



**midtown**  
H O U S T O N

**MIDTOWN REDEVELOPMENT AUTHORITY/  
TIRZ#2  
BOARD OF DIRECTORS MEETING  
MARCH 27, 2023**



**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 on **Thursday, March 30, 2023, at 12:30 P.M. at 410 Pierce Street, 1<sup>st</sup> Floor Conference Room (enter at the Pierce St. and Brazos St. door) Houston, Texas 77002.** The meeting location will be open to the public during open portions of the meeting. The public will be permitted to offer comments as provided on the agenda and as permitted by the presiding officer during the meeting.

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. Agenda for the Midtown Reinvestment Zone:
  - a. Minutes for February 23, 2023.
4. Consent Agenda for the Authority:
  - a. Minutes for February 23, 2023.
  - b. Monthly financial reports for February 2023.
  - c. Acknowledgment of First Amendment to AHOC Lease with Change Happens!
5. Approve Investment Report for the Quarter Ending December 31, 2022.
6. Midtown Affordable Housing Program:
  - a. Affordable Housing Operations Campus.

- i. Change Orders.
- ii. First Amendment to Property Management Agreement for One Emancipation Center.
- b. Resolution Relating to Authorized Signatory(ies) for MRA Affordable Housing Real Estate Transactions.
- c. Affordable Housing Report.

7. Midtown Capital Improvements Program:

- a. Caroline Street Reconstruction – ESPA Corp/KCI.
  - i. Change Orders
- b. North Houston Highway Improvement Project (NHHIP) - Caroline/Wheeler Deck Park.
- c. Midtown Safe Streets and Roads for All Plan.
- d. Midtown Parks and Public Space Master Plan.

8. With respect to the foregoing agenda items, the Authority may conduct an executive session with regards 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.

9. Adjourn.



Matt Thibodeaux

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Executive Director MT/ks



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**ZONE  
CONSENT AGENDA**

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

**February 23, 2023**

A regular meeting of the Board of Directors (the "Board") of Reinvestment Zone Number Two, City of Houston, Texas, was held in person at 410 Pierce Street, First Floor Conference Room, Houston, Texas 77002, on Thursday, February 23, 2023, 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	Donald Bond	7	Caton M. Fenz
3	Michael Lewis	8	John Thomas
4	Michael F. Murphy	9	Zoe Middleton
5	Al Odom		

and all the above were present except Directors Bond, Murphy and Thomas.

In attendance were Authority staff members: Matt Thibodeaux, Vernon Williams, Kandi Schramm, Marlon Marshall, Todd Edwards, David Thomas, Sally Adame, Cynthia Alvarado, Jaime Giraldo, Willie Larry, Amaris Salinas and Jalisa Hurst; Peggy Foreman of Burney & Foreman; Barron F. Wallace and Mary Buzak of Bracewell LLP; Alex Ramirez of Design Workshop; Algenita Davis, Linda Mitchell, Bob Bradford and Angie Gomez of CCPPI; Roberta Burroughs of Roberta F. Burroughs & Associates; Bryan Brown of The Goodman Corporation; Rachel Ray of Walter P. Moore Engineering; Carol Harrison of IDS Engineering, Jennifer Curley of City of Houston; Bob Mjoen of McKim & Creed; and Zack Martin of MCMD.

Chair Odom called the meeting to order.

**MINUTES FOR JANUARY 26, 2022.**

Director Fenz made a motion to approve the minutes of January 26, 2023. The motion was seconded by Director Goren and carried by unanimous vote.

**EXECUTIVE SESSION**

The Board did not enter a closed executive session.

**ADJOURN**

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

\_\_\_\_\_  
Caton Fenz, Secretary

\_\_\_\_\_  
Date

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**AUTHORITY  
CONSENT AGENDA**

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

**February 23, 2023**

A regular meeting of the Board of Directors (the "Board") of the Midtown Redevelopment Authority (the "Authority") was held at 410 Pierce Street, First Floor Conference Room, Houston, Texas 77002, on Thursday, February 23, 2023, 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	Donald Bond	7	Caton M. Fenz
3	Michael Lewis	8	John Thomas
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5	Al Odom		

and all the above were present except Directors Bond, Murphy and Thomas.

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Chairman Odom called the meeting to order.

**PUBLIC COMMENTS**

There were no public comments presented at this meeting.

**CONSENT AGENDA FOR THE AUTHORITY**

**MINUTES FOR JANUARY 26, 2023**

**MONTHLY FINANCIAL REPORTS FOR JANUARY 2023**

**ACKNOWLEDGMENT OF AHOC LEASE WITH OST/ALMEDA CORRIDORS  
REDEVELOPMENT AUTHORITY.**

**RATIFICATION OF DEMOLITION SETTLEMENT AND RELEASE AGREEMENT WITH KCK  
LANDSCAPING.**

**ANNUAL RENEWAL OF PROFESSIONAL SERVICES AGREEMENT WITH THE  
GOODMAN CORPORATION.**

**RATIFICATION AND ACKNOWLEDGMENT OF SALE OF THE FOLLOWING PROPERTIES  
LOCATED IN HOUSTON:**

**6420 and 0 Cullen Boulevard;**

**3502 Emancipation Avenue;**

**0 Dumble Street;**



**2500 and 2500 Winbern Street; and  
2809 Emancipation Avenue**

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

**APPROVE MIDTOWN REDEVELOPMENT AUTHORITY AMENDED ADMINISTRATIVE PROCEDURE MANUAL AND EMPLOYEE POLICY MANUAL.**

Mary Buzak of Bracewell presented the Authority's Amended Administrative Procedure Manual and Employee Policy Manual noting updates were provided to the pregnancy, alcohol and drug, clauses and the workplace accommodations section. Ms. Buzak reported that the Investment Policy was removed from the Administrative Policy Manual. Director Fenz made a motion to approve the Midtown Redevelopment Authority Amended Administrative Procedure Manual and Employee Policy Manual. The motion was seconded by Director Lewis and carried by unanimous vote.

**RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY AND LIST OF QUALIFIED BROKER/DEALERS OF MIDTOWN REDEVELOPMENT AUTHORITY AND CONTAINING OTHER PROVISIONS RELATED THERETO.**

Ms. Buzak presented the annual review of the Resolution Regarding Annual Review of Investment Policy And List Of Qualified Broker/Dealers Of Midtown Redevelopment Authority And Containing Other Provisions Related Thereto noting that requirements for Investment Pools were updated. Director Goren made a motion to approve the Resolution Regarding Annual Review of Investment Policy And List Of Qualified Broker/Dealers Of Midtown Redevelopment Authority And Containing Other Provisions Related Thereto. The motion was seconded by Director Lewis and carried by unanimous vote and carried by unanimous vote.

**MIDTOWN AFFORDABLE HOUSING PROGRAM.**

**AFFORDABLE HOUSING OPERATIONS CAMPUS;**

Marlon Marshall reported the Campus tenant improvements were moving forward with levels 2 and 5.

**CHANGE ORDERS;**

Mr. Marshall presented Change Orders #1,2,3,4,5 & 6 and stated that the net effect of these change orders was a credit of \$7,957.95 to the total contract. The Change Orders represent value engineering to the scope of services, increase to 22.6% of MWBE participation goals, build out of separate space for Greater Southeast Management District, and levels 2 and 5 received a credit for build out due a suite being eliminated from the plans. Director Goren made a motion to approve Change Orders #1,2,3,4,5, & 6 resulting in a net credit of \$7,957.95. The motion was seconded by Director Fenz and carried by unanimous vote.

**RECOMMENDATION FROM CCPPI/CPR TEAM FOR GRANT OF LAND TO HOUSTON HABITAT FOR HUMANITY, INC. FOR DEVELOPMENT OF SINGLE-FAMILY AFFORDABLE HOUSING.**

Roberta Burroughs of Roberta F. Burroughs & Associates presented the request from Houston Habitat for Humanity, Inc. ("Habitat") for a Grant of Land for the Development of Single-Family Affordable Housing. Ms. Burroughs reported that Habitat responded to a Request for Proposal (RFP) issued for development of single-family affordable housing and is being recommended by the CCPPI/CPR (Comprehensive Process Review) team to receive a grant of 11 tracts of vacant land (Cluster A). She stated that each tract of land is approximately 5000 sq feet and will each contain one single family home with a sales price not to exceed \$200,000. Director Fenz made a motion to approve the Recommendation from the CCPPI/CPR (Comprehensive Process Review) Team for Grant of Land to Houston Habitat for Humanity, Inc. for development of single-family affordable housing. The motion was seconded by Director Lewis. Director Goren abstained from the vote. The motion carried by a majority vote with 5 Board Members voting Yes and 1 abstention.

**AFFORDABLE HOUSING REPORT**

Mr. Edwards provided the Board with a summary of affordable housing activity. He stated that approximately 602 units of affordable housing have been completed to date as part of the MRA Affordable Housing Program.

**MIDTOWN CAPITAL IMPROVEMENTS PROGRAM**

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

Mr. Marshall reported that the contractor continues to work on the punch list items. Center Point, has completed removal of the remaining utility poles that were in conflict with the sidewalk and intersection of ramp installations. Upcoming work includes installation of remaining pavement markings, rain garden lighting and TDLR (Texas Department of Licenses and Regulations) inspections.

**CHANGE ORDERS**

Mr. Marshall reported that there are no change orders to present at this meeting.

**MIDTOWN PARK – FRONT 90 IMPROVEMENTS - WALTER P MOORE / DESIGN WORKSHOP**

Mr. Marshall presented the Midtown Park Front 90 Improvements update. He reported that the contractor has completed installation of electrical receptacles. Substantial completion inspection was held, and punch list items have been identified. The Front 90 Improvements Project closeout is in process pending completion of remaining punch list items.

**CHANGE ORDERS**

Mr. Marshall reported that there are no change orders to present at this meeting.

**INTERLOCAL AGREEMENT WITH CITY OF HOUSTON FOR MILL AND OVERLAY OF CERTAIN STREETS WITHIN THE ZONE.**

Mr. Marshall presented the Interlocal Agreement with the City of Houston for Mill and Overlay of Certain Streets within the Zone. The Comprehensive Mill and Overlay Plan was developed based on the City’s most recent Pavement Condition Index ratings. The phases will be prioritized for construction based on pavement condition ratings and public feedback received from the community. Mr. Marshall reported that the Interlocal Agreement with City of Houston for Phase 1 of project will cost \$910,471.57. Director Fenz made a motion to approve the Interlocal Agreement with City of Houston for Mill and Overlay of Certain Streets within the Zone. The motion was seconded by Director Lewis and carried by unanimous vote.

**MIDTOWN PARKS AND PUBLIC SPACE MASTER PLAN**

Mr. Marshall reported that a focus group met last night with approximately 50 residents. He noted that the recommendations will be presented at the April meeting.

**EXECUTIVE SESSION**

The Board did not enter into a closed executive session.

**ADJOURN**

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

\_\_\_\_\_  
Caton Fenz, Secretary

\_\_\_\_\_  
Date

## Midtown Redevelopment Authority

## Profit &amp; Loss

July 2022 through February 2023

	Jul '22 - Feb 23
Ordinary Income/Expense	
Income	
400000 · Revenue & Support	
400007 · HISD PASS THROUGH	
400025 · Interest-Debt Service & Reserve	148,662.19
400026 · Interest-Other Bond Funds	6,087.97
400029 · Interest - Affordable Housing	98,186.90
400030 · Interest-Operating Funds	310,548.03
400032 · Other Revenue	428,085.25
400040 · 3131 EMANCIPATION	112,240.80
400041 · Affordable Housing Apts Units (Apartment rental income Affordable Housing units)	60,389.39
400042 · 402 & 410 Tenant Inome	141,428.09
Total 400000 · Revenue & Support	1,305,628.62
400441 · Bagby Park Kiosk Lease	24,500.00
Total Income	1,330,128.62
Gross Profit	1,330,128.62
Expense	
500000 · BOND FUND EXPENSES	
500419 · Camden Int.	348,427.23
504000 · Projects & Expenses	
500007 · T-0234 Parks and Open Space	105,226.74
500021 · T-0203 Entry Portals	27,845.00
500046 · T-0221 Midtown Park	1,195.25
Total 504000 · Projects & Expenses	134,266.99
Total 500000 · BOND FUND EXPENSES	482,694.22
510000 · INCREMENT PROJECTS/EXPENSE	
510008 · T-0220 Afford Housing Land Bnk	
510013 · T-0220 Affordable Housing Legal	168,206.25
510017 · T-0220 Drainage Fees	15,610.91
510018 · Fines	3,369.60
512001 · T-0220 Aff Hous Expense	2,482,551.55
512002 · Interest Expense	263,026.41
512003 · Operations Center (3117 Emancipation AVE & 3112 St Charles St.)	
5120034 · Operatings Center Insurance	1,031.42
5120037 · Tenant Emprovements (Professional project managements services to assist in the mana...	880.00
5120039 · 3131 Electricity	7,026.66
5120040 · Utilites Water	
512003 · Operations Center (3117 Emancipation AVE & 3112 St Charles St.) - Other	1,230,248.46
Total 512003 · Operations Center (3117 Emancipation AVE & 3112 St Charles St.)	1,239,186.54
Total 510008 · T-0220 Afford Housing Land Bnk	4,171,951.26
510010 · T-0237 Baldwin Park Upgrades	174,769.04
510019 · T-0214 Caroline St	67,095.07
510024 · T-0204 Infrastruc/Street Lights	152.59
510041 · CIP Program Expenses	
510094 · Midtown CIP TM	28,325.00
510041 · CIP Program Expenses - Other	7,610.00
Total 510041 · CIP Program Expenses	35,935.00

## Midtown Redevelopment Authority

## Profit &amp; Loss

July 2022 through February 2023

	Jul '22 - Feb 23
510043 · T-0234 Parks & Open Space & Mob	40,155.94
510045 · T-0224 HTC I - Bldg Maintenance	149,560.06
510046 · T-0221 Midtown Pk	11,319.15
510096 · T-0207 Opr of Zone Prj Faciliti	148,261.87
510102 · HMAAC Interest Expense	18,868.84
510400 · KIOS at Bagby Park	40,374.67
510534 · T-0225 Mobility & Pedest Imprv	225,823.62
510700 · Municipal Services Costs	70,000.00
511001 · T-0232 Public & Cultural Fac	1,595,000.00
511002 · T-0233 Midtown Park Garage	6,094.93
<b>Total 510000 · INCREMENT PROJECTS/EXPENSE</b>	<b>6,755,362.04</b>
510034 · FTA Phase IV McGowen	32,500.00
550000 · General & Admin. Expense	
550002 · Contract Labor	
550003 · Rent Expense (Additional office space)	7,200.00
550004 · Salaries	
550005 · Salary Reimb & Office Expp (AH & MMD Reimbursements)	-136,889.07
550014 · Health Insurance	103,583.92
550015 · AFLAC	3,424.14
550018 · Life Insurance	221.85
550021 · 401K contributions	27,873.98
550004 · Salaries - Other	1,012,210.35
<b>Total 550004 · Salaries</b>	<b>1,010,425.17</b>
5500047 · Overtime	123.75
550007 · Courier Service	2,399.86
550008 · Office Supply & Expense	6,471.35
550009 · Misc Exp	22,683.69
550010 · Telephone & Utilities	
5500117 · GAS	1,499.76
550110 · Cellular Service	902.52
550113 · Drainage fee	242.52
550010 · Telephone & Utilities - Other	3,718.12
<b>Total 550010 · Telephone &amp; Utilities</b>	<b>6,362.92</b>
550012 · Postage	571.59
550019 · Special Projects (Special Projects as determined by the City of Houston)	48.93
550022 · Bank Charges & Fees	20,245.83
550023 · Trust Expenses	17,528.00
550025 · Professional Services	188,421.93
550026 · Accounting Consultants	83,814.81
550028 · Legal Consultants	77,059.56
550031 · HTC Bldg Maintenance	36,795.70
550032 · Engineering Consultants	258,331.13
550034 · Equip Rent & Lease Expense	6,387.63
550036 · Licenses & Fees	1,213.83
550037 · Workman's Comp Insurance	3,021.52
550038 · Insurance - All	392,567.22
550039 · Computers & Repairs & Maint	47,015.52
550040 · Repair & Maintenance	12,976.16
550044 · Payroll Expense & PR Tax Exp	12,509.18
550045 · Payroll Fees	15,776.75
550046 · Reimb. Employee Office Exp.	64.06
550047 · Soc Sec - Medicare	81,662.19
550058 · Travel	6,725.99

No assurance is provided on these financial statements

Midtown Redevelopment Authority  
**Profit & Loss**  
 July 2022 through February 2023

	Jul '22 - Feb 23
550061 · Public Relations	87,500.00
550201 · CIP	-1,281.79
Total 550000 · General & Admin. Expense	2,404,622.48
600000 · Bond Related Expenses	
560040 · 2015 Bond Int Expense	26,186.46
600000 · Bond Related Expenses - Other	9,500.00
Total 600000 · Bond Related Expenses	35,686.46
66900 · Reconciliation Discrepancies	-0.01
Total Expense	9,710,865.19
Net Ordinary Income	-8,380,736.57
Other Income/Expense	
Other Expense	
999990 · Ask My Accountant	2,196.74
Total Other Expense	2,196.74
Net Other Income	-2,196.74
Net Income	-8,382,933.31

## Midtown Redevelopment Authority

## Balance Sheet

As of February 28, 2023

	Feb 28, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
101001 · Wells Fargo Ope Acctg 64040	569,897.99
101002 · Infrastructure Projects 1731	958.49
101010 · WF Surplus Acct 63943	1,578,558.82
101020 · WF FTA Enhanced Path 63919	60.46
101030 · Wells Fargo 1094 (income from tenantss)	216,436.74
102200 · Logic Operating Account (Investment Account)	14,363,528.54
103200 · TexStar Operating Acct 1111	7,107.43
103600 · Wells Fargo Oper Inves 63901	735.48
103700 · WF Operating Saving 3215777180	45,107.03
104000 · Affordable Housing Accounts	6,753,905.32
105000 · Trustee Investments	
105001 · Pledge Revenue Fund 422885	4,575.33
105002 · Debt Service Fund	7,534,302.65
105003 · Reserve Fund 422897	7,576,811.63
105009 · Austin Park Maint. Fund 422919	3,633.44
107000 · BOND FUNDS	4,477.09
Total 105000 · Trustee Investments	15,123,800.14
Total Checking/Savings	38,660,096.44
Accounts Receivable	
130100 · Tax Increments Receivable	-2,002,234.33
170000 · Accounts Receivable	464,803.66
Total Accounts Receivable	-1,537,430.67
Other Current Assets	-19,172.00
Total Current Assets	37,103,493.77
Fixed Assets	
150000 · Fixed Assets	
150010 · Office Furniture & Equipment	47,789.92
150011 · Accumluated Depreciation-Furn.	-26,321.36
150012 · 3300 Main st	5,000.00
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	2,676,862.62
150064 · Accm Deprec-Houston Tech Cntr I	-2,544,836.91
150065 · Land - HTC Phase II	697,219.00
150066 · Houston Tech Center II	2,816,117.96
150067 · Accum.Deprec. HTC Phase I	-2,264,628.64
150069 · Land - Bagby Park	1,318,870.15
150070 · BagbyPark	2,453,218.83
150071 · Accum.Deprec. BagbyPark	-1,535,641.01
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	-167,995.33
1500784 · Acc Depr Office Housng & Garage	-820,804.00

No assurance is provided no these financial statements

Midtown Redevelopment Authority  
**Balance Sheet**  
As of February 28, 2023

	Feb 28, 23
150078A · Midtown (Superblock) Garage	13,784.20
150078B · Midtown (Superblockj) Park	5,299,848.40
150078C · Midtown Garage - Depreciable As	
1500781 · Acc Depre - Midtown Garage	-2,079,440.68
150078C · Midtown Garage - Depreciable As - Other	23,104,895.00
	21,025,454.32
Total 150078C · Midtown Garage - Depreciable As	
150078D · Midtown Park - Depreciable Asse	
1500782 · Acc Depre Midtown Park	-2,970,263.64
150078D · Midtown Park - Depreciable Asse - Other	13,588,351.00
	10,618,087.36
Total 150078D · Midtown Park - Depreciable Asse	
150078E · Land - Operations Center	1,999,033.00
150078F · Bagby Park	-104,979.00
150078H · Midtown Park - Depr Assc 2&3	5,506,202.00
150078I · Bagby Park - Depr Asset (2020)	1,049,784.00
150078J · Opration Center Dep Asset	29,095,076.00
150079B · Works of Art - Donated	1,137,027.00
150080 · Land (Resale) (Land purchase for resale)	
150081 · Earnest Money	-49,744.89
150082 · Option Fees	8,170.00
150803 · Affordable Housing Legal	104,930.05
150804 · Affordable Housing Misc	753,699.46
150805 · AFFORD HOUS GRANTS	126,750.28
150080 · Land (Resale) (Land purchase for resale) - Other	36,123,520.46
	37,067,325.36
Total 150080 · Land (Resale) (Land purchase for resale)	
150080A · Land Held for Resale	-3,099,946.87
150089 · Land HMAAC (Land)	1,206,150.00
150090 · HMAAC Property	918,850.00
150091 · Accum Depr HMAAC	-535,995.30
150100 · 2800 MAIN	317,069.93
150782A · Acc Depr Midtown Park Phase 2-3	-504,735.00
	123,262,041.23
Total 150000 · Fixed Assets	
Total Fixed Assets	123,262,041.23
Other Assets	
180000 · Travel Advance	307.96
	307.96
Total Other Assets	
TOTAL ASSETS	160,365,842.96
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	1,836,651.47
Other Current Liabilities	
200001 · Current Liabilities	
200005 · Accrued Expenses	261,005.00
201000 · Operating Account Liabilities	-3,432.48
201001 · MIDCORP Kios	-295,726.98
201002 · Due to MPC	15,850.00
202000 · Project Fund Liabilities	18,578.35

No assurance is provided no these financial statements



## Midtown Redevelopment Authority

## Balance Sheet

As of February 28, 2023

	Feb 28, 23
2021061 · Due from FWRA for AFLAC	-2,322.72
2022100 · Security Deposit - Office Rent	5,878.89
204000 · HMAAC NOTE - CURRENT	715,234.00
2103008 · CRI Current Camden	-1.04
200001 · Current Liabilities - Other	13,800.00
<b>Total 200001 · Current Liabilities</b>	<b>728,863.02</b>
200CRI · CRI	3,000,000.00
2030112 · BBVA Taxable Loan	2,573,347.96
2030113 · BBVA LOAN TAX EXEMPT	4,670,250.11
2103007 · Developer Advances Midtown Park	3,534,090.00
25000 · Retainage Payable (Retainage)	48,136.98
<b>Total Other Current Liabilities</b>	<b>14,554,688.07</b>
<b>Total Current Liabilities</b>	<b>16,391,339.54</b>
<b>Long Term Liabilities</b>	
210000 · Long Term Liabilities	
210047 · Bonds Payable Series '13	21,875,000.00
210048 · Current Portion Bonds Payable	3,785,000.00
210049 · Bond Payable Series '15	5,180,000.00
210050 · Bond Payable Series 2017	35,255,000.00
210053 · Accrued Bond Int 2015 series	26,186.41
210055 · Accrued Bond Interest 13 Series	0.35
210056 · Accrued Bond Interest Series 11	0.02
210058 · Series 2013 BOND PREMIUM	842,345.07
210059 · Series 2015 Bond Prem	344,109.24
210060 · Accrued Bond Interst 2020	0.04
210061 · Series 2017 Bond Premium	3,169,302.45
210062 · Accrued Bond Interest Series 17	-2,501.08
210063 · Series 2020 Bond Premium	1,758,822.90
210064 · Bonds Payable Series 2020	8,565,000.00
2103000 · LOANS	-65,491.05
<b>Total 210000 · Long Term Liabilities</b>	<b>80,732,774.35</b>
<b>Total Long Term Liabilities</b>	<b>80,732,774.35</b>
<b>Total Liabilities</b>	<b>97,124,113.89</b>
<b>Equity</b>	
1110 · Retained Earnings (Retained Earnings)	71,624,662.38
Net Income	-8,382,933.31
<b>Total Equity</b>	<b>63,241,729.07</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>160,365,842.96</b>

Midtown Redevelopment Authority  
Wells Fargo Oper 64040 Disbursements  
February 21- March 28, 2023

Date	Num	Name	Memo	Credit
101001		Wells Fargo Ope Acctg 64040		
02/21/2023	ACH	City of Houston - Water	155065	16.05
02/21/2023	ACH	City of Houston - Water	155065	170.61
02/22/2023	ACH	City of Houston - Water	155065	123.37
02/22/2023	ACH	City of Houston - Water	155065	191.36
02/23/2023	10605	Bee-Line Delivery Service, Inc.	550008	174.35
02/23/2023	10606	Flextg Financial Services	CANNON/IR-C57501	907.36
02/23/2023	10607	IDS Engineering Group	Professional Serv through Jan 25, 2023 Proje...	1,490.54
02/23/2023	10608	J. Kru Land Services LLC	Caroline Street Backflow Assembly	450.00
02/23/2023	10609	Juan Perez	Repair & Maint	2,290.00
02/23/2023	10610	Lion Heart	Parks & Public Space Master Plan	4,441.34
02/23/2023	10611	NEVA Corporation	AC Repairs	2,190.66
02/23/2023	10612	OJB	Midtown Caroline/Wheeler Rendered Through ...	694.00
02/23/2023	10613	One World Strategy Group, LLC	OW Strategist	17,500.00
02/23/2023	10614	The Goodman Corporation	Consultants	8,863.84
02/23/2023	10615	Walter P. Moore	Engineers	7,793.05
02/23/2023	10616	Goode Systems & Consulting Inc	Computer and Technology	4,191.28
02/23/2023	10617	IDS Engineering Group	Professional Serv through Jan 25, 2023 Proje...	1,998.52
02/23/2023	10618	Kwik Kopy	Post Cards/Yard Signs/Color Poster	1,303.56
02/23/2023	10619	Midtown Parks Conservancy	1st Contributions Installment for Management ...	250,000.00
02/23/2023	10620	NEVA Corporation	AC Service	1,000.00
02/23/2023	ACH	Liberty Bank and Trust	53752 Feb 2023	10,545.04
02/23/2023	ACH	AFLAC	January 2023	3,021.28
02/24/2023	ACH	G&A Partners	PR 2/27/23	83,333.17
02/24/2023	ACH	CENTERPOINT ENERGY 4	GAS SERICE AT 410 & 402 PIERCE 640281...	378.80
03/08/2023	10621	Datavox Inc	AV Project - Flex Space	4,745.26
03/08/2023	10622	Blue Ribbon Carpet Care	Carpet Cleaning - 410 Pierce	3,648.12
03/08/2023	10623	Bryan Ross	Distribution of Rack Cards - Midtown Parks Ma...	200.00
03/08/2023	10624	Comcast	410 SERVICE Ste #355	265.13
03/08/2023	10625	Comcast Business	402 & 410 SERVICE ACCT# 708743225	22.44
03/08/2023	10626	Equi-Tax, Inc.	MontlyConsultation Service fee per contract	500.00
03/08/2023	10627	William Marsh Rice U	Ion Plaza & Ion Sidewalk Improvements	392,714.00
03/08/2023	10628	DJ MAV MUSIC	Board Meeting sound provided 02-23-2023	1,115.00
03/08/2023	10629	Goode Systems & Consulting Inc	IT Service - Preparation for closet space in Bo...	1,325.00
03/08/2023	10630	Jerdon Enterprises, L.P.	Professional Services for Nov 2022 Project 11...	12,717.45
03/08/2023	10631	Midtown Scouts Square Property. LP	Contract Parking Spaces - 12	900.00
03/08/2023	10632	Angelika Northrup	Office Administration - Feb 27 - Mar 3, 2023	661.50
03/08/2023	10633	Goode Systems & Consulting Inc	Computer and Technology	3,256.50
03/08/2023	10634	Melanie Rodriguez	Office Admin Support - Febv 27 - Mar 2, 2023	300.00
03/08/2023	10635	Pitney Bowes Global Financial Servic...	LEASE	163.20
03/08/2023	10636	Staples Advantage	Office supplies	1,188.51
03/08/2023	10637	THR Enterprises, Inc.	Cleaning Serices - January 2023	1,750.00
03/08/2023	10638	Michelle Ashton	Communications Consultant - 2/18 - 3/3	75.00
03/08/2023	ACH	City of Houston - Water	155065	1,082.14
03/08/2023	ACH	City of Houston - Water	155065	134.25
03/08/2023	ACH	City of Houston - Water	155065	3.18
03/08/2023	ACH	City of Houston - Water	155065	68.08
03/08/2023	ACH	City of Houston - Water	155065	42.58
03/08/2023	ACH	City of Houston - Water	155065	69.63
03/08/2023	ACH	City of Houston - Water	155065	33.84
03/08/2023	ACH	City of Houston - Water	155065	22.36
03/08/2023	ACH	City of Houston - Water	155065	21.08
03/08/2023	ACH	City of Houston - Water	155065	18.14
03/08/2023	ACH	City of Houston - Water	155065	16.22
03/08/2023	ACH	City of Houston - Water	155065	25.44
03/08/2023	ACH	City of Houston - Water	155065	65.12
03/08/2023	ACH	City of Houston - Water	155065	99.27
03/08/2023	ACH	City of Houston - Water	155065	25.07
03/08/2023	ACH	City of Houston - Water	155065	74.79
03/08/2023	ACH	City of Houston - Water	155065	416.78
03/08/2023	ACH	City of Houston - Water	155065	23.36

No assurance is provided on these financial statements

Midtown Redevelopment Authority  
Wells Fargo Oper 64040 Disbursements  
February 21- March 28, 2023

Date	Num	Name	Memo	Credit
03/08/2023	10639	United National Insurance Agency	Commercial Professional Liability Insurance R...	49,839.38
03/15/2023	ACH	City of Houston - Water	155065	1,120.05
03/15/2023	ACH	City of Houston - Water	155065	1,031.73
03/22/2023	ACH	AFLAC	February 2023	3,021.28
03/22/2023	10640	Angelika Northrup	Office Administration - Mar 13 - Mar 17, 2023	675.00
03/22/2023	10641	Bee-Line Delivery Service, Inc.	550008	145.62
03/22/2023	10642	Blue Ribbon Carpet Care	Carpet Cleaning - 402 Pierce - 1st Floor	1,601.00
03/22/2023	10643	Bracewell LLP	Legal Services	21,050.00
03/22/2023	10644	David T. Thomas	Wal-Mart - Supplies for Office Suites	12.18
03/22/2023	10645	Flextg Financial Services	CANNON/IR-C5750I	677.04
03/22/2023	10646	Foster Fence Ltd	Fix Gate Issues - 410 Pierce Street	310.00
03/22/2023	10647	Goode Systems & Consulting Inc	IT Service - Office 365 Products	352.00
03/22/2023	10648	Juan Perez	Prep and Paint 1st Floor Suites Bldg 402	3,284.00
03/22/2023	10649	Marlon Marshall	Reimbursements APA Conference - Philadelp...	1,218.30
03/22/2023	10650	Michelle Ashton	Communications Consultant - 3/4- 3/17	45.00
03/22/2023	10651	OJB	On Call Services - WO 1	4,410.00
03/22/2023	10652	One World Strategy Group, LLC	Strategist	17,500.00
03/22/2023	10653	The Goodman Corporation	Consulting Services	9,750.00
03/22/2023	10654	The Morton Accounting Services	Feb 2023 CPA Services	14,654.52
03/22/2023	10655	Wulfe & Co.	Consulting for Bagby Park and Midown Park	3,400.00
03/22/2023	10656	Lion Heart	Parks & Public Space Master Plan	5,672.50
Total 101001 · Wells Fargo Ope Acctg 64040				970,626.22
TOTAL				970,626.22

Midtown Redevelopment Authority  
Wells Fargo Aff Housing Disbursements

February 21 - March 28, 2023

Type	Date	Num	Name	Memo	Credit
104000 · Affordable Housing Accounts					
104021 · WF Afford Hous 3927					
Bill Pmt -Check	02/23/2023	4055	City of Houston Municipal Court Dept	Court Cases for AH Property	868.40
Bill Pmt -Check	02/23/2023	4056	Four Eleven LLC	Landscape Services January 2023	39,226.23
Bill Pmt -Check	02/23/2023	4057	D.E. Harvey Builders	Pay Applications - Emancipation	133,607.72
Bill Pmt -Check	02/23/2023	4058	Kirksey Architecture, LLC	CCPPI Third Ward Building January	2,323.33
Bill Pmt -Check	02/23/2023	4059	Martin Construction Management & Desig...	Professional Services from 01-01-23 t...	11,000.00
Bill Pmt -Check	02/23/2023	4060	Roberta F. Burroughs & Associates, LLC	Project: Midtown Affordable Housing ...	1,750.00
Bill Pmt -Check	02/23/2023	4061	Ryland Enterprise, Inc dba ARVO Realty ...	3131 Emancipation Ave	1,697.50
Bill Pmt -Check	02/23/2023	4062	Vergel Gay & Associates	Project Mgt Sevices Emancipation Bl...	5,322.00
Bill Pmt -Check	02/23/2023	4064	Five Pillar Pro	Landscaping - AH	10,800.00
Bill Pmt -Check	02/23/2023	4065	Jarrett's Appraisal Service	APPRAISALS	5,000.00
Bill Pmt -Check	02/23/2023	4066	KCK Demolition and Landscaping	Demolition at 5702 Griggs rd 77021	38,000.00
Bill Pmt -Check	02/23/2023	4067	CCPPI	Mldtown Affordable Housing Plan Gra...	119,083.33
Bill Pmt -Check	03/08/2023	4068	American Fence Company, Inc.	Fencing - AH	493.50
Bill Pmt -Check	03/08/2023	4069	Roberta F. Burroughs & Associates, LLC	Project: Midtown Affordable Housing ...	8,000.00
Bill Pmt -Check	03/08/2023	4070	Vergel Gay & Associates	Project Mgt Sevices Emancipation Bl...	4,471.00
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	19.29
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	3.62
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	4.83
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	2.69
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	2.10
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	8.40
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	3.46
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	7.01
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	20.49
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	20.49
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	4.87
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	18.94
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	20.91
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	27.76
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	22.15
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	24.97
Bill Pmt -Check	03/09/2023	ACH	City of Houston - Water	155065	20.49
Bill Pmt -Check	03/13/2023	ACH	City of Houston - Water	155065	68.67
Bill Pmt -Check	03/13/2023	ACH	City of Houston - Water	155065	24.73
Bill Pmt -Check	03/13/2023	ACH	City of Houston - Water	155065	155.54
Bill Pmt -Check	03/13/2023	ACH	City of Houston - Water	155065	19.29
Bill Pmt -Check	03/13/2023	ACH	City of Houston - Water	155065	21.64
Bill Pmt -Check	03/13/2023	ACH	City of Houston - Water	155065	20.49
Bill Pmt -Check	03/13/2023	ACH	City of Houston - Water	155065	20.88
Bill Pmt -Check	03/22/2023	4071	American Fence Company, Inc.	Fencing - AH	3,873.00
Bill Pmt -Check	03/22/2023	4072	Bracewell LLP	Legal Services	10,237.50
Bill Pmt -Check	03/22/2023	4073	D.E. Harvey Builders	Pay Applications	678,497.48
Bill Pmt -Check	03/22/2023	4074	Four Eleven LLC	Landscape Services February 2023	44,296.35
Bill Pmt -Check	03/22/2023	4075	City of Houston Municipal Court Dept	AH - Fines	2,501.20
Bill Pmt -Check	03/22/2023	4076	Roberta F. Burroughs & Associates, LLC	Project: Midtown Affordable Housing ...	8,000.00
Total 104021 · WF Afford Hous 3927					1,129,612.25
Total 104000 · Affordable Housing Accounts					1,129,612.25
TOTAL					1,129,612.25



**midtown**  
H O U S T O N

**INVESTMENT REPORT  
FOR QUARTER ENDING  
DECEMBER 31, 2022**



**midtown**  
H O U S T O N

March 22, 2023

Board of Directors  
Midtown Management District  
410 Pierce, Suite 355  
Houston, Texas 77002

Re: Investment Report – Quarter Ending December 31, 2022

Dear Board of Directors:

In my capacity as Investment Officer and in compliance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District, please find attached the 2nd Quarter Fiscal Year 2023 Investment Report.

These reports reflect compliance of the Investment Policies of the District, and in accordance with the Investment provisions of the Public Funds Investment Act. The enclosed report is presented to the Board of Directors for review and approval.

Kindest regards,

Matt Thibodeaux  
Executive Director

CC: Carr, Riggs & Ingram (CRI)



March 22, 2023

Board of Directors  
Matt Thibodeaux, Executive Director  
Midtown Redevelopment Authority  
410 Pierce Street, Suite 355  
Houston, Texas 77002

Re: Investment Report – Quarter Ending December 31, 2022

Dear Board of Directors:

I have prepared the Quarterly Investment Report in my capacity as the CPA for the Authority. This report is presented in accordance with generally accepted accounting principals and Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the Authority and will be reviewed as part of the annual audit.

The average yield from TexStar Money Market Accounts for this quarter is 3.46%

The average yield from Logic Money Market Accounts for this quarter is 3.7931%

The average yield from Wells Fargo interest earning accounts is 0.58%

The total amount of interest earned for this quarter is \$271,776

The total average yield on the interest bearing accounts is 1.895%

The report reflects the compliance of your investment portfolio with the Investment Policies of the Authority, and is in accordance with the Investment provisions of the Public Funds Investment Act.

This report is presented to the Board of Directors for review and approval.

Respectfully,

Melissa Morton  
Certified Public Accountant

cc: Carr, Riggs & Ingram (CRI)

**MIDTOWN REDEVELOPMENT AUTHORITY  
INVESTMENT REPORT  
QUARTER ENDED DECEMBER 2022**



ACCOUNT NAME / FUND	QTR BEGINNING BOOK VALUE	TRANSACTIONS		INTEREST - 2nd Qtr	ENDING BOOK VALUE	QTRLY AVG INTEREST YIELD RATE
		DEPOSITS	WITHDRAWALS	QUARTER TOTAL		
<b>OPERATING FUNDS</b>	21,042,409.99	2,248,722.36	5,294,541.66	152,666.45	17,996,590.69	
WF 64040	1,630,585.32	2,044,590.63	3,294,541.66	2,630.06	380,634.29	0.5800%
WF Insrastructure Projects 1731	955.93	1.40	-	1.40	957.33	0.5800%
WF Surplus 63943	2,123,154.63	3,120.11	-	513.03	2,126,274.74	0.5867%
WF FTA 63919	60.30	0.09	-	0.06	60.39	0.5867%
WF Business 1094	133,472.26	51,488.23	-	-	184,960.49	
LOGIC Operating	17,101,465.08	149,393.53	2,000,000.00	149,393.53	15,250,858.61	3.7931%
TexSTAR Operating	6,996.38	61.18		61.18	7,057.56	3.4600%
WF Investment 63901	733.51	1.08		1.08	734.59	0.5833%
WF Opr Sav 77180	44,986.58	66.11	-	66.11	45,052.69	0.5867%
<b>AFFORDABLE HOUSING</b>	8,922,454.31	6,429,324.66	1,004,901.96	49,822.23	14,346,877.01	
WF Affordable Housing 3927	3,621,409.79	6,230,248.79	482,650.70	10,557.68	9,369,007.88	0.5867%
WF Affordable Housing 3935	345.48	0.51		0.51	345.99	0.5867%
TexSTAR Affordable Housing	2,027.39	17.73		17.73	2,045.12	3.4600%
LOGIC Affordable Housing	4,093,604.46	39,246.31		39,246.31	4,132,850.77	3.7931%
PNC Affordable Housing	1,109,099.33	-	283,846.45	-	825,252.88	
Well Fargo NAI	95,919.27	159,811.32	238,404.81	-	17,325.78	
Affordable Housing Fund 2013 (x802)	48.59			-	48.59	2.0971%
<b>PLEDGE REVENUE</b>	10,214.90	23,334,912.76	23,323,709.74	-	21,417.92	
677 Fund U.S. Treasury Money Market	10,214.90	23,334,912.76	23,323,709.74	-	21,417.92	0.0467%



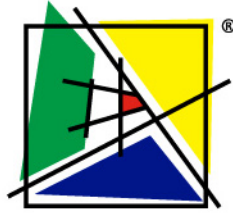
<b>DEBT SERVICE FUND</b>	7,532,035.56	2,267.09	-	2,267.09	7,534,302.65	
Debit Service 2896	7,532,035.56	2,267.09	-	2,267.09	7,534,302.65	3.4600%
<b>RESERVE FUND</b>	7,434,948.14	90,966.51	325,294.14	62,580.39	7,200,620.51	
TexSTAR Debit Service Money Market	7,434,948.14	90,966.51	325,294.14	62,580.39	7,200,620.51	3.4600%
<b>2011 ESCROW 1998 2001</b>	9.99	0.00	0.00	0.00	9.99	
2011 Escrow 1998 2001 (x264)	9.99			-	9.99	1.8807%
<b>AUSTIN MAINTENANCE FUND</b>	3,582.05	29.92	0.00	21.60	3,611.97	
677 Fund U.S. Treasury Money Market	3,582.05	29.92		21.60	3,611.97	2.0971%
<b>PROJECT FUND</b>	1,188,599.08	4,418.51	0.00	4,418.51	1,193,017.59	
LOGIC 2017 Project	1,188,599.08	4,418.51	-	4,418.51	1,193,017.59	3.7931%
<b>REPORT GRAND TOTAL</b>	<b>46,134,254.02</b>	<b>32,110,641.81</b>	<b>29,948,447.50</b>	<b>271,776.27</b>	<b>48,296,448.33</b>	

(65,329,217.78)

(46,582,608.86)

36.0176%

1.89566%



**midtown**  
HOUSTON

DRAFT

**MIDTOWN  
AFFORDABLE  
HOUSING PROGRAM**

**CHANGE ORDER**

AIA Document G701

**Prime Contract Change Order**

Project: One Emancipation L4  
3131 Emancipation Avenue  
Houston, Texas 77004

Change Order Number: 001  
Date: 3/14/2023  
Architect's Project Number:

To Contractor: D.E. Harvey Builders  
3663 Briarpark Drive, Suite 101  
Houston, Texas 77042-2008

Contract Date:  
Contract For: Construction  
Project Number: 01-06071


The Contract is changed as follows:

PCO #	Description	Consolidated Cost
001	Rockwood Pulls	5,810.16
002	Add TV Locations & WAP Drops	4,776.28
<b>Total Amount:</b>		<b>\$ 10,586.44</b>

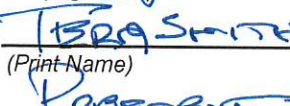
The original **Contract Sum** was \$ 1,255,535.00  
 The net change by previously authorized Change Orders \$ 0.00  
 The **Contract Sum** prior to this Change Order was \$ 1,255,535.00  
 The **Contract Sum** will **Increase** by this Change Order in the amount of \$ 10,586.44  
 The new **Contract Sum** including this Change Order will be \$ 1,266,121.44  
 The Contract Time will **not be changed** by 0 days  
 The date of Substantial Completion as of the date of this Change Order, therefore, is

*NOTE: The Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.*

\_\_\_\_\_  
ARCHITECT

  
BY (Signature)

TERA SMITH  
(Print Name)

  
(Title)

3/20/23  
DATE

\_\_\_\_\_  
CONTRACTOR

D.E. Harvey Builders  
3663 Briarpark Drive, Suite 101  
Houston, Texas 77042-2008

  
BY (Signature)

Stephen Driver  
(Print Name)

Sr. Vice President  
(Title)

March 20, 2023  
DATE

\_\_\_\_\_  
OWNER

Midtown Redevelopment Authority  
410 Pierce, #355  
Houston, Texas 77002

\_\_\_\_\_  
BY (Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
DATE

**D.E. Harvey Builders**

3663 Briarpark Drive, Suite 101  
Houston, Texas 77042-2008

Phone: (713) 783-8710

Fax: (713) 783-5313

**Potential Change Order**

Project: One Emancipation L4  
3131 Emancipation Avenue  
Houston, Texas 77004

Date: 2/27/2023  
Project Number: 01-06071  
Arch Project Number:

To: Midtown Redevelopment Authority  
410 Pierce, #355  
Houston, Texas 77002

PCO # | Revision #: 001 - 0  
Prime Contract Number: 01-06071

**Title: Rockwood Pulls**

Description: CE #005 - Rockwood Pulls

This is to do the attached Rockwood pulls in black. Locking at 101, 103 & 124 and non-locking at 102 & 125A.

Reference:

#	Cost Code	Description	Type	Amount
1	08-400 - GLASS	Rockwood Pulls	Subcontract	\$ 5,036.00
<b>Subtotal:</b>				\$5,036.00
General Conditions: 10.00% Applies to all line item types.				\$ 503.60
Insurance: 0.85% Applies to all line item types.				\$ 47.09
Fee: 4.00% Applies to all line item types.				\$ 223.47
<b>Grand Total:</b>				<b>\$5,810.16</b>

Time:

The Contract time will be changed by: 0 days  
Pricing VOID if not approved by: 3/3/2023

Clarifications/Qualifications: 1. This is to do the attached Rockwood pulls (previously shown as by Owner) in black. Locking at 101, 103 & 124 and non-locking at 102 & 125A.  
2. Lead time for these is 5-6 weeks. To receive on schedule, approval is needed by 3/3.

Attachments: [Rockwood Cost.pdf](#), [Rockwood LP3301 Half Height Order Form.pdf](#)

Prepared By: Hunter Smith  
D.E. Harvey Builders

Approved By: \_\_\_\_\_  
Midtown Redevelopment Authority

Title: Assistant Project Manager  
Date: 02/27/2023

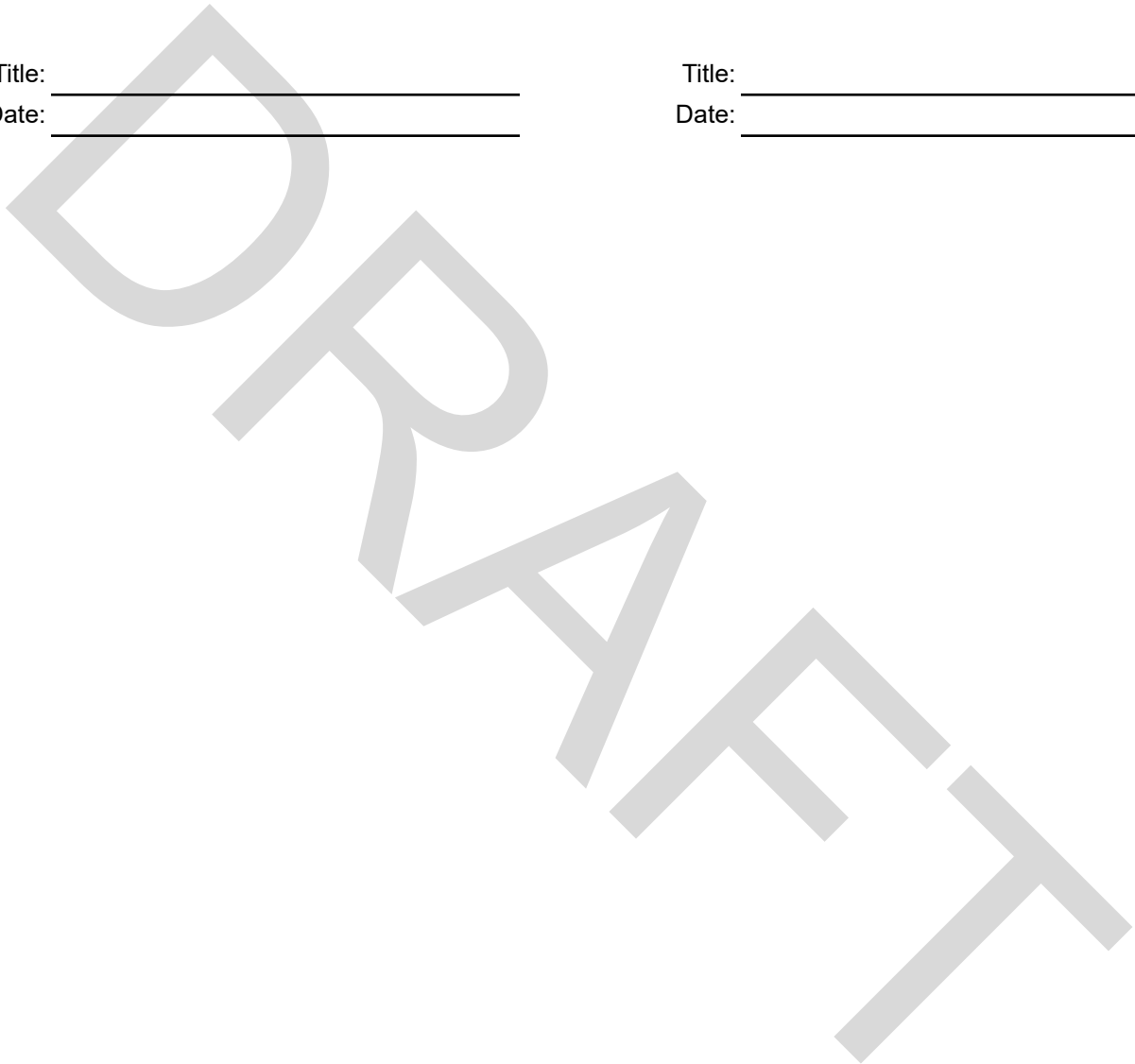
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Approved By: \_\_\_\_\_

Approved By: \_\_\_\_\_

Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Title: \_\_\_\_\_  
Date: \_\_\_\_\_



**D.E. Harvey Builders**  
 3663 Briarpark Drive, Suite 101  
 Houston, Texas 77042-2008

**30**  
**PCO#002 - 0**  
 Phone: (713) 783-8710  
 Fax: (713) 783-5313

**Potential Change Order**

Project: One Emancipation L4 3131 Emancipation Avenue Houston, Texas 77004	Date: 3/2/2023 Project Number: 01-06071 Arch Project Number:
To: Midtown Redevelopment Authority 410 Pierce, #355 Houston, Texas 77002	PCO #   Revision #: 002 - 0 Prime Contract Number: 01-06071

**Title: Add TV Locations & WAP Drops**  
 Description: CE #006 - Add TV Locations & WAP Drops  
 This is to add (2) new TV locations with blocking, power and data.

Reference:

#	Cost Code	Description	Type	Amount
1	09-100 - DRYWALL	Wall open, blocking & patch back	Subcontract	\$ 968.00
2	16-100 - ELECTRICAL	Roughin for WAP's, (2) duplex, rougin for power/data/AV	Subcontract	\$ 2,360.00
3	16-701 - VOICE & DATA	Data TV's and WAP's	Subcontract	\$ 811.88
<b>Subtotal:</b>				<b>\$4,139.88</b>
General Conditions: 10.00% Applies to all line item types.				\$ 413.99
Insurance: 0.85% Applies to all line item types.				\$ 38.71
Fee: 4.00% Applies to all line item types.				\$ 183.70
<b>Grand Total:</b>				<b>\$4,776.28</b>

Time:  
 The Contract time will be changed by: 0 days  
 Pricing VOID if not approved by: 3/15/2023

Clarifications/Qualifications:

Attachments: [Quality Cable.pdf](#)[Emerald.pdf](#)[Baker.pdf](#), [OEC L4 Added TV's\\_Markup.pdf](#)

Prepared By: Hunter Smith  
 D.E. Harvey Builders

Approved By: \_\_\_\_\_  
 Midtown Redevelopment Authority

Title: Assistant Project Manager  
 Date: 03/02/2023

Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

Approved By: \_\_\_\_\_

Approved By: \_\_\_\_\_

Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

01.22.2023

Melissa O'Neil, AIA  
Vice President  
Kirksey Architecture  
6909 Portwest Drive  
Houston, TX 77024

Re: Emancipation Interiors Level 2 and 5 – Houston, TX  
Mechanical, Electrical and Plumbing Engineering Add Service Proposal

Melissa,

Telios is pleased to submit the following Additional Service Proposal Agreement for the aforementioned project based on the following scope changes.

**Description**

Design of additional 3,400 SF of interior build out on level 2 for Community Cloth.

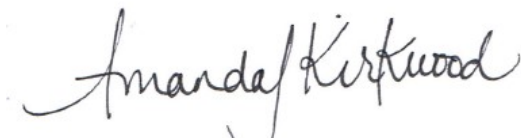
The additional service fee for the aforementioned scope shall be a fixed fee of \$4,800.00

The Additional Terms and Conditions of our original proposal agreement (Exhibit A) dated August 27, 2021 are incorporated herein as if set out in full for all purposes and shall remain in effect and applicable to this Additional Service.

If this proposal is acceptable, please sign the Authorization to Proceed and Acceptance of Terms below and return back to me.

Respectfully submitted and agreed to as proposed herein,

TELIOS CORPORATION



Amanda J. Kirkwood, PE, MS  
Vice President

V:\Proposals\Amanda\2023\Kirksey\2023-02-22 CCPI Ops Interiors Add Service.docx

**AUTHORIZATION TO PROCEED AND ACCEPTANCE OF TERMS:**

I hereby agree to the terms of this Agreement and authorize TELIOS Corporation to proceed as provided herein.

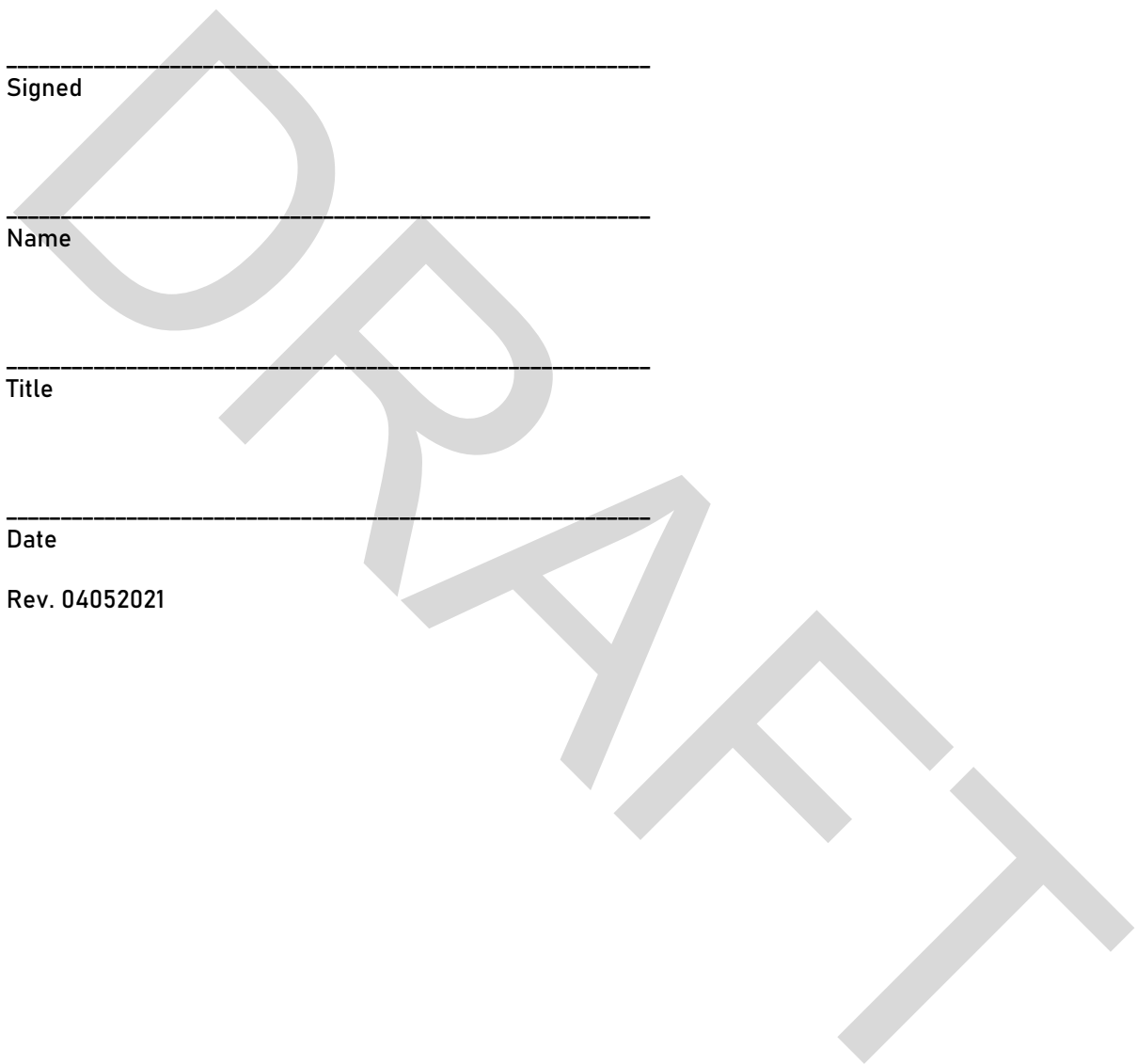
Signed \_\_\_\_\_

Name \_\_\_\_\_

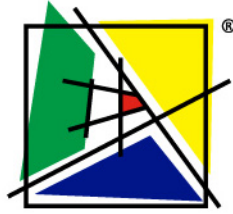
Title \_\_\_\_\_

Date \_\_\_\_\_

Rev. 04052021







**midtown**  
HOUSTON

DRAFT

**MIDTOWN CAPITAL  
IMPROVEMENTS  
PROGRAM**

## Capital Improvements Program

### Caroline Street Reconstruction

- Contractor continues work on punch list items.
- Design team working on plans to address the punch list items which will not be addressed by TxDOT contractor.
- Ongoing meetings with property owners to review property damage caused by TxDOT contractor.
- Upcoming work includes installation of remaining pavement markings, pedestrian and rain garden lighting, and landscape maintenance/warranty replacements.

#### Construction Contract Budget

- Original Contract Amount: \$12,380,276.54
- Net Change Orders (including TxDOT fee): \$1,675,892.35
- Contract Amount to Date: \$14,056,168.89
- Change Order Time Adjustment Total – 173 days

### NHHIP - Caroline/Wheeler Deck Park

- OJB Landscape Architecture continues conceptual design for Caroline/Wheeler Deck Park as part of North Houston Highway Improvement Project (NHHIP).
- Conceptual design coordination with TxDOT and their consultants (HNTB) to determine design feasibility and cost for additional infrastructure requirements.
- The City of Houston and Harris County each entered into a Memorandum of Understanding (MOU) with TxDOT regarding NHHIP ending the lawsuit filed by Harris County against TxDOT.
- The Federal Highway Administration (FHWA) and TxDOT signed a Voluntary Resolution Agreement (VRA) resolving the FHWA Title VI investigation of NHHIP and lifting FHWA's pause on the project.

### Midtown Safe Streets and Roads for All

- The Goodman Corporation is working to develop mobility safety improvement projects to best leverage federal funding opportunities through the Infrastructure Investment and Jobs Act (IIJA).
- Consultant evaluated projects identified during community survey based on criteria (safety, mobility, access, equity, public input) to select final projects for further cost benefit analysis for grant pursuit.
- Draft of proposed safety improvements presented to focus groups and City of Houston for review and feedback.