bills	2.42
12/18/2017	590833	City of Houston - Water	Drainage Bills	10.21
12/18/2017	590860	City of Houston - Water	Drainage Bills	3.13
12/18/2017	590858	City of Houston - Water	Drainage Bills	8.58
12/18/2017	590843	City of Houston - Water	Drainage Bills	5.42
12/18/2017	590847	City of Houston - Water	Drainage Bills	4.95
12/18/2017	590854	City of Houston - Water	Drainage Bills	65.12
12/18/2017	590863	City of Houston - Water	Drainage Bills	48.62
12/18/2017	590865	City of Houston - Water	Drainage Bills	2.87
12/18/2017	590871	City of Houston - Water	Drainage Bills	79.98
12/18/2017	590877	City of Houston - Water	Drainage Bills	50.72
12/18/2017	590882	City of Houston - Water	Drainage Bills	3.96
12/18/2017	590884	City of Houston - Water	Drainage Bills	17.74
12/18/2017	590889	City of Houston - Water	Drainage Bills	3.67
12/18/2017	590902	City of Houston - Water	Drainage Bills	135.05
12/18/2017	590908	City of Houston - Water	Drainage Bills	13.53
12/18/2017	590940	City of Houston - Water	Drainage Bills	5.81
12/18/2017	590944	City of Houston - Water	Drainage Bills	12.43
12/18/2017	590948	City of Houston - Water	Drainage Bills	6.00
12/18/2017	590951	City of Houston - Water	Drainage Bills	16.34
12/18/2017	590953	City of Houston - Water	Drainage Bills	0.24
12/18/2017	590961	City of Houston - Water	Drainage Bills	1.66
12/18/2017	590964	City of Houston - Water	Drainage Bills	5.27
12/18/2017	590965	City of Houston - Water	Drainage Bills	2.26
12/18/2017	DEBIT	City of Houston - Water	Drainage Bills	1,036.78
12/18/2017	590967	City of Houston - Water	Drainage Bills	1.49
12/18/2017	590970	City of Houston - Water	Drainage Bills	1.15
12/18/2017	590973	City of Houston - Water	Drainage Bills	4.49
12/18/2017	590974	City of Houston - Water	Drainage Bills	6.66
12/18/2017	590975	City of Houston - Water	Drainage Bills	2.46
12/18/2017	590976	City of Houston - Water	Drainage Bills	8.40
12/19/2017	DEBIT	MRA OPERATING ACCT	1ST QTR REIMB FY18	35,886.30
12/21/2017	3177	TransTeQ	December 2017 Lawn Service	25,116.54
12/21/2017	3178	POWER, LLC	Cutting and removal of 35 trees as requested	17,200.00
12/21/2017	3179	CORTEZ LANDSCAPING, LLC	Affordable Housing Landscaping services	105,226.09
12/21/2017	3181	CCPPI	Planning Grant Draw #10	30,598.50
				<b>215,842.82</b>

431,664.22

Midtown Redevelopment Authority

Date	Num	Name	Memo	Debit
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JANUARY 2018

104000 - Affordable Housing Accounts

DATE	CHECK	NAME	MEMO	AMT
01/11/2018	3182	KCK Demolition and Landscaping	5103 Keystone Houston, Texas 77021	9,800.00
01/18/2018	620285	City of Houston - Water	Water bills	3.42
01/23/2018	623966	City of Houston - Water	Water bills	3.13
01/23/2018	623967	City of Houston - Water	Water bills	7.78
01/23/2018	623973	City of Houston - Water	Water bills	12.60
01/23/2018	623977	City of Houston - Water	Water bills	0.24
01/23/2018	623979	City of Houston - Water	Water bills	1.66
01/23/2018	623982	City of Houston - Water	Water bills	2.51
01/23/2018	623984	City of Houston - Water	Water bills	2.26
01/23/2018	623987	City of Houston - Water	Water bills	1.49
01/23/2018	623990	City of Houston - Water	Water bills	1.15
01/23/2018	623991	City of Houston - Water	Water bills	4.49
01/23/2018	623993	City of Houston - Water	Water bills	3.17
01/23/2018	623995	City of Houston - Water	Water bills	2.46
01/23/2018	624000	City of Houston - Water	Water bills	8.40
01/23/2018	624003	City of Houston - Water	Water bills	0.90
01/23/2018	624008	City of Houston - Water	Water bills	3.63
01/23/2018	624011	City of Houston - Water	Water bills	2.42
01/23/2018	624013	City of Houston - Water	Water bills	4.86
01/23/2018	624039	City of Houston - Water	Water bills	50.72
01/23/2018	624042	City of Houston - Water	Water bills	220.22
01/23/2018	624048	City of Houston - Water	Water bills	110.24
01/23/2018	624052	City of Houston - Water	Water bills	2.18
01/23/2018	624055	City of Houston - Water	Water bills	17.74
01/23/2018	624058	City of Houston - Water	Water bills	3.67
01/23/2018	624063	City of Houston - Water	Water bills	135.05
01/23/2018	624067	City of Houston - Water	Water bills	4.23
01/23/2018	624073	City of Houston - Water	Water bills	12.43
01/23/2018	624079	City of Houston - Water	Water bills	5.81
01/23/2018	624083	City of Houston - Water	Water bills	79.98
01/23/2018	624093	City of Houston - Water	Water bills	5.42
01/23/2018	624095	City of Houston - Water	Water bills	7.56
01/23/2018	624104	City of Houston - Water	Water bills	2.68
01/23/2018	624111	City of Houston - Water	Water bills	2.87
01/23/2018	624122	City of Houston - Water	Water bills	48.62
01/23/2018	624124	City of Houston - Water	Water bills	65.12
01/23/2018	624129	City of Houston - Water	Water bills	4.95
01/25/2018	3183	POWER, LLC	Cutting and removal of 30 trees as requested	14,700.00
01/25/2018	3184	TransTeQ	JANUARY 2018 LAWN SERVICE	3,270.00
				28,616.06

Midtown Redevelopment Authority

Date	Num	Name	Memo	Debit
<b>DECEMBER 2017</b>				
101001 - Wells Fargo Ope Acctg 64040				
DATE	CHECK	NAME	MEMO	AMT
12/01/2017	DEBIT	AT&T	Elevator Phone	111.89
12/01/2017	DEBIT	WF Analysis Fee	Service Charge	252.49
12/05/2017	DEBIT	ATT -2	Office phones	358.10
12/06/2017	1834897510	T - Mobile	11805028NOV17	150.65
12/12/2017	8499	Christmas Lights & Decor	CHRISTMAS LIGHTS 2017	2,400.00
12/13/2017	DEBIT	PAYCHECK	PR 12-13-2017	67,436.44
12/18/2017	2501754537	ATT -2	Elevators 410 & 402 Pierce	360.94
12/19/2017	debit	City of Houston - Water	Drainage Fee 410 Pierce	1,141.17
12/19/2017	595671	City of Houston - Water	Water bill	444.21
12/19/2017	595679	City of Houston - Water	Water bill	248.19
12/20/2017	5PC7MBC1J08	ATT -3	New Tablet 713 561-1148	22.39
12/21/2017	00003064580	Reliant Energy	1551 1/2 HEINER ST	65.40
12/21/2017	8500	Bee-Line Delivery Service	Courier Service	177.06
12/21/2017	8501	Bracewell LLP	Legal Services	11,707.12
12/21/2017	8502	CHAMPION ENERGY SERVICES	2811 Travis St	3,295.01
12/21/2017	8503	City of Houston Treasury Division	0192060000005-PA-1 5321 BERRY ST	895.34
12/21/2017	8504	Data-Tel Consulting, LLC	Labor to move extensions and check issues with intercom	115.00
12/21/2017	8506	IDS Engineering Group	Professional Consultations	90,846.03
12/21/2017	8507	Kwik Kopy	Public Workshop Poster 32x 42	95.00
12/21/2017	8508	marimon	Contract bas cost & copies	286.00
12/21/2017	8509	McConnell & Jones, LLP	Professional services	1,780.00
12/21/2017	8510	Norvis Network	Office Uniforms	390.00
12/21/2017	8511	NOTonsite	Monthly IT DECEMBER INVOICE	1,975.00
12/21/2017	8512	One World Strategy Group, LLC	Monthly retianer per contract NOVEMBER 2017	7,500.00
12/21/2017	8513	Pitney Bowes Global Financial Services LL Lease		151.87
12/21/2017	8514	Staples Advantage	office supplies	72.90
12/21/2017	8515	The Goodman Corporation	Professional Consultations	29,791.20
12/21/2017	8516	THR Enterprises, Inc.	Dumpster	9,612.50
12/21/2017	8517	ThyssenKrupp Elevator	Elevator Service	1,467.46
12/21/2017	8518	Walter P. Moore	Professional Consultations	50,273.42
12/21/2017	8519	West Unified Communications Services Inc	Meeting Center Audio	43.65
12/21/2017	8520	AFLAC	DECEMBER 2017	2,270.22
12/21/2017	8521	Bee-Line Delivery Service	Courier Service	18.39
12/21/2017	8522	Humana Dental Insurance Company	Dental Insurance 2017	76.08
12/21/2017	8523	MBM Financial Corporation	CANON/IRAC5250	244.08
12/21/2017	8524	A. O. Phillips & Associaes	MWDBE SERVICES 11-21-2017 THRU 12-20-2017	11,400.00
12/22/2017	0000306457	Reliant Energy	3500 1/2 MILAM ST, HOUSTON, TX 77002	83.95
12/22/2017	00003067109	Reliant Energy	500 1/2 ELGIN	7.67
12/27/2017	DEBIT	PAYCHECK	PR 12-27-2017	66,306.35
12/28/2017	8525	Design Workshop, Inc.	Professional Consultations	12,357.97
12/28/2017	00003067092	Reliant Energy	1625 1/2 HOLMAN ST	48.32
12/28/2017	DEBIT	TPX Communications	Telephone Service	1,323.07
12/29/2017	00003067090	Reliant Energy	1201 1/2 HOLMAN ST	25.43
12/29/2017	2552057560	AT&T	UVERSE	102.09
12/29/2017	8530	AL&H Custom Homes LLC	Sidewalk Installation	70,234.40
12/29/2017	8527	PHONOSCOPE SERVICES, INC.	JANUARY 2018	144.75
12/29/2017	8528	Data-Tel Consulting, LLC	ESI Memory Module and Software replacement	450.00
12/31/2017	DEBIT	Liberty Bank and Trust	53752 DEC2017	13,689.68
				462,248.88

Midtown Redevelopment Authority  
 Bond & Project Fund Expenses & Balances  
 Wednesday, January 31, 2018

Trustee Investments (Bond Funds)	Beginning Balance	Chase	BKNY MELLON	WELLS FARGO	TexSTAR/LOGIC	Ending Balance
<b>422885 Pledge Reserve Funds 422896</b>	6,635.40					6,635.40
<b>422896 Debt Service US Treasury Money Market Funds</b>	2,332,007.20					2,332,007.20
<b>422897 Reserve Fund US Treasury Money Market Funds</b>	0.02					0.02
<b>Texstar Debt Service Reserve</b>	7,945,987.03					7,945,987.03
<b>422919 Austin Park Maint.(2001 Series) US Treasury Money Market Funds</b>	3,470.88					3,470.88
<b>LOGIC 2017 Affordable Housing</b>	6,913,496.79		918,776.75			5,994,720.04
<b>BNY-TICR AFF HSG 693802</b>	918,776.75					0.00
REQ 123 Star Tex Title Agency LLC			54,906.50			
REQ 124 Star Tex Title Agency LLC			54,406.50			
REQ 125 Star Tex Title Agency LLC			54,402.50			
REQ 126 Star Tex Title Agency LLC			106,156.50			
REQ 127 Star Tex Title Agency LLC			213,156.50			
REQ 128 Star Tex Title Agency LLC			105,652.50			
REQ 129 Star Tex Title Agency LLC			260,416.75			
REQ 130 Star Tex Title Agency LLC			69,679.00			
			918,776.75			0.00
<b>LOGIC 2017 Project Funds</b>	19,268,074.06					19,268,074.06
<b>2017 Project 937932</b>	0.00					0.00
<b>443264 2011 Escrow 1998 2001</b>	9.99					9.99
<b>9379338400 2017 ESCROW</b>	1,312,428.94					1,312,428.94



Midtown Redevelopment Authority  
 Bond & Project Fund Expenses & Balances  
 Sunday, December 31, 2017

Trustee Investments (Bond Funds)	Beginning Balance	Chase	BKNY MELLON	WELLS FARGO	TexSTAR/LOGIC	Ending Balance
422885 Pledge Reserve Funds 422896	6,635.40					6,635.40
422896 Debt Service US Treasury Money Market Funds	10,938,416.60					10,938,416.60
422897 Reserve Fund US Treasury Money Market Funds	0.02					0.02
Texstar Debt Service Reserve	7,945,987.03					7,945,987.03
422919 Austin Park Maint.(2001 Series) US Treasury Money Market Funds	3,470.88					3,470.88
LOGIC 2017 Affordable Housing	7,308,957.00		395,460.21			6,913,496.79
BNY-TICR AFF HSG 693802	0.00					0.00
LOGIC 2017 Project Funds	19,666,941.66					19,666,941.66
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



**Midtown Redevelopment Authority  
Existing Cultural Facilities Grant Application**

*The Bering House: A Midtown Center for Community*



**Under the Stewardship of Trinity Episcopal Church**



**Existing Cultural Facilities Grant Application:**

*The Bering House: A Midtown Center for Community*  
Under the Stewardship of Trinity Episcopal Church

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**Grant Investment Goals**

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**Grant Purpose**

**Project Timeline**

**Matching Funds**

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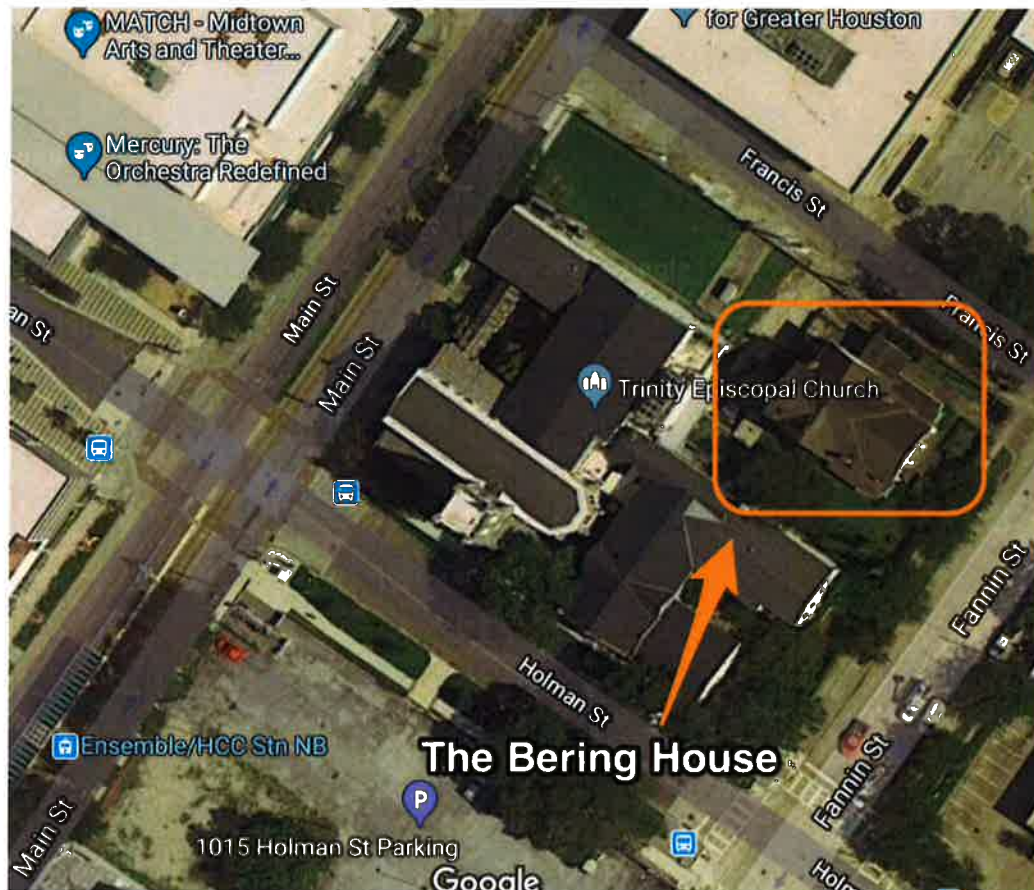
**Existing Cultural Facilities Investment Request**

**Attachments: Grant Award Documents**

## Existing Cultural Facilities Grant Application: The Bering House *Midtown Center for Community*

### 1. Project Location

The Bering House is located at the corner of Fannin and Francis Streets in the heart of Midtown, steps from the Metro Rail, MATCH, Houston Community College and hundreds of new Midtown residences. The grand front entrance to the House is accessible to pedestrians from Fannin Street, while vehicles access the House from the Francis Street driveway.



**Existing Cultural Facilities Grant Application:**  
*The Bering House Midtown Center for Community*

2. **Grant Investment Goals** (how the grant investment will assist Trinity in attaining a key element of its master plan that supports its mission)

A key element of our master plan is creative use of our facilities, cherishing and utilizing our buildings to the benefit of our community. Serving our community also is among Trinity's core values: We are an inclusive, caring parish where people of diverse backgrounds are embraced and valued. We strive to embody humility, acceptance, forgiveness and respect for all.

The \$150,000 Cultural Facilities Grant will allow Trinity to serve Midtown and its residents of all faiths by opening the Bering House to its neighbors, non-parishioners, arts and cultural groups, nonprofits and local businesses.

We envision the Bering House to be a welcoming place for a diverse roster of community celebrations, conferences, trainings, art exhibits and performances, as well as gatherings and wellness offerings for all.

The Bering House will fill a void in this area of Midtown, offering an easily accessible and low cost 'center for community.'

This history of Trinity's active leadership within Midtown dates back to 1992, when Rector Steve Bancroft "*started a grassroots effort to revitalize Midtown Houston, bringing together urban planners, property owners, and residents to form the Midtown Redevelopment Authority*" ([www.midtownhouston.com](http://www.midtownhouston.com) history).

Now, with your investment, Trinity would be honored to continue its leadership role and further contributing to the neighborhood renaissance.

**Existing Cultural Facilities Grant Application:**  
The Bering House *Midtown Center for Community*

**3. Project Budget**

To date, Trinity has raised nearly half of the total project budget. Our current fundraising goal is \$300,000; once we meet this goal and complete phase two of the restoration, earned income from House rentals will be dedicated toward future renovation. Current renovation budget:

<b>HOUSE AND LOT ACQUISITION</b>	<b>\$ 1,200,000</b>
<b>EXTERIOR</b>	<b>\$ 1,039,694</b>
<i>Restoration</i>	\$ 680222
<i>Elevator Addition</i>	\$ 359472
<b>SYSTEMS</b>	<b>\$ 335,690</b>
<i>HVAC</i>	\$ 98750
<i>Fire Protection</i>	\$ 52200
<i>Electrical, Fire Alarm</i>	\$ 93540
<i>Plumbing</i>	\$ 91200
<b>INTERIOR</b>	<b>\$ 518,502</b>
<b>GENERAL</b>	<b>\$ 262,286</b>
<i>Maintenance Fund</i>	\$ 100000
<i>Insurance</i>	\$ 19418
<i>Fees and Permits</i>	\$ 142868
Subtotal	<b>\$ 3,356,172</b>
<b>Less Funding to Date</b>	<b>- \$ 1,300,000</b>
<b>FUNDS TO BE RAISED</b>	<b>\$ 2,056,172</b>

Final phases of the renovation also will be funded from Trinity's "Cornerstone" capital campaign, which has completed its ascertainment stage and will enter the quiet phase in 2018.

**Existing Cultural Facilities Grant Application:**  
*The Bering House Midtown Center for Community*

**4. Grant Purpose**

The Cultural Facilities Grant investment will allow Trinity to make the urgent repairs and necessary updates to open the House to the community:

Exterior

- Patch/repair decayed wood siding and trim
- Repair columns at front porch
- Pressure wash and paint exterior
- Provide for wheelchair access
- Repair roof as needed

Interior

- Remodel toilet rooms on both floors to remove bathing facilities and to make them ADA accessible (necessary plumbing included)
- Remove old wallpaper and refinish walls
- Update kitchen to serve as a basic catering kitchen
- Remove the old dumbwaiter
- Refinish floors

**5. Project Timeline**

Work is intended to begin May 2018 and be completed by November 2018, in order to meet demands for rental space during the holiday season.

**6. Additional Funding/Matching Funds (to date)**

- Trinity Endowment Fund \$50,000
- National Trust for Historic Preservation \$10,000
- Parishioner Pledges \$52,500

**= \$112,500 of \$150,000 goal**



**Existing Cultural Facilities Grant Application:**  
*The Bering House Midtown Center for Community*

**7. Other grant awards**

Because Trinity has been in the ascertainment/feasibility phase of its capital campaign, we have not yet formally sought grants except for National Trust for Historic Preservation grants, awarded in recognition of the integrity of the home's interior and its historic significance. National Trust award letters are attached.

We hope that the Midtown Redevelopment Authority will join us and invest in this invaluable Midtown resource. Thank you for your consideration.

**8. Existing Cultural Facilities Investment Request: \$150,000**



**National Trust for  
Historic Preservation**

*Save the past. Enrich the future.*

December 2, 2016

Hannah E. Atkins  
Trinity Episcopal Church  
1015 Holman Ave.  
Houston, TX 77004

Dear Hannah:

It is a pleasure to inform you that your application for a National Trust Preservation Fund grant has been approved. We have allocated \$5,000 from the Fondren Fund for Texas to match local funds to help support the 1911 Bering House Restoration Project—Planning Phase I.

The National Trust for Historic Preservation is very supportive of your worthwhile preservation activity. It was selected from a large number of qualified applicants competing for a very limited amount of funds. We hope that this letter of support and financial commitment will assist your organization in raising any additional funds needed for this historic preservation activity.

Acceptance of this grant is indication of your willingness to conduct your project in conformance with the following special conditions:

1. **Required Match.** This grant must be matched with other funding on a one-to-one basis. Evidence of the match must be submitted in the final report required in Paragraph 9.
2. **National Trust Concurrence with Consultant Selection.** We concur with your selection of David Bucek with Stern & Bucek for this project. If you wish to change consultants, new approval must be sought from the National Trust.
3. **Competitive Procurement Process.** You agree that all procurement of goods and services shall be conducted in a manner that provides maximum open and free competition. When a procurement exceeds \$50,000, you must seek at least three (3) competitive bids or quotes. (This applies to any procurement greater than \$50,000 that is part of this grant-assisted project, whether financed through National Trust funds or through the matching funds that make up the rest of the project's approved budget.) Although it is not always necessary to select the lowest bid, an explanation for the selection must be documented using the attached Competitive Bid Report Form, which should be retained in your files and made available to the National Trust upon request. You should also maintain procedures to ensure that procurement of goods and services, including consultant services, do not present a conflict of interest.
4. **Equal Opportunity.** You agree not to discriminate against any employee or applicant for employment because of actual or perceived race, color, national origin, creed, age, gender, marital status, sexual orientation, religion, mental and physical disabilities, sex (including pregnancy), personal appearance, gender identity or expression, family responsibilities, genetic information, matriculation, political affiliation or veteran status.

5. **Retention of Records.** You must maintain auditable records of all expenditures under this grant for three (3) years after completion of this grant-assisted project.
6. **Planning for Preservation Work.** Any documents or plans for preservation work that result from the project must conform to the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, as appropriate.
7. **Publicity and Acknowledgement of Grant Assistance.** For your assistance, we enclose a sample press release format for use in publicizing the grant. The National Trust must be listed as a supporter in any printed material and publicity releases. Should material emanating from this preservation activity be published for distribution, appropriate acknowledgement of the Trust's participation should be given using the following statement:

**"This project has been funded in part by a grant from the Fondren Fund for Texas of the National Trust for Historic Preservation."**

In accepting this grant, the grantee agrees to provide the National Trust for Historic Preservation in the United States with a non-exclusive, royalty-free license to use, and to allow others to use, any reports or other materials funded by the grant.

8. **Project End Date.** The time limit for completing your grant-assisted project will be **one year**, commencing from the date of your grant disbursement from the National Trust. Should any problems arise, a written request for an extension of the project must be submitted to our office for consideration within ten (10) days of the project end date.
9. **Final Report.** Within 30 days of the project end date, you agree to submit a final report and financial accounting on the use of the grant, as well as any materials or reports emanating from the grant to the National Trust. **The final report must be submitted online in the same system used to submit the grant application.** See the "Find Funding" section of our website ([www.PreservationNation.org](http://www.PreservationNation.org)) for the link to that system.
10. **The Requirement of Return of Funds.** The National Trust shall require that you return the grant funds, plus accumulated interest, in the event that you: (1) fail to complete the project as described in your application; (2) fail to complete the project within one year of the disbursement date; (3) fail to obtain written approval from the National Trust prior to making a material change to the project; (4) fail to match the grant funds on a dollar-for-dollar cash basis; or, (5) fail to submit the final report within 30 days of the project end date.

We would like to complete disbursement of funds to your organization as soon as possible. If we do not hear from you by **January 2, 2016** the funds obligated for the project will be returned to our regional fund reserve for the National Trust Preservation Funds program.

Please sign and return the original of this letter to my office as soon as possible as your acceptance of this agreement. By doing this you acknowledge that these grant funds will be used expressly for the purposes described in your grant application and are subject to the conditions contained in this letter of agreement.

Please contact our office for any additional assistance. We are pleased to assist in your preservation project and trust that this grant will prove valuable to your effort.

Sincerely,



Nicky Vann  
Director, Administration, Grants, and Affinity Programs

**CONCUR** \_\_\_\_\_ **DATE** \_\_\_\_\_

**TITLE** \_\_\_\_\_



**National Trust for  
Historic Preservation**

*Save the past. Enrich the future.*

August 16, 2017

Hannah Atkins  
Trinity Episcopal Church  
1015 Holman Ave.  
Houston, TX 77004

Dear Hannah:

It is a pleasure to inform you that your application for a National Trust Preservation Fund grant has been approved. We have allocated \$5,000 from the Fondren Fund for Texas to match local funds to help support the 1911 Bering House Restoration Project—Planning Phase II.

The National Trust for Historic Preservation is very supportive of your worthwhile preservation activity. It was selected from a large number of qualified applicants competing for a very limited amount of funds. We hope that this letter of support and financial commitment will assist your organization in raising any additional funds needed for this historic preservation activity.

Acceptance of this grant is indication of your willingness to conduct your project in conformance with the following special conditions:

1. **Required Match.** This grant must be matched with other funding on a one-to-one basis. Evidence of the match must be submitted in the final report required in Paragraph 9.
2. **National Trust Concurrence with Consultant Selection.** We concur with your selection of David Bucek with Stern & Bucek for this project. If you wish to change consultants, new approval must be sought from the National Trust.
3. **Competitive Procurement Process.** You agree that all procurement of goods and services shall be conducted in a manner that provides maximum open and free competition. When a procurement exceeds \$50,000, you must seek at least three (3) competitive bids or quotes. (This applies to any procurement greater than \$50,000 that is part of this grant-assisted project, whether financed through National Trust funds or through the matching funds that make up the rest of the project's approved budget.) You should also maintain procedures to ensure that procurement of goods and services, including consultant services, do not present a conflict of interest.
4. **Equal Opportunity.** You agree not to discriminate against any employee or applicant for employment because of actual or perceived race, color, national origin, creed, age, gender, marital status, sexual orientation, religion, mental and physical disabilities, sex (including pregnancy), personal appearance, gender identity or expression, family responsibilities, genetic information, matriculation, political affiliation or veteran status.
5. **Retention of Records.** You must maintain auditable records of all expenditures under this grant for three (3) years after completion of this grant-assisted project.

6. **Planning for Preservation Work.** Any documents or plans for preservation work that result from the project must conform to the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, as appropriate.
7. **Publicity and Acknowledgement of Grant Assistance.** For your assistance, we enclose a sample press release format for use in publicizing the grant. The National Trust must be listed as a supporter in any printed material and publicity releases. Should material emanating from this preservation activity be published for distribution, appropriate acknowledgement of the Trust's participation should be given using the following statement:

**"This project has been funded in part by a grant from the Fondren Fund for Texas of the National Trust for Historic Preservation."**

In accepting this grant, the grantee agrees to provide the National Trust for Historic Preservation in the United States with a non-exclusive, royalty-free license to use, and to allow others to use, any reports or other materials funded by the grant.

8. **Project End Date.** The time limit for completing your grant-assisted project will be **one year**, commencing from the date of your grant disbursement from the National Trust. Should any problems arise, a written request for an extension of the project must be submitted to our office for consideration within ten (10) days of the project end date.
9. **Final Report.** Within 30 days of the project end date, you agree to submit a final report and financial accounting on the use of the grant, as well as any materials or reports emanating from the grant to the National Trust. **The final report must be submitted online in the same system used to submit the grant application.** See the "Find Funding" section of our website ([Forum.SavingPlaces.org](http://Forum.SavingPlaces.org)) for the link to that system.
10. **The Requirement of Return of Funds.** The National Trust shall require that you return the grant funds, plus accumulated interest, in the event that you: (1) fail to complete the project as described in your application; (2) fail to complete the project within one year of the disbursement date; (3) fail to obtain written approval from the National Trust prior to making a material change to the project; (4) fail to match the grant funds on a dollar-for-dollar cash basis; or, (5) fail to submit the final report within 30 days of the project end date.

We would like to complete disbursement of funds to your organization as soon as possible. If we do not hear from you by **September 16, 2017** the funds obligated for the project will be returned to our regional fund reserve for the National Trust Preservation Funds program.

Please sign and return the original of this letter to my office as soon as possible as your acceptance of this agreement. By doing this you acknowledge that these grant funds will be used expressly for the purposes described in your grant application and are subject to the conditions contained in this letter of agreement.

Please contact our office for any additional assistance. We are pleased to assist in your preservation project and trust that this grant will prove valuable to your effort.

Sincerely,

*N. Vann*

Nicky Vann  
Director, Administration, Grants, and Affinity Programs

**CONCUR** \_\_\_\_\_ **DATE** \_\_\_\_\_

**TITLE** \_\_\_\_\_





CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

I, the undersigned officer of the Board of Directors of Midtown Redevelopment Authority (the "Board") do hereby certify as follows:

1.     The Board convened in regular session on the 25<sup>th</sup> day of January, 2018, at the regular meeting place thereof within said Midtown Zone; and the roll was called of the duly constituted officers and members of said Board, to-wit:

1	Vacant	Director
2	Douglas Erwing	Director
3	Robert D. Sellingsloh	Chair
4	Pamela N. Castleman	Secretary
5	Al Odom	Director
6	Abe S. Goren	Vice Chair
7	Caton M. Fenz	Director
8	John Thomas	Director
9	Brandon Dudley	Director

and all of said persons were present, except \_\_\_\_\_, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

**RESOLUTION AUTHORIZING THE AUTHORITY OR ITS AGENT 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; AUTHORIZING AND COMMITTING FUNDS RELATED THERETO; AND RATIFYING THE ACQUISITION OF CERTAIN PROPERTIES**

was introduced for the consideration of the Board. 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 and follows 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 Vernon's Texas Codes Annotated, Chapter 551, Government Code.

SIGNED this \_\_\_\_\_, 2018.

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Secretary, Midtown Redevelopment Authority

**RESOLUTION AUTHORIZING THE AUTHORITY OR ITS AGENT 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; AUTHORIZING AND COMMITTING FUNDS RELATED THERETO; AND RATIFYING THE ACQUISITION OF CERTAIN PROPERTIES**

WHEREAS, by Ordinance No. 94-1345, adopted on December 14, 1994, the City of Houston (the "City") created Reinvestment Zone Number Two, City of Houston, Texas (the "Midtown Zone") pursuant to Chapter 311, Texas Tax Code (the "Act"), and approved a preliminary project plan for the Midtown Zone and a preliminary reinvestment zone financing plan for the Midtown Zone; and

WHEREAS, by Resolution No. 95-96, adopted on August 28, 1995, the City authorized the creation of the Midtown Redevelopment Authority (the "Authority") to aid, assist and act on behalf of the City in the performance of the City's governmental and proprietary functions with respect to the common good and general welfare of Midtown and neighboring areas as described in Ordinance No. 94-1345; and

WHEREAS, the City, the Midtown Zone and the Authority have entered into that certain amended and restated Agreement dated July 18, 2000, and approved as Ordinance No. 2000-494 (the "Tri-Party Agreement"), pursuant to which the City delegated to the Authority the power and authority to administer the Midtown Zone including, but not limited to, the power to engage in activities relating to the acquisition and development of land, construction and improvement of infrastructure in the Midtown Zone, and provide affordable housing, in accordance with, and subject to the limitations set forth in, the Tri-Party Agreement and Project and Financing Plan; and

WHEREAS, the Authority's Board of Directors (the "Board") has determined that it is in the best interest of the Midtown Zone and the Authority to acquire tracts of land in certain adjacent historic neighborhoods to be developed as affordable housing and to commit certain available tax increment or bond proceeds received for this purpose; and

WHEREAS, the Authority has previously acquired certain parcels of land (the "Acquired Property"), and has identified certain parcels of land for acquisition (the "Potential Property"), as described in **Exhibit A**; and

WHEREAS, the Authority has evaluated the Acquired Property and the Potential Property substantially in accordance with the due diligence checklist of the Midtown Redevelopment Authority Land Assembly and Affordable Housing Strategy; and

WHEREAS, the Authority believes it is in the best interest of the Authority to acquire the Acquired Property and to take actions to acquire the Potential Property for the purpose of providing affordable housing consistent with the City's affordable housing policies.

NOW THEREFORE, BE IT RESOLVED BY the Board of Directors of the Midtown Redevelopment Authority:

1. That the Board adopts the findings and recitations set out in the preamble to this Resolution and finds them to be true and correct.
2. That the Board hereby approves and ratifies the form of the real estate contracts between the Authority or its agent and landowners for the purchase of the Potential Property, and further authorizes the officers of the Board, Executive Director and Authority staff and consultants to further negotiate these contracts.
3. That the Board hereby authorizes the officers of the Board, the Executive Director and Authority staff and consultants to incur any necessary costs on behalf of the Authority in connection with the acquisition of the Potential Property, including, without limitation, the costs of a survey, environmental report, legal fees, and the demolition of improvements on the Potential Property.
4. That the Board hereby authorizes the officers of the Board, the Executive Director or his agent with delegated authority to execute any certificates, receipts, affidavits and necessary related agreements pertaining to the purchase of the Potential Property on behalf of the Authority, and to take all necessary steps on behalf of the Authority to consummate the acquisition of the Potential Property.
5. That the Board hereby ratifies all actions previously taken by the officers of the Board, Executive Director or his agent with delegated authority, and Authority staff and consultants in connection with the acquisition of the Acquired Property.
6. That the Board hereby authorizes the Executive Director or his agent with delegated authority, the Authority staff, and consultants and officers of the Board to negotiate additional real estate contracts between the Authority or its agent and landowners, and authorizes the officers of the Board or Executive Director or his agent with delegated authority to execute any certificates, receipts, affidavits and necessary related agreements pertaining to the purchase of additional land in adjacent historic neighborhoods (the "Additional Property") on behalf of the Authority, and to take all necessary steps on behalf of the Authority to consummate the acquisition of the Additional Property.

PASSED AND APPROVED this 25<sup>th</sup> day of January, 2018.

/s/ Robert D. Sellingsloh  
Chair, Midtown Redevelopment Authority

ATTEST:

/s/ Pamela N. Castleman  
Secretary, Midtown Redevelopment Authority