



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

**MIDTOWN REDEVELOPMENT AUTHORITY/  
TIRZ#2  
BOARD OF DIRECTORS MEETING  
APRIL 23, 2025**



**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 Wednesday, April 23, 2025, 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. Members of the public may attend and/or offer comments in person as provided on the agenda and as permitted by the presiding officer during the meeting, or may view the meeting through the following link: 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:

[MRA Board Meeting – 2025-04-24 – Midtown Houston](#)

<https://midtownhouston.com/event/mra-board-meeting-2025-04-24/>

**AGENDA**

1. Call to Order, Introduction of Guests and Board Comments
2. Public Comment
3. Consent Agenda for the Midtown Reinvestment Zone
  - a. Minutes for March 27, 2025
4. Consent Agenda for the Authority
  - a. Minutes for March 27, 2025
  - b. Monthly financial reports for March 31, 2025
5. Investment Report for Quarter Ending March 31, 2024
6. Affordable Housing Program
  - a. Affordable Housing Operations Campus and Related Administrative Matters
  - b. Single Family Home Sales Price Adjustment for certain existing Development Agreements
7. Interlocal Agreement Relating to City Acquisition of Approximately 101,978 Square Feet of Real Property on Old Spanish Trail between Blythewood and Calhoun for Public Safety Project

8. Real Estate Market Update – Cushman & Wakefield
9. Capital Improvements Program
  - a. Caroline Street Reconstruction
    - i. Remedial Drainage Pilot Project
  - b. Street Overlay and Sidewalk Program
    - i. Design Phase Work Order
  - c. Urban Redevelopment Plan
    - i. Developer Agreements
10. Executive Director Updates
11. Personnel, Compensation and Review Process
12. 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.

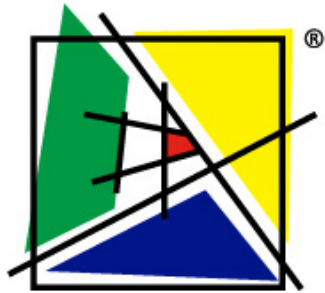
13. Adjourn



Matt Thibodeaux

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Executive Director MT/ks



**midtown**  
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# **CONSENT AGENDA**

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

**March 27, 2025**

A regular meeting of the Board of Directors (the "Board") of Reinvestment Zone Number Two, City of Houston, Texas, was held at 410 Pierce Street, First Floor Conference Room, Houston, Texas 77002 and via video conference on Thursday, March 27, 2025, 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	Terence Fontaine	7	Deanea LeFlore
3	Michael Lewis	8	James Gilford
4	Michael T. Murphy	9	Zoe Middleton
5	Al Odom		

and all of the above were present in person at the meeting location except Directors Odom and Foster, who were absent.

In attendance were Authority staff members Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Jeremy Rocha, Vernon Williams, David Thomas and Kayler Williams; Jaime Giraldo and Chandler Snipe of the Midtown Management District; Barron Wallace and Mary Buzak of Bracewell LLP; Melissa Morton of The Morton Accounting Services; Alex Ramirez of Design Workshop; Carol Harrison of IDS Engineering; Algenita Davis of CCPPI; Zack Martin of Martin Construction Management and Designs, LLC; Jermaine Potter and Bobby R. Allen of JMP Realty Partners; Yaneth Martell, Ray Valdez and Bill Flores of C 60 Inc; Harriet Latimer and Lori Hernandez of Harriet Latimer & Associates; Scout Odegaard of the City of Houston; George Levan of Crosspoint Properties; Daniel Wang of Cushman & Wakefield; Tenel Tayar of Fifth Corner; and Greg LeGrande.

In attendance via video conference were Authority staff members Sally Adame and Chyrstal Davis Robinson; Jack Valinski; Kedrick Winfield; Angie Gomez of CCPPI; and Lynda Guidry of Super Neighborhood #62.

Director Goren called the meeting to order.

**MINUTES FOR FEBRUARY 27, 2025**

Director LeFlore made a motion to approve the minutes for February 27, 2025. The motion was seconded by Director Fontaine and unanimously approved.

**EXECUTIVE SESSION**

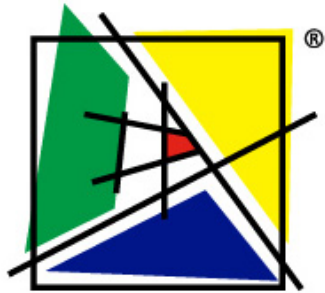
The Board did not enter a closed executive session.

**ADJOURN**

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

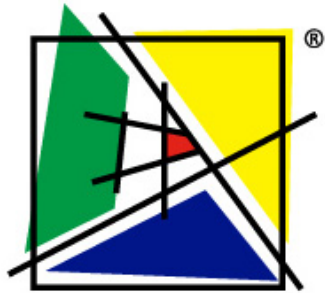
\_\_\_\_\_  
Camille Foster, Assistant Secretary

\_\_\_\_\_  
Date



**midtown**  
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**AUTHORITY  
CONSENT AGENDA**



**midtown**  
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# **AUTHORITY MINUTES**



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

**March 27, 2025**

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 and via video conference on Thursday, March 27, 2025, at 12:30 p.m. The meeting agenda is attached hereto and incorporated herein. 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	Terence Fontaine	7	Deanea LeFlore
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In attendance were Authority staff members Matt Thibodeaux, Kandi Schramm, Marlon Marshall, Jeremy Rocha, Vernon Williams, David Thomas and Kayler Williams; Jaime Giraldo and Chandler Snipe of the Midtown Management District; Barron Wallace and Mary Buzak of Bracewell LLP; Melissa Morton of The Morton Accounting Services; Alex Ramirez of Design Workshop; Carol Harrison of IDS Engineering; Algenita Davis of CCPPI; Zack Martin of Martin Construction Management and Designs, LLC; Jermaine Potter and Bobby R. Allen of JMP Realty Partners; Yaneth Martell, Ray Valdez and Bill Flores of C 60 Inc; Harriet Latimer and Lori Hernandez of Harriet Latimer & Associates; Scout Odegaard of the City of Houston; George Levan of Crosspoint Properties; Daniel Wang of Cushman & Wakefield; Tenel Tayar of Fifth Corner; and Greg LeGrande.

In attendance via video conference were Authority staff members Sally Adame and Chyrstal Davis Robinson; Jack Valinski; Kedrick Winfield; Angie Gomez of CCPPI; and Lynda Guidry of Super Neighborhood #62.

Director Goren called the meeting to order.

**PUBLIC COMMENT**

Mr. Jermaine Potter of JMP Realty Partners, who is overseeing the construction of the Modern Palms affordable housing development by Daggett Development LLC, introduced himself to the Board.

## **CONSENT AGENDA FOR THE AUTHORITY**

### **MINUTES FOR FEBRUARY 27, 2025**

### **MONTHLY FINANCIAL REPORTS FOR FEBRUARY 28, 2025**

### **GRANT AGREEMENT WITH BUFFALO SOLDIERS NATIONAL MUSEUM & HERITAGE CENTER**

### **GRANT AGREEMENT WITH C 60 INC. (LULAC)**

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

Executive Director Matt Thibodeaux presented the Consent Agenda.

Following discussion regarding the monthly financial reports and the grant agreements with Buffalo Soldiers National Museum & Heritage Center and C 60 Inc., Director LeFlore made a motion to approve the Consent Agenda as presented. The motion was seconded by Director Middleton and carried by unanimous vote.

## **CROSSPOINT PROPERTIES RETAIL DEVELOPMENT PROJECT PRESENTATION**

George Levan of Crosspoint Properties provided an overview of Crosspoint Properties' development projects in Midtown and presented a proposed new mixed-use development project on the former High Fashion Fabrics site. Mr. Levan is requesting that the Authority provide reimbursement from tax increment funds for public infrastructure costs of the project.

## **AFFORDABLE HOUSING PROGRAM**

### **AFFORDABLE HOUSING OPERATIONS CAMPUS AND RELATED ADMINISTRATIVE MATTERS**

Marlon Marshall, Senior Director of Engineering and Strategic Development, provided an update on the tenant build-out for a portion of the third floor at One Emancipation Center.

### **AMENDMENTS TO AGREEMENTS WITH HOUSTON HABITAT FOR HUMANITY, FIFTH WARD COMMUNITY REDEVELOPMENT CORPORATION AND DAGGETT DEVELOPMENT LLC RELATED TO MAXIMUM SALE PRICE FOR HOMES AND RELATED MATTERS**

Mary Buzak of Bracewell LLP reported that due to increased development and construction costs, Houston Habitat for Humanity ("Habitat") and Fifth Ward

Community Development Corporation (“Fifth Ward CRC”) have requested an increase in the maximum sale price of the single-family affordable homes to be constructed on Midtown lots for sale to qualified homebuyers. Ms. Buzak noted that Daggett Development LLC also has requested an increase in the maximum sale price, in addition to other amendments to its development agreement, and its request is still under review.

Ms. Buzak recommended that the Board approve an increase in the maximum sale price for the Fifth Ward CRC homes from \$219,000 to \$247,851, an increase in the maximum sale price of the two-bedroom Habitat homes from \$175,000 to \$218,373 and an increase in the maximum sale price of the three-bedroom Habitat homes from \$188,989 to \$245,625, subject to the City of Houston (“City”)’s review and consent.

Director Murphy made a motion to approve an increase in the maximum sale price for the Fifth Ward CRC homes from \$219,000 to \$247,851, an increase in the maximum sale price of the two-bedroom Habitat homes from \$175,000 to \$218,373 and an increase in the maximum sale price of the three-bedroom Habitat homes from \$188,989 to \$245,625, subject to the City’s review and consent. The motion was seconded by Director Fontaine. The motion carried by unanimous vote. Director Goren recused himself from the vote, noting that he has a conflict of interest because his law firm represents Habitat.

## **CAPITAL IMPROVEMENTS PROGRAM**

### **CAROLINE STREET RECONSTRUCTION**

#### **i. REMEDIAL DRAINAGE PILOT PROJECT**

Mr. Marshall reported that the project is wrapping up, with site restoration of landscape areas near Dennis Street completed.

## **STREET OVERLAY AND SIDEWALK PROGRAM**

### **DESIGN PHASE WORK ORDER – ISABELLA STREET AND TRUXILLO STREET ROADWAY REHABILITATION & SIDEWALK IMPROVEMENT**

Mr. Marshall reported that the City has reviewed and approved the design concept for these street overlay and sidewalk improvements and recommended that the Board approve a work order with The Goodman Corporation in the amount of \$258,016 for the design work.

Director Murphy made a motion to approve a \$258,016 work order with The Goodman Corporation for design phase services for the Isabella Street and Truxillo Street Roadway Rehabilitation &

Sidewalk Improvement project. The motion was seconded by Director Fontaine and unanimously approved.

### **URBAN REDEVELOPMENT PLAN**

Mr. Marshall reported that the Authority is discussing the urban redevelopment plan with Mayor's Office of Economic Development to ensure that the Authority's recommendations are consistent with the City's priorities.

### **EXECUTIVE DIRECTOR UPDATES**

Mr. Thibodeaux provided updates regarding an upcoming Houston Chronicle article on Authority's affordable housing program, a recent meeting with the Mayor's Office of Economic Development regarding alignment of economic development priorities, issues related to the tenant build-out costs for a prospective tenant at One Emancipation Center, a meeting with Rice Real Estate Company regarding partnership on upcoming development projects, meetings with two prospective developers, and an upcoming meeting with The Morgan Group on the re-leasing of the vacant Whole Foods space.

### **PERSONNEL, COMPENSATION AND REVIEW PROCESS**

No action was taken on this matter at this time.

### **EXECUTIVE SESSION**

The Board entered a closed executive session for this meeting at 1:33 p.m. to confer with its attorneys regarding the Affordable Housing Program pursuant to Section 551.071, Texas Government Code. The Board returned to open session at 2:10 p.m. No action was taken upon entering open session.

### **ADJOURN**

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

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Camille Foster, Assistant Secretary

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Date

**AGENDA OF MARCH 27, 2025**

[attached]



**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:**

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Meeting ID: 247 576 862 826  
Passcode: GddGFQ

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  - a. Minutes for February 27, 2025
4. Consent Agenda for the Authority
  - a. Minutes for February 27, 2025
  - b. Monthly financial reports for February 28, 2025
  - c. Grant Agreement with Buffalo Soldiers National Museum & Heritage Center
  - d. Grant Agreement with C 60 Inc. (LULAC)
  - e. Annual renewal of Professional Services Agreement with The Goodman Corporation
5. Crosspoint Properties Retail Development Project Presentation

6. Affordable Housing Program

- a. Affordable Housing Operations Campus and Related Administrative Matters
- b. Amendments to Agreements with Houston Habitat for Humanity, Fifth Ward Community Redevelopment Corporation and Daggett Development LLC related to Maximum Sale Price for Homes and Related Matters

7. Capital Improvements Program

- a. Caroline Street Reconstruction
  - i. Remedial Drainage Pilot Project
- b. Street Overlay and Sidewalk Program
  - i. Design Phase Work Order - Isabella Street and Truxillo Street Roadway Rehabilitation & Sidewalk Improvement
- c. Urban Redevelopment Plan

8. Executive Director Updates

9. Personnel, Compensation and Review Process

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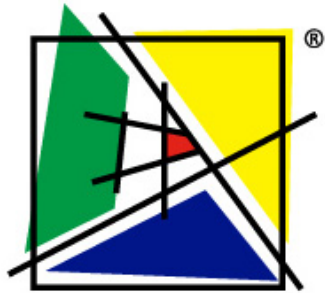
11. Adjourn



Matt Thibodeaux

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Executive Director MT/ks



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

**FINANCIALS**



Midtown Redevelopment Authority

Profit & Loss

July 2024 through March 2025

	<u>Jul '24 - Mar 25</u>
Ordinary Income/Expense	
Income	
400000 · Revenue & Support	
400011 · Harris County Tax Increment	3,906,030.00
400023 · HTC Build Out Reimbursement	229,468.29
400025 · Interest-Debt Service & Reserve	553,306.11
400026 · Interest-Other Bond Funds	105.39
400029 · Interest - Affordable Housing	242,279.73
400030 · Interest-Operating Funds	690,801.25
400031 · Interest Income	79,115.23
400040 · 3131 EMANCIPATION	821,182.27
400041 · Affordable Housing Apts Units	57,986.16
400042 · 402 & 410 Tenant Inome	148,319.24
	<hr/>
Total 400000 · Revenue & Support	6,728,593.67
40010 · Other Revenue	
400020 · Reimb Off Exp & Staff	547,235.73
400032 · Other Revenue	49,306.27
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Total 40010 · Other Revenue	596,542.00
400441 · Bagby Park Kiosk Lease	55,299.68
450000 · Gain/Loss from Sale of Land	-2,121,416.83
	<hr/>
Total Income	5,259,018.52
	<hr/>
Gross Profit	5,259,018.52
Expense	
500000 · BOND FUND EXPENSES	
500419 · Camden Int.	136,462.94
504000 · Projects & Expenses	
500021 · T-0203 Entry Portals	750.00
500412 · T-0239 Brazos St Recon	25,010.97
504000 · Projects & Expenses - Other	45,893.00
	<hr/>
Total 504000 · Projects & Expenses	71,653.97
	<hr/>
Total 500000 · BOND FUND EXPENSES	208,116.91
510000 · INCREMENT PROJECTS/EXPENSE	
510002 · T-0214 Caroline St near HCCS	70,650.25
510008 · T-0220 Afford Housing Land Bnk	2,649,999.32
510024 · T-0204 Infrastruc/Street Lights	707.42
510040 · Developer Reimbursement	1,046,479.23
510041 · CIP Program Expenses	
510094 · Midtown CIP TM	52,830.25
510041 · CIP Program Expenses - Other	4,300.00
	<hr/>
Total 510041 · CIP Program Expenses	57,130.25

No assurance is provided on these financial statements

Midtown Redevelopment Authority

Profit & Loss

July 2024 through March 2025

	Jul '24 - Mar 25
510043 · T-0234 Parks & Open Space & Mob	146,538.85
510045 · T-0224 HTC I - Bldg Maintenance	135,554.28
510046 · T-0221 Midtown Pk	161,125.97
510048 · T-0240 Acquistions Block 442	76,079.07
510053 · T-0233 Midtown Garage	15,393.37
510096 · T-0207 Opr of Zone Prj Faciliti	1,718,751.24
510102 · HMAAC Interest Expense	12,470.47
510400 · Kiosk at Bagby Park	44,312.78
510534 · T-0225 Mobility & Pedest Imprv	91,263.40
510536 · T-0248 Tuam Street	300.00
<b>Total 510000 · INCREMENT PROJECTS/EXPENSE</b>	<b>6,226,755.90</b>
550000 · General & Admin. Expense	
550002 · Contract Labor	29,593.06
550003 · Rent Expense	9,000.00
550004 · Salaries	1,322,144.39
550007 · Courier Service	2,237.90
550008 · Office Supply & Expense	11,922.87
550009 · Misc Exp	32,733.10
550010 · Telephone & Utilities	9,321.90
550012 · Postage	1,025.15
550022 · Bank Charges & Fees	20,127.10
550023 · Trust Expenses	12,803.00
550025 · Professional Services	48,043.45
550026 · Accounting Consultants	177,579.74
550027 · Financial Audit	47,000.00
550028 · Legal Consultants	343,972.06
550030 · Planning Consultants	193,453.14
550031 · HTC Bldg Maintenance	242.30
550032 · Engineering Consultants	43,546.74
550034 · Equip Rent & Lease Expense	7,632.66
550036 · Licenses & Fees	1,148.68
550037 · Workman's Comp Insurance	3,901.54
550038 · Insurance - All	492,020.41
550039 · Computers & Repairs & Maint	51,172.08
550040 · Repair & Maintenance	23,020.34
550045 · Payroll Fees	19,900.82
550058 · Travel	7,404.59
550065 · Training and Conferences	1,960.82
550000 · General & Admin. Expense - Other	97.30
<b>Total 550000 · General &amp; Admin. Expense</b>	<b>2,913,005.14</b>
600000 · Bond Related Expenses	
560040 · 2015 Bond Int Expense	66,125.00
560041 · 2017 Bond Int Expense	848,062.50
560042 · 2020 Bond Int Exp	176,775.00
560045 · 2022 Bond Int Expense	339,806.09
<b>Total 600000 · Bond Related Expenses</b>	<b>1,430,768.59</b>
66900 · Reconciliation Discrepancies	1.01
<b>Total Expense</b>	<b>10,778,647.55</b>
<b>Net Ordinary Income</b>	<b>-5,519,629.03</b>

No assurance is provided on these financial statements

Midtown Redevelopment Authority  
Profit & Loss  
July 2024 through March 2025

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	<u>Jul '24 - Mar 25</u>
Other Income/Expense	
Other Expense	
999990 · Ask My Accountant	2,051.37
Total Other Expense	<u>2,051.37</u>
Net Other Income	<u>-2,051.37</u>
Net Income	<u><u>-5,521,680.40</u></u>

No assurance is provided on these financial statements

Midtown Redevelopment Authority

Balance Sheet

As of March 31, 2025

	<u>Mar 31, 25</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
101001 · Wells Fargo Ope Acctg 64040	327,276.23
101002 · Infrastructure Projects 1731	176,499.20
101003 · Texas Capital Operating x 6020	24,346.71
101004 · Texas Capital MM x 6052	542,668.74
101010 · WF Surplus Acct 63943	1,248,055.97
101020 · WF FTA Enhanced Path 63919	61.65
101030 · Wells Fargo 1094	500,849.57
102200 · Logic Operating Account	24,453,506.31
103200 · TexStar Operating Acct 1111	7,895.04
103600 · Wells Fargo Oper Inves 63901	306.43
103700 · WF Operating Saving 3215777180	46,029.41
104000 · Affordable Housing Accounts	
104021 · WF Afford Hous 3927	5,705,522.42
104022 · WF Pilot Program 3935	353.22
104024 · Texas Capital AH Ops x 6028	10,494.64
104025 · Texas Capital AH MM x 6036	268,613.65
104116 · TexStar Aff. Hsng MM 1800	2,287.59
104200 · Logic Affordable Housing	6,541,260.35
1044000 · Wells Fargo NAI - 2259	357,455.39
Total 104000 · Affordable Housing Accounts	12,885,987.26
105000 · Trustee Investments	
105001 · Pledge Revenue Fund 422885	79,410.41
105002 · Debt Service Fund	1,545,496.22
105003 · Reserve Fund 422897	7,821,991.35
105009 · Austin Park Maint. Fund 422919	3,990.06
107000 · BOND FUNDS	4,943.15
Total 105000 · Trustee Investments	9,455,831.19
Total Checking/Savings	49,669,313.71
Accounts Receivable	
170000 · Accounts Receivable	220,197.93
Total Accounts Receivable	220,197.93
Other Current Assets	
	46,795.28
Total Current Assets	49,936,306.92
Fixed Assets	
150000 · Fixed Assets	
150010 · Office Furniture & Equipment	68,129.62
150011 · Accumluated Depreciation-Furn.	-42,580.36
150020 · Computer Equipment	62,956.03
150021 · Accumulated Depreciation-Comp.	-33,773.72
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	-2,676,862.62
150065 · Land - HTC Phase II	697,219.00
150066 · Houston Tech Center II	2,862,231.52
150067 · Accum.Deprec. HTC Phase I	-2,547,414.23
150069 · Land - Bagby Park	1,318,870.15

No assurance is provided no these financial statements

Midtown Redevelopment Authority

Balance Sheet

As of March 31, 2025

	Mar 31, 25
150070 · BagbyPark	2,453,218.83
150071 · Accum.Deprec. BagbyPark	-1,769,629.01
150075 · Midtown Park 2905 Travis St	3,506,306.26
150078 · Midtown Park Land-Tracts I & II	4,416,996.74
1500783 · Accum Deprec-Works of Art	-266,557.57
1500784 · Acc Depr Office Housng & Garage	-1,822,493.31
1500785 · Accum Depreciation - Bagby Park	-244,951.00
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	-3,003,636.52
150078C · Midtown Garage - Depreciable As - Other	23,104,895.00
	20,101,258.48
Total 150078C · Midtown Garage - Depreciable As	
150078D · Midtown Park - Depreciable Asse	
1500782 · Acc Depre Mldtown Park	-4,243,233.96
150078D · Midtown Park - Depreciable Asse - Other	19,094,553.00
	14,851,319.04
Total 150078D · Midtown Park - Depreciable Asse	
150078E · Land - Operations Center	1,002,054.00
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	27,060,800.43
150078K · Midtown Park -Placed in Service	-5,506,202.00
150079B · Works of Art - Donated	1,137,027.00
150080 · Land (Resale)	36,969,119.53
150080A · Land Held for Resale	-10,722,768.58
150089 · Land HMAAC (Land)	1,206,150.00
150090 · HMAAC Property	918,850.00
150091 · Accum Depr HMAAC	-627,881.30
150100 · 2800 MAIN	317,069.93
150782A · Acc Depr Midtown Park Phase 2-3	-871,815.00
150000 · Fixed Assets - Other	-546,027.24
	107,493,066.73
Total 150000 · Fixed Assets	
Total Fixed Assets	107,493,066.73
Other Assets	
180500 · Leases	
180510 · Lease Receivable	6,149,882.00
180530 · Deferred Inflow	-6,005,734.00
	144,148.00
Total 180500 · Leases	
Total Other Assets	144,148.00
TOTAL ASSETS	157,573,521.65
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	263,095.23
Other Current Liabilities	
200001 · Current Liabilities	1,652,456.95

No assurance is provided no these financial statements

Midtown Redevelopment Authority

Balance Sheet

As of March 31, 2025

	Mar 31, 25
200006 · Property Tax Liability	125,411.00
2103007 · Developer Advances Midtown Park	1,962.42
Total Other Current Liabilities	1,779,830.37
Total Current Liabilities	2,042,925.60
Long Term Liabilities	
210000 · Long Term Liabilities	
210050 · Bond Payable Series 2017	33,895,000.00
210053 · Accrued Bond Int 2015 series	-110,650.00
210059 · Series 2015 Bond Prem	77,723.00
210060 · Accrued Bond Interst 2020	110,650.00
210061 · Series 2017 Bond Premium	2,807,096.00
210063 · Series 2020 Bond Premium	1,418,064.00
210064 · Bonds Payable Series 2020	7,165,000.00
210065 · Bonds Payable Series 2022	22,075,000.00
2103000 · LOANS	
2103003 · HMAAC LOAN REFINANCED	311,910.85
Total 2103000 · LOANS	311,910.85
Total 210000 · Long Term Liabilities	67,749,793.85
210401 · ION Deferred Tax Increment	1,850,000.00
Total Long Term Liabilities	69,599,793.85
Total Liabilities	71,642,719.45
Equity	
1110 · Retained Earnings	91,452,482.60
Net Income	-5,521,680.40
Total Equity	85,930,802.20
TOTAL LIABILITIES & EQUITY	157,573,521.65

No assurance is provided no these financial statements

Midtown Redevelopment Authority  
Affordable Housing Disbursements

As of April 18, 2025

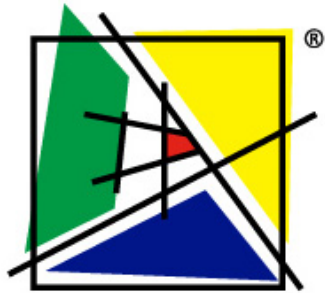
Date	Num	Name	Memo	Credit
104000 - Affordable Housing Accounts				
104024 - Texas Capital AH Ops x 6028				
03/24/2025	ACH	City of Houston - Water	155065	29.83
03/24/2025	ACH	City of Houston - Water	155065	153.65
03/24/2025	ACH	City of Houston - Water	155065	26.54
03/24/2025	ACH	City of Houston - Water	155065	19.01
03/24/2025	ACH	City of Houston - Water	155065	4.94
03/24/2025	ACH	City of Houston - Water	155065	23.61
03/24/2025	ACH	City of Houston - Water	155065	7.08
03/24/2025	ACH	City of Houston - Water	155065	2.17
03/24/2025	ACH	City of Houston - Water	155065	4.90
03/24/2025	ACH	City of Houston - Water	155065	3.69
03/24/2025	ACH	City of Houston - Water	155065	3.53
03/24/2025	ACH	City of Houston - Water	155065	2.76
03/24/2025	ACH	City of Houston - Water	155065	26.03
03/24/2025	ACH	City of Houston - Water	155065	25.27
03/24/2025	ACH	City of Houston - Water	155065	24.88
03/24/2025	ACH	City of Houston - Water	155065	8.40
03/24/2025	ACH	City of Houston - Water	155065	24.88
03/24/2025	ACH	City of Houston - Water	155065	23.61
03/24/2025	ACH	City of Houston - Water	155065	23.61
03/24/2025	ACH	City of Houston - Water	155065	24.88
03/24/2025	ACH	City of Houston - Water	155065	29.46
03/24/2025	ACH	City of Houston - Water	155065	29.74
03/24/2025	ACH	City of Houston - Water	155065	29.11
03/25/2025	5053	American Fence Company, Inc.		3,307.90
03/25/2025	5054	Bracewell LLP	Third Ward Acquisitions/Affordable Housing Legal - Through February 28, 2025...	52,855.50
03/25/2025	5055	Four Eleven LLC	Landscape Services February 2025	33,106.43
03/25/2025	5056	Roberta F. Burroughs & Associates	Project: Midtown Affordable Housing Plan - Impl Svcs For February 2025	8,000.00
04/15/2025	ACH	City of Houston - Water	155065	24.93
04/15/2025	ACH	City of Houston - Water	155065	19.01
04/15/2025	ACH	City of Houston - Water	155065	29.35
04/15/2025	ACH	City of Houston - Water	155065	4.94
04/15/2025	ACH	City of Houston - Water	155065	23.66
04/15/2025	ACH	City of Houston - Water	155065	23.85
04/15/2025	ACH	City of Houston - Water	155065	7.08
04/15/2025	ACH	City of Houston - Water	155065	2.17
04/15/2025	ACH	City of Houston - Water	155065	26.10
04/15/2025	ACH	City of Houston - Water	155065	25.12
04/15/2025	ACH	City of Houston - Water	155065	3.69
04/15/2025	ACH	City of Houston - Water	155065	8.40
04/15/2025	ACH	City of Houston - Water	155065	23.66
04/15/2025	ACH	City of Houston - Water	155065	25.34
04/15/2025	ACH	City of Houston - Water	155065	2.76
04/15/2025	ACH	City of Houston - Water	155065	24.93
04/15/2025	ACH	City of Houston - Water	155065	3.53
04/15/2025	ACH	City of Houston - Water	155065	4.90
04/15/2025	ACH	City of Houston - Water	155065	29.81
04/15/2025	ACH	City of Houston - Water	155065	29.83
04/15/2025	ACH	City of Houston - Water	155065	153.65
04/15/2025	ACH	City of Houston - Water	155065	29.63
04/15/2025	ACH	City of Houston - Water	155065	26.54
04/16/2025	5057	Jaime Giraldo	Checking MRA Owned Properties	42.00
04/16/2025	5058	Smith & Company Architects, Inc.	Architects - Permit Drawings & Reimbursements January 31, 2025	14,253.07
Total 104024 - Texas Capital AH Ops x 6028				112,669.36
Total 104000 - Affordable Housing Accounts				112,669.36
TOTAL				112,669.36

Midtown Redevelopment Authority  
Operating Disbursements

As of April 18, 2025

Date	Num	Name	Memo	Credit
101003 - Texas Capital Operating x 6020				
03/25/2025	11755	Angelika Northrup	Office Administration - Mar 17 - Mar 21, 2025	540.00
03/25/2025	11756	Bracewell LLP	Capital Improvement Project -February 28, 2025	5,568.75
03/25/2025	11757	Comcast Business	402 & 410 SERVICE ACCT# 708743225 MARCH 2025	1,505.73
03/25/2025	11758	IDS Engineering Group	Midtown PSA 2021 WO No 01B Professional Services to February 25, 2025	3,805.90
03/25/2025	11759	Kilgore Industries, LP	HVAC Repair- 410 Pierce Street March 18, 2025	2,754.48
03/25/2025	11760	Middleton Brown, L.L.C.	Inspection Services for Brazos Bayou Beautification Project April 2024 to December ...	750.00
03/25/2025	11761	City of Houston - Mech. Section	Annual Boiler Fee Renewal 2024-2025 & 2025-2026	242.30
03/25/2025	11762	Jose Portillo		21,563.00
03/27/2025	ACH	G&A Partners	PR 03/31/2025	95,695.34
04/02/2025	11764	Angelika Northrup	Office Administration - Mar 24 - Mar 28, 2025	720.00
04/02/2025	11765	Equi-Tax, Inc.	MonthlyConsultation Service fee per contract April 2025	500.00
04/02/2025	11766	Everon LLC		4,328.28
04/02/2025	11767	Goode Systems & Consulting Inc	IT Service - Comprehensive Support Services February 2025	2,886.00
04/02/2025	11768	Goode Technology Group		1,875.00
04/02/2025	11769	Midtown Scouts Square Property. LP	Contract Parking Spaces - 12 April 2025	900.00
04/02/2025	11770	One World Strategy Group, LLC	OW Team - May 2024 - March 2025	7,700.00
04/02/2025	11771	SMC Landscape Services	Special Project - Palletize Bricks from METRO Project @ 902 McGowen March 2025	980.00
04/03/2025	ACH	City of Houston - Water	155065	540.97
04/09/2025	11772	American Elevator Inspections	Annual Hydraulic Elevator Inspection March 26, 2025	350.00
04/09/2025	11773	Angelika Northrup	Office Administration - Mar 31 - April 04, 2025	663.75
04/09/2025	11774	Comcast	410 SERVICE Ste #355 to APR 29, 2025	278.51
04/09/2025	11775	Condor Express Delivery, Inc	Delivery & Delivery Return March 2025	243.80
04/09/2025	11776	Hilltop Securities Inc.	Computational fee incurred in connection with the arbitrage calculations prepared for ...	1,000.00
04/09/2025	11777	Kilgore Industries, LP		8,040.34
04/09/2025	11778	Mathias Thibodeaux	2025 National Planning Conference (APA) Denver, CO (March 28-April 1, 2025) Meal...	1,199.14
04/09/2025	11779	Midtown Management District -2	Maintenance & Content Retainer October, November, & December 2024	2,250.00
04/09/2025	11780	Wulfe & Co.	Consulting for Bagby Park and Midown Park -March 2025	3,400.00
04/09/2025	11781	Midtown Management District -2	Maintenance & Content Retainer January & February 2025	1,500.00
04/16/2025	11782	Angelika Northrup	Office Administration - April 07 - April 11, 2025	540.00
04/16/2025	11783	Comcast Business	402 & 410 SERVICE ACCT# 708743225 APRIL 2025	1,505.73
04/16/2025	11784	Datavox Inc	AV Project -Audio Additions - March 2025	346.87
04/16/2025	11785	Elite Construction and Engineering SVCS	Elite Construction Pay Application 01.06.2025 - 04.03.2025	11,026.25
04/16/2025	11786	FireTron, Inc.		320.00
04/16/2025	11787	Flextg Financial Services	CANNON/IR-C5750I APRIL 2025	683.98
04/16/2025	11788	Goode Systems & Consulting Inc		4,852.96
04/16/2025	11789	IDS Engineering Group	Midtown PSA 2021 WO No 01B Professional Services to March 26, 2025	4,315.58
04/16/2025	11790	Midtown Parks Conservancy		4,812.91
04/16/2025	11791	Staples Advantage	Office supplies 03.25.25	1,576.96
04/16/2025	11792	The Goodman Corporation		21,329.67
04/16/2025	11793	Midtown Parks Conservancy	MRA Reimbursable Expenses for WF CC Charges 2024	1,705.09
04/16/2025	ACH	Reliant Energy	410 PIERCE STREET - 75237956-0 APR 2025	4,830.88
04/16/2025	ACH	Reliant Energy	402 PIERCE ST - 75237953-7 APR 2025	6,662.56
Total 101003 - Texas Capital Operating x 6020				236,290.73
TOTAL				236,290.73





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

# **INVESTMENT REPORT**



April 18, 2025

Board of Directors  
Midtown Redevelopment Authority  
410 Pierce, Suite 355  
Houston, Texas 77002

Re: Investment Report – Quarter Ending March 31, 2025

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 3<sup>rd</sup> Quarter Fiscal Year 2025 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)



April 18, 2025

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

Re: Investment Report – Quarter Ending March 31, 2025

Dear Board of Directors:

I have prepared the Quarterly Investment Report for the 3<sup>rd</sup> Quarter FY2025 in my capacity as Midtown District CPA. This report is presented in accordance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District.

The average yield rate on all investment accounts this quarter is 4.4185% with the highest yield from the Logic accounts at 4.56% on average. The amount of interest earned from investment accounts for the quarter was \$455,446. The report reflects the compliance of your investment portfolio with the Investment Policies of the District 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,

A handwritten signature in cursive script that reads "Melissa C. Morton".

Melissa Morton, CPA  
Midtown District CPA

CC: Carr, Riggs & Ingram (CRI)

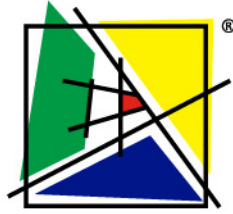


**MIDTOWN REDEVELOPMENT AUTHORITY  
INVESTMENT REPORT  
QUARTER ENDED MARCH 2025**

ACCOUNT NAME / FUND	QTR BEGINNING BOOK VALUE	TRANSACTIONS		ENDING BOOK VALUE	INTEREST - By Qtr FY 2024				QTRLY AVG INTEREST YIELD RATE
		DEPOSITS	WITHDRAWALS/TRANSFERS		1st Qtr	2nd Qtr	3rd Qtr	QUARTER TO DATE TOTAL	
<b>OPERATING FUNDS</b>	28,116,793.42	470,972.01	3,583,695.34	25,004,070.09	214,379.46	164,289.74	295,972.01	674,641.21	
LOGIC Operating	25,375,858.64	277,647.67	1,200,000.00	24,453,506.31	214,040.08	151,311.70	277,647.67	642,999.45	4.56%
TexSTAR Operating	7,810.67	84.37		7,895.04	101.19	92.12	84.37	277.68	4.36%
Texas Capital MM	2,733,124.11	193,239.97	2,383,695.34	542,668.74	238.19	12,885.92	18,239.97	31,364.08	4.42%
<b>AFFORDABLE HOUSING</b>	7,695,526.30	96,635.29	980,000.00	6,812,161.59	50,648.50	93,459.17	79,177.48	223,285.15	
TexSTAR Affordable Housing	2,263.23	24.36		2,287.59	29.25	26.78	24.36	80.39	4.36%
LOGIC Affordable Housing	6,469,206.44	72,053.91		6,541,260.35	50,619.25	78,244.11	72,053.91	200,917.27	4.56%
Texas Capital AH MM	1,224,056.63	24,557.02	980,000.00	268,613.65		15,188.28	7,099.21	22,287.49	4.42%
<b>PLEDGE REVENUE</b>	24,489.64	54,920.77	-	79,410.41	-	-	-	-	
677 Fund U.S. Treasury Money Mk	24,489.64	54,920.77	-	79,410.41	-	-	-	-	0.00%
<b>DEBT SERVICE FUND</b>	7,245,252.38	21,012.43	5,720,768.59	1,545,496.22	-	-	-	-	
Debit Service 2896	7,245,252.38	21,012.43	5,720,768.59	1,545,496.22	-	-	-	-	0.00%
<b>RESERVE FUND</b>	7,443,147.57	80,258.55	21,012.43	7,502,393.69	98,822.79	88,251.51	80,258.55	267,332.85	
TexSTAR Debit Service Money Mk	7,443,147.57	80,258.55	21,012.43	7,502,393.69	98,822.79	88,251.51	80,258.55	267,332.85	4.36%
<b>2011 ESCROW 1998 2001</b>	9.99	-	-	9.99	-	-	-	-	
2011 Escrow 1998 2001 (x264)	9.99			9.99				-	0.00%
<b>AUSTIN MAINTENANCE FUN</b>	3,952.01	38.05	-	3,990.06	-	42.84	38.05	80.89	
677 Fund U.S. Treasury Money Mk	3,952.01	38.05	-	3,990.06		42.84	38.05	80.89	4.36%
<b>PROJECT FUND</b>	4,933.16	40.28	-	4,973.44	65.11	40.28	-	105.39	
LOGIC 2017 Project	4,933.16	40.28	-	4,973.44	65.11	40.28	-	105.39	4.36%
<b>REPORT GRAND TOTAL</b>	<b>50,534,104.47</b>	<b>723,877.38</b>	<b>10,305,476.36</b>	<b>40,952,505.49</b>	<b>363,915.86</b>	<b>346,083.54</b>	<b>455,446.09</b>	<b>1,165,445.49</b>	

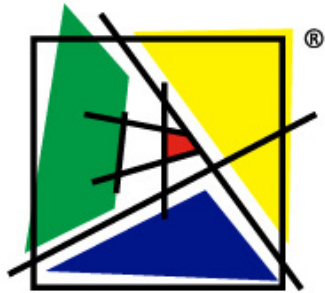
(65,329,217.78)

(46,582,608.86)



**midtown**  
HOUSTON

# **AFFORDABLE HOUSING PROGRAM**



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

**AFFORDABLE  
HOUSING  
SALES PRICE**

**MEMORANDUM**

**To:** Matt Thibodeaux

**From:** Affordable Housing Consultant Advisory Group (AHCAG)

*cc: Mary Buzak, Bracewell LLP  
Kandi Schramm, Midtown Redevelopment Authority*

**Date:** April 17, 2025

**Re:** Request for Consideration of Adjustment of Sales Prices for Boynton Houston Community Development Corporation and the Herbert Stroman Foundation

Previously, the Midtown Redevelopment Authority Board of Directors approved grant agreements for the conveyance of land to Boynton Houston Community Development Corporation and the Herbert Stroman Foundation. Boynton Houston CDC plans to construct 13 units of affordable single family detached homes on the tracts that have been conveyed to them. The Herbert Stroman Foundation plans to construct eight units of single family detached homes on the tracts that have been conveyed to them. *These two projects fall under the umbrella of the City of Houston Affordable Home Development Program (AHDP), with which MRA is collaborating.*

Due to increases in the cost of materials and labor, the aforementioned developers have asked for permission to increase the sales prices that were previously approved. Pursuant to these requests, the Affordable Housing Consultant Advisory Group (AHCAG) that is charged with implementing the Midtown Redevelopment Authority *Southeast Housing Affordable Housing Initiative* reviewed the revised budgets provided by these two nonprofit developers. The AHCAG also conducted discussions with the representatives of these two entities in order to determine whether the requested sales price increases are justified.

Below is a table that displays original sales prices and proposed sales prices.

BOYNTON HOUSTON CDC		
Original sales prices	Proposed Sales Prices	Number of Units
\$225,950	\$249,936	7
\$214,050	\$237,882	6
HERBERT STROMAN FOUNDATION		
\$241, 129	\$249,900.00	6

\$245,282

\$249,900.00

2

All units are 3 bedrooms units, with two bathrooms and two-car garages.

Following are construction-related items that have triggered the sales price increases shown on the table.

Excavation, Foundations, Concrete, Retaining Walls and Backfill

Framing (including roof)

HVAC (Heating, Air Conditioning, Electrical, and Plumbing)

Exterior Wall Finish

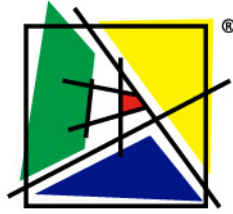
Dry Wall

Interior Trim, Doors, Mirrors, and Windows

---

The requested adjustments of sales prices are submitted for consideration by the MRA Board.





**midtown**  
HOUSTON

**MIDTOWN  
CAPITAL  
IMPROVEMENTS  
PROGRAM**

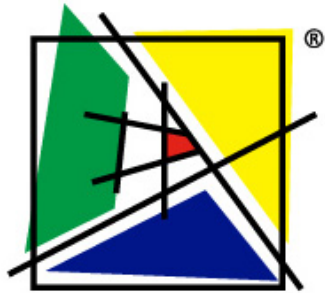
## **Capital Improvements Program**

### **Caroline Street Reconstruction**

- Project closeout for remedial drainage pilot project pending final inspection by City of Houston.

### **Street Overlay and Sidewalk Program**

- Projects will include comprehensive mill and asphalt overlay to improve the road surface condition and sidewalks constructed to generally 5 feet width on local streets and 6 feet width on major thoroughfares.
- Based on the City's Pavement Condition Index (PCI) ratings and Midtown Sidewalk Conditions Assessment, the next phase of projects will include improvements to sections of Jackson Street, Chenevert Street, and Gray Street.



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

# **STREET OVERLAY PROGRAM**

**ATTACHMENT B**

**Form of Work Order**

WORK ORDER NO. 3

This Work Order No. 3 (this "Work Order") is issued subject to and is governed by that certain Professional Services Agreement between Midtown and Consultant dated as of October 1, 2021 (the "PSA").

Work Order Date: April 1, 2025

Consultant: Walter P. Moore and Associates, Inc.

Type of Compensation: Cost Plus, Time & Materials, Firm Fixed Price, Lump Sum (Circle and set forth price if Firm Fixed or Lump Sum)

Compensation: \$122,500.00 Design & Construction Phase Services including Direct Expenses (Lump Sum)

- \$97,000.00 Design Phase Services
- \$23,000.00 Construction Phase Services
- \$2,500.00 Direct Expenses

Location of Services: Midtown, Houston, Texas

- Chenevert – Pierce to Elgin
- Jackson – Pierce to McGowen
- Gray – Main to Chenevert

Description of Services: Refer to Exhibit SC6 and SC17 for a full scope of services. Specific duties included in this fee are listed below:

- Survey
- Construction Documents for Sidewalk Improvements and Mill and Overlay of Streets
- Preparing Construction Documents and Project Manual
- Bid Phase Services
- Construction Phase Services

Schedule Requirements: Commencement of Services: April 1, 2025  
Completion of Services: December 31, 2025

**Midtown:**  
MIDTOWN REDEVELOPMENT  
AUTHORITY

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

\_\_\_\_\_  
Printed Name and Title

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

**Consultant:**  
WALTER P. MOORE AND ASSOCIATES,  
INC.

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

Thusitha Silva  
Principal  
\_\_\_\_\_  
Printed Name and Title

Date: 04/18/2025

[End of Attachment B]



## **Schedule SC6**

### **SCOPE OF CIVIL ENGINEERING SERVICES**

#### Street Improvements

#### **I. Investigation**

- A. Walter P Moore will visit the site to observe the site conditions to attempt to detect issues affecting the proposed street improvements.
- B. Walter P Moore will review record drawings and surveys to determine if additional information is required.
- C. Walter P Moore will collect and review available information related to the proposed street improvements, including boundary survey and easements, topography, franchise utility facilities (electric, telephone, gas) and USGS maps.
- D. Walter P Moore will, with respect to street improvements, determine the requirements and procedures for plan approvals and building permits, and identify the anticipated timeframe for plan review/approval and fees associated with reviews and building permits.
- E. Walter P Moore will collect and review available information on existing and proposed public improvements, including water distribution, wastewater collection, storm drainage (storm sewer, outfall drainage, and detention/retention), and adjacent roadways.
- F. Walter P Moore will review previous permits, agreements, encumbrances, covenants and restrictions in the area of the proposed street improvements and identify anticipated impact on the proposed improvements.

#### **II. Design and Construction Document Preparation**

- A. Walter P Moore will attend regularly scheduled design coordination meetings with the Owner's local consultants.
- B. Walter P Moore will prepare and submit plans and technical specifications at predetermined milestones (60%, 90% and 100%) for review and approval. Plans will generally consist of the following:
  - 1. Cover Sheet and General Notes
  - 2. Quantity Sheet
  - 3. Dimension Control Plan
  - 4. Demolition Plans (for any existing facilities to be removed)
  - 5. Traffic Control Plan
  - 6. Erosion Control Plan and Details
  - 7. Mass Grading Plan
  - 8. Paving Plans and Profiles (including roadways, access drives, associated street lighting and traffic signage)
  - 9. Paving Details

10. Drainage Area Map
11. Storm Drainage Plan (and profiles as required)
12. Construction Details

- C. Walter P Moore will prepare a dimension control drawing for the basic paving geometry and locating other improvements included in Walter P Moore's scope of services in relation to the right-of-way.
- D. Walter P Moore will prepare a demolition plan describing existing elements to be removed, abandoned, or otherwise relocated in conjunction with the proposed street improvements.
- E. Walter P Moore will prepare a traffic control plan for construction operations related to the proposed street improvements. This plan will include a layout of construction barriers and signage along lane closures, and around proposed driveways and utility replacements. Signage will conform to the Texas Manual on Uniform Traffic Control Devices, latest edition, as amended.
- F. Walter P Moore will, with respect to the proposed street improvements, prepare Erosion Control Plan and Details to comply with City of Houston Standards. A Storm Water Pollution Prevention Plan will be prepared.
- G. Walter P Moore will prepare plans for the public streets, driveways and sidewalks within the right-of-way. Pavement design and specifications for streets, driveway connections and sidewalks will conform to City of Houston standards.
- H. Walter P Moore will prepare construction details related to street improvements.
- I. Walter P Moore will prepare technical specifications related to street improvements.
- J. Walter P Moore will prepare quantity take-offs and final Opinion of Probable Construction Cost for street improvements.
- K. Walter P Moore will submit plans to the Texas Department of Licensing and Regulation for review and approval of pedestrian access elements.

### **III. Bidding Phase**

- A. Walter P Moore will assist in preparing documents for advertisement and bidding.
- B. Walter P Moore will attend a pre-bid conference, if requested.
- C. Walter P Moore will answer questions of bidders relating to the design of street improvements and assist in the preparation of addenda.
- D. Walter P Moore will assist in the evaluation of bids, if requested.

### **IV. Construction Phase**

- A. Walter P Moore will attend a pre-construction conference, if requested.
- B. Walter P Moore will respond to Contractor's questions and Requests for Information related to street improvements.

- C. Walter P Moore will review shop drawings and submittals for items related to street improvements for general conformance with the plans and specifications.
- D. Walter P Moore will assist in the preparation of Supplementary Information and Proposed Change Requests related to street improvements, if requested.
- E. Walter P Moore will assist in review of Proposed Change Proposals related to street improvements.
- F. Walter P Moore will visit the site during construction at appropriate intervals to review the work related to street improvements for general conformance with the plans and specifications.
- G. Walter P Moore will participate in a final inspection at Substantial Completion and prepare a final report of Walter P Moore's observations related to street improvements.



## Schedule SC17

### EXCLUSIONS TO SCOPE OF BASIC SERVICES FOR CIVIL ENGINEERING

These services are excluded because either the scope is still undefined, the work is not anticipated to be required, or the work is to be provided by others or another group within Walter P Moore from whom you have received a separate proposal. If it becomes necessary for Walter P Moore to provide any of these or other services beyond the scope of our Basic Services and said services are authorized by the Client, they will be performed for an additional fee on a time and expense basis in accordance with the attached Schedule T1 or upon a fee basis established at such time as the scope of work is defined. Should the survey information be provided in another format, we would anticipate additional compensation to convert the information into a usable format.

Specifically excluded services include:

- A. Survey
- B. Geotechnical Engineering
- C. Flood mitigation coordination and design
- D. Wetlands and environmental studies
- E. Storm water quality management permit assistance
- F. Drainage in landscape beds
- G. Design of irrigation system or irrigation consulting
- H. Design of fountains or reflecting pools
- I. Traffic engineering such as traffic studies, signals, and signage
- J. Access Management Application and Variances
- K. Street and site lighting
- L. Hardscape specialty pavement design
- M. Design of retaining walls or site structure foundations including utility poles
- N. Loading dock maneuvering access studies
- O. Design of public and private utility extensions
- P. Sanitary sewer and storm sewer lift station design
- Q. Utility (Streetlights, Fire Hydrants, etc.) Relocations
- R. Design of franchise utilities



- S. Electrical
- T. Platting
- U. Encroachments into easements or rights-of-way, including tiebacks, landscape, furniture, special pavement, utilities, and/or pavers
- V. Easement descriptions and plats
- W. Permit Expediting
- X. "As Built" documentation.
- Y. Full time site representation during construction
- Z. Utility service abandonment
- AA. Early site package, including a grading and foundation plan.
- BB. Storm Sewer Design
- CC. Sanitary Sewer Design
- DD. Water Line Design