



**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 **Tuesday, June 18, 2019 at 12:30 P.M. on the 3rd Floor of the Houston Exponential Center, 410 Pierce Street, Suite 355, Houston, Texas 77002.** 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, approve and ratify 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 May 16, 2019.
4. Consent Agenda for the Authority:
  - a. Minutes for May 16, 2019;
  - b. Monthly financial reports for May 2019;
  - c. Invoices from Trustee and Operating Accounts for June 2019;
  - d. Midtown Strategic Guide
5. Midtown Building Request for Information.
6. Ratify Agreement with Houston Arts Alliance relating to the City's Initiative Program Grant in the amount of \$140,000.00.
7. Resolution Approving Interlocal Agreement between Midtown Redevelopment Authority and Midtown Management District to administer and manage the City of Houston Initiative Program Grant.

8. Midtown Affordable Housing Program:
  - a. Affordable Housing Operations Center;
    - i. Financing Option with BBVA USA
  - b. Grant Agreement with Montrose Center Regarding Property for Senior Housing Project;
  - c. Affordable Housing Development update.
  
10. Midtown Capital Improvements Program:
  - a. Parks and Greenspace - Walter P Moore / Design Workshop
    - i. Midtown Park
      1. Park Change Orders – Millis
    - ii. Bagby Park – Storage and Renovations
  - b. Caroline Street Reconstruction – ESPA Corp/KCI
    - i. Change Orders
  - c. Agreement with COH to include additional Midtown improvements on City’s 72-inch Water Line project along Chenevert, Hadley and Crawford (WBS No. S-000900-0131-4)
  - d. FTA Grant Program - The Goodman Corporation.
  
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 announce which agenda items will be discussed.

12. Adjourn.



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Matt Thibodeaux  
Executive Director



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

**May 16, 2019**

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 Exponential Building, 410 Pierce, Third Floor Conference Room, Houston, Texas 77002, on Thursday, May 16, 2019, 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	Camille Foster	6	Abe Goren
2	Doug Erwing	7	Caton M. Fenz
3	Gayle Fortson	8	John Thomas
4	Pamela Ngo Castleman	9	Brandon Dudley
5	Al Odom		

and all of the above were present except Directors Foster, Thomas and Dudley.

Also in attendance were Matt Thibodeaux, Vernon Williams, Kandi Schramm, Todd Edwards, Cynthia Alvarado, Sally Adame, Theresa Gilmore, David Thomas, Jalisa Hurst, Mechelle Phillips, Madeline Pena, Amaris Salinas and Mark Sullivan of Midtown; Barron F. Wallace of Bracewell LLP; Peggy Foreman of Burney & Foreman; Zack Martin of MCMD; Ciara Jarmen of Etheos; Henrietta Bodner of Super Neighborhood #62; Stefan Galajeth of Live Oak; Kristin Blomquist of Masterson Advisors; Jennifer Curley of the City of Houston; and Gerald Wilson of Almeda/OST TIRZ;

Chairman Odom called the meeting to order and welcomed the guests.

**CONSENT AGENDA**

**MINUTES FOR APRIL 30, 2019.**

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 Fenz and carried by unanimous vote.

**JOINT AGENDA FOR THE MIDTOWN REINVESTMENT ZONE AND THE AUTHORITY:**

**a. RESTATED AND REVISED INTERLOCAL AGREEMENT BETWEEN HARRIS COUNTY, MIDTOWN REDEVELOPMENT AUTHORITY AND TAX INCREMENT REINVESTMENT ZONE NUMBER TWO;**

Barron F. Wallace of Bracewell LLP reported that he has a meeting scheduled for May 17, 2019 with representatives of certain Harris County departments to discuss 2 remaining open issues for the Restated and Revised Interlocal Agreement between Harris County, Midtown Redevelopment Authority and Tax Increment Reinvestment Zone Number Two, specifically establishing the base year and cap value.

**b. PROJECT PLAN AMENDMENT AND SUPPLEMENT TO DEBT AUTHORIZATION.**

No report given on the Project Plan Amendment and Supplement to Debt Authorization at this time.

**c. ADVANCING TERM LOAN WITH COMPASS MORTGAGE CORPORATION.**

Kristin Blomquist with Masterson Advisors reported on the negotiated terms of the advancing term loan with Compass Mortgage Corporation for construction of the Operations Center. Barron Wallace presented a resolution relating to the Advancing Term Loan. Director Fenz made a motion to approve the Resolution Approving an Advancing Term Loan from Compass Mortgage Corporation; Authorizing Financing of Capital Infrastructure Projects; and Approving Matters Relating Thereto. The motion was seconded by Director Castleman. Following all discussion, the motion carried by unanimous vote.

**ADJOURNMENT**

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

\_\_\_\_\_  
Pam Castleman, Secretary

\_\_\_\_\_  
Date

DRAFT

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

**May 16, 2019**

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 Exponential Building, 410 Pierce, Third Floor Conference Room, Houston, Texas 77002, on Thursday, May 16, 2019 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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Chairman Odom called the meeting to order and welcomed the guests.

**PUBLIC COMMENT.**

There were no public comments at this meeting.

**CONSENT AGENDA FOR THE AUTHORITY:**

- a. **Minutes for April 30, 2019;**
- b. **Monthly financial reports for April 2019;**
- c. **Invoices from Trustee and Operating Accounts for May 2019.**

Executive Director Thibodeaux presented the Consent Agenda. He explained that agenda items b-c, were being tabled due to the computer server malfunctions which let the Staff unable to process and print the supporting information for items b-c. Director Fenz made a motion to approve consent agenda item a. The motion was seconded by Director Goren and carried by unanimous vote.

**JOINT AGENDA FOR THE MIDTOWN REINVESTMENT ZONE AND THE AUTHORITY:**

**a. RESTATED AND REVISED INTERLOCAL AGREEMENT BETWEEN HARRIS COUNTY, MIDTOWN REDEVELOPMENT AUTHORITY AND TAX INCREMENT REINVESTMENT ZONE NUMBER TWO;**

Barron F. Wallace of Bracewell LLP reported that he has a meeting scheduled for tomorrow, May 17, 2019 with representatives of certain Harris County departments to discuss 2 remaining open issues for the Restated and Revised Interlocal Agreement between Harris County, Midtown Redevelopment Authority and Tax Increment Reinvestment Zone Number Two, specifically the base year and cap value.

**b. PROJECT PLAN AMENDMENT AND SUPPLEMENT TO DEBT AUTHORIZATION;**

No report was given on the Project Plan Amendment and Supplement to Debt Authorization at this time.

**c. ADVANCING TERM LOAN WITH COMPASS MORTGAGE CORPORATION.**

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**MIDTOWN BUILDING OPTION: LETTER OF INTENT FOR OPTION OF PROPERTY.**

Barron Wallace reported that he had reached out to the Developer to receive additional information and was waiting to hear back from him.

**BAGBY PARK RESTAURANT KIOSK LEASE.**

Mr. Wallace reported that the final draft of the lease with La Calle, LLC was almost complete and will be provided to Directors Erwing and Castleman to review. Once they have completed their review of the final draft, the Executive Director will execute the lease on behalf of the Authority, as authorized by the Board at the April 30, 2019 Board meeting.

**MIDTOWN AFFORDABLE HOUSING PROGRAM:**

**a. AFFORDABLE HOUSING OPERATIONS CENTER;**

**i. Financing Options**

This item was discussed and considered under the Joint Agenda item entitled “Advancing Term Loan with Compass Mortgage Corporation”.



**b. AFFORDABLE HOUSING DEVELOPMENT**

Todd Edwards provided an update on the status of pending affordable housing projects. He shared pictures of a 1,610 sq. ft. single family home, containing 3 bedrooms, 2 baths and a 2 car garage which was recently completed by Cole/Klein Builders, LLC on property located at 5207 Crosby Street. Mr. Edwards advised the Board that legal counsel was working to finalize the Developer Agreements with Cole/Klein Builders, LLC and Epic Homes, LLC for construction of 5 and 9 single family homes, respectively. He stated that the Authority has received requests for lots from the following non-profit organizations - Houston Business Development, Inc., Houston Habitat for Humanity and ReWard Third Ward CDC, which are in the process of being reviewed.

**MIDTOWN CAPITAL IMPROVEMENTS PROGRAM:**

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

**i. MIDTOWN PARK**

Marlon Marshall reported that the revised sanitary sewer installation in the Front 90 Plaza area has been completed. He stated that the construction team has completed approximately one-half (½) the sidewalk and most of the pavers over the sanitary sewer lines in the Front 90 Plaza.

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

There were no Park change orders presented for consideration.

**2. APPROVE WORK ORDER FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES**

Mr. Marshall presented the Work Order for Construction Management and Inspection Services in the amount of \$57,560.00 to close out construction at Midtown Park. Director Fortson made a motion to approve the Work Order for Construction Management and Inspection Services in the amount of \$57,560.00. The motion was seconded by Director Fenz. Following all discussion, the motion carried by unanimous vote.

**b. CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI**

Mr. Marshall reported that the Contractor is continuing work along Caroline Street. Contractor is nearing completion of initial segment of waterline installation on east side of Caroline between Elgin and McGowen and storm sewer installation on Anita Street between Caroline and Austin. Storm sewer installation will move to McIlhenny after completion on Anita.

**i. APPROVE CHANGE ORDERS**

Mr. Marshall stated that there were no change orders for consideration at this time related to the Caroline Street Project.

**c. FTA GRANT PROGRAM - THE GOODMAN CORPORATION.**

No report was given on this agenda item at this meeting.

**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).**

There was no executive session.

**ADJOURN.**

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

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Pam Castleman, Secretary

DRAFT

Midtown Redevelopment Authority

Profit & Loss

July 2018 through May 2019

Jul '18 - May 19

Ordinary Income/Expense

Income

400000 · Revenue & Support

400009 · City of Houston Tax Increment	500.00
400010 · HISD Tax Increment	1,253,322.00
400020 · Reimb Off Exp & Staff	547,664.88
400022 · HTC Performance Rent	1.00
400023 · HTC Build Out Reimbursement	6,899.91
400025 · Interest-Debt Service & Reserve	163,102.07
400026 · Interest-Other Bond Funds	187,477.04
400029 · Interest - Affordable Housing	200,892.23
400030 · Interest-Operating Funds	99,004.31
400031 · Interest Income	0.02
400032 · Other Revenue	367,370.73

Total 400000 · Revenue & Support

2,826,234.19

Total Income

2,826,234.19

Gross Profit

2,826,234.19

Expense

500000 · BOND FUND EXPENSES

505000 · T-0220 Afford.Hous Lnd Bk Prg	
500022 · Affordable Housing Expenditures	1,030,325.95
500023 · AFH Legal Fees	31,715.00

Total 505000 · T-0220 Afford.Hous Lnd Bk Prg

1,062,040.95

Total 500000 · BOND FUND EXPENSES

1,062,040.95

510000 · INCREMENT PROJECTS/EXPENSE

510002 · T-0214 Caroline St near HCCS	253,964.19
510003 · T-0211 Holman Street St	150,539.01
510008 · T-0220 Afford Housing Land Bnk	
510013 · T-0220 Affordable Housing Legal	102,580.61
510017 · T-0220 Drainage Fees	7,196.62
510018 · Fines	12,354.45
512001 · T-0220 Aff Hous Expense	3,279,175.75

Total 510008 · T-0220 Afford Housing Land Bnk

3,401,307.43

510010 · T-0237 Baldwin Park Upgrades	
510019 · T-0214 Caroline St	125,059.65
510024 · T-0204 Infrastruc/Street Lights	572.77
510039 · Interest Expense-Other	
510041 · CIP Program Expenses	194,994.82
510043 · T-0234 Parks & Open Space & Mob	138,511.83
510045 · T-0224 HTC I - Bldg Maintenance	42,071.97
510046 · T-0221 Midtown Pk	2,812,216.96
510047 · 2905 Travis St. Property Maint	600.00
510049 · T-0238 3300 MAIN	27,750.00
510050 · T-0210 Main Street Enhancements	1,432,777.47
510053 · T-0233 Midtown Garage	15,745.91

Midtown Redevelopment Authority

Profit & Loss

July 2018 through May 2019

Jul '18 - May 19

510095 · Main Street Project	10,066.25
510096 · T-0207 Opr of Zone Prj Faciliti	250,000.00
510102 · HMAAC Interest Expense	48,702.18
510103 · Camden Interest	525,450.92
510400 · KIOS at Bagby Park	27,200.00
510534 · T-0225 Mobility & Pedest Imprv	369,845.93
510700 · Municipal Services Costs	60,236.78
511001 · T-0232 Public & Cultural Fac	100,000.00
511002 · T-0233 Midtown Park Garage	105,774.94
<b>Total 510000 · INCREMENT PROJECTS/EXPENSE</b>	<b>10,093,389.01</b>
550000 · General & Admin. Expense	
550002 · Contract Labor	23,634.80
550003 · Rent Expense (Additional office space)	68,695.00
550004 · Salaries	
550014 · Health Insurance	102,205.24
550015 · AFLAC	2,119.09
550018 · Life Insurance	272.30
550004 · Salaries - Other	1,361,688.11
<b>Total 550004 · Salaries</b>	<b>1,466,284.74</b>
5500047 · Overtime	3,161.81
550007 · Courier Service	2,614.23
550008 · Office Supply & Expense	12,872.22
550009 · Misc Exp	2,880.40
550010 · Telephone & Utilities	
550110 · Cellular Service	1,108.27
550113 · Drainage fee	4,091.32
550010 · Telephone & Utilities - Other	29,512.50
<b>Total 550010 · Telephone &amp; Utilities</b>	<b>34,712.09</b>
550011 · Interest Expense - Camden	-314,594.00
550012 · Postage	810.27
550019 · Special Projects (Special Projects as determined by the City of Hou	234,500.00
550022 · Bank Charges & Fees	9,513.65
550023 · Trust Expenses	10,744.80
550025 · Professional Services	44,437.32
550026 · Accounting Consultants	14,675.00
550027 · Financial Audit (Audit Services)	41,375.00
550028 · Legal Consultants	172,591.08
550030 · Planning Consultants	148,166.25
550032 · Engineering Consultants	145,038.11
550033 · Professional Fees/Other Consult	4,500.00
550034 · Equip Rent & Lease Expense	7,224.37
550036 · Licenses & Fees	9,630.53
550037 · Workman's Comp Insurance	3,639.70
550038 · Insurance - All	126,583.97
550039 · Computers & Repairs & Maint	26,727.27

Midtown Redevelopment Authority

Profit & Loss

July 2018 through May 2019

Jul '18 - May 19

550040 · Repair & Maintenance	12,300.85
550044 · Payroll Expense & PR Tax Exp	16,024.19
550045 · Payroll Fees	19,284.55
550046 · Reimb. Employee Office Exp.	135.03
550047 · Soc Sec - Medicare	89,218.07
550050 · Depreciation Expense	374,144.50
550052 · Depre Expense-Midtown Park	530,404.30
550053 · Deprec Expense-Works of Art	24,192.62
550058 · Travel	3,243.86
550061 · Public Relations	126,180.00
550000 · General & Admin. Expense - Other	935.33
Total 550000 · General & Admin. Expense	<u>3,496,481.91</u>
550051 · Dep Exp - Midtown Park/Garage	385,081.60
600000 · Bond Related Expenses	
550055 · Amort Bond Prem	-355,873.10
560038 · 11 Bond Series Interest Expense	722,864.61
560039 · 2013 Bond Series Int Expense	1,069,057.30
560040 · 2015 Bond Int Expense	394,447.91
560041 · 2017 Bond Int Expense	1,551,854.18
Total 600000 · Bond Related Expenses	<u>3,382,350.90</u>
Total Expense	<u>18,419,344.37</u>
Net Ordinary Income	<u>-15,593,110.18</u>
Net Income	<u><u>-15,593,110.18</u></u>

## Midtown Redevelopment Authority

## Balance Sheet

As of May 31, 2019

May 31, 19

## ASSETS

## Current Assets

## Checking/Savings

101001 · Wells Fargo Ope Acctg 64040	47,526.81
101002 · Infrastructure Projects 1731	950.09
101010 · WF Surplus Acct 63943	908.85
101020 · WF FTA Enhanced Path 63919	59.93
102200 · Logic Operating Account (Investment Account)	2,876,243.98
103200 · TexStar Operating Acct 1111	6,649.66
103600 · Wells Fargo Oper Inves 63901	729.04
103700 · WF Operating Saving 3215777180	45,308.15
104000 · Affordable Housing Accounts	
104021 · WF Afford Hous 3927	80,965.16
104022 · WF Pilot Program 3935	343.36
104116 · TexStar Aff. Hsng MM 1800	1,981.22
104200 · Logic Affordable Housing (Investment Account)	2,178,789.57
Total 104000 · Affordable Housing Accounts	2,262,079.31
105000 · Trustee Investments	
105001 · Pledge Revenue Fund 422885	
105100 · Pledge Revenue Fund -422885	2,260.09
Total 105001 · Pledge Revenue Fund 422885	2,260.09
105002 · Debt Service Fund	
105200 · BNY-Debt Service Fund 422896	2,227,507.51
Total 105002 · Debt Service Fund	2,227,507.51
105003 · Reserve Fund 422897	
105324 · TexStar Debt Res Fnd MM 1023 (Debt Reserve F	8,033,158.43
Total 105003 · Reserve Fund 422897	8,033,158.43
105009 · Austin Park Maint. Fund 422919	
105901 · Austin Park Money Market Acct.	3,538.98
Total 105009 · Austin Park Maint. Fund 422919	3,538.98
107000 · BOND FUNDS	
107012 · BNY 443264 2011 Escrow	9.99
107017 · 937933 8400 2017 ESCROW	1,245,366.44
107018 · LOGIC 2017 PROJECT FUND (Trust Account 74	6,986,179.65
107019 · LOGIC 2017 AFFORDABLE HOUSING (Trust Ac	4,579,274.44
Total 107000 · BOND FUNDS	12,810,830.52
Total 105000 · Trustee Investments	23,077,295.53
Total Checking/Savings	28,317,751.35

## Accounts Receivable

## 170000 · Accounts Receivable

170008 · KIOS	-6,400.00
170010 · Midtown Management District	112,930.71
170011 · MIDCORP	162,792.88
170020 · HX Houston Exponential AR	18,624.27
170021 · HTC BUILTOUT	338,285.67

## Midtown Redevelopment Authority

## Balance Sheet

As of May 31, 2019

	<u>May 31, 19</u>
170030 · FTA INCOME	7,340.00
170060 · Fourth Ward Redevelopment Autho (Expense Reimb)	8,796.11
Total 170000 · Accounts Receivable	<u>642,369.64</u>
Total Accounts Receivable	<u>642,369.64</u>
Total Current Assets	<u>28,960,120.99</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	-2,157,732.75
150065 · Land - HTC Phase II	697,219.00
150066 · Houston Tech Center II	2,816,117.96
150067 · Accum.Deprec. HTC Phase I	-1,771,807.68
150069 · Land - Bagby Park	1,318,870.15
150070 · BagbyPark	2,453,218.83
150071 · Accum.Deprec. BagbyPark	-1,174,583.81
150075 · Midtown Park 2905 Travis St	3,506,306.26
150078 · Midtown Park Land-Tracts I & II	4,416,883.45
1500783 · Accum Deprec-Works of Art	-24,192.62
150078A · Midtown (Superblock) Garage	-0.13
150078B · Midtown (Superblockj) Park	2,300,103.34
150078C · Midtown Garage - Depreciable As	
1500781 · Acc Depre - Midtown Garage	-616,130.60
150078C · Midtown Garage - Depreciable As - Other	<u>23,104,895.00</u>
Total 150078C · Midtown Garage - Depreciable As	<u>22,488,764.40</u>
150078D · Midtown Park - Depreciable Asse	
1500782 · Acc Depre Midtown Park	-954,727.30
150078D · Midtown Park - Depreciable Asse - Other	<u>19,094,553.00</u>
Total 150078D · Midtown Park - Depreciable Asse	<u>18,139,825.70</u>
150079B · Works of Art - Donated	725,778.00
150080 · Land (Resale) (Land purchase for resale)	
150081 · Earnest Money	36,686.18
150082 · Option Fees	11,200.00
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>50,941,384.15</u>
Total 150080 · Land (Resale) (Land purchase for resale)	<u>51,977,870.52</u>
150089 · Land HMAAC (Land)	1,206,150.00



## Midtown Redevelopment Authority

## Balance Sheet

As of May 31, 2019

	<u>May 31, 19</u>
150090 · HMAAC Property	918,850.00
150091 · Accum Depr HMAAC	-390,510.78
150100 · 2800 MAIN	<u>317,069.93</u>
Total 150000 · Fixed Assets	<u>112,107,357.28</u>
Total Fixed Assets	<u>112,107,357.28</u>
<b>TOTAL ASSETS</b>	<u><u>141,067,478.27</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
200000 · Accounts Payable	
202001 · Retainage Payable	2,911,411.71
200000 · Accounts Payable - Other	<u>582,824.52</u>
Total 200000 · Accounts Payable	<u>3,494,236.23</u>
Total Accounts Payable	3,494,236.23
Other Current Liabilities	
200001 · Current Liabilities	
200005 · Accrued Expenses	118,257.61
201000 · Operating Account Liabilities	-2,530.25
201001 · MIDCORP Kios	14,554.84
202000 · Project Fund Liabilities	18,578.35
2021062 · Due MMD	-4,069.52
204000 · HMAAC NOTE - CURRENT	102,902.00
2103008 · CRI Current Camden	1,586,239.92
200001 · Current Liabilities - Other	<u>13,800.00</u>
Total 200001 · Current Liabilities	<u>1,847,732.95</u>
2103007 · Developer Advances Midtown Park	<u>7,729,466.00</u>
Total Other Current Liabilities	<u>9,577,198.95</u>
Total Current Liabilities	<u>13,071,435.18</u>
Long Term Liabilities	
210000 · Long Term Liabilities	
210044 · Bonds Payable Series 2011	14,935,000.00
210047 · Bonds Payable Series '13	21,990,000.00
210048 · Current Portion Bonds Payable	5,873,000.00
210049 · Bond Payable Series '15	9,845,000.00
210050 · Bond Payable Series 2017	35,797,000.00
210053 · Accrued Bond Int 2015 series	157,779.16
210055 · Accrued Bond Interest 13 Series	427,622.92
210056 · Accrued Bond Interest Series 11	289,145.84
210058 · Series 2013 BOND PREMIUM	1,084,550.25
210059 · Series 2015 Bond Prem	766,120.46
210061 · Series 2017 Bond Premium	3,857,493.85
210062 · Accrued Bond Interest Series 17	620,741.68
2103000 · LOANS	
2103003 · HMAAC LOAN REFINANCED	1,169,793.09

Midtown Redevelopment Authority

Balance Sheet

As of May 31, 2019

	<u>May 31, 19</u>
Total 2103000 · LOANS	<u>1,169,793.09</u>
Total 210000 · Long Term Liabilities	<u>96,813,247.25</u>
Total Long Term Liabilities	<u>96,813,247.25</u>
Total Liabilities	109,884,682.43
Equity	
1110 · Retained Earnings (Retained Earnings)	46,775,906.02
Net Income	<u>-15,593,110.18</u>
Total Equity	<u>31,182,795.84</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>141,067,478.27</u></u>

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Midtown Redevelopment Authority  
Transactions by Account

Sunday, June 30, 2019

Type	Date	Num	Name	Memo	Credit
101001 - Wells Fargo Ope Acctg 64040					
Bill Pmt -Check	06/01/2019	9136	HX Houston Exponential	JUNE 2019 Rent	7,695.00
Bill Pmt -Check	06/03/2019	9142	Houston Downtown Mgmt District	Filing cabinets and furniture	265.00
Bill Pmt -Check	06/03/2019	9143	Reimbursement Thibodeaux, Matt B	Travel to meet with Liberty Bank 09-22-2018 to 0	735.50
Bill Pmt -Check	06/03/2019	9144	Millis Development & Construction, Inc.	MRA MIDTOWN PARK APRIL 2019	125,363.45
Bill Pmt -Check	06/05/2019	9145	MBM Financial Corporation	CANON/IRAC5250	244.86
Bill Pmt -Check	06/18/2019	9146	Bee-Line Delivery Service	Courier Service	85.60
Bill Pmt -Check	06/18/2019	9148	IDS Engineering Group	Professional Consultation	43,511.15
Bill Pmt -Check	06/18/2019	9149	marimon	Contract bas cost & copies	5.00
Bill Pmt -Check	06/18/2019	9150	Maya Itutu Ford-Belgrave D/B/A Ford Mom	COMMS PLNNG MAY 2019	4,950.00
Bill Pmt -Check	06/18/2019	9151	Pitney Bowes Global Financial Services LL	Monthly Lease	151.87
Bill Pmt -Check	06/18/2019	9152	Staples Advantage	office supplies	1,087.72
Bill Pmt -Check	06/18/2019	9153	The Goodman Corporation	Professional Consultation	3,900.00
Bill Pmt -Check	06/18/2019	9154	ThyssenKrupp Elevator	Elevator Service	1,565.31
Bill Pmt -Check	06/18/2019	9155	West Unified Communications Services Inc	Meeting Center Audio	377.44
Bill Pmt -Check	06/18/2019	9156	Wulfe & Co.	Consulting for Bagby Park and Midown Park	3,400.00
Bill Pmt -Check	06/18/2019	9157	VOID		
Bill Pmt -Check	06/18/2019	9158	The Goodman Corporation	Professional Consultation	8,929.80
Bill Pmt -Check	06/18/2019	9159	The Goodman Corporation	Professional Consultation	48,250.00
Bill Pmt -Check	06/18/2019	9160	The Goodman Corporation	Professional Consultation	109,372.00
Bill Pmt -Check	06/18/2019	9161	Heritage Texas Properties	Midtown Park Kiosk	2,592.00
Bill Pmt -Check	06/18/2019	9162	The Goodman Corporation	Professional Consultation	496.10
Bill Pmt -Check	06/18/2019	9163	Bracewell LLP	Legal Consultation	24,868.57
Bill Pmt -Check	06/18/2019	9164	Walter P. Moore	Professional Consultation	18,384.97
Total 101001 - Wells Fargo Ope Acctg 64040					406,231.34

Midtown Redevelopment Authority  
Transactions by Account  
06-30-2019

Type	Date	Num	Name	Memo	Amt
104000 - Affordable Housing Accounts					
104021 - WF Afford Hous 3927					
Bill Pmt -Check	06/18/2019	3387	CCPPI	Affordable Housing CCPPI	91,666.67
Total 104021 - WF Afford Hous 3927					91,666.67

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