

OLD SIXTH WARD REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

OCTOBER 8, 2022

**REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF
HOUSTON, TEXAS**

OLD SIXTH WARD REDEVELOPMENT AUTHORITY
AND
REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS

NOTICE OF JOINT MEETING

**TO: THE BOARD OF DIRECTORS OF THE OLD SIXTH WARD REDEVELOPMENT AUTHORITY
AND REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS, AND TO
ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that the Board of Directors of the Old Sixth Ward Redevelopment Authority (the "Authority") will hold a joint meeting with the Board of Directors of the Reinvestment Zone Number Thirteen, City of Houston, Texas (the "Zone") on **Tuesday, November 8, 2022 at 5:30 P.M.** at the office of Bracewell LLP, 711 Louisiana Street, Suite 2300, Houston TX 77002, and Webex, or dial US Toll free 1.855.282.6330, when prompted enter **Access Code 2598 882 5309**, or **click on the following link <https://bracewell.webex.com/bracewell/j.php?MTID=m6c5db9539f47a3246faa40adfd16611a>** to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the matters listed on the agenda below.

A quorum of the Board of Directors will be physically present at the meeting location. This meeting will be conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. 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. During a public comment period, any person may address the Board of Directors in person or via Webex, or dial US Toll free 1.855.282.6330, when prompted enter **Access Code 2598 882 5309**, or **click on the following link <https://bracewell.webex.com/bracewell/j.php?MTID=m6c5db9539f47a3246faa40adfd16611a>**. For an electronic copy of agenda documents, please refer to the following link: <https://bracewell.sharefile.com/d-se79b8bc42ce948e89c12f8165346d31b>

Introductions and Meeting Guidelines.

1. Receive public comment.
*Members of the public are invited to speak during this portion of the agenda. If you would like to speak please contact the Authority/Zone by referencing the following email Sherry Weesner sherry@old6wardtirz.org and let us know before the meeting that you wish to speak.
2. Minutes of the previous meetings:
 - a. The Authority; and
 - b. The Zone.
3. Administrator Report, including:
 - a. Ratify Goodman Contract for FY22 Off-System Highway Safety Improvement Program Submission
 - b. Washington Corridor Study Update;
 - c. Old Sixth Ward TIRZ 13 Phase 2 Study Update; and
 - d. Potential Extension Update:
 - i. Approve Project Plan and documents for Extension.
4. Projects and Engineering:
 - a. Discussion Lovett Development Agreement;
 - b. Approve recommended bidder for T-1324 Silver Street Projects;
 - c. Engineering Consultant's Report;
 - i. Edwards and Sawyer Multimodal Improvements.
 - ii. Intersection at Washington and Silver and North Memorial Way and Silver.
 - d. Approve related pay estimates or change orders, work authorizations or other design, construction, or management contract administration items, and authorize other appropriate action.
5. Financial Matters:
 - a. Receive Financial Report Summary, including account and fund activity statements, and investment report; and
 - b. Authorize payment of invoices.
6. Communications and Public Engagement:

7. Items for next meeting.
8. Adjourn.

Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.



Clark Stockton Lord
Attorney for the Authority and the Zone

TAB 2.a.

MINUTES OF 9-21-2022

AUTHORITY

**MINUTES OF REGULAR MEETING
OF
OLD SIXTH WARD REDEVELOPMENT AUTHORITY**

September 21, 2022

The Board of Directors (the “Board”) of Old Sixth Ward Redevelopment Authority (the “Authority”), convened in regular session, open to the public, by telephonic or video conference, on the 21st day of September, 2022. A quorum of the Board of Directors was physically present at the meeting location. Conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location was open to the public during open portions of the meeting, and the roll was called of the duly constituted officers and members of said Board, to wit:

Phil C. Neisel	Chair
Ann Guercio	Vice-Chair
Larissa Lindsay	Secretary
Claude Anello	Director
Grace Zuniga	Director
Alison N. Maillet	Director
Patrick Hall	Director

All members of the Board of Directors were present, except Director Zuniga thus constituting a quorum.

Also present were Victor Valencheck and Shawn Arrajj, members of the public; Danni Sabota, President of the Old Sixth Ward Civic Association; Alyssa Hill and Jessica Ortiz of Carr, Riggs & Ingram, LLC, (the “Auditor”); Linda Trevino of METRO; Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel; Kyle Macy and Ashley Sowards of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Melissa Morton of the Morton Accounting Services, (“Bookkeeper”).

Whereupon, the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit “A”.

MEETING RULES

Director Neisel reviewed the rules for the Board meeting.

DETERMINE QUORUM: CALL TO ORDER

Director Neisel then noted that a quorum was present and called the meeting to order.

PUBLIC COMMENT

The Board recognized Ms. Sabota who stated her appreciation for the Board's assistance of the historical marker installation for the neighborhood. She noted that the proposal for the sign placement at the northeast corner of Sabine and Lubbock.

APPROVE MINUTES

The Board considered approving the minutes of May 18, 2022. Upon a motion brought by Director Maillet, seconded by Director Hall, the Board approved the May 18, 2022.

ADMINISTRATOR REPORT

Washington Corridor Study Update

The Board recognized Ms. Weesner who reported that an RFP went out today and will receive proposals from vendors. At a later date the HGAC board will make a selection of the approved proposal.

Old Sixth Ward TIRZ 13 Phase 2 Study update

Ms. Weesner reported on general updates related to the RFP for the phase 2 study around the TIRZ, and that the HGAC board will review those RFPs.

Potential Extension and/or annexation update

Ms. Weesner reported that the TIRZ may receive an extension of the TIRZ and stated there will be no annexation.

Request for historic/informational signage

Director Neisel reminded the Board about the historical sign Ms. Sabota spoke about earlier in the meeting. Mr. Lord recommended the Board authorize Ms. Weesner to coordinate the installation of the historic sign with a budget of \$1,500.

After consideration, upon a motion brought by Director Anello, seconded by Director Hall, the Board unanimously voted to authorize Ms. Weesner to assist with the historic sign, not to exceed \$1,500.

PROJECTS AND ENGINEERING

Discussion on Lovett Development Agreement

Director Neisel reminded the Board about the Lovett Development Agreement and reported that the TIRZ has met with the City of Houston ("City") about potential changes to the agreement and plan to meet with Lovett regarding the same.

Approve recommended bidder for T-1324 Silver Street Project

Ms. Weesner reported that an RFP has been released and proposals have been received. She added that an inquiry recently received regarding the use of black powder coated traffic-lights. Ms. Weesner recommended the Board defer the matter until a response from the City has been received.

Engineer's Report

Mr. Macy presented the engineer's report, including the following projects: (i) Edwards and Sawyer Multimodal improvements; (ii) Silver Street – Phase I Washington Avenue & Memorial Drive Intersection; (iii) ratification of and execution General Engineering and Consulting Services Amendment; and (iv) General Engineering work authorizations, a copy of which is attached hereto as Exhibit "B".

FINANCIAL REPORT

Receive Financial Report Summary, including account and fund activity statements, and investment report

Ms. Morton reviewed the financial report, including the profit and loss budget to actual, balance sheet, unpaid bills detail, general operating fund, and profit and loss detail reports. A copy of the financial report is attached hereto as Exhibit "C".

Authorize payment of invoices

Director Neisel stated that the Project Committee reviewed related invoices and recommends approval for payment, the construction and engineering invoices. The financial committee has approved the invoices to date.

After discussion, Director Neisel moved that the Board approve the financial report, payment of the invoices. Director Anello seconded the motion, and the motion carried.

Adopt Order Evidencing Review of Investment Policy and List of Qualified Brokers and Disclosure Statement of Bookkeeper/Investment Officer

The Board recognized Mr. Lord presented the Board with Amended Investment Policy, a copy of which is attached hereto as Exhibit "D". He stated that the Authority, pursuant to the Public Funds Investment Act, is required to review its investment policy and broker/dealer list annually. Mr. Lord indicated that there were no changes to the policy, but that the broker/dealer list had been updated.

Mr. Lord next stated that the Board is also required annually to complete a disclosure statement of the investment officer and bookkeeper to note any conflicts with the investments of the Authority's funds, a copy of which is attached hereto as Exhibit "E".

After discussion, Director Neisel moved that the Board adopt the Resolution as presented. Director Anello seconded the motion and it carried unanimously.

Approve audit for fiscal year ending June 30, 2022 and authorize filing with the City of Houston

Ms. Ortiz presented the draft audit report for the fiscal year ending June 30, 2022, reviewed it with the Board and answered the Board's questions. After discussion, Director Neisel moved that the Board approve the audit and authorize the filing of the same with the City. Director Anello seconded the motion, and was approved by the Board unanimously, a copy of the draft audit is attached hereto as Exhibit "F".

COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT

Director Guercio reported that additional photos have been provided for the website, and invite the Board to provide any photos for the TIRZ for review for the website.

ITEMS FOR NEXT MEETING

No additional items were noted.

Secretary

DRAFT

TAB 2.b.

MINUTES OF 9-21-2022

ZONE

**MINUTES OF REGULAR MEETING
OF
REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON**

September 21, 2022

The Board of Directors (the “Board”) of Reinvestment Zone Number Thirteen, City of Houston (the “Zone”), convened in regular session, open to the public, by telephonic or video conference, on the 21st day of September, 2022. A quorum of the Board of Directors was physically present at the meeting location. Conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location was open to the public during open portions of the meeting, and the roll was called of the duly constituted officers and members of said Board, to wit:

Phil C. Neisel	Chair
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Whereupon, the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit “A”.

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ITEMS FOR NEXT MEETING

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DRAFT

Secretary

DRAFT

TAB 3.a.

CONTRACT FOR GOODMAN

STATE OF TEXAS
COUNTY OF HARRIS

§
§
§

CONTRACT
BY AND BETWEEN
THE GOODMAN CORPORATION
AND
OLD SIXTH WARD REDEVELOPMENT AUTHORITY

THIS CONTRACT is hereby entered into by and between **The Goodman Corporation** (Consultant) and Old Sixth Ward Redevelopment Authority (Client).

WITNESSETH

WHEREAS, Client has identified the need for professional consulting services to assist with FY22 Off-System Highway Safety Improvement Program Submission;

WHEREAS, Client desires to retain Consultant to perform various professional services in accordance with the Scope and Budget as described in *EXHIBIT A*;

NOW, THEREFORE, IT IS HEREBY AGREED that Client and Consultant should enter into a Contract for performance of professional services pursuant to the following terms and conditions.

ARTICLE I: SCOPE OF SERVICES

Consultant agrees to undertake, perform, and complete in an expedient, satisfactory, and proper manner all of the professional services required by Client as described in the Scope of Services defined in *EXHIBIT A*.

ARTICLE II: CONTRACT PERIOD

This Contract becomes effective when fully executed by all parties, and it will terminate on completion of all obligations by all parties per the Scope of Services defined in *EXHIBIT A*. Any work performed or cost incurred before or after the contract period will be ineligible for reimbursement.

ARTICLE III: COORDINATION AND REPORTS

A. Coordination. Data, analyses, findings, and recommendations prepared in the performance of this work shall be reviewed and coordinated with Client during performance of the work program by Consultant.

B. Inspection of Work. Consultant shall permit Client to inspect and review activities relating to its performance under this Contract. Consultant shall maintain complete and accurate records with respect to its performance under this Contract. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible at all reasonable times.

C. Brief Progress Reports. Consultant shall submit monthly progress reports to Client. These reports shall outline work accomplished by task during the previous month or since the last progress report. These reports shall include, but shall not be limited to, the percentage of completion of the overall work product, special problems or delays encountered or anticipated, changes in the estimated cost or the anticipated work activities for the next work period, and a brief description of work accomplished, methodologies used, and conclusions reached, if any. Progress reports shall be prepared according to a format approved by Client.

ARTICLE IV: COMPENSATION

Consultant shall be paid on a lump sum, percent of completion fee basis for the performance of the Scope of Services defined in *EXHIBIT A* in an amount set forth therein. Any increase in compensation to Consultant shall be conditioned on amending this Contract.

ARTICLE V: METHOD AND SCHEDULE OF PAYMENT

A. Payment Requests. Consultant shall submit monthly invoices for services rendered on the basis of a percentage of completion per task unless otherwise specified. Invoices shall be submitted to Client accompanied by a progress report as described in ARTICLE III: Coordination and Reports. Client shall pay invoices within thirty (30) days of receipt thereof.

B. Late Payments. Any payment under the terms and conditions of this Contract made after the date such payment is due and payable shall bear interest as of the day after the date such payment was due and payable and shall continue to accrue such interest until such payment is made at a rate equal one percent (1%) above the prime rate as reported by the Wall Street Journal as of the date such payment was due and payable.

C. Adjustments. In the event of a change in scope, complexity, or character of the work to be performed, and with the concurrence of both Client and Consultant, the fees specified in ARTICLE IV: Compensation may be adjusted in accordance with the provision of ARTICLE VI: Changes of this Contract by amending the Contract.

D. Final Payment. Consultant shall submit a final invoice, so designated, for the contracted work within thirty (30) days of the close of this Contract.

ARTICLE VI: CHANGES

Client, from time to time, may require changes in the Scope of Services of Consultant to be performed hereunder, provided Consultant agrees in writing. Changes, including any increase or decrease in the amount of Consultant's compensation, which are mutually agreed upon by and between Client and Consultant, shall be incorporated in written amendment to this Contract.

ARTICLE VII: OWNERSHIP OF MATERIALS

All maps, drawings, documents, data, reports, research, graphic presentation materials, etc., developed by Consultant as a part of its work under this Contract, shall become the property of Client upon completion of this Contract, or in the event of termination or cancellation thereof, at the time of payment under ARTICLE IV: Compensation for work performed. All such data and material shall be furnished to Client on request. All documents, including, but not limited to, drawings, specifications, and data or programs stored electronically, prepared by Consultant pursuant to this Contract are related exclusively to the services described herein. Any reuse without written verification of adaptation by Consultant to specific purposes intended will be at Client's sole risk and without liability or legal exposure to Consultant.

ARTICLE VIII: TERMINATION

Client, may terminate this Contract, in whole or in part, when it is in the Client's interest through written notice provided a minimum of thirty (30) days prior to the contract termination date. If this Contract is terminated, the Client shall be liable only for payment under the payment provisions of this contract for services rendered before the effective date of termination.

A. Procedure. In the event of such termination prior to completion of the Scope of Services provided for in *EXHIBIT A*, Client agrees to pay Consultant for work actually performed. Consultant shall submit a final invoice, so designated, for the contracted work actually completed less payment of any compensation previously paid.

B. Default. Client may, by written notice of default to Consultant, terminate the whole or any part of this Contract in any one of the following circumstances:

- 1) If Consultant fails to perform the work called for by this Contract within the time specified herein or any extension thereof; or
- 2) If Consultant fails to perform any of the other provisions of this Contract, or so fails to prosecute the work as to endanger performance of this Contract in accordance with its terms, and in either of these two circumstances does not cure such failure within a period of ten (10) days (or such extension as authorized by Client in writing) after receiving notice of default.

In such event, Consultant shall be paid for professional services for work actually performed, based upon the judgment of Client to the date of notification of default, less payment of any compensation previously paid.

ARTICLE IX: PROHIBITED INTEREST

No employee, officer, or agent of Client shall participate in selection or in the award of administration of a contract if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when:

- the employee, officer, or agent;
- any member of his or her immediate family;
- his or her partner; or
- an organization which employs, or is about to employ, such individuals;

has a financial or other interest in the firm selected for award. Client's officers, employees, or agents shall neither solicit nor accept gratuities, favors, or anything of monetary value from Consultant, potential consultants, or parties of subcontracts with this Contract.

ARTICLE X - ASSIGNABILITY

Consultant may subcontract a portion of the services to be performed hereunder to firms with complementary disciplines to perform the Scope of Services defined in *EXHIBIT A*. All subconsultants retained by Consultant shall adhere to the terms of this Contract. Consultant shall not assign this Contract without prior written consent with the Client. If any portion of this Contract is assigned, Consultant shall not be relieved from any of the terms of this Contract.

ARTICLE XI - SEVERABILITY

In the event that any one or more of the provisions contained in this Contract shall be held to be invalid, illegal, or unenforceable in any respect, then such invalidity, illegality, or unenforceability shall not affect any other provisions of this Contract, and all other provisions shall remain in full force and effect. If any provision of this Contract is held to be excessively broad, then that provision shall be reformed and construed by limiting and reducing it to be enforceable to the maximum extent permitted by law.

ARTICLE XII – VENUE

Venue and jurisdiction of any suit, right, or cause of action arising under or in connection with the Contract shall lie exclusively within Harris County, Texas.

ARTICLE XIII: COVENANT AGAINST CONTINGENT FEES

Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Contract and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift, or other consideration contingent upon or resulting from the award or making of this Contract. For breach of violation of this warranty, Client shall have the right to annul this Contract without liability, or at its discretion to deduct from this Contract, the price of consideration or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

ARTICLE XIV: INDEMNIFICATION

Consultant shall indemnify and hold harmless Client, its officers, agents, and employees against any and all claims, demands, suits, and judgments of sums of money to any party for loss of life

or injury or damage to person or property growing out of, resulting from, or by reason of any negligent act of omission, operation, or work of Consultant, its agents, servants, or employees while engaged upon or in connection with the services required or performed by Consultant hereunder.

ARTICLE XV: ACCESS TO RECORDS

Consultant agrees that Client shall have, until the expiration of three (3) years after termination or expiration of this Contract, access to and right to examine any directly pertinent documents, papers, and records developed by Consultant as a part of its work under this Contract.

ARTICLE XVI: FORCE MAJEURE EVENT

Unless otherwise agreed in the contract between the parties expressly or impliedly, where a party to a contract fails to perform one or more of its contractual duties, the consequences set out in this Clause will follow if and to the extent that that party proves: (a) that its failure to perform was caused by an impediment beyond its reasonable control; (b) that it could not reasonably have been expected to have taken the occurrence of the impediment into account at the time of the conclusion of the contract; and (c) that it could not reasonably have avoided or overcome the effects of the impediment.

A party invoking this Clause shall be presumed to have established the conditions described in the preceding paragraph in the case of the occurrence of one or more of the following impediments: war (whether declared or not), armed conflict or the serious threat of the same (including but not limited to hostile attack, blockade, military embargo), hostilities, invasion, act of a foreign enemy, extensive military mobilization; civil war, riot, rebellion, revolution, military or usurped power, insurrection, civil commotion or disorder, mob violence, act of civil disobedience; act of terrorism, sabotage or piracy; plague, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine or other employee restrictions; act of authority whether lawful or unlawful, compliance with any law or governmental order, rule, regulation or direction, curfew restriction, expropriation, compulsory acquisition, seizure of works, requisition, nationalization; act of God or natural disaster such as but not limited to violent storm, cyclone, typhoon, hurricane, tornado, blizzard, earthquake, volcanic activity, landslide, tidal wave, tsunami, flood, damage or destruction by lightning, drought; explosion, fire, destruction of machines, equipment, factories and of any kind of installation, prolonged break-down of transport, telecommunication or electric current; general labor disturbance such as but not limited to boycott, strike and lock-out, go-slow, occupation of factories and premises; shortage or inability to obtain critical material or supplies to the extent

not subject to the reasonable control of the subject Party ("Force Majeure Event").

This provision shall become effective only if the Party failing to perform notifies the other party within a reasonable time of the extent and nature of the Force Majeure Event, limits delay in performance to that required by the Event, and takes all reasonable steps to minimize damages and resume performance.

ARTICLE XVII: STATE LAW REQUIREMENTS

For purposes of compliance with Section 2252.152, Texas Government Code, as amended, Consultant hereby represents and warrants that, at the time of this Contract, neither Consultant nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Consultant, is a company listed by the Texas Comptroller of Public Accounts under Sections 2252.153 or 2270.0201, Texas Government Code.

Consultant will provide a completed and notarized Form 1295 generated by the Texas Ethics Commission's electronic filing application in accordance with the provisions of Section 2252.908, Texas Government Code, as amended, and the rules promulgated by the Texas Ethics Commission ("Form 1295"), in connection with entry into this Contract. Upon receipt of Consultant's Form 1295, Client agrees to acknowledge Consultant's Form 1295 through its electronic filing application. Client and Consultant understand and agree that, with the exception of information identifying Consultant and the contract identification number, Client is not responsible for the information contained in Consultant's Form 1295 and Client has not verified such information.

IN WITNESS WHEREOF, the parties hereto have executed this Contract in duplicate originals and it shall be effective the 24th day of October, 2022.

OLD SIXTH WARD REVELOPMENT AUTHORITY

BY: _____

Name: _____

Title: _____

THE GOODMAN CORPORATION

BY:  _____

Barry M. Goodman
President

EXHIBIT A – SCOPE OF SERVICES (as attached)



**THE GOODMAN
CORPORATION**

HOUSTON: 3200 Travis Street
Suite 200
Houston, TX 77006

AUSTIN: 911 W. Anderson Lane
Suite 200
Austin, TX 78757

**PROJECT
SCOPE**

PHONE: (713) 951-7951

THEGOODMANCORP.COM

Old Sixth Ward Redevelopment Authority FY22 Off-System Highway Safety Improvement Program (HSIP)

October 2022 - The Goodman Corporation (TGC) has significant experience and success in the development and submission of HSIP projects through the Texas Department of Transportation (TxDOT) program. We are pleased to provide this proposal to the Old Sixth Ward Redevelopment Authority (Authority) to vet, develop, coordinate, and submit application materials through this funding round. We understand that the potential project includes the intersections at Washington and Sawyer and Center and Sawyer. TGC will evaluate both intersections for inclusion.

Task 1 – Coordinate and Submit FY22 HSIP Submission

TGC will complete the following activities through the FY22 process:

- Review crash data for subject intersections.
- Coordinate with District engineer on proposed improvements.
- Complete benefit-cost analysis / SII calculator tool to understand project scoring/evaluation.
- Coordinate with District engineer on cost estimates and project layout.
- Complete site visit and prepare project documentation.
- Complete project technical memorandum.
- Coordinate with District Councilmember to obtain support.
- Coordinate project scope and documentation with the City of Houston – prepare revisions as requested.
- Coordinate match commitment with Authority; provide documentation for Board approval / signature.
- Submit final package to City of Houston by November 28, 2022.

Project Budget

Progress payments will be made based on the percentage of completion of each task. Monthly invoices, including progress reports, will be provided commensurate with the percentage of the project completed each month. The costs within this scope are inclusive of all direct and indirect costs (travel, overhead, printing, etc.)

BUDGET SUMMARY		
TASK	DESCRIPTION	COST
1	Coordinate and Submit FY22 HSIP Submission	\$13,000
	Total	\$13,000

November 4, 2022

Marc D. Williams
Executive Director
Texas Department of Transportation
125 E. 11th Street
Austin, TX 78701

Re: Old Sixth Ward Redevelopment Authority FY22 Highway Safety Improvement Program Submission

Dear Mr. Williams,

The Old Sixth Ward Redevelopment Authority (Authority) appreciates the partnership opportunity with TxDOT and the City of Houston District to address safety concerns within our community. The Authority is committed to providing the 10% local match commitment for the submitted project. The Authority will also provide the costs required for any project design and development activities and for cost overruns associated with said improvements.

Sincerely,

Phil Neisel
Chair
Old Sixth Ward Redevelopment Authority

TAB 3.d.

PROJECT PLAN FOR APPROVAL

REINVESTMENT ZONE NUMBER THIRTEEN

CITY OF HOUSTON, TEXAS

OLD SIXTH WARD ZONE

Fourth Amendment

Project Plan and Reinvestment Zone Financing Plan

/ /, 2022

REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS

OLD SIXTH WARD ZONE

Fourth Amended Project Plan and Reinvestment Zone Financing Plan

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REINVESTMENT ZONE THIRTEEN, CITY OF HOUSTON, TEXAS
OLD SIXTH WARD ZONE
PART E – FOURTH AMENDED PROJECT PLAN
AND REINVESTMENT ZONE FINANCING PLAN

Introduction:

Reinvestment Zone Number Thirteen, City of Houston, Texas, also known as the Old Sixth Ward Zone (“Zone”) was created by the City of Houston, Texas (“City”) on December 22, 1998, by Ordinance No. 1998-1256, as requested by the Old Sixth Ward Neighborhood Association and petitioners in an area located west of downtown Houston, north of Memorial Drive and on approximately 150 acres of land known as the historic Old Sixth Ward neighborhood. The purposes of the Zone were to advance historic preservation, facilitate physical improvements to the historic Dow School, encourage affordable and market-rate housing projects, and encourage development and redevelopment in the area.

Section One:

The Part A and Part B Plan: A Project Plan and Reinvestment Zone Financing Plan for the Zone was adopted on July 28, 1999, by Ordinance No. 1999-794 (the “Part A Plan”). On August 11, 1999, by Ordinance No. 1999-827, the City adopted the First Amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone (the “Part B Plan”). Together the Part A Plan and the Part B Plan provided mechanisms needed to assist in the repositioning of the Old Sixth Ward from a blighted and deteriorated neighborhood into a viable residential community. Proposed public improvements included in the Plans addressed existing conditions consisting of substandard and deteriorating structures; inadequate and deteriorated streets, utilities, and sidewalks; faulty and obsolete lot layouts; safety issues; and school improvements.

The Part C Plan: On October 27, 2010, by Ordinance No. 2010-819, the City adopted the Second Amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone (the “Part C Plan”). The Part C Plan provided additional funding for the design and construction of public roadways and utility systems, parks, land acquisition, historic preservation, cultural and public facilities improvements, environmental remediation, streetscape improvements, and public art.

The Part D Plan: On June 20, 2012, by Ordinance No. 2012-571, the City adopted the Third Amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone (the “Part D Plan”). The Part D Plan provided for the enhancement of and improvements to the approximately 100 acres of land annexed into the Zone in conjunction with the Part D Plan, as well as the areas covered in the Part A Plan, Part B Plan, and Part C Plan. The Part D Plan further contemplated expenditure of project costs to implement projects in areas outside of the boundaries of the Zone that provide a benefit to the Zone, as authorized by Chapter 311 of the Texas Tax Code.

The Zone and the City now desire to amend the Plans as further described herein, (the “Part E Plan”).

Section Two:

The Part E Plan: The Part E Plan will remedy recent and historic negative trends within the Zone by creating a viable and attractive environment for investment and redevelopment. Improvements have been identified that will enhance the community by attracting new businesses and residents to the area. The term of the Zone will be extended to December 31, 2052.

Public improvements proposed in this Part E Plan are in relationship to the original goals of the Zone and are as follows:

Proposed Goals for Improvements in the Zone:

Goal 1: Support Retail Development in Commercial Areas and Enhance Local Parking Opportunities and the Associated Pedestrian-Friendly Environment

The retention and expansion of retail and commercial developments is of key importance to the successful redevelopment of the area. The provision of base level retail functionality is essential to the continued success of residential projects in the area.

The character and development patterns that make the Old Sixth Ward attractive as a distinctive community also limit parking opportunities. Similarly, the pedestrian experience limits the likelihood that those traveling to Old Sixth Ward would take full advantage of retail and dining opportunities. The Zone proposes to coordinate with public and private investment partners to develop parking solutions. The Zone will further support improvements to sidewalks, lighting, signage, street trees, landscaping, benches, and other pedestrian amenities that are designed to enhance the local walking experience and encourage guests to spend an extended period visiting a larger number of venues. The construction of parking will also benefit pedestrian safety and mobility, enhance the visual environment and provide connectivity and reinforce the existing community framework of small urban neighborhoods.

Goal 2: Pedestrian and Streetscape Enhancements Including Non-Vehicular/Multi-Modal Transportation Systems

The creation of pedestrian-friendly, safe environments necessitates reconstruction of the pedestrian realm. Streetscape/pedestrian level enhancements are required to create an environment that will help stimulate investment in retail, residential, and commercial developments. Enhanced streetscapes components will include sidewalks, street trees, landscaping, and pedestrian amenities. Construction of improved sidewalk systems including ADA-compliant ramps and other treatments will improve pedestrian safety, enhance the visual environment, and provide connectivity both within the Zone and to adjacent areas.

The development of on-road and off-road pedestrian facilities, bikeways, and trails, including sidewalks, pedestrian bridges, lighting, street trees, landscaping, wayfinding signage, benches, street furniture, public art and other pedestrian amenities is necessary to enhance safety and connectivity. Improvements include establishment of both on-street and off-street pedestrian and bike lanes where adequate right-of-way/public easements are available, widening of existing

sidewalks/roadway bridge decks to accommodate both pedestrian and bicyclists, and modification of lane design within existing pavement.

Goal 3: Infrastructure Improvements

Improvements to public streets and other public infrastructure will create an environment that stimulates private investment in retail, residential, and multi-family developments. Reconstruction (major and minor) of key streets and storm water systems will be undertaken to enhance the level of service in the area, improve functionality, replace aged facilities, and increase aesthetics. All roadway improvements will be integrated with street reconstruction projects of the City and other governmental entities as needed, and where possible, these projects will include elements that would not otherwise be included in those programs.

Goal 4: Parks and Related Amenities

Redevelopment, improvement and creation of pedestrian and bicycle friendly safe environments, parks, public open green space, appropriate recreational facilities, and related amenities including access and egress improvements, land acquisition, dedication of public easements, parking, and the construction of enhancements. All improvements will be integrated with adjacent land uses and provided with upgrades focused on connectivity, pedestrian safety, and the visual environment.

Goal 5: Cultural and Public Facilities and Historic Preservation

The quality of life for area residents will be enhanced through increased efforts to rehabilitate cultural and public facilities and historic preservation initiatives.

Goal 6: Drainage and Detention Facilities

Project costs will include the construction of flood mitigation utility systems and the design and construction of new storm water systems, detention basins, channel and environmental/ecological restoration projects and reclamation in coordination with the City.

A. PROJECT PLAN

Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)): Map 1 attached hereto depicts the existing land and proposed uses in the Original and Annexed Areas of the Zone. The existing and proposed land uses include multi-family residential, commercial, office, public, and institutional, transportation and utility, park and open spaces, and undeveloped land uses.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinances, master plans, or building codes.

Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)): No other non-project costs are known at this time.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code § 311.011(b)(4)): [It is not anticipated that any residents will be displaced by any of the projects to be undertaken in the Zone.]

B. REINVESTMENT ZONE FINANCING PLAN

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)): Exhibit 1 (attached) details the proposed public improvement and administrative project costs. The dollar amounts are approximate and may be amended from time to time by City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit 1.

Proposed Kind, Number, and Location of all Public Works or Public Improvements to be Financed by the Zone (Texas Tax Code § 311.011(c)(2)): These details are described throughout the Plan.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)): Economic feasibility studies have been completed that demonstrate the economic potential of the Zone, including the Apartment Market Study for a Low-Income Housing Tax Credit Development for the Texas Department of Housing and Community Affairs, by Patrick O’Conner and Associated, Inc. in 1998. In addition, Exhibits 2-5 constitute incremental revenue estimates for the Zone. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the Zone. The Plan estimates total project costs of \$102,900,000. The Zone and the City find and determine that the Part A Plan, Part B Plan, Part C Plan, Part D Plan, and Part E Plan are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)): Notes have been issued by the Zone. On October 22, 2008, by Ordinance No. 2008-941, the City approved an Agreement for Financing Public Infrastructure Improvements by and among the City of Houston, Reinvestment Zone Number Thirteen, and the Old Sixth Ward Redevelopment Authority. Subsequently on August 26, 2008, by Ordinance No. 2009-793, the City approved a First Amended and Restated Agreement for Financing Public Infrastructure Improvements. Additional bonds or notes may be issued. The value and timing of these future bond or note issuances will correlate to the debt capacity as derived from the revenue schedules attached hereto, and by actual market conditions for the issuance and sale of such bonds or notes. The Zone will explore other financing methods as well, including developer agreement financing and collaboration with other entities for grant fundings and partnerships.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grand funding partnerships. Tax Year 1999 was the base year for the Zone, and Tax Year 2052 is the scheduled termination date. As outlined in Exhibits 2 through 5, at least \$102,900,000 of increment is estimated to be generated by the Zone for use in funding project costs. This figure is calculated using an estimated collection rate of 95% and a City contribution of \$0.53364/\$100 of assessed valuation in the Original and Annexed Areas, a Houston Independent School District contribution of \$1.0372/\$100 of assessed valuation in the Original Area thru tax year 2028.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)): The current projected appraised value of taxable real property in the Zone, as of August 2022 is \$828316360.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)): The estimated appraised value for the remaining duration of the Zone is set forth in Exhibit 2.

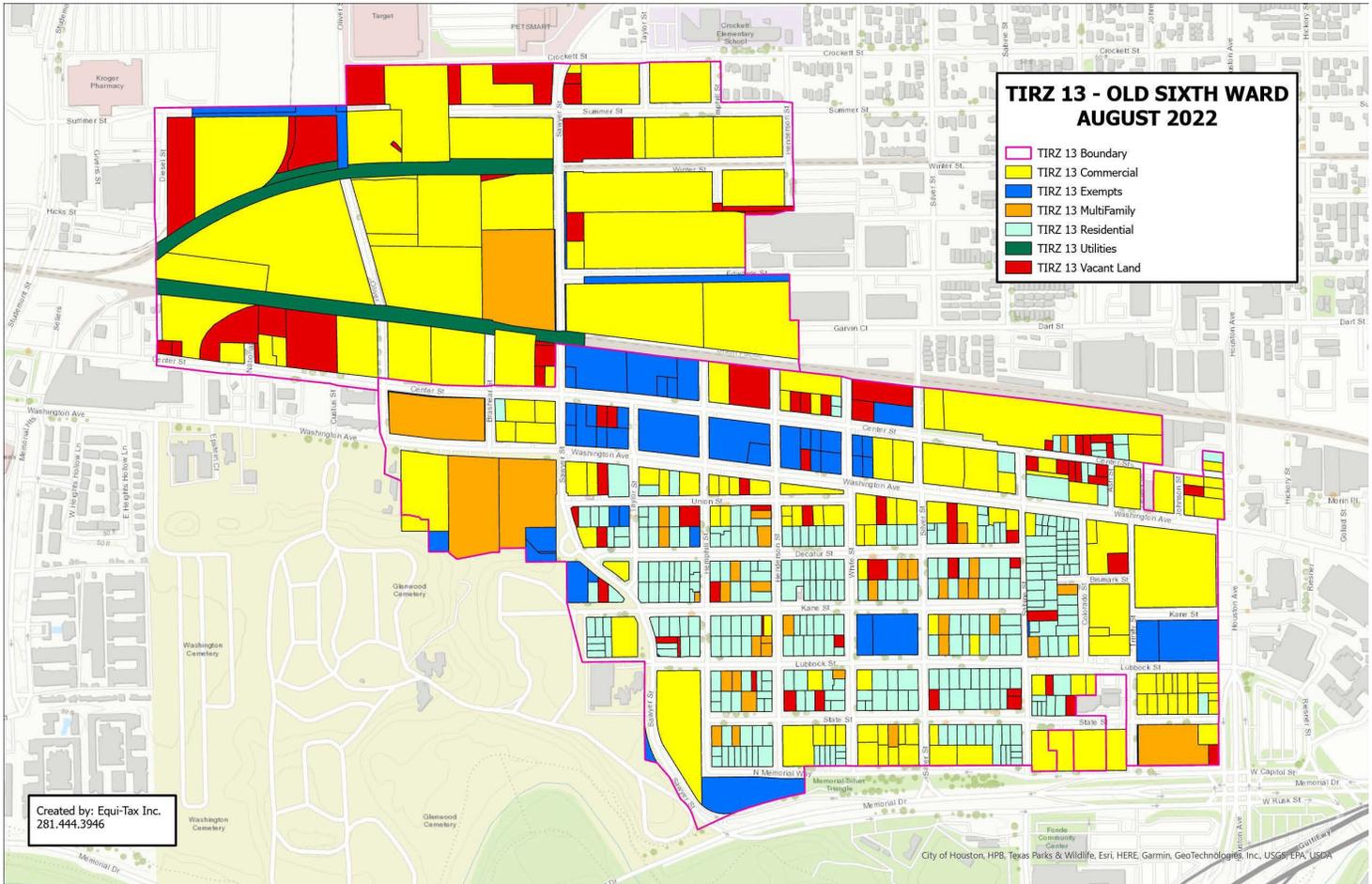
Zone Duration (Texas Tax Code § 311.011(c)(9)): When initially created pursuant to Ordinance No. 1998-1256, the term of the Zone was established at 30 years. Due to the magnitude of development within and adjacent to the Zone, and the increased demand on the already-distressed infrastructure, the Part E Plan extends the duration of the Zone to December 31, 2052.

The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, after the issuance of proposed revenue bonds, notes, or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

Affordable Housing (Texas Tax Code § 311.011(f)): The Zone was created by petition of property owners constituting more than 50% of the assessed value of property in the Zone. One-third of tax increment revenues of the Zone are dedicated to the provision of affordable housing, which may be provide inside or outside the Zone authorized by Chapter 311, Texas Tax Code. An estimated \$56,087,230 will be used for affordable housing over the remaining life of the Zone.

Maps and Exhibits

Map 1 – Map of Proposed and Existing Land Uses in Zone



Map 1

Exhibit 1 - Parts A,B,C,D, and E Plan Project Cost

Project Cost Amendments: The following table includes the approved project cost for the Part A, Part B, Part C, Part D and the changes made to those budgets through this Part E amendment

Project Type	Estimated Costs 1999 Plan	Estimated Costs 1999 Plan (Amended)	Estimated Costs 2010 Plan	Estimated Costs 2012 Plan	Estimated Costs 2022 Plan	Total	Costs Through 6/30/2022	Remaining Costs
Infrastructure Improvements :								
Total Infrastructure Improvements (public utilities, roadways, sidewalks)	\$3,312,000	\$3,312,000	\$9,000,000	\$25,000,000	\$24,900,000	\$31,882,504	\$6,982,504	\$24,900,000
Other Project Costs:								
Total Historic Preservation	\$1,000,000	\$1,000,000	\$2,000,000	\$3,000,000	\$1,500,000	\$2,513,867	\$1,013,867	\$1,500,000
Total Parks and Recreational Facilities	\$134,000	\$134,000	\$3,000,000	\$3,000,000	\$1,000,000	\$3,064,382	\$2,064,382	\$1,000,000
Total Mitigation and Remediations for Washington Courtyards	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0
Total TIRZ Creation	\$60,000	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0
Total TIRZ Management	\$500,000	\$500,000	\$1,339,973		\$1,500,000	\$3,257,700	\$1,757,700	\$1,500,000
Total Affordable Housing	\$5,517,419	\$6,865,965	\$11,765,306	\$11,765,306	\$56,000,000	\$65,036,147	\$9,036,147	\$56,000,000
Educational Project Costs								
Dow School	\$428,000	\$428,000	\$0	\$0	\$0			
Educational Facilities	\$2,579,000	\$4,426,691	\$0	\$0	\$0			
Total Educational Project Costs	\$3,007,000	\$4,854,691	\$0	\$0	\$0	\$2,674,543	\$2,674,543	\$0
Financing Plan								
Project Plan Total	\$13,630,419	\$16,826,656	\$27,105,279	\$42,765,306	\$102,900,000	\$128,250,411	\$25,350,411	\$102,900,000

Exhibit 2 - Net Revenue All Jurisdictions

Tax Year (1)	Increment Revenue			Total Transfers	Net Revenue (Total Increment Revenue Less Transfers)
	City	HISD	Total Increment Revenue		
2022	\$3,659,822	\$327,153	\$3,986,975	\$1,646,034	\$2,340,941
2023	\$3,733,977	\$327,153	\$4,061,130	\$1,674,460	\$2,386,670
2024	\$3,811,098	\$327,153	\$4,138,251	\$1,704,023	\$2,434,228
2025	\$3,891,304	\$327,153	\$4,218,457	\$1,734,768	\$2,483,688
2026	\$3,974,718	\$327,153	\$4,301,871	\$1,766,744	\$2,535,127
2027	\$4,061,469	\$327,153	\$4,388,622	\$1,799,998	\$2,588,624
2028	\$4,151,690	\$327,153	\$4,478,843	\$1,834,583	\$2,644,260
2029	\$4,245,520		\$4,245,520	\$1,627,449	\$2,618,070
2030	\$4,343,102		\$4,343,102	\$1,664,856	\$2,678,246
2031	\$4,444,589		\$4,444,589	\$1,703,759	\$2,740,830
2032	\$4,550,134		\$4,550,134	\$1,744,218	\$2,805,916
2033	\$4,659,901		\$4,659,901	\$1,786,296	\$2,873,606
2034	\$4,774,060		\$4,774,060	\$1,830,056	\$2,944,003
2035	\$4,892,784		\$4,892,784	\$1,875,567	\$3,017,217
2036	\$5,016,257		\$5,016,257	\$1,922,899	\$3,093,359
2037	\$5,144,670		\$5,144,670	\$1,972,123	\$3,172,546
2038	\$5,278,218		\$5,278,218	\$2,023,317	\$3,254,901
2039	\$5,417,109		\$5,417,109	\$2,076,559	\$3,340,551
2040	\$5,561,556		\$5,561,556	\$2,131,930	\$3,429,626
2041	\$5,711,780		\$5,711,780	\$2,189,516	\$3,522,264
2042	\$5,868,013		\$5,868,013	\$2,249,405	\$3,618,608
2043	\$6,030,496		\$6,030,496	\$2,311,690	\$3,718,806
2044	\$6,199,477		\$6,199,477	\$2,376,466	\$3,823,011
2045	\$6,375,219		\$6,375,219	\$2,443,834	\$3,931,385
2046	\$6,557,989		\$6,557,989	\$2,513,896	\$4,044,093
2047	\$6,748,071		\$6,748,071	\$2,586,761	\$4,161,310
2048	\$6,945,756		\$6,945,756	\$2,662,540	\$4,283,216
2049	\$7,151,348		\$7,151,348	\$2,741,350	\$4,409,998
2050	\$7,365,164		\$7,365,164	\$2,823,313	\$4,541,851
2051	\$7,587,533		\$7,587,533	\$2,908,554	\$4,678,978
2052	\$7,818,796		\$7,818,796	\$2,997,205	\$4,821,591
Total	\$165,971,621	\$2,290,068	\$168,261,689	\$65,324,167	\$102,937,522

Exhibit 2A - Transfer Schedule All Jurisdictions

Tax Year(1)	Increment Revenue			Transfers							Total Transfers	Net Revenue (Total Increment Revenue less Total Transfers)
	CITY	HISD (2)	Total	Affordable Housing			HISD Educational (2)	Admin Fees				
				COH	HISD (2)	Total		COH	HISD (2)	Total		
2022	\$3,659,822	\$327,153	\$3,986,975	\$1,219,941	\$109,051	\$1,328,992	\$109,051	\$182,991	\$25,000	\$207,991	\$1,646,034	\$2,340,941
2023	\$3,733,977	\$327,153	\$4,061,130	\$1,244,659	\$109,051	\$1,353,710	\$109,051	\$186,699	\$25,000	\$211,699	\$1,674,460	\$2,386,670
2024	\$3,811,098	\$327,153	\$4,138,251	\$1,270,366	\$109,051	\$1,379,417	\$109,051	\$190,555	\$25,000	\$215,555	\$1,704,023	\$2,434,228
2025	\$3,891,304	\$327,153	\$4,218,457	\$1,297,101	\$109,051	\$1,406,152	\$109,051	\$194,565	\$25,000	\$219,565	\$1,734,768	\$2,483,688
2026	\$3,974,718	\$327,153	\$4,301,871	\$1,324,906	\$109,051	\$1,433,957	\$109,051	\$198,736	\$25,000	\$223,736	\$1,766,744	\$2,535,127
2027	\$4,061,469	\$327,153	\$4,388,622	\$1,353,823	\$109,051	\$1,462,874	\$109,051	\$203,073	\$25,000	\$228,073	\$1,799,998	\$2,588,624
2028	\$4,151,690	\$327,153	\$4,478,843	\$1,383,897	\$109,051	\$1,492,948	\$109,051	\$207,584	\$25,000	\$232,584	\$1,834,583	\$2,644,260
2029	\$4,245,520		\$4,245,520	\$1,415,173		\$1,415,173		\$212,276		\$212,276	\$1,627,449	\$2,618,070
2030	\$4,343,102		\$4,343,102	\$1,447,701		\$1,447,701		\$217,155		\$217,155	\$1,664,856	\$2,678,246
2031	\$4,444,589		\$4,444,589	\$1,481,530		\$1,481,530		\$222,229		\$222,229	\$1,703,759	\$2,740,830
2032	\$4,550,134		\$4,550,134	\$1,516,711		\$1,516,711		\$227,507		\$227,507	\$1,744,218	\$2,805,916
2033	\$4,659,901		\$4,659,901	\$1,553,300		\$1,553,300		\$232,995		\$232,995	\$1,786,296	\$2,873,606
2034	\$4,774,060		\$4,774,060	\$1,591,353		\$1,591,353		\$238,703		\$238,703	\$1,830,056	\$2,944,003
2035	\$4,892,784		\$4,892,784	\$1,630,928		\$1,630,928		\$244,639		\$244,639	\$1,875,567	\$3,017,217
2036	\$5,016,257		\$5,016,257	\$1,672,086		\$1,672,086		\$250,813		\$250,813	\$1,922,899	\$3,093,359
2037	\$5,144,670		\$5,144,670	\$1,714,890		\$1,714,890		\$257,233		\$257,233	\$1,972,123	\$3,172,546
2038	\$5,278,218		\$5,278,218	\$1,759,406		\$1,759,406		\$263,911		\$263,911	\$2,023,317	\$3,254,901
2039	\$5,417,109		\$5,417,109	\$1,805,703		\$1,805,703		\$270,855		\$270,855	\$2,076,559	\$3,340,551
2040	\$5,561,556		\$5,561,556	\$1,853,852		\$1,853,852		\$278,078		\$278,078	\$2,131,930	\$3,429,626
2041	\$5,711,780		\$5,711,780	\$1,903,927		\$1,903,927		\$285,589		\$285,589	\$2,189,516	\$3,522,264
2042	\$5,868,013		\$5,868,013	\$1,956,004		\$1,956,004		\$293,401		\$293,401	\$2,249,405	\$3,618,608
2043	\$6,030,496		\$6,030,496	\$2,010,165		\$2,010,165		\$301,525		\$301,525	\$2,311,690	\$3,718,806
2044	\$6,199,477		\$6,199,477	\$2,066,492		\$2,066,492		\$309,974		\$309,974	\$2,376,466	\$3,823,011
2045	\$6,375,219		\$6,375,219	\$2,125,073		\$2,125,073		\$318,761		\$318,761	\$2,443,834	\$3,931,385
2046	\$6,557,989		\$6,557,989	\$2,185,996		\$2,185,996		\$327,899		\$327,899	\$2,513,896	\$4,044,093
2047	\$6,748,071		\$6,748,071	\$2,249,357		\$2,249,357		\$337,404		\$337,404	\$2,586,761	\$4,161,310
2048	\$6,945,756		\$6,945,756	\$2,315,252		\$2,315,252		\$347,288		\$347,288	\$2,662,540	\$4,283,216
2049	\$7,151,348		\$7,151,348	\$2,383,783		\$2,383,783		\$357,567		\$357,567	\$2,741,350	\$4,409,998
2050	\$7,365,164		\$7,365,164	\$2,455,055		\$2,455,055		\$368,258		\$368,258	\$2,823,313	\$4,541,851
2051	\$7,587,533		\$7,587,533	\$2,529,178		\$2,529,178		\$379,377		\$379,377	\$2,908,554	\$4,678,978
2052	\$7,818,796		\$7,818,796	\$2,606,265		\$2,606,265		\$390,940		\$390,940	\$2,997,205	\$4,821,591
Totals	\$165,971,621	\$2,290,068	\$168,261,689	\$55,323,874	\$763,356	\$56,087,230	\$763,356	\$8,298,581	\$175,000	\$8,473,581	\$65,324,167	\$102,937,522

(1) The Old Sixth Ward Zone is scheduled to terminate in Tax Year 2052
(2) HISD participation is scheduled to terminate in Tax Year 2028

Exhibit 3- Revenue Schedule Original Area - City of Houston

Tax Year (1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2022	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2023	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2024	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2025	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2026	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2027	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2028	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2029	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2030	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2031	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2032	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2033	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2034	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2035	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2036	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2037	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2038	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2039	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2040	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2041	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2042	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2043	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2044	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2045	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2046	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2047	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2048	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2049	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2050	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2051	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226
2052	\$34,345,500	\$462,630,681	\$428,285,181	95%	0.53364	\$2,171,226

(1) The Old Sixth Ward Zone is scheduled to terminate in Tax Year 2052
(2) Base Year is Tax Year 1998
(3) Projected Growth for Tax Year 2022 to 2052 is an incremental increase of 4% each year
(4) Collection Rate for Tax Years 2022 to 2052 at 95%

Exhibit 3A- Revenue Schedule 2012 Annexed Area - City of Houston

Tax Year (1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2022	\$72,052,621	\$365,685,679	\$293,633,058	95%	0.53364	\$1,488,596
2023	\$72,052,621	\$380,313,106	\$308,260,485	95%	0.53364	\$1,562,751
2024	\$72,052,621	\$395,525,630	\$323,473,009	95%	0.53364	\$1,639,872
2025	\$72,052,621	\$411,346,656	\$339,294,035	95%	0.53364	\$1,720,078
2026	\$72,052,621	\$427,800,522	\$355,747,901	95%	0.53364	\$1,803,492
2027	\$72,052,621	\$444,912,543	\$372,859,922	95%	0.53364	\$1,890,243
2028	\$72,052,621	\$462,709,044	\$390,656,423	95%	0.53364	\$1,980,464
2029	\$72,052,621	\$481,217,406	\$409,164,785	95%	0.53364	\$2,074,294
2030	\$72,052,621	\$500,466,102	\$428,413,481	95%	0.53364	\$2,171,876
2031	\$72,052,621	\$520,484,747	\$448,432,126	95%	0.53364	\$2,273,363
2032	\$72,052,621	\$541,304,136	\$469,251,515	95%	0.53364	\$2,378,908
2033	\$72,052,621	\$562,956,302	\$490,903,681	95%	0.53364	\$2,488,675
2034	\$72,052,621	\$585,474,554	\$513,421,933	95%	0.53364	\$2,602,834
2035	\$72,052,621	\$608,893,536	\$536,840,915	95%	0.53364	\$2,721,558
2036	\$72,052,621	\$633,249,278	\$561,196,657	95%	0.53364	\$2,845,031
2037	\$72,052,621	\$658,579,249	\$586,526,628	95%	0.53364	\$2,973,444
2038	\$72,052,621	\$684,922,419	\$612,869,798	95%	0.53364	\$3,106,992
2039	\$72,052,621	\$712,319,315	\$640,266,694	95%	0.53364	\$3,245,883
2040	\$72,052,621	\$740,812,088	\$668,759,467	95%	0.53364	\$3,390,330
2041	\$72,052,621	\$770,444,571	\$698,391,950	95%	0.53364	\$3,540,554
2042	\$72,052,621	\$801,262,354	\$729,209,733	95%	0.53364	\$3,696,787
2043	\$72,052,621	\$833,312,849	\$761,260,228	95%	0.53364	\$3,859,270
2044	\$72,052,621	\$866,645,362	\$794,592,741	95%	0.53364	\$4,028,251
2045	\$72,052,621	\$901,311,177	\$829,258,556	95%	0.53364	\$4,203,993
2046	\$72,052,621	\$937,363,624	\$865,311,003	95%	0.53364	\$4,386,763
2047	\$72,052,621	\$974,858,169	\$902,805,548	95%	0.53364	\$4,576,845
2048	\$72,052,621	\$1,013,852,496	\$941,799,875	95%	0.53364	\$4,774,530
2049	\$72,052,621	\$1,054,406,596	\$982,353,975	95%	0.53364	\$4,980,122
2050	\$72,052,621	\$1,096,582,859	\$1,024,530,238	95%	0.53364	\$5,193,938
2051	\$72,052,621	\$1,140,446,174	\$1,068,393,553	95%	0.53364	\$5,416,307
2052	\$72,052,621	\$1,186,064,021	\$1,114,011,400	95%	0.53364	\$5,647,570

(1) The Old Sixth Ward Zone is scheduled to terminate in Tax Year 2052

(2) Base Year is Tax Year 1998

(3) Projected Growth for Tax Year 2022 to 2052 is an incremental increase of 4% each year

(4) Collection Rate for Tax Years 2022 to 2052 at 95%

RESOLUTION RECOMMENDING THE ADOPTION OF THE PART E – FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN (PART E PLAN) FOR REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS (ZONE), BY THE BOARD OF DIRECTORS OF THE ZONE AND BY THE CITY OF HOUSTON; AND CONTAINING OTHER PROVISIONS RELATED THERETO

WHEREAS, the City of Houston, Texas (City), created Reinvestment Zone Number Thirteen, City of Houston, Texas (Zone), as a reinvestment zone pursuant to Ordinance No. 1998-1256 and Chapter 311, Texas Tax Code, as amended, and appointed its Board of Directors (Zone Board); and

WHEREAS, the City authorized the creation of the Old Sixth Ward Redevelopment Authority (Authority) pursuant to Resolution No. 2000-40 to aid, assist and act on behalf of the City in the performance of the City’s governmental and proprietary functions with respect to the common good and general welfare of the Old Sixth Ward area; and

WHEREAS, the Zone Board adopted and the City approved by City Ordinance No. 1999-794, a Project Plan and Reinvestment Zone Financing Plan for the Zone (Part A Plan), which was amended by (i) the First Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part B Plan) by Ordinance No. 1999-827, (ii) the Second Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part C Plan) by Ordinance No. 2010-819, (iii) the Third Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part D Plan) by Ordinance No. 2012-571 (as amended, the Plan); and

WHEREAS, Section 311.011(e), Texas Tax Code, as amended, provides that the Zone Board may adopt an amendment to the Plan at any time, and such amendment takes effect upon approval by the City Council of the City; and

WHEREAS, the Board of Directors of the Authority (Authority Board) desires to recommend that the Zone Board and the City Council of the City adopt the Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part E Plan) to provide for enhancements and improvements to the land in the Zone, revise the goals and estimated project costs and revenue schedules for the Zone, and extend the duration of the Zone; and

WHEREAS, the Authority Board has reviewed the Part E Plan, attached hereto as Exhibit A, and has determined that the Part E Plan should be submitted to the Zone Board and to the City Council of the City for approval;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE OLD SIXTH WARD REDEVELOPMENT AUTHORITY THAT:

Section 1. All of the matters and facts recited in the preamble of this resolution are true and correct.

Section 2. The Authority Board hereby (i) recommends that the Zone Board adopt the Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Thirteen, City of Houston, Texas (Part E Plan), in substantially the form attached hereto as Exhibit A and submit the Part E Plan to the City Council of the City, and (ii) requests that the City Council of the City approve the Part E Plan.

Section 3. The Chair, Secretary, and other officers and members of the Authority Board, and the Authority’s consultants and attorneys, are hereby directed and authorized to take such further action, provide such certifications, and prepare such correspondence as they determine is reasonably necessary to secure the approval of the City of the Part E Plan in accordance with Chapter 311, Texas Tax Code, as amended.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

PASSED AND APPROVED the _____ day of November 2022.

Chair, Board of Directors

Secretary, Board of Directors

Exhibit A

Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan
for Reinvestment Zone Number Thirteen, City of Houston, Texas

SIGNED this the _____ day of November 2022.

Secretary, Board of Directors

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RESOLUTION ADOPTING PART E - FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN (PART E PLAN) FOR REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS; REQUESTING THE CITY OF HOUSTON'S APPROVAL OF THE PART E PLAN; AND CONTAINING OTHER PROVISIONS RELATED THERETO

WHEREAS, the City of Houston, Texas (City), created Reinvestment Zone Number Thirteen, City of Houston, Texas (Zone), as a reinvestment zone pursuant to Ordinance No. 1998-1256 and Chapter 311, Texas Tax Code, as amended, and appointed its Board of Directors (Zone Board); and

WHEREAS, the Zone Board adopted and the City approved by City Ordinance No. 1999-794, a Project Plan and Reinvestment Zone Financing Plan for the Zone (Part A Plan), which was amended by (i) the First Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part B Plan) by Ordinance No. 1999-827, (ii) the Second Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part C Plan) by Ordinance No. 2010-819, (iii) the Third Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part D Plan) by Ordinance No. 2012-571 (as amended, the Plan); and

WHEREAS, Section 311.011(e), Texas Tax Code, as amended, provides that the Zone Board may adopt an amendment to the Plan at any time, and such amendment takes effect upon approval by the City Council of the City; and

WHEREAS, the Zone Board desires to adopt the Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (Part E Plan) to provide for enhancements and improvements to the land in the Zone, revise the goals and estimated project costs and revenue schedules for the Zone, and extend the duration of the Zone; and

WHEREAS, the Zone Board has reviewed the Part E Plan, attached hereto as Exhibit A, and has determined that such Part E Plan should be adopted and submitted to the City Council of the City for approval;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, THAT:

Section 1. All the matters and facts recited in the preamble of this resolution are true and correct.

Section 2. The Zone Board hereby adopts the Part E - Fourth Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Thirteen, City of Houston, Texas (Part E Plan), in substantially the form attached hereto as Exhibit A, and hereby determines that the Part E Plan is feasible. The Board hereby submits the Part E Plan to the City Council of the City and requests that the City Council of the City approve the Part E Plan.

Section 3. The Chair, Secretary, and other officers and members of the Zone Board, and the Zone's consultants and attorneys, are hereby directed and authorized to take such further action, provide such certifications, and prepare such correspondence as they determine is

reasonably necessary to secure the approval of the City of the Part E Plan in accordance with Chapter 311, Texas Tax Code, as amended.

PASSED AND APPROVED the _____ day of November 2022.

President, Board of Directors

Secretary, Board of Directors

Exhibit A

Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan
for Reinvestment Zone Number Thirteen, City of Houston, Texas

law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED this the _____ day of November 2022.

Secretary, Board of Directors

THIRD AMENDED PROJECT PLAN

City of Houston, Texas, Ordinance No. 2012-571

AN ORDINANCE AMENDING CITY OF HOUSTON ORDINANCE NO. 2012-196, APPROVING THE THIRD AMENDMENT TO THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS (OLD SIXTH WARD ZONE); AND DECLARING AN EMERGENCY.

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That City of Houston Ordinance No. 2012-196 (the "Ordinance") is hereby amended by substituting Exhibit "A" attached hereto and incorporated herein for all purposes for Exhibit "A" attached to the Ordinance.

Section 2. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after the passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter

PASSED AND ADOPTED this 20th day of June, 2012.

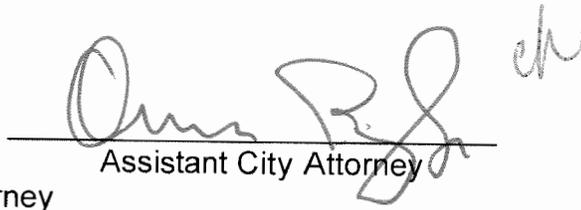
APPROVED this ____ day of _____, 2012.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is JUN 26 2012.

Carla Russell
City Secretary

(Prepared by Legal Dept.
 SOI 6/5/12
 Requested by David Feldman, City Attorney


 Assistant City Attorney

AYE	NO	
✓		MAYOR PARKER
....	COUNCIL MEMBERS
✓		BROWN
✓		DAVIS
✓		COHEN
✓		ADAMS
✓		SULLIVAN
✓		HOANG
✓		PENNINGTON
✓		GONZALEZ
✓		RODRIGUEZ
✓		LASTER
✓		GREEN
✓		COSTELLO
✓		BURKS
✓		NORIEGA
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT "A"

**TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN
CITY OF HOUSTON**

OLD SIXTH WARD ZONE

**Third Amendment
Project Plan and Reinvestment Zone Financing Plan**

Amended January 19, 2012

REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS
 OLD SIXTH WARD ZONE
 Part D – Amending the Project Plan and Reinvestment Zone Financing Plan

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TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN
OLD SIXTH WARD ZONE
PART D – AMENDING THE PROJECT PLAN AND
REINVESTMENT ZONE FINANCING PLAN

Amended January 19, 2012

Introduction:

Reinvestment Zone Number Thirteen, City of Houston, Texas, also known as the Old Sixth Ward Tax Increment Reinvestment Zone (“Zone”) was created by Ordinance No. 1998-1256 adopted December 29, 1998 as requested by the Old Sixth Ward Neighborhood Association and petitioners in an area located west of downtown Houston, north of Memorial Drive and on approximately 150 acres of land known as the historic Old Sixth Ward neighborhood. The purposes of the Zone were to advance historic preservation, facilitate physical improvements to the historic Dow School, encourage affordable and market-rate housing projects, and encourage development and redevelopment in the area.

Section One:

The Part A and Part B Plan: The City Council adopted a Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 1999-0794, on July 28, 1999 (the “Part A Plan”). The Part A Plan was subsequently amended by Ordinance No. 1999-0827 on September 11, 1999 (the “Part B Plan”). Together the Part A and Part B Plans (the “Plans”) provided mechanisms needed to assist in the repositioning of the Old Sixth Ward from a blighted and deteriorated neighborhood into a viable residential community. Proposed public improvements included in the Plans addressed existing conditions consisting of substandard and deteriorating structures; inadequate and deteriorated streets, utilities, and sidewalks; faulty and obsolete lot layouts; safety issues; and school improvements.

The Part C Plan: Approved by Ordinance 2010-0819, adopted by City Council on October 13, 2010, the Part C Plan increased Non-Educational project costs from prior Plans. Specifically the Part C Plan provided additional funding for the design and construction of public roadways and utility systems, parks, land acquisition, historic preservation, cultural and public facilities improvements, environmental remediation, streetscape improvements and public art.

The Zone and the City now desire to amend the Plans as further described herein, (the “Part D Plan”).

Section Two:

The Part D Plan: The Part D Plan will remedy recent and historic negative trends along the Washington Avenue Corridor and within the Old Sixth Ward area by creating a viable and attractive environment for investment and redevelopment. Improvements have been identified that will enhance the community by attracting new businesses and residents to the area.

The Part D Plan provides for the enhancement of and improvements to the approximately 100 acres of land recently added to the Zone and includes the areas covered in the Part A, Part B, and Part C Plans. In addition, pursuant to Chapter 311 of the Texas Tax Code, as amended, if the zone finds that there are benefits to the zone in implementing projects in areas outside the boundaries of the Zone, the Zone may expend projects costs on those projects.

Public improvements proposed in this Part D Plan are in relationship to the original goals of the Zone and are as follows:

Proposed Goals for Improvements in the Zone:

Goal 1: The reinforcement of retail developments along the Washington Avenue corridor.

The retention and expansion of retail and commercial developments along Washington Avenue is of key importance to the successful redevelopment of the area. The provision of base level retail functionality is essential to the continued expansion of residential projects in the area. In particular, it is envisioned to develop historic Washington Avenue into a key arterial/town center with an emphasis on parking, lighting, street trees, landscaping, wide sidewalks, public art and adequate pedestrian amenities.

Goal 2: The creation of pedestrian-friendly, safe environments through the reconstruction of the pedestrian realm with ample lighting and streetscape amenities.

Streetscape/pedestrian level enhancements are required to create an environment that will help stimulate investment in retail, residential, and commercial developments. Enhanced streetscapes components will include: sidewalks, lighting, signage, street trees, landscaping, benches and other pedestrian amenities. Construction of sidewalk systems including ADA compliant ramps and other treatments will improve pedestrian safety, enhance the visual environment and provide connectivity both within the community and to adjacent districts. Attention will be placed on the leveraging of Zone monies with sister agencies.

Goal 3: Improvements to public streets and public utility systems to create an environment that will stimulate private investment in retail, residential, and multi-family developments.

Reconstruction (major and minor) of key streets and utility systems will be taken to enhance the level of service in the area, improve functionality, replace aged facilities, and increase aesthetics. All roadway improvements will be integrated with street reconstruction projects of the City of Houston, and others as needed, and where possible, will add elements not included in those projects.

Goal 4: Redevelopment and upgrades to public green space, parks, and other appropriate recreational facilities.

Development of parks, public open green space, and related amenities including access and egress improvements, land acquisition, dedication of public easements, parking, and the construction of enhancements. All improvements will be integrated with adjacent land uses and provided with upgrades focused on connectivity, pedestrian safety, and the visual environment.

Goal 5: Cultural and Public Facilities, Affordable Housing and Historic Preservation.

Increasing public and cultural facilities, historic preservation initiatives, and affordable housing for Old Sixth Ward residents emerged as important public policy goals since the implementation of the Part A Plan. Zone funds will be leveraged with funds from private, public, and non-profit developers to integrate affordable housing and historic preservation initiatives into ongoing and proposed redevelopment projects in the Old Sixth Ward. As such, the acquisition and rehabilitation of historic structures and historic landmarks for the purposes of preservation and restoration is anticipated. These projects, along with improved infrastructure, will enhance the quality of life for existing and new residents and businesses.

A. PROJECT PLAN

Existing Uses of Land (Texas Tax Code §311.011(b)(1)): Map 1 attached hereto depicts the existing land and proposed uses in the Original and Annexed Areas of the Zone. The existing and proposed land uses include multi-family residential, commercial, office, public and institutional, transportation and utility, park and open spaces, and undeveloped land uses.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code §311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

Estimated Non-Project Costs (Texas Tax Code §311.011(b)(3)): No other Non-Project Costs are known at this time.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code §311.011(b)(4)): It is not anticipated that any residents will be displaced by any of the projects to be undertaken in the Zone.

B. REINVESTMENT ZONE FINANCING PLAN

Estimated Project Costs (Texas Tax Code §311.011(c)(1)): Exhibit 1 (attached) details the proposed public improvement and administrative project costs. The dollar amounts are approximate and may be amended from time to time by City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit 1.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed in the Zone (Texas Tax Code §311.011(c)(2)): These details are described throughout the Plan.

Economic Feasibility Study and Finding of Feasibility (Texas Tax Code §311.011(c)(3)): Economic feasibility studies have been completed that demonstrate the economic potential of the Zone including the Apartment Market Study for a Low-Income Housing Tax Credit Development for the Texas Department of Housing and Community Affairs, by Patrick

O'Conner and Associated, Inc. in 1998. In addition, Exhibits 2 thru 5 constitute incremental revenue estimates for the TIRZ. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the Zone. The Plan estimates total project costs of \$67,565,970. The Zone and the City find and determine that the Part A Plan, Part B Plan, Part C Plan, and Part D Plan are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code §311.011(c)(4), §311.011(c)(5)): Notes have been issued by the Zone. On October 22, 2008, by Ordinance No. 2008-941, City Council approved an Agreement for Financing Public Infrastructure Improvements by and among the City of Houston, Reinvestment Zone Number Thirteen, and the Old Sixth Ward Redevelopment Authority. Subsequently on August 26, 2008, by Ordinance 2009-793, City Council approved a First Amended and Restated Agreement for Financing Public Infrastructure Improvements. Additional bonds or notes may be issued. The value and timing of these future bond or note issuances will correlate to the debt capacity as derived from the revenue schedules attached hereto, and by actual market conditions for the issuance and sale of such bonds or notes. The Zone will explore other financing methods as well, including developer agreement financing and collaboration with other entities for grant funding and partnerships.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code §311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. TY 1999 was the base year for the TIRZ, and TY 2028 is the scheduled termination date. As outlined in Exhibits 2 thru 5, at least \$31,692,074 million of increment is estimated to be generated by the TIRZ for use in funding project costs. This figure is calculated using an estimated collection rate of 95% and a City contribution of \$0.63875/\$100 of assessed valuation in the Original and Annexed Areas, a Houston Independent School District contribution of \$1.15670/\$100 of assessed valuation in the Original Area.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): The current projected appraised value of taxable real property in the Zone, as of April 15, 2011, is \$143,153,271.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code §311.011(c)(8)): The estimated captured appraised value for the remaining duration of the Zone is set forth in Exhibit 2.

Zone Duration (Texas Tax Code §311.011(c)(9)): When the Zone was initially created by City Council on December 29, 1998, pursuant to Ordinance 1998-1256, the Zone was scheduled to take effect on January 1, 1999, and scheduled to terminate operation on December 31, 2028.

Affordable Housing (Texas Tax Code §311.011(f)): the Zone was created by petition of property owners constituting more than 50% of the assessed value of property in the Zone. One-third of tax increment revenues of the Zone are dedicated to the provision of affordable housing, which may be provided inside or outside the Zone as authorized by Chapter 311, Texas Tax Code. An estimated \$10,564,025 will be used for affordable housing over the remaining life of the Zone.

Exhibits

Map 1 - Map of Proposed and Existing Land Uses in Zone



Exhibit 1 – Parts A, B, C, and D Plan Project Costs

Project Cost Amendments: The following table includes the approved project cost for the Part A, Part B, Part C and the changes made to those budgets through this Part D amendment:

	Estimated Costs 1999 Plan	Estimated Costs 1999 Plan (Amended)	Estimated Costs 2010 Plan	Estimated Costs 2012 Plan	Total	Costs Through 06/30/11	Remaining Costs
Infrastructure Improvements:							
Public Utilities:							
Reconstruction of infrastructure	\$ 2,400,000	\$ 2,400,000	\$ -	\$ -	\$ 2,400,000	\$ 1,870,332	\$ 529,668
Public utilities	\$ -	\$ -	\$ 3,000,000	\$ 10,000,000	\$ 13,000,000	\$ -	\$ 13,000,000
Total Public Utilities	\$ 2,400,000	\$ 2,400,000	\$ 3,000,000	\$ 10,000,000	\$ 15,400,000	\$ 1,870,332	\$ 13,529,668
Roadway and Sidewalk Improvements:							
Construction of historically appropriate brick sidewalks	\$ 240,000	\$ 240,000	\$ -	\$ -	\$ 240,000	\$ 64,000	\$ 176,000
Streetscape improvements on Washington Avenue	\$ 650,000	\$ 650,000	\$ -	\$ -	\$ 650,000	\$ -	\$ 650,000
Street signs and street lights	\$ 22,000	\$ 22,000	\$ -	\$ -	\$ 22,000	\$ -	\$ 22,000
Roadway and streetscape replacement and enhancements	\$ -	\$ -	\$ 6,000,000	\$ 15,000,000	\$ 21,000,000	\$ -	\$ 21,000,000
Total Roadway and Sidewalk Improvements	\$ 912,000	\$ 912,000	\$ 6,000,000	\$ 15,000,000	\$ 21,912,000	\$ 64,000	\$ 21,848,000
Total Infrastructure Improvements	\$ 3,312,000	\$ 3,312,000	\$ 9,000,000	\$ 25,000,000	\$ 37,312,000	\$ 1,934,332	\$ 35,377,668
Other Project Cost:							
Historic Preservation:							
Historic Preservation including Land Acquisition	\$ 1,000,000	\$ 1,000,000	\$ 2,000,000	\$ 3,000,000	\$ 6,000,000	\$ 1,561,278	\$ 4,438,722
Total Historic Preservation	\$ 1,000,000	\$ 1,000,000	\$ 2,000,000	\$ 3,000,000	\$ 6,000,000	\$ 1,561,278	\$ 4,438,722
Parks and Recreational Facilities:							
Neighborhood parkland purchase and development	\$ 134,000	\$ 134,000	\$ -	\$ -	\$ 134,000	\$ -	\$ 134,000
Parks, plazas and hike and bike Trails	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 6,000,000	\$ -	\$ 6,000,000
Total Parks and Recreational Facilities	\$ 134,000	\$ 134,000	\$ 3,000,000	\$ 3,000,000	\$ 6,134,000	\$ -	\$ 6,134,000
Mitigation and Remediation:							
Environmental testing and fill removal for Washington Courtyards	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Total Historic Preservation	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Total TIRZ Creation	\$ 60,000	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000
Total TIRZ Creation Costs	\$ 60,000	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000
TIRZ Management							
TIRZ Administration and Management	\$ 500,000	\$ 500,000	\$ 1,339,973	\$ -	\$ 1,339,973	\$ 450,300	\$ 889,673
Total TIRZ Management	\$ 500,000	\$ 500,000	\$ 1,339,973	\$ -	\$ 1,339,973	\$ 450,300	\$ 889,673
Affordable Housing							
Affordable Housing	\$ 5,517,419	\$ 6,865,965	\$ 11,765,306	\$ 11,765,306	\$ 11,765,306	\$ 1,988,300	\$ 9,777,006
Total Affordable Housing	\$ 5,517,419	\$ 6,865,965	\$ 11,765,306	\$ 11,765,306	\$ 11,765,306	\$ 1,988,300	\$ 9,777,006
Educational Project Costs							
Dow School	\$ 428,000	\$ 428,000	\$ -	\$ -	\$ 428,000	\$ 428,000	\$ -
Educational Facilities	\$ 2,579,000	\$ 4,426,691	\$ -	\$ -	\$ 4,426,691	\$ 645,788	\$ 3,780,903
Total Educational Project Costs	\$ 3,007,000	\$ 4,854,691	\$ -	\$ -	\$ 4,854,691	\$ 1,073,788	\$ 3,780,903
PROJECT PLAN TOTAL	\$ 13,630,419	\$ 16,826,656	\$ 27,105,279	\$ 42,765,306	\$ 67,565,970	\$ 7,007,998	\$ 60,557,972

Exhibit 2 –Net Revenue All Jurisdictions

Tax Year (1)	Increment Revenue			Net Revenue (Total Increment Revenue Less Transfers)
	City	HISD	Total Increment Revenue	
2011	\$ 660,259	\$ 291,001	\$ 951,261	\$ 462,665
2012	\$ 724,190	\$ 301,551	\$ 1,025,740	\$ 505,007
2013	\$ 791,317	\$ 312,100	\$ 1,103,416	\$ 549,321
2014	\$ 861,800	\$ 322,649	\$ 1,184,449	\$ 595,704
2015	\$ 935,808	\$ 333,198	\$ 1,269,005	\$ 644,260
2016	\$ 1,013,516	\$ 343,747	\$ 1,357,263	\$ 695,099
2017	\$ 1,095,109	\$ 354,296	\$ 1,449,405	\$ 748,333
2018	\$ 1,180,782	\$ 364,845	\$ 1,545,627	\$ 804,083
2019	\$ 1,270,739	\$ 375,394	\$ 1,646,133	\$ 862,475
2020	\$ 1,365,193	\$ 385,943	\$ 1,751,136	\$ 923,640
2021	\$ 1,464,370	\$ 396,492	\$ 1,860,863	\$ 987,718
2022	\$ 1,568,506	\$ 407,042	\$ 1,975,548	\$ 1,054,853
2023	\$ 1,677,849	\$ 417,591	\$ 2,095,440	\$ 1,125,200
2024	\$ 1,792,659	\$ 428,140	\$ 2,220,799	\$ 1,198,918
2025	\$ 1,913,210	\$ 438,689	\$ 2,351,899	\$ 1,276,176
2026	\$ 2,039,788	\$ 449,238	\$ 2,489,026	\$ 1,357,150
2027	\$ 2,172,695	\$ 459,787	\$ 2,632,482	\$ 1,442,028
2028	\$ 2,312,247	\$ 470,336	\$ 2,782,583	\$ 1,531,004
	\$ 24,840,036	\$ 6,852,039	\$ 31,692,074	\$ 16,763,632

Notes:

(1) The Old Sixth Ward Zone is scheduled to terminate in Tax Year 2028

Exhibit 2A --Transfer Schedule All Jurisdictions

Tax Year (1)	Increment Revenue			Transfers										Net Revenue (Total) Increment Revenue less Total Transfers)
	City	HISD	Total	Affordable Housing		HISD Educational	Admin Fees		Total Transfers					
				COH	HISD		COH	HISD	Total					
										COH	HISD	COH	HISD	
2011	\$ 660,259	\$ 291,001	\$ 951,261	\$ 220,086	\$ 97,000	\$ 317,087	\$ 113,496	\$ 33,013	\$ 25,000	\$ 58,013	\$ 488,595	\$ 462,665		
2012	\$ 724,190	\$ 301,551	\$ 1,025,740	\$ 241,397	\$ 100,517	\$ 341,913	\$ 117,610	\$ 36,209	\$ 25,000	\$ 61,209	\$ 520,733	\$ 505,007		
2013	\$ 791,317	\$ 312,100	\$ 1,103,416	\$ 263,772	\$ 104,033	\$ 367,805	\$ 121,724	\$ 39,566	\$ 25,000	\$ 64,566	\$ 554,096	\$ 549,321		
2014	\$ 861,800	\$ 322,649	\$ 1,184,449	\$ 287,267	\$ 107,550	\$ 394,816	\$ 125,839	\$ 43,090	\$ 25,000	\$ 68,090	\$ 588,745	\$ 595,704		
2015	\$ 935,808	\$ 333,198	\$ 1,269,005	\$ 311,936	\$ 111,066	\$ 423,002	\$ 129,953	\$ 46,790	\$ 25,000	\$ 71,790	\$ 624,745	\$ 644,260		
2016	\$ 1,013,516	\$ 343,747	\$ 1,357,263	\$ 337,839	\$ 114,582	\$ 452,421	\$ 134,067	\$ 50,676	\$ 25,000	\$ 75,676	\$ 662,164	\$ 695,099		
2017	\$ 1,095,109	\$ 354,296	\$ 1,449,405	\$ 365,036	\$ 118,099	\$ 483,135	\$ 138,182	\$ 54,755	\$ 25,000	\$ 79,755	\$ 701,072	\$ 748,333		
2018	\$ 1,180,782	\$ 364,845	\$ 1,545,627	\$ 393,594	\$ 121,615	\$ 515,209	\$ 142,296	\$ 59,039	\$ 25,000	\$ 84,039	\$ 741,544	\$ 804,083		
2019	\$ 1,270,739	\$ 375,394	\$ 1,646,133	\$ 423,580	\$ 125,131	\$ 548,711	\$ 146,410	\$ 63,537	\$ 25,000	\$ 88,537	\$ 783,658	\$ 862,475		
2020	\$ 1,365,193	\$ 385,943	\$ 1,751,136	\$ 455,064	\$ 128,648	\$ 583,712	\$ 150,525	\$ 68,260	\$ 25,000	\$ 93,260	\$ 827,496	\$ 923,640		
2021	\$ 1,464,370	\$ 396,492	\$ 1,860,863	\$ 488,123	\$ 132,164	\$ 620,288	\$ 154,639	\$ 73,219	\$ 25,000	\$ 98,219	\$ 873,145	\$ 987,718		
2022	\$ 1,568,506	\$ 407,042	\$ 1,975,548	\$ 522,835	\$ 135,681	\$ 658,516	\$ 158,753	\$ 78,425	\$ 25,000	\$ 103,425	\$ 920,695	\$ 1,054,853		
2023	\$ 1,677,849	\$ 417,591	\$ 2,095,440	\$ 559,283	\$ 139,197	\$ 698,480	\$ 162,868	\$ 83,892	\$ 25,000	\$ 108,892	\$ 970,240	\$ 1,125,200		
2024	\$ 1,792,659	\$ 428,140	\$ 2,220,799	\$ 597,553	\$ 142,713	\$ 740,266	\$ 166,982	\$ 89,633	\$ 25,000	\$ 114,633	\$ 1,021,881	\$ 1,198,918		
2025	\$ 1,913,210	\$ 438,689	\$ 2,351,899	\$ 637,737	\$ 146,230	\$ 783,966	\$ 171,096	\$ 95,660	\$ 25,000	\$ 120,660	\$ 1,075,723	\$ 1,276,176		
2026	\$ 2,039,788	\$ 449,238	\$ 2,489,026	\$ 679,929	\$ 149,746	\$ 829,675	\$ 175,211	\$ 101,989	\$ 25,000	\$ 126,989	\$ 1,131,875	\$ 1,357,150		
2027	\$ 2,172,695	\$ 459,787	\$ 2,632,482	\$ 724,232	\$ 153,262	\$ 877,494	\$ 179,325	\$ 108,635	\$ 25,000	\$ 133,635	\$ 1,190,454	\$ 1,442,028		
2028	\$ 2,312,247	\$ 470,336	\$ 2,782,583	\$ 770,749	\$ 156,779	\$ 927,528	\$ 183,439	\$ 115,612	\$ 25,000	\$ 140,612	\$ 1,251,579	\$ 1,531,004		
	\$ 24,840,036	\$ 6,852,039	\$ 31,692,074	\$ 8,280,012	\$ 2,284,013	\$ 10,564,025	\$ 2,672,416	\$ 1,242,002	\$ 450,000	\$ 1,692,002	\$ 14,928,442	\$ 16,763,632		

Notes:

(1) the Old Sixth Ward Zone is scheduled to terminate in Tax Year 2028

Exhibit 3 –Revenue Schedule Original Area – City of Houston

Tax Year(1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2011	\$ 34,345,500	\$ 143,153,271	\$ 108,807,771	95.00%	0.63875	\$ 660,259
2012	\$ 34,345,500	\$ 150,310,935	\$ 115,965,435	95.00%	0.63875	\$ 703,693
2013	\$ 34,345,500	\$ 157,826,481	\$ 123,480,981	95.00%	0.63875	\$ 749,298
2014	\$ 34,345,500	\$ 165,717,805	\$ 131,372,305	95.00%	0.63875	\$ 797,184
2015	\$ 34,345,500	\$ 174,003,696	\$ 139,658,196	95.00%	0.63875	\$ 847,463
2016	\$ 34,345,500	\$ 182,703,880	\$ 148,358,380	95.00%	0.63875	\$ 900,257
2017	\$ 34,345,500	\$ 191,839,074	\$ 157,493,574	95.00%	0.63875	\$ 955,691
2018	\$ 34,345,500	\$ 201,431,028	\$ 167,085,528	95.00%	0.63875	\$ 1,013,896
2019	\$ 34,345,500	\$ 211,502,580	\$ 177,157,080	95.00%	0.63875	\$ 1,075,011
2020	\$ 34,345,500	\$ 222,077,709	\$ 187,732,209	95.00%	0.63875	\$ 1,139,183
2021	\$ 34,345,500	\$ 233,181,594	\$ 198,836,094	95.00%	0.63875	\$ 1,206,562
2022	\$ 34,345,500	\$ 244,840,674	\$ 210,495,174	95.00%	0.63875	\$ 1,277,311
2023	\$ 34,345,500	\$ 257,082,707	\$ 222,737,207	95.00%	0.63875	\$ 1,351,597
2024	\$ 34,345,500	\$ 269,936,843	\$ 235,591,343	95.00%	0.63875	\$ 1,429,598
2025	\$ 34,345,500	\$ 283,433,685	\$ 249,088,185	95.00%	0.63875	\$ 1,511,498
2026	\$ 34,345,500	\$ 297,605,369	\$ 263,259,869	95.00%	0.63875	\$ 1,597,494
2027	\$ 34,345,500	\$ 312,485,638	\$ 278,140,138	95.00%	0.63875	\$ 1,687,789
2028	\$ 34,345,500	\$ 328,109,919	\$ 293,764,419	95.00%	0.63875	\$ 1,782,599
	\$ 618,219,000	\$ 4,027,242,887	\$ 3,409,023,887			\$ 20,686,383

Notes:

- (1) The Old Sixth Ward Zone is scheduled to terminate in Tax Year 2028
- (2) Base Year is Tax Year 1998
- (3) Projected Growth for Tax Year 2012 to Tax Year 2028 is an incremental increase of 5% each year
- (4) Collection Rate for Tax Years 2011 to 2028 at 95%

Exhibit 4 – Revenue Schedule Original Area – Houston Independent School District

Tax Year(1)	Base Value (2)	Lesser of:			Collection Rate (4)	Tax Rate	Increment Revenue
		Captured Appraised Value		Project Plan Appraised Value			
		Projected Value	Captured Appraised Value				
2011	\$ 33,347,330	\$ 152,945,014	\$ 119,597,684	\$ 26,482,000	95.00%	1.1567	\$ 291,001
2012	\$ 33,347,330	\$ 160,592,264	\$ 127,244,934	\$ 27,442,000	95.00%	1.1567	\$ 301,551
2013	\$ 33,347,330	\$ 168,621,878	\$ 135,274,548	\$ 28,402,000	95.00%	1.1567	\$ 312,100
2014	\$ 33,347,330	\$ 177,052,971	\$ 143,705,641	\$ 29,362,000	95.00%	1.1567	\$ 322,649
2015	\$ 33,347,330	\$ 185,905,620	\$ 152,558,290	\$ 30,322,000	95.00%	1.1567	\$ 333,198
2016	\$ 33,347,330	\$ 195,200,901	\$ 161,853,571	\$ 31,282,000	95.00%	1.1567	\$ 343,747
2017	\$ 33,347,330	\$ 204,960,946	\$ 171,613,616	\$ 32,242,000	95.00%	1.1567	\$ 354,296
2018	\$ 33,347,330	\$ 215,208,993	\$ 181,861,663	\$ 33,202,000	95.00%	1.1567	\$ 364,845
2019	\$ 33,347,330	\$ 225,969,443	\$ 192,622,113	\$ 34,162,000	95.00%	1.1567	\$ 375,394
2020	\$ 33,347,330	\$ 237,267,915	\$ 203,920,585	\$ 35,122,000	95.00%	1.1567	\$ 385,943
2021	\$ 33,347,330	\$ 249,131,311	\$ 215,783,981	\$ 36,082,000	95.00%	1.1567	\$ 396,492
2022	\$ 33,347,330	\$ 261,587,877	\$ 228,240,547	\$ 37,042,000	95.00%	1.1567	\$ 407,042
2023	\$ 33,347,330	\$ 274,667,270	\$ 241,319,940	\$ 38,002,000	95.00%	1.1567	\$ 417,591
2024	\$ 33,347,330	\$ 288,400,634	\$ 255,053,304	\$ 38,962,000	95.00%	1.1567	\$ 428,140
2025	\$ 33,347,330	\$ 302,820,666	\$ 269,473,336	\$ 39,922,000	95.00%	1.1567	\$ 438,689
2026	\$ 33,347,330	\$ 317,961,699	\$ 284,614,369	\$ 40,882,000	95.00%	1.1567	\$ 449,238
2027	\$ 33,347,330	\$ 333,859,784	\$ 300,512,454	\$ 41,842,000	95.00%	1.1567	\$ 459,787
2028	\$ 33,347,330	\$ 350,552,773	\$ 317,205,443	\$ 42,802,000	95.00%	1.1567	\$ 470,336
	\$ 600,251,940	\$ 4,302,707,959	\$ 3,702,456,019	\$ 623,556,000			\$ 6,852,039

Notes:

- (1) The Old Sixth Ward Zone is scheduled to terminate in Tax Year 2028
- (2) Base Year is Tax Year 1998
- (3) Projected Growth for Tax Year 2012 to Tax Year 2028 is an incremental increase of 5% each year
- (4) Collection Rate for Tax Years 2011 to 2028 at 95%

Exhibit 5 – Revenue Schedule Annexed Area – City of Houston

Tax Year(1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue
2011	\$ 67,556,007	\$ 67,556,007	\$ -	95.00%	0.63875	\$ -
2012	\$ 67,556,007	\$ 70,933,807	\$ 3,377,800	95.00%	0.63875	\$ 20,497
2013	\$ 67,556,007	\$ 74,480,498	\$ 6,924,491	95.00%	0.63875	\$ 42,019
2014	\$ 67,556,007	\$ 78,204,523	\$ 10,648,516	95.00%	0.63875	\$ 64,617
2015	\$ 67,556,007	\$ 82,114,749	\$ 14,558,742	95.00%	0.63875	\$ 88,344
2016	\$ 67,556,007	\$ 86,220,486	\$ 18,664,479	95.00%	0.63875	\$ 113,258
2017	\$ 67,556,007	\$ 90,531,510	\$ 22,975,503	95.00%	0.63875	\$ 139,418
2018	\$ 67,556,007	\$ 95,058,086	\$ 27,502,079	95.00%	0.63875	\$ 166,886
2019	\$ 67,556,007	\$ 99,810,990	\$ 32,254,983	95.00%	0.63875	\$ 195,727
2020	\$ 67,556,007	\$ 104,801,540	\$ 37,245,533	95.00%	0.63875	\$ 226,011
2021	\$ 67,556,007	\$ 110,041,617	\$ 42,485,610	95.00%	0.63875	\$ 257,808
2022	\$ 67,556,007	\$ 115,543,698	\$ 47,987,691	95.00%	0.63875	\$ 291,195
2023	\$ 67,556,007	\$ 121,320,883	\$ 53,764,876	95.00%	0.63875	\$ 326,252
2024	\$ 67,556,007	\$ 127,386,927	\$ 59,830,920	95.00%	0.63875	\$ 363,061
2025	\$ 67,556,007	\$ 133,756,273	\$ 66,200,266	95.00%	0.63875	\$ 401,711
2026	\$ 67,556,007	\$ 140,444,087	\$ 72,888,080	95.00%	0.63875	\$ 442,294
2027	\$ 67,556,007	\$ 147,466,291	\$ 79,910,284	95.00%	0.63875	\$ 484,906
2028	\$ 67,556,007	\$ 154,839,606	\$ 87,283,599	95.00%	0.63875	\$ 529,648
		\$ 1,598,205,679	\$ 517,309,567			\$ 3,139,099

Notes:

- (1) Old Sixth Ward Reinvestment Zone Number 13 is scheduled to terminate in Tax Year 2028
- (2) Base Year is Tax Year 2011. The Base Value is an accumulation of the appraised value for all property in the proposed Annexed Area.
- (3) Projected Growth for Tax Year 2012 to Tax Year 2028 is an incremental increase of 5% each year
- (4) Collection Rate is estimated at 95%

TAB 4.c.

ENGINEER'S REPORT



10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

T.I.R.Z. NO. 13/OLD SIXTH WARD REDEVELOPMENT AUTHORITY ENGINEERING REPORT

Date: Through November 3, 2022

Date of Board Meeting: November 8, 2022

Engineer: Kyle Macy, P.E.

Signature

Agenda Item 4.c & d, Engineering

C. Engineering Consultant's Report

i. Edwards and Sawyer Multimodal Improvements

1. UPDATE: Edwards and Sawyer
Work Authorization No. T-1322 & 1325-WA1-2022-Sawyer & Edwards

EHRA provided HPW with multiple design alternatives throughout the month of October following the Design Charette meeting on September 21. HPW has approved typical sections for both Edwards Street and Sawyer Street as of October 26, with this approval EHRA and TEI are moving forward with the 60% design plans. The 60% submittal is anticipated by the end of November.

ACTION ITEM: None at this time

ii. Silver Street – Phase I Washington Avenue & Memorial Drive Intersection Modifications.

2. UPDATE: Silver Street – Phase I.
Work Authorization No. 13-T-1324-WA1-2022-Silver

Bid opening was held September 19. EHRA prepared and discussed a letter of recommendation for the bids received with the projects committee. This project is awaiting award by the TIRZ. The work authorization for construction phase services was provided to, and approved by, the projects committee on July 28.

ACTION ITEM: Request approval to award construction contract. Sign Work Authorization for Construction Phase Services.

NOTE: For Active Work Authorizations Summary and General Timeline see attached Exhibits 1 and 2.

D. Approve related pay estimates or change orders, work authorizations or other design, construction, or management contract administration items, and authorize other appropriate action.

1. Sign WA No. T-1322 & 1325-WA1-2022-Sawyer & Edwards
2. Sign WA No. T-1324-WA2-2023-Silver

**T.I.R.Z. NO. 13/OLD SIXTH WARD REDEVELOPMENT AUTHORITY
WORK AUTHORIZATION SUMMARY - (THROUGH NOVEMBER 4, 2022)**



**10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300**

EXHIBIT 1: Active Work Authorization SUMMARY

CIP # & WA #	Current Phase	Description	Total Value	Spent	Percent Complete	Expected Bid Phase	Expected Completion
1324 & 13-T-1324-WA1-2022-Silver	Design & Bid	Washington Avenue and Memorial Drive intersection modifications to install traffic signal at Washington & Silver street and remove ramps at Memorial & Silver.	\$106,000.00	\$100,700.00	95%	Q3 2022	Q4 2022
1322 & 1325	Design & Bid	Edwards & Sawyer Multimodal Improvements to incorporate high comfort bike lanes, install LID sidewalk on the north side of Edwards Street, and construct 10-foot wide multiuse path on the south side of Sawyer Street.	\$136,650.00	\$34,000.00	25%	Q1 2023	Q3 2023

EXHIBIT 2: Active Work Authorization ANTICIPATED TIMELINE

CIP 1324 – Silver Street – Phase I (Design & Bid)		
Item	Date / Window	Description
1	6/7/2021	Submitted DCR Intake Form to COH
2	6/10/2021	Received COH Memo stating DCR is not Required for Silver Street Phase I.
3	7/1/2021	Approval of WA No. WA1-2022-Silver.
4	10/5/2021	Submitted 60% Plans to the COH

5	12/2/2021	Submitted 90% Plans to the COH
6	9/19/2022	Received bids from contractors.

CIP 1322 & 1325 – Sawyer & Edwards (Design & Bid)		
Item	Date / Window	Description
1	7/28/2022	Approval of WA No. WA1-2022-Silver.
2	9/19/2022	Design Coordination with HPW Multimodal Group
3	11/4/2022	Production of 60% Design Plans

**TIRZ NO. 13/OLD 6TH WARD REDEVELOPMENT AUTHORITY
WORK AUTHORIZATION NO. T-1324-WA2-2023-SILVER
SILVER STREET – PHASE 1
WASHINGTON AVENUE & MEMORIAL DRIVE INTERSECTION MODIFICATIONS
CONSTRUCTION PHASE SERVICES
EHRA PROJECT NO. 021-001-00(40)
JUNE 27, 2022**

Work Authorization No. T-1324-WA2-2023 is made effective as of this 27th day of June, 2022, under the terms and conditions established in the CONSULTANT CONTRACT “AGREEMENT” BETWEEN OLD 6TH WARD REDEVELOPMENT AUTHORITY AND TAX INCREMENT REINVESTMENT ZONE NUMBER 13, CITY OF HOUSTON, TEXAS, AND EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. (d/b/a EHRA) DATED August 25, 2003.

EHRA is pleased to submit Work Authorization No. T-1324-WA2-2023 for professional consulting services to provide construction phase services for the Silver Street Phase I project. This phase of engineering will include the following:

- Coordination with contractor and sub-consultants during construction.
- Coordination and regular updates with TIRZ 13.
- Coordination with the City of Houston.
- Inspection and coordination of final walkthrough approval by City of Houston.

SCOPE OF SERVICES

EHRA will provide professional construction phase services and project site observation as follows:

Task 1: Construction Phase Services

The project team will provide the following:

- Process final contract documents for execution.
- Prepare agenda and attend a pre-construction meeting with the contractor, City of Houston, and TIRZ 13. Document meeting minutes.
- Issue Notice to Proceed.
- Review and respond to material submittals for conformance with the project documents and compatibility with the design intent.
- Review and respond to Request for Information (RFI) from the contractor.
- Review and provide recommendations on RFPs (Change Orders) and formulate formal RFPs.
- Coordination with area stakeholders as necessary.

**TIRZ NO. 13/OLD 6TH WARD REDEVELOPMENT AUTHORITY
 WORK AUTHORIZATION NO. T-1324-WA2-2023-SILVER
 SILVER STREET – PHASE I
 CONSTRUCTION PHASE SERVICES
 June 27, 2022
 Page 2**

- Attend up to six (6) field meetings to provide construction observation; field meeting will be used to evaluate work completed to date and provide feedback to the TIRZ that work is in substantial compliance with the plans and specifications.
- Monthly construction progress meetings. Prepare agenda and meeting minutes.
- Verify contractor application for payment on a monthly basis.
- Prepare semi-final and final punch-list items for final project acceptance.
- Submit record drawings based on marked-up documents provided by the contractor.
- Coordinate final inspections, punch list, and project acceptance for start of warranty period.
- Attend final walk-through with the City of Houston for acceptance.

Task 2: Project Site Representative (Hourly)

The project team will provide the following:

- Provide weekly project site visits for periodic observation of construction activities.
- Estimated contract time: 12 weeks
- Additional time exceeding the original estimated amount will be coordinated with the Projects Committee.

Task 3: Materials Testing

Material testing, such as placed concrete, in accordance with and as required by the City of Houston.

COMPENSATION

The above-described Scope of Services will be provided on **fixed fee and hourly basis by phase**. Additional work beyond the Scope of Services described above will be considered an Additional Service and will subsequently be provided in accordance with the Consultant Contract. Engineer will not proceed with any Additional Services without prior written authorization by Client. Any Additional Services not contemplated under this Agreement can only be provided by a separate contract or change order. Engineer will not exceed this estimated fee without prior written authorization by Client.

TASK	DESCRIPTION	COST BASIS	PROPOSED BUDGET
<u>BASIC SERVICES</u>			
1	Construction Phase Services	Fixed	\$12,000.00
2	Project Site Representative	Time & Material, NTE	\$16,000.00
3	Materials Testing	Fixed	<u>\$10,000.00</u>
TOTAL BASIC SERVICES			\$38,000.00



**TIRZ NO. 13/OLD 6TH WARD REDEVELOPMENT AUTHORITY
WORK AUTHORIZATION NO. T-1324-WA2-2023-SILVER
SILVER STREET – PHASE I
CONSTRUCTION PHASE SERVICES
June 27, 2022
Page 3**

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives.

**TAX INCREMENT REINVESTMENT
ZONE NO. 13, HOUSTON, TEXAS**

**OLD 6TH WARD
REDEVELOPMENT AUTHORITY**

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

CONSULTANT:

**EDMINSTER, HINSHAW, RUSS
& ASSOCIATES, INC. d/b/a EHRA**

By: *Kyle Macy*

Name: Kyle J. Macy, P.E.

Title: Project Manager

Date: 07 / 27 / 2022

**EDMINSTER, HINSHAW, RUSS
& ASSOCIATES, INC. d/b/a EHRA**

By: *Hasan Syed*

Name: A. Hasan Syed, P.E.

Title: Executive Vice President

Date: 07 / 27 / 2022



Signature Certificate

Reference number: W37VS-MGO5O-W8WGM-IFM9G

Signer	Timestamp	Signature
Kyle Macy Email: kmacy@ehrainc.com Sent: 27 Jun 2022 21:56:40 UTC Viewed: 19 Jul 2022 18:56:46 UTC Signed: 27 Jul 2022 18:17:34 UTC		
Recipient Verification: ✓Email verified	19 Jul 2022 18:56:46 UTC	IP address: 50.230.36.74 Location: Houston, United States

Hasan Syed Email: hsyed@ehrainc.com Sent: 27 Jun 2022 21:56:40 UTC Viewed: 27 Jul 2022 18:20:00 UTC Signed: 27 Jul 2022 18:21:57 UTC		
Recipient Verification: ✓Email verified	27 Jul 2022 18:20:00 UTC	IP address: 50.230.36.74 Location: Houston, United States

Document completed by all parties on:
27 Jul 2022 18:21:57 UTC

Page 1 of 1



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TAB 5.a.

FINANCIAL REPORT SUMMARY



Monthly Financial Report Summary
October Board Meeting
Wednesday, October 19, 2022

At the beginning of September, the Old Sixth Ward Redevelopment Authority (OSWRA) beginning Operating Fund Balance was \$3,675,090. During the month, OSWRA received \$6,088 mainly from money market interest. OSWRA processed \$23,919 in disbursements during the period. 67% of the disbursement related to payments to SMW Principle Solutions for administrative services (\$9,112) and to Bracewell LLP for legal services (\$7,005). The ending balance as of month end September 30, 2022 was \$3,657,260.

The invoices pending approval total \$19,925. See attached "Unpaid Bills Detail" Reports on page 3.

Capital Improvement Project spending for the period totaled \$2,025. The funds were equally spent towards the Silver Street Project and Edwards St. See page 4 for the "Capital Projects Detail" Reports.

During September, the opening balance for the Texas Class investment account was \$3,583,848. We received \$6,072 in interest (interest rate of 2.0597%) in September. The ending balance for September of \$3,589,920. See page 5 for "Investment" reports.

OLD SIXTH WARD REDEVELOPMENT AUTHORITY
General Operating Fund
 As of September 30, 2022

BEGINNING BALANCE : **\$ 3,675,090.40**

REVENUE

Money Market	16.15	Interest
Texas Class Investment	6,072.03	Interest

Total Revenue 6,088.18

DISBURSEMENTS

ACH	Bracewell LLP	5,563.50
ACH	SMW Principle Solutions	5,025.00
ACH	Edminster Hinshaw Russ	1,361.25
ACH	Carr Riggs & Ingram	-
ACH	The Morton Accounting	2,400.00
ACH	Bracewell LLP	1,441.70
ACH	SMW Principle Solutions	4,087.50
ACH	Edminster Hinshaw Russ	4,003.75
ACH	Prosperity Bank	35.95

Total Disbursements 23,918.65

ENDING BALANCE : **\$ 3,657,259.93**

-

September 30, 2022

Interest Rate	Balance
----------------------	----------------

LOCATION OF ASSETS

Prosperity Money Market Account	54,502.56
Prosperity Bank Operating	12,836.92
Texas Class Investment	3,589,920.45

Total Account Balance \$ 3,657,259.93

Old Sixth Ward Redevelopment Authority
Unpaid Bills Detail
As of October 13, 2022

Type	Date	Num	Memo	Due Date	Open Balance
Bracewell LLP					
Bill	09/30/2022	21943020	General Legal through September 2022	10/10/2022	1,023.29
Bill	09/30/2022	21943019	Admin- Meeting through September 2022	10/10/2022	3,464.50
Total Bracewell LLP					4,487.79
Carr Riggs & Ingram LLC					
Bill	10/10/2022	17448431	2022 Audit - 94-02285	10/20/2022	9,400.00
Total Carr Riggs & Ingram LLC					9,400.00
SMW Principle Solutions, Inc.					
Bill	09/30/2022	1464	Administrative Consulting September 2022	10/10/2022	6,037.50
Total SMW Principle Solutions, Inc.					6,037.50
TOTAL					19,925.29

Old Sixth Ward Redevelopment Authority Capital Projects Detail

September 2022

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Capital Improvement Project					
T-1324 Silver Street Improv.					
Bill	09/30/2022	1464	SMW Principle Solutions, Inc.	Sept 2022 Consulting	1,012.50
Total T-1324 Silver Street Improv.					1,012.50
T-1325 Edwards St Multimodal					
Bill	09/30/2022	1464	SMW Principle Solutions, Inc.	Sept 2022 Consulting	1,012.50
Total T-1325 Edwards St Multimodal					1,012.50
Total Capital Improvement Project					2,025.00
TOTAL					<u>2,025.00</u>

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY
 QUARTERLY INVESTMENT REPORT
 MONTHLY FISCAL YEAR 2023
 SEPTEMBER 30, 2022**

Transaction Date		Government Texas Class		Activity
9/1/2022	Beginning Balance	\$ 3,583,848.42		
9/30/2022	Withdrawals			
9/30/2022	Deposits			
9/30/2022	Interest 2.0597%	6,072.03		
9/30/2022	Ending Balance	\$ 3,589,920.45		

The investments for the District for the period are in compliance with the Public Funds Investment Act, the District's investment policy and the District's investment strategy.

Investment Officer: 

Old Sixth Ward Redevelopment Authority
Profit & Loss Prev Year Comparison
July through September 2022

	Jul - Sep 22	Jul - Sep 21	\$ Change	% Change
Ordinary Income/Expense				
Income				
COH TIRZ Increment	0.00	0.00	0.00	0.0%
HISD TIRZ Increment	0.00	0.00	0.00	0.0%
Interest Income Money Market	15,595.84	844.75	14,751.09	1,746.2%
Total Income	15,595.84	844.75	14,751.09	1,746.2%
Cost of Goods Sold				
Capital Improvement Project				
T-1313 Dow School Park	0.00	808.00	-808.00	-100.0%
T-1314 Streetscape	0.00	5,838.00	-5,838.00	-100.0%
T-1322 Sawyer Street Multimodal	0.00	637.50	-637.50	-100.0%
T-1324 Silver Street Improv.	3,325.00	750.00	2,575.00	343.3%
T-1325 Edwards St Multimodal	2,250.00	712.50	1,537.50	215.8%
Total Capital Improvement Project	5,575.00	8,746.00	-3,171.00	-36.3%
Total COGS	5,575.00	8,746.00	-3,171.00	-36.3%
Gross Profit	10,020.84	-7,901.25	17,922.09	226.8%
Expense				
Bank Service Charges	86.07	106.60	-20.53	-19.3%
Program and Project Consultatnt				
Engineering Consultant	3,165.00	2,187.50	977.50	44.7%
Legal Fees	6,541.29	4,100.81	2,440.48	59.5%
Tax Consultants	1,947.00	1,941.00	6.00	0.3%
Total Program and Project Consultatnt	11,653.29	8,229.31	3,423.98	41.6%
TIRZ Administration & Overhead				
Accounting Fees	2,400.00	2,537.50	-137.50	-5.4%
Administration Consultant	16,726.70	22,535.75	-5,809.05	-25.8%
Office Expenses	0.00	302.50	-302.50	-100.0%
Total TIRZ Administration & Overhead	19,126.70	25,375.75	-6,249.05	-24.6%
Utilities	0.00	375.00	-375.00	-100.0%
Total Expense	30,866.06	34,086.66	-3,220.60	-9.5%
Net Ordinary Income	-20,845.22	-41,987.91	21,142.69	50.4%
Net Income	-20,845.22	-41,987.91	21,142.69	50.4%

Old Sixth Ward Redevelopment Authority
Balance Sheet Prev Year Comparison
As of September 30, 2022

	Sep 30, 22	Sep 30, 21	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Prosperity Money Market	54,502.56	2,378,489.77	-2,323,987.21	-97.7%
Prosperity Operating Account	12,836.92	32,957.35	-20,120.43	-61.1%
Texas Class Investment Acct 781	3,589,920.45	71,928.10	3,517,992.35	4,891.0%
Total Checking/Savings	3,657,259.93	2,483,375.22	1,173,884.71	47.3%
Other Current Assets				
Prepaid Insurance	1,663.71	1,185.80	477.91	40.3%
Total Other Current Assets	1,663.71	1,185.80	477.91	40.3%
Total Current Assets	3,658,923.64	2,484,561.02	1,174,362.62	47.3%
TOTAL ASSETS	<u>3,658,923.64</u>	<u>2,484,561.02</u>	<u>1,174,362.62</u>	<u>47.3%</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	10,436.19	13,272.25	-2,836.06	-21.4%
Total Accounts Payable	10,436.19	13,272.25	-2,836.06	-21.4%
Other Current Liabilities				
Cert Of Obligation Current Prin	170,000.00	165,000.00	5,000.00	3.0%
Cert of Obligation Int Accrual	23,864.76	26,889.76	-3,025.00	-11.3%
Total Other Current Liabilities	193,864.76	191,889.76	1,975.00	1.0%
Total Current Liabilities	204,300.95	205,162.01	-861.06	-0.4%
Long Term Liabilities				
Certificate of Obligation	1,131,715.00	1,301,715.00	-170,000.00	-13.1%
Total Long Term Liabilities	1,131,715.00	1,301,715.00	-170,000.00	-13.1%
Total Liabilities	1,336,015.95	1,506,877.01	-170,861.06	-11.3%
Equity				
Fund Balance	-1,947,125.65	-1,947,125.65	0.00	0.0%
Unrestricted Net Assets	4,290,878.56	2,966,797.57	1,324,080.99	44.6%
Net Income	-20,845.22	-41,987.91	21,142.69	50.4%
Total Equity	2,322,907.69	977,684.01	1,345,223.68	137.6%
TOTAL LIABILITIES & EQUITY	<u>3,658,923.64</u>	<u>2,484,561.02</u>	<u>1,174,362.62</u>	<u>47.3%</u>

Old Sixth Ward Redevelopment Authority
Profit & Loss Detail
July 2021 through September 2022

Type	Date	Num	Name	Memo	Amount
Ordinary Income/Expense					
Income					
COH TIRZ Increment					
General ...	07/01/2021	CPA 2021-5R	City of Houston.	City Increment unpaid at year end	-1,298,700.18
Deposit	07/15/2021		City of Houston	Annual Increment	1,298,700.18
Deposit	06/16/2022		City of Houston.	Annual Increment	1,829,138.94
Total COH TIRZ Increment					1,829,138.94
HISD TIRZ Increment					
General ...	07/01/2021	CPA 2021-5R	City of Houston.	City Increment unpaid at year end	-82,036.72
Deposit	07/15/2021		City of Houston	Annual Increment	82,036.72
Deposit	06/16/2022		City of Houston.	Annual Increment	92,570.05
Total HISD TIRZ Increment					92,570.05
Interest Income Money Market					
Deposit	07/31/2021			Interest	243.15
Deposit	07/31/2021			Interest	1.20
Deposit	08/31/2021			Interest	304.21
Deposit	08/31/2021			Interest	0.95
Deposit	09/30/2021			Interest	293.98
Deposit	09/30/2021			Interest	1.26
Deposit	10/31/2021			Interest	303.01
Deposit	10/31/2021			Interest	1.75
Deposit	11/30/2021			Interest	292.50
Deposit	11/30/2021			Interest	1.50
Deposit	12/31/2021			Interest	1.59
Deposit	12/31/2021			Interest	285.44
Deposit	01/31/2022			Interest	273.82
Deposit	01/31/2022			Interest	2.03
Deposit	02/28/2022			Interest	246.95
Deposit	02/28/2022			Interest	2.09
Deposit	03/31/2022			Interest	271.17
Deposit	03/31/2022			Interest	6.82
Deposit	04/30/2022			Interest	259.83
Deposit	04/30/2022			Interest	14.24
Deposit	05/31/2022			Interest	20.82
Deposit	05/31/2022			Interest	879.95
Deposit	06/30/2022			Interest	1,536.43
Deposit	06/30/2022			Interest	9.36
Deposit	07/31/2022			Interest	16.87
Deposit	07/31/2022			Interest	4,020.80
Deposit	08/31/2022			Interest	5,453.12
Deposit	08/31/2022			Interest	16.87
Deposit	09/30/2022			Interest	6,072.03
Deposit	09/30/2022			Interest	16.15
Total Interest Income Money Market					20,849.89
Total Income					1,942,558.88
Cost of Goods Sold					
Capital Improvement Project					
T-1304 Sanitary Sewer Rehab					
Bill	11/30/2021	90828	Edminster Hinshaw Russ & Associ...	Sanitary Sewer Connections through 11.2...	3,190.23
Bill	12/13/2021	Pay Request #7 FI...	Texas Pride Utilities LLC	Substitut Sanitary Sewer - 2B Contract - ...	103,792.20
Total T-1304 Sanitary Sewer Rehab					106,982.43
T-1313 Dow School Park					
Bill	09/27/2021	2525	MetaLab, LLC	Architectural Photography - 1/3 Split	808.00
Total T-1313 Dow School Park					808.00

Old Sixth Ward Redevelopment Authority
Profit & Loss Detail
July 2021 through September 2022

Type	Date	Num	Name	Memo	Amount
T-1314 Streetscape					
Bill	07/31/2021	1376	SMW Principle Solutions, Inc.	July 2021 Consulting	750.00
Bill	08/31/2021	1385	SMW Principle Solutions, Inc.	August 2021 Consulting	0.00
Bill	08/31/2021	13325	Traffic Engineers Inc	Mobility Planning Study - Project Cost \$15...	5,088.00
Total T-1314 Streetscape					5,838.00
T-1322 Sawyer Street Multimodal					
Bill	07/31/2021	1376	SMW Principle Solutions, Inc.	July 2021 Consulting	187.50
Bill	08/31/2021	1385	SMW Principle Solutions, Inc.	August 2021 Consulting	225.00
Bill	09/30/2021	1389	SMW Principle Solutions, Inc.	Sept 2021 Consulting	225.00
Bill	10/31/2021	1398	SMW Principle Solutions, Inc.	Oct 2021 Consulting	450.00
Bill	11/30/2021	1405	SMW Principle Solutions, Inc.	Nov 2021 Consulting	150.00
Bill	02/28/2022	1427	SMW Principle Solutions, Inc.	February 2022 Consulting	150.00
Bill	03/31/2022	1434	SMW Principle Solutions, Inc.	March 2022 Consulting	450.00
Bill	04/30/2022	1440	SMW Principle Solutions, Inc.	Administrative Consulting April 2022	0.00
Bill	06/05/2022	1446	SMW Principle Solutions, Inc.	Administrative Consulting May 2022	0.00
Total T-1322 Sawyer Street Multimodal					1,837.50
T-1324 Silver Street Improv.					
Bill	07/31/2021	1376	SMW Principle Solutions, Inc.	July 2021 Consulting	300.00
Bill	08/31/2021	1385	SMW Principle Solutions, Inc.	August 2021 Consulting	0.00
Bill	09/30/2021	1389	SMW Principle Solutions, Inc.	Sept 2021 Consulting	450.00
Bill	10/14/2021	89780	Edminster Hinshaw Russ & Associ...	Silver Street Phase I Engineering through ...	53,650.00
Bill	10/24/2021	90239	Edminster Hinshaw Russ & Associ...	Silver Street Phase I Engineering through ...	5,450.00
Bill	10/31/2021	1398	SMW Principle Solutions, Inc.	Oct 2021 Consulting	150.00
Bill	11/30/2021	1405	SMW Principle Solutions, Inc.	Nov 2021 Consulting	262.50
Bill	11/30/2021	90829	Edminster Hinshaw Russ & Associ...	Silver Street Phase I Engineering through ...	5,950.00
Bill	02/28/2022	1427	SMW Principle Solutions, Inc.	February 2022 Consulting	300.00
Bill	03/31/2022	1434	SMW Principle Solutions, Inc.	March 2022 Consulting	187.50
Bill	04/30/2022	1440	SMW Principle Solutions, Inc.	Administrative Consulting April 2022	0.00
Bill	04/30/2022	92821	Edminster Hinshaw Russ & Associ...	Through April 2022	5,950.00
Bill	06/05/2022	1446	SMW Principle Solutions, Inc.	Administrative Consulting May 2022	0.00
Bill	06/08/2022	93207	Edminster Hinshaw Russ & Associ...	Through May 2022	2,200.00
Bill	06/30/2022	93635	Edminster Hinshaw Russ & Associ...	Through June 2022	1,100.00
Bill	08/31/2022	1459	SMW Principle Solutions, Inc.	Silver Street	112.50
Bill	08/31/2022	94550	Edminster Hinshaw Russ & Associ...	Through August 2022	2,200.00
Bill	09/30/2022	1464	SMW Principle Solutions, Inc.	Sept 2022 Consulting	1,012.50
Total T-1324 Silver Street Improv.					79,275.00
T-1325 Edwards St Multimodal					
Bill	07/31/2021	1376	SMW Principle Solutions, Inc.	July 2021 Consulting	225.00
Bill	08/31/2021	1385	SMW Principle Solutions, Inc.	August 2021 Consulting	225.00
Bill	09/30/2021	1389	SMW Principle Solutions, Inc.	Sept 2021 Consulting	262.50
Bill	10/31/2021	1398	SMW Principle Solutions, Inc.	Oct 2021 Consulting	412.50
Bill	11/30/2021	1405	SMW Principle Solutions, Inc.	Nov 2021 Consulting	150.00
Bill	02/28/2022	1427	SMW Principle Solutions, Inc.	February 2022 Consulting	187.50
Bill	03/31/2022	1434	SMW Principle Solutions, Inc.	March 2022 Consulting	450.00
Bill	04/30/2022	1440	SMW Principle Solutions, Inc.	Administrative Consulting April 2022	0.00
Bill	06/05/2022	1446	SMW Principle Solutions, Inc.	Administrative Consulting May 2022	0.00
Bill	07/31/2022	1455	SMW Principle Solutions, Inc.	Edwards/Sawyer Project	412.50
Bill	08/31/2022	1459	SMW Principle Solutions, Inc.	Edwards/Sawyer Project	825.00
Bill	09/30/2022	1464	SMW Principle Solutions, Inc.	Sept 2022 Consulting	1,012.50
Total T-1325 Edwards St Multimodal					4,162.50
Total Capital Improvement Project					198,903.43
Total COGS					198,903.43
Gross Profit					1,743,655.45

Old Sixth Ward Redevelopment Authority
Profit & Loss Detail
July 2021 through September 2022

Type	Date	Num	Name	Memo	Amount
Expense					
Bank Service Charges					
Check	07/15/2021			Service Charge	40.70
Check	08/13/2021			Service Charge	33.20
Check	09/15/2021			Service Charge	32.70
Check	10/15/2021			Service Charge	33.00
Check	11/15/2021			Service Charge	33.00
Check	12/15/2021			Service Charge	33.00
Check	01/15/2022			Service Charge	32.90
Check	02/15/2022			Service Charge	32.90
Check	03/15/2022			Service Charge	32.90
Check	04/15/2022			Service Charge	33.00
Check	05/15/2022			Service Charge	32.80
Check	06/15/2022			Service Charge	32.90
Check	08/15/2022			Service Charge	50.12
Check	09/15/2022			Service Charge	35.95
Total Bank Service Charges					489.07
Interest Expense					
Bill	06/30/2022	2022 Debt	City of Houston	2022 Debt Payment	53,779.57
General ...	06/30/2022	CPA 2022-2		Monthly Interest Accrual - 4 months @5,9...	23,864.76
Total Interest Expense					77,644.33
Municipal Services Costs					
Bill	06/24/2022	2022 Municipal Serv	City of Houston	2022 Municipal Services Fee	142,891.00
Total Municipal Services Costs					142,891.00
Program and Project Consultatnt					
Engineering Consultant					
Bill	08/31/2021	89157	Edminster Hinshaw Russ & Associ...	Through 8.9.21	1,375.00
Bill	09/30/2021	89566	Edminster Hinshaw Russ & Associ...	Through 9.13.'21	812.50
Bill	10/11/2021	89652	Edminster Hinshaw Russ & Associ...	Through 9.26.21	287.50
Bill	10/24/2021	90240	Edminster Hinshaw Russ & Associ...	Through 10.24.21	15,960.00
Bill	10/24/2021	90241	Edminster Hinshaw Russ & Associ...	Through 10.24.21	825.00
Bill	11/30/2021	90830	Edminster Hinshaw Russ & Associ...	Through 11.21.21	17,100.00
Bill	11/30/2021	90589	Edminster Hinshaw Russ & Associ...	Through 11.21.21	750.00
Bill	12/01/2021	88070	Edminster Hinshaw Russ & Associ...	Through 6.14.21	1,000.00
Bill	12/31/2021	91054	Edminster Hinshaw Russ & Associ...	Through 12.31.21	4,964.55
Bill	12/31/2021	91055	Edminster Hinshaw Russ & Associ...	Through 12.31.21	512.50
Bill	01/31/2022	91432	Edminster Hinshaw Russ & Associ...	Through January 2022	3,405.00
Bill	02/28/2022	91827	Edminster Hinshaw Russ & Associ...	Through February 2022	2,632.50
Bill	03/31/2022	92409	Edminster Hinshaw Russ & Associ...	Through March 2022	1,720.00
Bill	04/30/2022	92820	Edminster Hinshaw Russ & Associ...	Through April 2022	2,540.00
Bill	06/08/2022	93206	Edminster Hinshaw Russ & Associ...	Through May 2022	2,397.50
Bill	06/30/2022	93636	Edminster Hinshaw Russ & Associ...	Through June 2022	945.00
Bill	07/31/2022	94128	Edminster Hinshaw Russ & Associ...	Through July 2022	1,361.25
Bill	08/31/2022	94551	Edminster Hinshaw Russ & Associ...	Through August 2022	1,803.75
Total Engineering Consultant					60,392.05
Legal Fees					
Bill	08/31/2021	21915822	Bracewell LLP	General Legal through Aug 31, 2021	3,259.00
Bill	09/30/2021	21918432	Bracewell LLP	General Legal through Sept 30, 2021	841.81
Bill	01/31/2022	21927083	Bracewell LLP	General Legal through January 2022	4,925.75
Bill	02/28/2022	21929031	Bracewell LLP	General Legal through February 2022	4,502.40
Bill	03/31/2022	21930662	Bracewell LLP	General Legal through March 2022	1,801.00
Bill	04/30/2022	21932658	Bracewell LLP	General Legal through April 2022	700.00
Bill	06/02/2022	21934227	Bracewell LLP	General Legal through May 2022	742.70
Bill	06/30/2022	21936840	Bracewell LLP	General Legal through June 2022	1,700.00
Bill	07/31/2022	21938992	Bracewell LLP	General Legal through July 2022	4,380.50
Bill	08/31/2022	21941396	Bracewell LLP	General Legal through August 2022	1,137.50
Bill	09/30/2022	21943020	Bracewell LLP	General Legal through September 2022	1,023.29
Total Legal Fees					25,013.95

Old Sixth Ward Redevelopment Authority
Profit & Loss Detail
July 2021 through September 2022

Type	Date	Num	Name	Memo	Amount
Tax Consultants					
Bill	07/01/2021	57142	Equi-Tax, Inc.	July 2021 - June 30, 2022	1,941.00
Bill	07/01/2022	58797	Equi-Tax, Inc.	July 2022 - June 30, 2023	1,947.00
Total Tax Consultants					3,888.00
Total Program and Project Consultatnt					89,294.00
TIRZ Administration & Overhead					
Accounting Fees					
Bill	08/31/2021	2229	The Morton Accounting Services	July and Aug CPA Services	2,537.50
Bill	10/31/2021	2261	The Morton Accounting Services	September and October CPA Services	2,400.00
Bill	12/31/2021	2281	The Morton Accounting Services	November and December CPA Services	2,400.00
Bill	02/28/2022	2296	The Morton Accounting Services	January and February CPA Services	2,454.78
Bill	04/30/2022	2309	The Morton Accounting Services	March and April CPA Services	2,400.00
Bill	06/30/2022	2320	The Morton Accounting Services	May and June CPA Services	2,400.00
Bill	08/31/2022	2338	The Morton Accounting Services	July and August CPA Services	2,400.00
Total Accounting Fees					16,992.28
Administration Consultant					
Bill	07/31/2021	21913799	Bracewell LLP	Admin- Meeting through July 31, 2021	1,345.75
Bill	07/31/2021	1376	SMW Principle Solutions, Inc.	July 2021 Consulting	4,537.50
Bill	08/31/2021	21915820	Bracewell LLP	Admin- Meeting through Aug 31, 2021	1,399.50
Bill	08/31/2021	1385	SMW Principle Solutions, Inc.	August 2021 Consulting	5,587.50
Bill	08/31/2021	1385	SMW Principle Solutions, Inc.	August 2021 Expenses	6.46
Bill	09/30/2021	21918431	Bracewell LLP	Admin- Meeting through Sept 30, 2021	5,053.75
Bill	09/30/2021	1389	SMW Principle Solutions, Inc.	Sept 2021 Consulting	4,575.00
Bill	09/30/2021	1389	SMW Principle Solutions, Inc.	Sept 2021 Expenses	30.29
Bill	10/31/2021	1398	SMW Principle Solutions, Inc.	Oct 2021 Consulting	4,237.50
Bill	10/31/2021	21920513	Bracewell LLP	Admin- Meeting through Oct 31, 2021	2,177.00
Bill	11/30/2021	21923412	Bracewell LLP	Admin- Meeting through Nov 30, 2021	270.40
Bill	11/30/2021	1405	SMW Principle Solutions, Inc.	Nov 2021 Consulting	4,687.50
Bill	12/31/2021	21925007	Bracewell LLP	Admin- Meeting through Dec 31, 2021	2,197.00
Bill	12/31/2021	1411	SMW Principle Solutions, Inc.	Dec 2021 Consulting	4,612.50
Bill	01/31/2022	21927082	Bracewell LLP	Admin- Meeting through January 2022	4,410.90
Bill	01/31/2022	1415	SMW Principle Solutions, Inc.	January 2022 Consulting	5,250.00
Bill	02/28/2022	21929030	Bracewell LLP	Admin- Meeting through February 2022	253.50
Bill	02/28/2022	1427	SMW Principle Solutions, Inc.	February 2022 Consulting	4,575.00
Bill	02/28/2022	1427	SMW Principle Solutions, Inc.	February 2022 Consulting Expenses	319.80
Bill	03/31/2022	1434	SMW Principle Solutions, Inc.	March 2022 Consulting	4,425.00
Bill	04/30/2022	1440	SMW Principle Solutions, Inc.	April 2022 Consulting	5,625.00
Bill	04/30/2022	21932657	Bracewell LLP	Admin- Meeting through April 30, 2022	642.20
Bill	06/02/2022	21934226	Bracewell LLP	Admin- Meeting through May 31, 2022	1,994.20
Bill	06/05/2022	1446	SMW Principle Solutions, Inc.	May 2022 Consulting	5,137.50
Bill	06/05/2022	1446	SMW Principle Solutions, Inc.	May 2022 Expenses	792.00
Bill	06/30/2022	1450	SMW Principle Solutions, Inc.	June 2022 Consulting	5,587.50
Bill	06/30/2022	21936839	Bracewell LLP	Admin- Meeting through June 30, 2022	845.00
Bill	07/31/2022	1455	SMW Principle Solutions, Inc.	July 2022 Consulting	4,612.50
Bill	07/31/2022	21938991	Bracewell LLP	Mtg Services July	1,183.00
Bill	08/31/2022	1459	SMW Principle Solutions, Inc.	Aug 2022 Consulting	3,150.00
Bill	08/31/2022	21941395	Bracewell LLP	Mtg Services Aug	304.20
Bill	09/30/2022	1464	SMW Principle Solutions, Inc.	Sept 2022 Consulting	4,012.50
Bill	09/30/2022	21943019	Bracewell LLP	Admin- Meeting through September 2022	3,464.50
Total Administration Consultant					97,301.95
Audit Fees					
Bill	10/11/2021	17215047	Carr Riggs & Ingram LLC	2021 Audit - 94-02285	8,600.00
Total Audit Fees					8,600.00
Insurance Expense					
Bill	06/01/2022	FY23 Insurance	Texas Municipal League Intergov ...	FY23 Insurance - #6749	1,814.96
General ...	06/30/2022	CPA 2022-1		Insurance allocation	-477.91
Total Insurance Expense					1,337.05

Old Sixth Ward Redevelopment Authority
Profit & Loss Detail
July 2021 through September 2022

Type	Date	Num	Name	Memo	Amount
Office Expenses					
Bill	09/30/2021	2021-09-09	The Captioning Company Inc.	Captioning Transcript Services - Sept 22, ...	302.50
Bill	01/31/2022	2022-01-05	The Captioning Company Inc.	Captioning Transcript Services - January ...	302.50
Bill	02/28/2022	49	eLsqrd Media Group	Website Development and Graphic Design	4,890.00
Total Office Expenses					5,495.00
Total TIRZ Administration & Overhead					129,726.28
Utilities					
Bill	08/31/2021	1639372	City of Houston - Encroachment	2020 and 2021 Fee (October 2021 - Octo...	125.00
Bill	08/31/2021	1639370	City of Houston - Encroachment	2020 and 2021 Fee (October 2021 - Octo...	125.00
Bill	08/31/2021	1639373	City of Houston - Encroachment	2020 and 2021 Fee (October 2021 - Octo...	125.00
Total Utilities					375.00
Total Expense					440,419.68
Net Ordinary Income					1,303,235.77
Net Income					1,303,235.77