

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**

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**JOINT MEETING OF THE BOARDS OF DIRECTORS**

**JUNE 14, 2023**

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**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 **Wednesday, June 14, 2023 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 2594 239 1581**, or **click on the following link <https://bracewell.webex.com/bracewell/j.php?MTID=m0c5cb3a84d0fe451b07c1d61b5a0cee9>** 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 2594 239 1581**, or **click on the following link <https://bracewell.webex.com/bracewell/j.php?MTID=m0c5cb3a84d0fe451b07c1d61b5a0cee9>**. For an electronic copy of agenda documents, please refer to the following link: <https://bracewell.sharefile.com/d-s360abc5a6cb047ff80254c9df905b71f>

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 \[sherry@old6wardtirz.org\]\(mailto:Sherry.Weesner@old6wardtirz.org\)](mailto:Sherry.Weesner@old6wardtirz.org) and let us know before the meeting that you wish to speak.
2. Consent Agenda
  - a. Minutes of the previous meetings:
    - i. The Authority; and
    - ii. The Zone.
  - b. Receive Financial Report Summary, including account and fund activity statements, and investment report.
3. Reconstitute Board of Directors.
4. Administrator Report, including:
  - a. Washington Corridor and Old Sixth Ward/TIRZ 13 Phase 2 Study Update; and
5. Financial Matters:
  - a. Authorize payment of invoices; and
  - b. Engage auditor to prepare the audit for the fiscal year ending June 30, 2023.
6. Projects and Engineering:
  - a. Authorize Submission of 2024 Budget and CIP to COH.
  - b. Engineering Consultant’s Report;
    - i. Edwards and Sawyer Multimodal Improvements.
      1. Approval to advertise for bids;
      2. Discussion and approval of construction phase services Work Authorization;
      3. Interlocal Agreement with Harris County Precinct 1.
    - ii. Intersection at Washington and Silver and North Memorial Way and Silver;
      1. Approve change orders

- c. Approve related pay estimates or change orders, work authorizations or other design, construction, or management contract administration items, and authorize other appropriate action.
7. Communications and Public Engagement.
8. Items for next meeting.
9. 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.



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Clark Stockton Lord  
Attorney for the Authority and the Zone

**TAB 2.a.i.**

**MINUTES OF AUTHORITY**

**APRIL 19, 2023**

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

April 19, 2023

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 19<sup>th</sup> day of April, 2023. 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
Alison N. Maillet	Director
Patrick Hall	Director
Deanna E. Soria	Director

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

Also present were Jo Brunhamer and David Hille, Board members of the Reinvestment Zone Number Thirteen, City of Houston; Melissa Morton of the Morton Accounting Services, (“Bookkeeper”); Kyle Macy and Ashley Sowards of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel.

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**

None

**CONSENT AGENDA**

Approve Minutes

The Board considered approving the minutes of February 15, 2023. Upon a motion brought by Director Lindsay, seconded by Director Hall, the Board approved the February 15, 2023.

Financial Report Summary

The Board reviewed the Financial Report Summary, a copy of which is attached hereto as Exhibit “B”.

**RECONSTITUTE BOARD OF DIRECTORS**

Director Neisel stated that the City has recently appointed Jo Brunhamer and David Hille.

Directors Brunhamer and Hille briefly introduced themselves including their background and expressed their excitement on being a part of the Board. Directors Brunahmer and Hille will be on the Board as ‘Directors’.

**ADOPT RESOLUTIONS OF APPRECIATIONS**

The Board considered approving the Resolutions of Appreciation for Alison N. Maillet and Grace Zuniga for their tenure as directors. Upon a motion brought by Director Hall, seconded by Director Guercio, the Board voted to adopt the Resolutions of Appreciations. Copies of the Resolutions of Appreciation are attached hereto as Exhibits “C” and “D”, respectively.

**ADMINISTRATOR REPORT**

Washington Corridor Study Update/ Old Sixth Ward TIRZ 13 Phase 2 Study update

Ms. Weesner reported that a study is in progress to be completed for the Agreement with TxDot.

Trees for Houston Project

Ms. Weesner reminded the Board at a previous meeting the Board discussed adding trees to the park between Memorial and N. Memorial Way, as well as mitigating trees for other projects. She reported that Trees for Houston has approved both the addition and mitigation of trees. Ms. Weesner stated there are two (2) options to add the trees: (i) pay less than \$15,000 for approximately eighty (80) trees; and (ii) acquire volunteers to plant an additional twenty (20) trees.

Discussion and possible authorization to submit request for TIRZ13/OSWRA extension request to the City of Houston (the “City”)

Ms. Weesner recommended the Board consider authorizing submittal of a request for an extension of life for the TIRZ13/OSWRA to the City before the end of the year.

Upon a motion brought by Director Lindsay, seconded by Director Hall, the Board unanimously voted to (i) approved purchasing the for eighteen (18) trees from Trees for Houston, including additional twenty (20) to be planted by volunteers; (ii) authorized for an extension of life of the TIRZ13/OSWRA submit a request to the City before the end of the year.

**APPOINT COMMITTEE MEMBERS**

Director Neisel stated he has nominated Directors Hille and Brunhamer to serve on the Finance Committee. He also nominated Directors Brunhamer and Soria to serve on the Communications Committee. Director Neisel requested a motion from the Board to appoint Directors Hille and Brunhamer to serve on the Finance Committee, as well as Directors Brunahmer and Soria to serve on the Communications Committee.

Upon a motion brought by Director Anello, seconded by Director Lindsay, the Board unanimously ratified the nomination and appointments as described.

**FINANCIAL REPORT**

Ratify payment of March invoices

Director Hall reported that since previous Board member resignations the Finance Committee has had only one (1) Board member for the month of March. He requested the Board consider ratifying the approval of the March invoices.

Director Hall noted the financial report was included for the Board’s review, 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 “E”.

Authorize payment of invoices

Director Hall reported that the Finance Committee has reviewed invoices and recommended approval of invoices. Director Neisel stated that the Project Committee reviewed related invoices and recommended approval for payment, the construction and engineering invoices.

After discussion, Director Hille moved that the Board (i) ratify March invoices; and (ii) approve the financial report, payment of the invoices. Director Neisel seconded the motion, and the motion carried.

## **PROJECTS AND ENGINEERING**

### **Discussion and possible authorization to submit Draft FY 2023 Budget and CIP to the City Economic Development for Public Works review and discussion**

Ms. Weesner reviewed the draft of the FY 2023 Budget, she reviewed the process and potential changes from the City. She drew the Board's attention to the Silver Street improvements, reconstruction of Oliver Street and reworking of the intersection at Sawyer at Washington and Center Street. A copy of the Draft Budget and CIP is attached hereto as Exhibit "F".

After review, upon a motion brought by Director Lindsay, seconded by Director Hall, the Board unanimously approved the Draft Budget and CIP be submitted to the City.

### **Engineer's Report**

Mr. Macy presented the Engineer's Report, including the following projects: (i) update on Edwards and Sawyer project (ii) Silver Street – Phase I Washington Avenue & Memorial Drive Intersection; and (iii) General Engineering work authorizations (expiring June 2024), a copy of which is attached hereto as Exhibit "G".

After consideration, upon a motion brought by Director Hall, seconded by Director Hille, the Board unanimously (i) approved the General Engineering work authorizations (expiring June 2024); and (ii) Engineer's Report.

## **COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT**

### **Silver Street Construction Communication**

Director Guercio reported that the Silver Street project is kicking off soon and stated that the Communications Committee believes that door hangers should be placed on the homes on Silver Street, and adjacent block of Lubbock and Memorial Way. She noted that she and Mr. Macy have discussed the matter and the door hangers will be hung in approximately two (2) to three (3) weeks.

## **ITEMS FOR NEXT MEETING**

No additional items were noted.



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Secretary

DRAFT

**TAB 2.a.ii.**

**MINUTES OF THE ZONE**

**APRIL 19, 2023**

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

April 19, 2023

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 19<sup>th</sup> day of April, 2023. 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:

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David Hille	Director

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

Also present were Melissa Morton of the Morton Accounting Services, (“Bookkeeper”); Kyle Macy and Ashley Sowards of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel.

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**

None

## **CONSENT AGENDA**

### **Approve Minutes**

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Ms. Weesner reported that the study will begin when the Agreement with TxDot is finalize.

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Ms. Weesner reminded the Board at a previous meeting the Board discussed adding trees to the park between Memorial and N. Memorial Way, as well as mitigating trees for other projects. She reported that Trees for Houston has approved both the addition and mitigation of trees. Ms. Weesner stated there are two (2) options to add the trees: both options will require a payment of approximately \$15,000 option (i) uses no volunteers and would plant approximately eighty (80) trees; and option (ii) requires that we allow Trees for Houston to use volunteers and that we coordinate with Trees for Houston to advertise this volunteer opportunity – this allows an additional twenty (20) or more trees to be planted.

Discussion and possible authorization to submit request for TIRZ13/OSWRA extension request to the City of Houston (the “City”)

Ms. Weesner recommended the Board consider authorizing submittal of a request for an extension of life for the TIRZ13/OSWRA to the City before the end of the year.

Upon a motion brought by Director Lindsay, seconded by Director Hall, the Board unanimously voted to (i) approved moving forward with an agreement with Trees for Houston that allows for volunteer involvement in the tree planning effort (ii) authorized TIRZ13/OSWRA to submit a request for a life extension to the City before the end of the year.

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## **ITEMS FOR NEXT MEETING**

No additional items were noted.

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Secretary

DRAFT

**TAB 2.b.**

**FINANCIAL REPORT SUMMARY**





**Monthly Financial Report Summary**  
**June Board Meeting**  
**Wednesday, June 14, 2023**

At the beginning of April, the Old Sixth Ward Redevelopment Authority (OSWRA) beginning Operating Fund Balance was \$3,556,864. During the months, OSWRA received \$27,823 mainly from money market interest. OSWRA processed \$62,444 in disbursements during the period. 82% of the disbursement related to payments to Bracewell LP for Legal services (\$10,707) and to Edminster Hinshaw & Russ for Engineering services (\$40,683). The ending balance as of month end May 31, 2023 was \$3,522,243.

The invoices pending approval total \$15,502. See attached "Unpaid Bills Detail" Report on page 3

Capital Improvement Project spending for the period totaled \$8,782. The funds were spent mainly towards the Sawyer Street Multimodal (\$7,715). See page 4 for the "Capital Projects Detail" Reports.

During April, the opening balance for the Texas Class investment account was \$3,506,761. We received \$13,312 in interest (interest rate of 4.7318%) in April. During May we received \$14,273 in interest (interest rate of 4.9042%). The ending balance for May is \$3,434,346. See page 5 and 6 for "Investment" reports.

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**  
**General Operating Fund**  
 As of May 31, 2023

**BEGINNING BALANCE :** **\$ 3,556,864.14**

**REVENUE**

Money Market	113.31	Interest
Texas Class Investment	13,312.26	Interest
Money Market	123.86	Interest
Texas Class Investment	14,273.17	Interest

**Total Revenue** 27,822.60

**DISBURSEMENTS**

ACH	Bracewell LP	9,774.93
ACH	Edminster Hinshaw Russ	40,682.57
ACH	SMW Principle Solutions	3,787.50
ACH	The Morton Accounting Servic	2,400.00
ACH	Prosperity Bank	29.84
ACH	Bracewell LP	931.75
ACH	SMW Principle Solutions	4,804.50
ACH	Prosperity Bank	32.61

**Total Disbursements** 62,443.70

**ENDING BALANCE :** **\$ 3,522,243.04**

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**May 31, 2023**

**Interest Rate**

**Balance**

**LOCATION OF ASSETS**

Prosperity Money Market Account	54,424.11
Prosperity Bank Operating	33,472.63
Texas Class Investment	3,434,346.30

**Total Account Balance** **\$ 3,522,243.04**

**Old Sixth Ward Redevelopment Authority**  
**Unpaid Bills Detail**  
As of June 8, 2023

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Due Date</u>	<u>Open Balance</u>
<b>Bracewell LLP</b>					
Bill	05/31/2023	31957766	General Legal through May 31, 2023	06/10/2023	500.00
Bill	05/31/2023	21957737	Admin- Meeting through May 31, 2023	06/10/2023	270.00
Total Bracewell LLP					770.00
<b>Edminster Hinshaw Russ &amp; Associates Inc</b>					
Bill	05/30/2023	98318	Sawyer & Edwards Design & Bid Phase through 05.21.2023	06/09/2023	7,715.00
Bill	05/31/2023	98390	General Engineering Consultant - \$30,000	06/10/2023	3,005.00
Total Edminster Hinshaw Russ & Associates Inc					10,720.00
<b>SMW Principle Solutions, Inc.</b>					
Bill	05/31/2023	1504	Administrative Consulting May 2023	06/10/2023	4,012.50
Total SMW Principle Solutions, Inc.					4,012.50
<b>TOTAL</b>					<b>15,502.50</b>

**Old Sixth Ward Redevelopment Authority**  
**Capital Projects Detail**  
 April through May 2023


Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Capital Improvement Project</b>					
<b>T-1322 Sawyer Street Multimodal</b>					
Bill	05/30/2023	98318	Edminster Hinshaw Russ & Assoc...	Through 05.21.2023	7,715.00
Total T-1322 Sawyer Street Multimodal					7,715.00
<b>T-1324 Silver Street Improv.</b>					
Bill	04/23/2023	97942	Edminster Hinshaw Russ & Assoc...	Silver Street Phase I Engineering through 04.23.2023	1,067.22
Total T-1324 Silver Street Improv.					1,067.22
Total Capital Improvement Project					8,782.22
<b>TOTAL</b>					<b>8,782.22</b>

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

Transaction Date		Government Texas Class		Activity
4/1/2023	Beginning Balance	\$ 3,506,760.87		
4/4/2023	Withdrawals	(100,000.00)		To Prosperity Money Market
4/30/2023	Deposits			
4/30/2023	Interest 4.7318 %	13,312.26		
<b>4/30/2023</b>	<b>Ending Balance</b>	<b>\$ 3,420,073.13</b>		


*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  
 QUARTERLY INVESTMENT REPORT  
 MONTHLY FISCAL YEAR 2023  
 MAY 31, 2023**

Transaction Date		Government Texas Class		Activity
5/1/2023	Beginning Balance	\$ 3,420,073.13		
5/31/2023	Withdrawals	-		
5/31/2023	Deposits			
5/31/2023	Interest 4.9042 %	14,273.17		
<b>5/31/2023</b>	<b>Ending Balance</b>	<b>\$ 3,434,346.30</b>		

*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 2022 through May 2023**

06/08/23

Accrual Basis

	Jul '22 - May 23	Jul '21 - May 22	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Interest Income Money Market	110,353.24	3,708.26	106,644.98	2,875.9%
<b>Total Income</b>	110,353.24	3,708.26	106,644.98	2,875.9%
<b>Cost of Goods Sold</b>				
<b>Capital Improvement Project</b>				
T-1304 Sanitary Sewer Rehab	0.00	106,982.43	-106,982.43	-100.0%
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	108,787.49	1,837.50	106,949.99	5,820.4%
T-1324 Silver Street Improv.	18,247.88	72,650.00	-54,402.12	-74.9%
T-1325 Edwards St Multimodal	2,400.00	1,912.50	487.50	25.5%
<b>Total Capital Improvement Project</b>	129,435.37	190,028.43	-60,593.06	-31.9%
<b>Total COGS</b>	129,435.37	190,028.43	-60,593.06	-31.9%
<b>Gross Profit</b>	-19,082.13	-186,320.17	167,238.04	89.8%
<b>Expense</b>				
Bank Service Charges	425.98	370.10	55.88	15.1%
<b>Program and Project Consultatnt</b>				
Engineering Consultant	28,811.25	53,884.55	-25,073.30	-46.5%
Legal Fees	24,509.75	16,029.96	8,479.79	52.9%
Tax Consultants	1,947.00	1,941.00	6.00	0.3%
Program and Project Consultatnt - Other	13,000.00	0.00	13,000.00	100.0%
<b>Total Program and Project Consultatnt</b>	68,268.00	71,855.51	-3,587.51	-5.0%
<b>TIRZ Administration &amp; Overhead</b>				
Accounting Fees	12,054.87	12,192.28	-137.41	-1.1%
Administration Consultant	71,163.70	66,219.05	4,944.65	7.5%
Audit Fees	9,400.00	8,600.00	800.00	9.3%
Office Expenses	5,112.75	5,495.00	-382.25	-7.0%
<b>Total TIRZ Administration &amp; Overhead</b>	97,731.32	92,506.33	5,224.99	5.7%
Utilities	0.00	375.00	-375.00	-100.0%
<b>Total Expense</b>	166,425.30	165,106.94	1,318.36	0.8%
<b>Net Ordinary Income</b>	-185,507.43	-351,427.11	165,919.68	47.2%
<b>Net Income</b>	<b>-185,507.43</b>	<b>-351,427.11</b>	<b>165,919.68</b>	<b>47.2%</b>

**Old Sixth Ward Redevelopment Authority**  
**Balance Sheet Prev Year Comparison**  
As of May 31, 2023

06/08/23

Accrual Basis

	May 31, 23	May 31, 22	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Prosperity Money Market	54,424.11	79,443.31	-25,019.20	-31.5%
Prosperity Operating Account	33,472.63	8,293.29	25,179.34	303.6%
Texas Class Investment Acct 781	3,434,346.30	2,072,838.07	1,361,508.23	65.7%
<b>Total Checking/Savings</b>	3,522,243.04	2,160,574.67	1,361,668.37	63.0%
<b>Other Current Assets</b>				
Prepaid Insurance	1,663.71	1,185.80	477.91	40.3%
<b>Total Other Current Assets</b>	1,663.71	1,185.80	477.91	40.3%
<b>Total Current Assets</b>	3,523,906.75	2,161,760.47	1,362,146.28	63.0%
<b>TOTAL ASSETS</b>	<b>3,523,906.75</b>	<b>2,161,760.47</b>	<b>1,362,146.28</b>	<b>63.0%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
Accounts Payable	40,081.51	-89.10	40,170.61	45,084.9%
<b>Total Accounts Payable</b>	40,081.51	-89.10	40,170.61	45,084.9%
<b>Other Current Liabilities</b>				
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%
<b>Total Other Current Liabilities</b>	193,864.76	191,889.76	1,975.00	1.0%
<b>Total Current Liabilities</b>	233,946.27	191,800.66	42,145.61	22.0%
<b>Long Term Liabilities</b>				
Certificate of Obligation	1,131,715.00	1,301,715.00	-170,000.00	-13.1%
<b>Total Long Term Liabilities</b>	1,131,715.00	1,301,715.00	-170,000.00	-13.1%
<b>Total Liabilities</b>	1,365,661.27	1,493,515.66	-127,854.39	-8.6%
<b>Equity</b>				
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	-185,507.43	-351,427.11	165,919.68	47.2%
<b>Total Equity</b>	2,158,245.48	668,244.81	1,490,000.67	223.0%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,523,906.75</b>	<b>2,161,760.47</b>	<b>1,362,146.28</b>	<b>63.0%</b>



**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
 July 2022 through May 2023

Type	Date	Num	Name	Memo	Amount
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Interest Income Money Market</b>					
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
Deposit	10/31/2022			Interest	8,122.53
Deposit	10/31/2022			Interest	34.57
Deposit	11/30/2022			Interest	33.92
Deposit	11/30/2022			Interest	9,960.75
Deposit	12/31/2022			Interest	21.46
Deposit	12/31/2022			Interest	11,490.76
Deposit	01/31/2023			Interest	2.93
Deposit	01/31/2023			Interest	12,308.98
Deposit	02/28/2023			Interest	1.38
Deposit	02/28/2023			Interest	11,667.53
Deposit	03/31/2023			Interest	0.12
Deposit	03/31/2023			Interest	13,289.87
Deposit	04/30/2023			Interest	113.31
Deposit	04/30/2023			Interest	13,312.26
Deposit	05/31/2023			Interest	123.86
Deposit	05/31/2023			Interest	14,273.17
Total Interest Income Money Market					110,353.24
Total Income					110,353.24
<b>Cost of Goods Sold</b>					
<b>Capital Improvement Project</b>					
<b>T-1322 Sawyer Street Multimodal</b>					
Bill	09/30/2022	95354	Edminster Hinshaw Russ & Associates Inc	Through September 25 2022	25,757.10
Bill	10/31/2022	95497	Edminster Hinshaw Russ & Associates Inc	Through 10.23.22	24,542.80
Bill	11/20/2022	96019	Edminster Hinshaw Russ & Associates Inc	Through 11.20.22	9,491.60
Bill	12/31/2022	1479	SMW Principle Solutions, Inc.	Dec 2022 Consulting	525.00
Bill	12/31/2022	96470	Edminster Hinshaw Russ & Associates Inc	Through 12.31.22	10,445.92
Bill	01/29/2023	96763	Edminster Hinshaw Russ & Associates Inc	Through 1.29.23	27,860.18
Bill	02/28/2023	97114	Edminster Hinshaw Russ & Associates Inc	Through 02.26.2023	2,449.89
Bill	05/30/2023	98318	Edminster Hinshaw Russ & Associates Inc	Through 05.21.2023	7,715.00
Total T-1322 Sawyer Street Multimodal					108,787.49
<b>T-1324 Silver Street Improv.</b>					
Bill	08/31/2022	1459	SMW Principle Solutions, Inc.	Aug 2022 Consulting	112.50
Bill	08/31/2022	94550	Edminster Hinshaw Russ & Associates Inc	Through August 2022	2,200.00
Bill	09/30/2022	1464	SMW Principle Solutions, Inc.	Sept 2022 Consulting	1,012.50
Bill	09/30/2022	95279	Edminster Hinshaw Russ & Associates Inc	Through Sept 2022	1,280.66
Bill	10/31/2022	95444	Edminster Hinshaw Russ & Associates Inc	Through October 2022	660.00
Bill	10/31/2022	1471	SMW Principle Solutions, Inc.	Oct 2022 Consulting	337.50
Bill	11/20/2022	96017	Edminster Hinshaw Russ & Associates Inc	Through November 20, 2022	787.50
Bill	11/30/2022	1475	SMW Principle Solutions, Inc.	Nov 2022 Consulting	412.50
Bill	12/31/2022	1479	SMW Principle Solutions, Inc.	Dec 2022 Consulting	712.50
Bill	02/28/2023	97112	Edminster Hinshaw Russ & Associates Inc	Silver Street Phase I Engineering through 02.26.2023	5,515.00
Bill	03/26/2023	97582	Edminster Hinshaw Russ & Associates Inc	Silver Street Phase I Engineering through 03.26.2023	4,150.00
Bill	04/23/2023	97942	Edminster Hinshaw Russ & Associates Inc	Silver Street Phase I Engineering through 04.23.2023	1,067.22
Total T-1324 Silver Street Improv.					18,247.88
<b>T-1325 Edwards St Multimodal</b>					
Bill	07/31/2022	1455	SMW Principle Solutions, Inc.	July 2022 Consulting	412.50
Bill	08/31/2022	1459	SMW Principle Solutions, Inc.	Aug 2022 Consulting	825.00
Bill	09/30/2022	1464	SMW Principle Solutions, Inc.	Sept 2022 Consulting	1,012.50
Bill	10/31/2022	1471	SMW Principle Solutions, Inc.	Oct 2022 Consulting	0.00
Bill	11/30/2022	1475	SMW Principle Solutions, Inc.	Nov 2022 Consulting	150.00
Total T-1325 Edwards St Multimodal					2,400.00
Total Capital Improvement Project					129,435.37
Total COGS					129,435.37
Gross Profit					-19,082.13
<b>Expense</b>					
<b>Bank Service Charges</b>					
Check	08/15/2022			Service Charge	50.12
Check	09/15/2022			Service Charge	35.95
Check	10/15/2022			Service Charge	47.79

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
**July 2022 through May 2023**

Type	Date	Num	Name	Memo	Amount
Check	11/15/2022			Service Charge	28.49
Check	12/15/2022			Service Charge	71.75
Check	01/15/2023			Service Charge	40.85
Check	02/15/2023			Service Charge	45.13
Check	03/15/2023			Service Charge	43.45
Check	04/15/2023			Service Charge	29.84
Check	05/15/2023			Service Charge	32.61
Total Bank Service Charges					425.98
<b>Program and Project Consultatnt</b>					
<b>Engineering Consultant</b>					
Bill	07/31/2022	94128	Edminster Hinshaw Russ & Associates Inc	Through July 2022	1,361.25
Bill	08/31/2022	94551	Edminster Hinshaw Russ & Associates Inc	Through August 2022	1,803.75
Bill	09/30/2022	95280	Edminster Hinshaw Russ & Associates Inc	Through September 2022	1,500.00
Bill	10/31/2022	95445	Edminster Hinshaw Russ & Associates Inc	Through October 2022	1,517.50
Bill	11/20/2022	96018	Edminster Hinshaw Russ & Associates Inc	Through November 2022	5,472.50
Bill	12/31/2022	96337	Edminster Hinshaw Russ & Associates Inc	Through December 2022	2,618.75
Bill	01/31/2023	96762	Edminster Hinshaw Russ & Associates Inc	Through January 2023	1,240.00
Bill	02/28/2023	97113	Edminster Hinshaw Russ & Associates Inc	Through February 2023	3,617.50
Bill	03/26/2023	97583	Edminster Hinshaw Russ & Associates Inc	Through March 2023	3,447.50
Bill	04/23/2023	97943	Edminster Hinshaw Russ & Associates Inc	Through April 2023	3,227.50
Bill	05/31/2023	98390	Edminster Hinshaw Russ & Associates Inc	Through May 2023	3,005.00
Total Engineering Consultant					28,811.25
<b>Legal Fees</b>					
Bill	07/31/2022	21938...	Bracewell LLP	General Legal through July 2022	4,380.50
Bill	08/31/2022	21941...	Bracewell LLP	General Legal through August 2022	1,137.50
Bill	09/30/2022	21943...	Bracewell LLP	General Legal through September 2022	1,023.29
Bill	10/31/2022	21945...	Bracewell LLP	General Legal through October 2022	2,607.00
Bill	11/30/2022	21947...	Bracewell LLP	General Legal through November 30, 2022	3,055.31
Bill	12/31/2022	21949...	Bracewell LLP	General Legal through December 31, 2022	2,177.45
Bill	01/31/2023	21950...	Bracewell LLP	General Legal through January 31, 2023	2,200.00
Bill	02/28/2023	21952...	Bracewell LLP	General Legal through February 28, 2023	5,634.93
Bill	03/31/2023	21954...	Bracewell LLP	General Legal through March 31, 2023	661.75
Bill	04/30/2023	21956...	Bracewell LLP	General Legal through April 30, 2023	1,132.02
Bill	05/31/2023	31957...	Bracewell LLP	General Legal through May 31, 2023	500.00
Total Legal Fees					24,509.75
<b>Tax Consultants</b>					
Bill	07/01/2022	58797	Equi-Tax, Inc.	July 2022 - June 30, 2023	1,947.00
Total Tax Consultants					1,947.00
<b>Program and Project Consultatnt - Other</b>					
Bill	10/31/2022	10-20...	Goodman Corporation	HSIP Submission FY22	910.00
Bill	11/30/2022	11-20...	Goodman Corporation	HSIP Submission FY22	12,090.00
Total Program and Project Consultatnt - Other					13,000.00
Total Program and Project Consultatnt					68,268.00
<b>TIRZ Administration &amp; Overhead</b>					
<b>Accounting Fees</b>					
Bill	08/31/2022	2338	The Morton Accounting Services	July and August CPA Services	2,400.00
Bill	10/31/2022	2350	The Morton Accounting Services	September and October CPA Services	2,400.00
Bill	12/31/2022	2385	The Morton Accounting Services	November and December CPA Services	2,400.00
Bill	02/28/2023	2413	The Morton Accounting Services	January and February 2023 CPA Services	2,400.00
Bill	04/30/2023	2433	The Morton Accounting Services	March and April 2023 CPA Services	2,454.87
Total Accounting Fees					12,054.87
<b>Administration Consultant</b>					
Bill	07/31/2022	1455	SMW Principle Solutions, Inc.	July 2022 Consulting	4,612.50
Bill	07/31/2022	21938...	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	21941...	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	21943...	Bracewell LLP	Admin- Meeting through September 2022	3,464.50
Bill	10/31/2022	21945...	Bracewell LLP	Admin- Meeting through October 2022	2,112.50
Bill	10/31/2022	1471	SMW Principle Solutions, Inc.	Oct 2022 Consulting	6,000.00
Bill	11/30/2022	21947...	Bracewell LLP	Admin- Meeting through November 30, 2022	4,104.00
Bill	11/30/2022	1475	SMW Principle Solutions, Inc.	Nov 2022 Consulting	4,125.00
Bill	12/31/2022	21949...	Bracewell LLP	Admin- Meeting through December 31, 2022	2,934.00
Bill	12/31/2022	1479	SMW Principle Solutions, Inc.	Dec 2022 Consulting	2,362.50
Bill	01/31/2023	1486	SMW Principle Solutions, Inc.	Jan 2023 Consulting	4,237.50
Bill	01/31/2023	21950...	Bracewell LLP	Admin- Meeting through January 31, 2023	2,088.00
Bill	02/28/2023	21952...	Bracewell LLP	Admin- Meeting through February 28, 2023	4,140.00

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
**July 2022 through May 2023**

Type	Date	Num	Name	Memo	Amount
Bill	03/23/2023	1490	SMW Prinicple Solutions, Inc.	Feb 2023 Consulting	3,787.50
Bill	03/31/2023	1494	SMW Prinicple Solutions, Inc.	March 2023 Consulting	4,804.50
Bill	03/31/2023	21954...	Bracewell LLP	Admin- Meeting through March 31, 2023	270.00
Bill	04/30/2023	21956...	Bracewell LLP	Admin- Meeting through April 30, 2023	4,014.00
Bill	04/30/2023	1499	SMW Prinicple Solutions, Inc.	April 2023 Consulting	5,175.00
Bill	05/31/2023	21957...	Bracewell LLP	Admin- Meeting through May 31, 2023	270.00
Bill	05/31/2023	1504	SMW Prinicple Solutions, Inc.	May 2023 Consulting	4,012.50
Total Administration Consultant					71,163.70
<b>Audit Fees</b>					
Bill	10/10/2022	17448...	Carr Riggs & Ingram LLC	2022 Audit - 94-02285	9,400.00
Total Audit Fees					9,400.00
<b>Office Expenses</b>					
Bill	11/01/2022	105	eLsqrd Media Group	Website Development and Graphic Design	4,788.00
Bill	01/31/2023	1486	SMW Prinicple Solutions, Inc.	Jan 2023 Wordpress	324.75
Total Office Expenses					5,112.75
Total TIRZ Administration & Overhead					97,731.32
Total Expense					166,425.30
Net Ordinary Income					-185,507.43
<b>Net Income</b>					<b>-185,507.43</b>

**TAB 2.b.**

**ENGAGEMENT OF AUDITOR**



**Carr, Riggs & Ingram, LLC**  
Two Riverway, 15th Floor  
Houston, TX 77056  
  
(713) 621-8090  
(713) 621-6907 (fax)  
[www.cricpa.com](http://www.cricpa.com)

June 6, 2023

To Board of Directors  
Old Sixth Ward Redevelopment Authority  
711 Louisiana Street, Suite 2300  
Houston, Texas 77002

We are pleased to confirm our understanding of the services we are to provide Old Sixth Ward Redevelopment Authority for the year ending June 30, 2023.

### **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities and major fund, and the disclosures, which collectively comprise the basic financial statements of Old Sixth Ward Redevelopment Authority (the Authority) as of and for the year ended June 30, 2023. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Authority's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Authority's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget to Actual – General Fund

We have also been engaged to report on supplementary information other than RSI that accompanies the Authority's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditors' report on the financial statements:

- 1) Schedule of Operating Expense and Capital Expenditures
- 2) Schedule of Estimated Project Costs to Actual Costs

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditors' report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

#### **Auditors' Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

Our audit of the financial statements does not relieve you of your responsibilities.

### **Audit Procedures—Internal Control**

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

We have identified the following significant risks of material misstatement as part of our audit planning: 1) management/consultant override of controls and 2) improper revenue recognition due to fraud. It is possible that as planning and our audit is completed, modifications may be made. If additional significant risks are identified during the course of fieldwork, we will communicate these to those charged with governance in writing.

### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Authority's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

### **Other Services**

We will also assist in preparing the financial statements of the Authority in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

### **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related

parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

### **Dispute Resolution**

In the event of a dispute between the parties which arises out of or relates to this contract or engagement letter, the breach thereof or the services provided or to be provided hereunder, if the dispute cannot be settled through negotiation, the parties agree that before initiating arbitration, litigation or other dispute resolution procedure, they will first try, in good faith, to resolve the dispute through non-binding mediation. All parties agree that an alternative form of dispute resolution shall not be undertaken by either party until the expiration of fifteen (15) calendar days following notice being provided to the other party indicating that the dispute cannot be settled through mediation. The mediation will be administered by the American Arbitration Association under its *Dispute Resolution Rules for Professional Accounting and Related Services Disputes*. The costs of any mediation proceedings shall be shared equally by all parties.



### **Governing Law; Venue**

This agreement and performance hereunder shall be governed by the laws of the State of Alabama, without reference to any conflict of laws rules or principles. Any action or proceeding arising out of or in any way relating to this agreement must be brought in a state court having jurisdiction in Coffee County, Alabama, and each party irrevocably submits to the jurisdiction and venue of any such court in any such action or proceeding and agrees to waive any defenses or objections to venue and jurisdiction within Coffee County, Alabama, including *forum non conveniens*.

### **Statute of Limitations**

The parties agree that there shall be a one-year statute of limitation (from the delivery of the service or termination of the contract) for the filing of any requests for arbitration, lawsuit, or proceeding related to this agreement. If such a claim is filed more than one year, or the minimum durational period having been determined as permissible by applicable statutory law or by a court of competent jurisdiction, subsequent to the delivery of the service or termination of the contract, whichever occurs first in time, then it shall be precluded by this provision, regardless of whether or not the claim has accrued at that time.

### **Disclosure**

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account including service providers located outside of the United States. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. Furthermore, we will remain responsible for the work provided by any such third-party service providers. By signing this letter, you consent to allow us to disclose your financial information, if applicable, or other information to our service providers located abroad. If you want to limit the amount of information that may be disclosed to any third-party service provider, please notify us in writing as an attachment to this letter.

### **Electronic Data Communication and Storage and Use of Third Party Service Provider**

In the interest of facilitating our services to your organization, we may send data over the Internet, securely store electronic data via computer software applications hosted remotely on the Internet, or allow access to data through third-party vendors' secured portals or clouds. Electronic data that is confidential to your organization may be transmitted or stored using these methods. We may use third-party service providers to store or transmit this data, such as, but not limited to, providers of tax return preparation software. In using these data communication and storage methods, our firm employs measures designed to maintain data security. We use reasonable efforts to keep such communications and data access secure in accordance with our obligations under applicable laws and professional standards. We also require our third-party vendors to do the same.

You recognize and accept that we have no control over, and shall not be responsible for, the unauthorized interception or breach of any communications or data once it has been sent or has been subject to unauthorized access, notwithstanding all reasonable security measures employed by us or our third-party vendors. You consent to our use of these electronic devices and applications and submission of confidential client information to third-party service providers during this engagement.

To enhance our services to you, we will use a combination of remote access, secure file transfer, virtual private network or other collaborative, virtual workspace or other online tools or environments. Access through any combination of these tools allows for on-demand and/or real-time collaboration across geographic boundaries and time zones and allows CRI and you to share data, engagement information, knowledge, and deliverables in a protected environment. In order to use certain of these tools and in addition to execution of this acknowledgement and engagement letter, you may be required to execute a separate client acknowledgement or agreement and agree to be bound by the terms, conditions and limitations of such agreement.

You agree that CRI has no responsibility for the activities of its third-party vendors supplying these tools and agree to indemnify and hold CRI harmless with respect to any and all claims arising from or related to the operation of these tools. While we may back up your files to facilitate our services, you are solely responsible for the backup of your files and records; therefore, we recommend that you also maintain your own backup files of these records. In the event you suffer a loss of any files or records due to accident, inadvertent mistake, or Act of God, copies of which you have provided to us pursuant to this agreement, we shall not be responsible or obligated to provide you a copy of any such file or record which we may retain in our possession.

#### **Engagement Administration, Fees, and Other**

We understand that your employees/consultants will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

Alyssa Hill is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to begin our audit on approximately August 4, 2023 and to issue our reports no later than September 30, 2023.

Our fee for services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, confirmation service provider fees, etc.) except that we agree that our gross fee, including expenses, will not exceed \$10,200. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

#### **Reporting**

We will issue a written report upon completion of our audit of the Authority's financial statements. Our report will be addressed to the Board of Directors of Old Sixth Ward Redevelopment Authority. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditors' report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to

complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Old Sixth Ward Redevelopment Authority and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

*Carr, Riggs & Ingram, L.L.C.*

Carr, Riggs & Ingram, LLC  
Houston, Texas

RESPONSE:

This letter correctly sets forth the understanding of Old Sixth Ward Redevelopment Authority

Governance signature: \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

City of Houston signature: \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

**TAB 6.a.**

**SUBMISSION OF 2024 BUDGET AND CIP TO COH**

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2023 BUDGET DETAIL

Fund Summary  
 Fund Name: **Old Sixth Ward Redevelopment Authority**  
 TIRZ: **13**  
 Fund Number: **7561/50**

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimate	FY2023 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 2,599,569	\$ 2,266,422	\$ 3,010,669
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 247,720	\$ 245,669	\$ 247,720
<b>Beginning Balance</b>	<b>\$ 2,847,289</b>	<b>\$ 2,512,091</b>	<b>3,258,389</b>
City tax revenue	\$ 2,194,428	\$ 2,194,428	\$ 3,024,256
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ 383,850	\$ 383,850	\$ 383,850
ISD tax revenue - Pass Through	\$ 163,978	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 2,742,256</b>	<b>\$ 2,578,278</b>	<b>\$ 3,408,106</b>
Old Sixth Ward Neighborhood Association	\$ -	\$ -	\$ -
Dow School Park Contribution	\$ -	\$ 90,000	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ 90,000</b>	<b>\$ -</b>
COH TIRZ interest	\$ 784	\$ 784	\$ 784
Interest Income	\$ 5,500	\$ 4,012	\$ 5,500
<b>Other Interest Income</b>	<b>\$ 6,284</b>	<b>\$ 4,796</b>	<b>\$ 6,284</b>
	\$ -	\$ -	\$ -
	\$ 200,000	\$ -	\$ 610,000
<b>Grant Proceeds</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ 610,000</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 5,795,829</b>	<b>5,185,165</b>	<b>7,282,779</b>

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2023 BUDGET DETAIL

Fund Summary  
 Fund Name: Old Sixth Ward Redevelopment Authority  
 TIRZ: 13  
 Fund Number: 7561/50

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimate	FY2023 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 17,000	\$ 15,955	\$ 17,000
Administration Salaries & Benefits	\$ 100,000	\$ 90,000	\$ 100,000
Auditor	\$ 15,000	\$ 8,300	\$ 15,000
Bond Services/Trustee/Financial Advisor	\$ 2,000	\$ 1,914	\$ 2,000
Insurance	\$ 2,250	\$ 2,000	\$ 2,250
Office Administration	\$ 15,000	\$ 8,000	\$ 15,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 151,250</b>	<b>126,169</b>	<b>\$ 151,250</b>
Engineering Consultants	\$ 35,000	\$ 11,000	\$ 40,000
Legal	\$ 35,000	\$ 11,000	\$ 35,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 20,000	\$ -	\$ 30,000
<b>Program and Project Consultants</b>	<b>\$ 90,000</b>	<b>\$ 22,000</b>	<b>\$ 105,000</b>
<b>Management consulting services</b>	<b>\$ 241,250</b>	<b>\$ 148,169</b>	<b>\$ 256,250</b>
Capital Expenditures (See CIP Schedule)	\$ 1,735,000	\$ 192,378	\$ 1,914,000
	\$ -	\$ -	\$ -
<b>TIRZ Capital Expenditures</b>	<b>\$ 1,735,000</b>	<b>\$ 192,378</b>	<b>\$ 1,914,000</b>
MMP 2411 Washington	\$ -	\$ -	\$ -
<b>Developer / Project Reimbursements</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
CO Debt Service			
Principal	\$ 165,000	\$ 165,000	\$ 170,000
Interest	\$ 80,669	\$ 80,669	\$ 71,000
<b>System debt service</b>	<b>\$ 245,669</b>	<b>\$ 245,669</b>	<b>\$ 241,000</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 2,221,919</b>	<b>586,216</b>	<b>\$ 2,411,250</b>
Payment/transfer to ISD - educational facilities	\$ 148,863	148,863	148,863
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 109,721	\$ 109,721	\$ 151,213
County	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 731,476	\$ 731,476	\$ 1,008,085
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ 182,609	\$ 182,609	\$ 182,609
Municipal Services (Payable to COH)	\$ 142,891	\$ 142,891	\$ 142,891
<b>Total Transfers</b>	<b>\$ 1,340,560</b>	<b>1,340,560</b>	<b>1,658,661</b>
<b>Total Budget</b>	<b>\$ 3,562,479</b>	<b>\$ 1,926,776</b>	<b>\$ 4,069,911</b>
RESTRICTED Funds - Capital Projects	\$ 2,233,350	\$ 3,010,669	\$ 3,212,868
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ 247,720	\$ -
<b>Ending Fund Balance</b>	<b>\$ 2,233,350</b>	<b>3,258,389</b>	<b>3,212,868</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 5,795,829</b>	<b>5,185,165</b>	<b>7,282,779</b>

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY23 - FY27 Total	Cumulative Total (To Date)
			Through 2021	Projected 2022	2023	2024	2025	2026	2027		
H	T-1301	Historic District Monumentation	\$ 6,494	-	15,000	-	-	-	-	15,000	21,494
H	T-1304	Sanitary Sewer Rehabilitation/Substitute Service	\$ 246,546	106,982	-	-	-	-	-	-	353,528
H	T-1307	Historic Sabine Street	\$ 919,320	-	10,000	-	-	-	-	10,000	929,320
H	T-1310	Hemphill Road	\$ -	-	-	600,000	1,500,000	-	-	2,100,000	2,100,000
H	T-1313	Dow School Park	\$ 34,775	808	-	-	-	-	-	-	35,583
H	T-1314	Streetscape - Sidewalks, Bicycle Facilities, Curbs and Related Issues	\$ -	5,838	40,000	-	-	-	-	40,000	45,838
H	T-1317	Washington Ave Pedestrian Improvements	\$ 1,450	-	-	-	825,000	-	-	825,000	826,450
H	T-1319	Sawyer Street Re-Construction	\$ -	-	-	-	-	-	200,000	200,000	200,000
H	T-1320	Improvements on Silver Street at Washington and North Memorial Way	\$ -	75,000	720,000	-	-	-	-	720,000	795,000
H	T-1322	Sawyer Street Multimodal Improvement (Washington to Memorial Drive/Buffalo Bayou Park) and	\$ -	\$ 3,750	\$ 954,000	\$ -	\$ -	\$ -	\$ -	954,000	957,750
H	T-1324	Silver Street Improvements	\$ -	-	\$ -	\$ -	\$ 400,000	\$ 2,000,000	\$ 1,000,000	3,400,000	3,400,000
H	T-1325	Edwards Street Multimodal Improvements (Sawyer St. to Silver St.) This Project has been moved	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
0	T-1328	Improvements to Washington and Sawyer Intersection	\$ -	\$ -	\$ 100,000	\$ 600,000	\$ -	\$ -	\$ -	700,000	700,000
H	T-1399	Safe Intersection Crossing and Sidewalk Program	\$ -	-	75,000	400,000	-	75,000	400,000	950,000	950,000
<b>Totals</b>			<b>\$ 1,790,254</b>	<b>\$ 192,378</b>	<b>\$ 1,914,000</b>	<b>\$ 1,600,000</b>	<b>\$ 2,725,000</b>	<b>\$ 2,075,000</b>	<b>\$ 1,600,000</b>	<b>\$ 9,914,000</b>	<b>\$ 11,896,632</b>

\* NOTE:

\*\* NOTE:

\*\*\* NOTE:

Source of Funds	Fiscal Year Planned Appropriations								FY23 - FY27 Total	Cumulative Total (To Date)
	Through 2021	Projected 2022	2023	2024	2025	2026	2027			
TIRZ Funds	1,208,585	188,070	1,484,000	1,120,000	2,325,000	2,075,000	1,600,000	8,604,000	10,000,655	
City of Houston	-	-	30,000	-	-	-	-	30,000	30,000	
Grants	-	-	400,000	480,000	-	-	-	880,000	880,000	
Other	-	-	-	-	-	-	-	-	-	
<b>Project Total</b>	<b>1,208,585</b>	<b>188,070</b>	<b>1,914,000</b>	<b>1,600,000</b>	<b>2,325,000</b>	<b>2,075,000</b>	<b>1,600,000</b>	<b>9,514,000</b>	<b>10,910,655</b>	



<b>Project:</b>	<b>Historic District Monumentation</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1301</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>	22			
<b>Description:</b>	Historic District Monumentation consisting of steel pole construction with sign blade message boards that will be fabricated and installed at primary vehicular entry points into the Historic Old Sixth Ward.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2023	2024	2025	2026	2027	Total
<b>Justification:</b>	Preservation and protection of the Historic Old Sixth Ward was the primary component in the creation of TIRZ No. 13. Entry signs will assist in this initiative through branding of the neighborhood.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Sacs. & Chas.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	6,494	15,000	-	15,000	-	-	-	-	\$ 15,000	\$ 21,494
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 6,494	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 21,494
<b>Source of Funds</b>											
TIRZ Funds		6,494	15,000	-	15,000	-	-	-	-	\$ 15,000	\$ 21,494
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 6,494	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 21,494

<b>Project:</b>	<b>Sanitary Sewer Rehabilitation/Substitute Service Program and Sidewalk Improvement Project</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1304</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>	22			
<b>Description:</b>	Rerouting of multiple service lines with a single sewer tap into a system consisting of one sanitary sewer service tap per residence and reconstruction of concrete and brick sidewalks on neighborhood streets.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2022	2023	2024	2025	2026	Total
<b>Justification:</b>	Currently as many as 115 homes share collective sanitary sewer connections, replacement of shared sanitary lines along with the reconstruction of sidewalks will enhance the quality of life of area residents.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-	

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2022	2023	2024	2025	2026	FY22 - FY26 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	2,904	-	-	-	-	-	-	-	\$ -	\$ 2,904
4	Construction	243,642	150,000	106,982	-	-	-	-	-	\$ -	\$ 350,624
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	Money from COH	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 246,546	\$ 150,000	\$ 106,982	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353,528
<b>Source of Funds</b>											
TIRZ Funds		246,546	150,000	106,982	-	-	-	-	-	\$ -	\$ 353,528
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 246,546	\$ 150,000	\$ 106,982	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353,528



<b>Project:</b> Hemphill Road	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1310</b>		
	<b>Location:</b> H	<b>Geo. Ref.:</b>					
	<b>Served:</b> H	<b>Neighborhood:</b>					
<b>Description:</b> Sidewalk improvements, storm water collection, excavation and paving of Hemphill Road.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2023	2024	2025	2026	2027	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
<b>Justification:</b> Converting the existing 17' wide street with roadside ditches to a 20' wide curb and gutter road will allow sidewalks on both sides and improve the existing drainage.	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
4	Construction	-	-	-	500,000	1,500,000	-	-	-	\$ 2,000,000	\$ 2,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 1,500,000	\$ -	\$ -	\$ 2,100,000	\$ 2,100,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	600,000	1,500,000	-	-	-	\$ 2,100,000	\$ 2,100,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 1,500,000	\$ -	\$ -	\$ 2,100,000	\$ 2,100,000





<b>Project:</b>	<b>Washington Ave Pedestrian Improvements</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1317</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Re-construction of broken curb, gutter, broken sidewalk and removal of unnecessary gravel or concrete, tree planting, sign replacement along Washington Avenue between Oliver St. and Houston Avenue. Council District H. Phase 1 is a 4 block section (Henderson St. to Sabine St.).	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
<b>Justification:</b>	Sidewalk is not ADA compliant and does not provide a safe pedestrian pathway. Unnecessary gravel and concrete are safety hazards. Replacing the broken curb and gutter would improve drainage and add beautification to Washington Avenue.		2023	2024	2025	2026	2027	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs							-	

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,450					75,000			\$ 75,000	\$ 76,450
4	Construction	-					750,000			\$ 750,000	\$ 750,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 1,450	\$ -	\$ -	\$ -	\$ -	\$ 825,000	\$ -	\$ -	\$ 825,000	\$ 826,450
<b>Source of Funds</b>											
TIRZ Funds		1,450	-	-	-	-	825,000	-	-	\$ 825,000	\$ 826,450
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 1,450	\$ -	\$ -	\$ -	\$ -	\$ 825,000	\$ -	\$ -	\$ 825,000	\$ 826,450

\*NOTE:







<b>Project:</b>	Sawyer Street Multimodal Improvement (Washington to Memorial Drive/Buffalo Bayou Park) and Edwards Street Multimodal Improvements (Sawyer St. to Silver St.) Combined T-1322 and T-1325	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1322</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Implementation of a high comfort bikeway from Washington Avenue to Memorial Drive with an improved connection to Buffalo Bayou Park along with sidewalk improvements and safe crossings and This project will fill existing gaps or install new sidewalks along both sides of Edwards St. to serve the adjacent development and community.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2023	2024	2025	2026	2027	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>FTEs</b>						-		
<b>Justification:</b>	These segments are consistent with the Houston Bike Plan and the recommendations in the TIRZ 13 Mobility plan. This project would provide access between Sawyer St. and Silver St. This project will complement a proposed bikeway project along Silver St., providing a key connection between the MKT Trail and Buffalo Bayou Park. The project will provide better connection to Buffalo Bayou Park from Washington Ave. along Sawyer.							

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	67,000	3,750	104,000	-	-	-	-	\$ 104,000	\$ 107,750
4	Construction	-	385,000	-	850,000	-	-	-	-	\$ 850,000	\$ 850,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 452,000	\$ 3,750	\$ 954,000	\$ -	\$ -	\$ -	\$ -	\$ 954,000	\$ 957,750
<b>Source of Funds</b>											
TIRZ Funds		-	252,000	-	554,000	-	-	-	-	\$ 554,000	\$ 554,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	200,000	-	400,000	-	-	-	-	\$ 400,000	\$ 400,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 452,000	\$ -	\$ 954,000	\$ -	\$ -	\$ -	\$ -	\$ 954,000	\$ 954,000

<b>Project:</b>	<b>Silver Street Improvements</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1324</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Silver Street from Memorial Way to Spring Street - rehabilitation and/or reconstruction.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2023	2024	2025	2026	2027	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>		The roadway is in poor condition and does not provide adequate access for all modes of transportation.	Svcs. & Chgs.	-	-	-	-	\$ -
			Capital Outlay	-	-	-	-	\$ -
			<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs							-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	400,000	-	-	\$ 400,000	\$ 400,000
4	Construction	-	-	-	-	-	2,000,000	1,000,000	-	\$ 3,000,000	\$ 3,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 2,000,000	\$ 1,000,000	\$ 3,400,000	\$ 3,400,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	-	2,000,000	1,000,000	-	\$ 3,000,000	\$ 3,000,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 1,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000



<b>Project:</b>	<b>Improvements to Washington and Sawyer Intersection</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1328</b>	
		<b>Location:</b>		<b>Geo. Ref.:</b>				
		<b>Served:</b>		<b>Neighborhood:</b>				
<b>Description:</b>	This project will make improvements to the traffic light and crosswalks including pedestrian ramp improvements.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2023	2024	2025	2026	2027	Total
<b>Justification:</b>	Traffic patterns at this light have been adjusted to include left turn lanes on Sawyer. The traffic lights have not been upgraded to include these turning motions. The crosswalks are poorly marked and the ramps are in need of improvement. This project will improve traffic, pedestrian and bike safety and improve traffic flow.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-	

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
4	Construction	-	-	-	-	600,000	-	-	-	\$ 600,000	\$ 600,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ 100,000	\$ 600,000	\$ -	\$ -	\$ -	\$ 700,000	\$ 700,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	100,000	120,000	-	-	-	\$ 220,000	\$ 220,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	480,000	-	-	-	\$ 480,000	\$ 480,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ 100,000	\$ 600,000	\$ -	\$ -	\$ -	\$ 700,000	\$ 700,000

<b>Project:</b>	<b>Safe Intersection Crossing and Sidewalk Program</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1399</b>	
		<b>Location:</b>	H	<b>Geo. Ref.:</b>				
		<b>Served:</b>	H	<b>Neighborhood:</b>				
<b>Description:</b>	Improvement individual intersections to improve safety and accessibility and of small sections of sidewalk to enhance pedestrian mobility.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2023	2024	2025	2026	2027	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Pedestrian Mobility Improvement	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	75,000	-	-	75,000	-	\$ 150,000	\$ 150,000
4	Construction	-	25,000	-	-	400,000	-	-	400,000	\$ 800,000	\$ 800,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ 25,000	\$ -	\$ 75,000	\$ 400,000	\$ -	\$ 75,000	\$ 400,000	\$ 950,000	\$ 950,000
<b>Source of Funds</b>											
TIRZ Funds		-	25,000	-	75,000	400,000	-	75,000	400,000	\$ 950,000	\$ 950,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 25,000	\$ -	\$ 75,000	\$ 400,000	\$ -	\$ 75,000	\$ 400,000	\$ 950,000	\$ 950,000

\*NOTE:

TAX YEAR	2020	2021	2022	2023	2024	2025	2026	2027	2028
<b>TIRZ 13</b>	<b>FY2021 Estimate</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>
City	\$ 2,106,000	\$ 2,194,428	\$ 3,024,256	\$ 3,167,951	\$ 3,317,394	\$ 3,472,815	\$ 3,634,453	\$ 3,802,557	\$ 3,977,384
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 383,850	\$ 383,850	\$ 383,850	\$ 383,850	\$ 462,608	\$ 474,006	\$ 485,404	\$ 496,803	\$ 508,201
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 2,489,850	\$ 2,578,278	\$ 3,408,106	\$ 3,551,801	\$ 3,780,002	\$ 3,946,821	\$ 4,119,857	\$ 4,299,360	\$ 4,485,585
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ 12,500	\$ -	\$ 400,000	\$ 480,000	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 3,300	\$ 4,796	\$ 6,284	\$ 12,912	\$ 13,917	\$ 8,664	\$ 6,627	\$ 7,117	\$ 14,800
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RESOURCES</b>	<b>\$ 2,505,650</b>	<b>\$ 2,673,074</b>	<b>\$ 3,814,390</b>	<b>\$ 4,044,713</b>	<b>\$ 3,793,919</b>	<b>\$ 3,955,485</b>	<b>\$ 4,126,484</b>	<b>\$ 4,306,477</b>	<b>\$ 4,500,385</b>
ISD Education Set-Aside	\$ 148,863	\$ 148,863	\$ 148,863	\$ 148,863	\$ 148,863	\$ 148,863	\$ 196,409	\$ 201,021	\$ 205,633
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing									
City	\$ 702,000	\$ 731,476	\$ 1,008,085	\$ 1,055,984	\$ 1,105,798	\$ 1,157,605	\$ 1,211,484	\$ 1,267,519	\$ 1,325,795
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 127,950	\$ 182,609	\$ 182,609	\$ 182,609	\$ 208,862	\$ 212,661	\$ 161,801	\$ 165,601	\$ 169,400
Municipal Services	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891	\$ 142,891
Administrative Fees									
City	\$ 105,300	\$ 109,721	\$ 151,213	\$ 158,398	\$ 165,870	\$ 173,641	\$ 181,723	\$ 190,128	\$ 198,869
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Other - One Time Adjustment for Split Parcels	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TRANSFERS</b>	<b>\$ 1,252,004</b>	<b>\$ 1,340,560</b>	<b>\$ 1,658,661</b>	<b>\$ 1,713,745</b>	<b>\$ 1,797,284</b>	<b>\$ 1,860,661</b>	<b>\$ 1,919,308</b>	<b>\$ 1,992,160</b>	<b>\$ 2,067,588</b>
Management Consulting Services	\$ 159,112	\$ 148,169	\$ 256,250	\$ 256,250	\$ 256,250	\$ 256,250	\$ 256,250	\$ 256,250	\$ 256,250
<b>Loan (CO Due to City)</b>									
Principal	\$ 160,000	\$ 165,000	\$ 170,000	\$ 205,334	\$ 205,797	\$ 211,122	\$ 216,172	\$ 255,947	\$ 235,309
Interest	\$ 89,468	\$ 80,669	\$ 71,000	\$ 35,797	\$ 31,122	\$ 26,172	\$ 20,947	\$ 15,309	\$ 9,259
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEBT SERVICE</b>	<b>\$ 249,468</b>	<b>\$ 245,669</b>	<b>\$ 241,000</b>	<b>\$ 241,131</b>	<b>\$ 236,919</b>	<b>\$ 237,294</b>	<b>\$ 237,119</b>	<b>\$ 271,256</b>	<b>\$ 244,568</b>
<b>TOTAL EXPENSES</b>	<b>\$ 408,580</b>	<b>\$ 393,838</b>	<b>\$ 497,250</b>	<b>\$ 497,381</b>	<b>\$ 493,169</b>	<b>\$ 493,544</b>	<b>\$ 493,369</b>	<b>\$ 527,506</b>	<b>\$ 500,818</b>
<b>CASH FLOW FROM OPERATIONS</b>	<b>\$ 845,066</b>	<b>\$ 938,676</b>	<b>\$ 1,658,479</b>	<b>\$ 1,833,587</b>	<b>\$ 1,503,466</b>	<b>\$ 1,601,280</b>	<b>\$ 1,713,807</b>	<b>\$ 1,786,811</b>	<b>\$ 1,931,979</b>
<b>BEGINNING FUND BALANCE (7)</b>	<b>\$ 1,859,613</b>	<b>\$ 2,512,092</b>	<b>\$ 3,258,390</b>	<b>\$ 3,002,869</b>	<b>\$ 3,236,456</b>	<b>\$ 2,014,922</b>	<b>\$ 1,541,202</b>	<b>\$ 1,655,009</b>	<b>\$ 3,441,820</b>
<b>DEBT ISSUANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>FUNDS AVAILABLE FOR PROJECTS</b>	<b>\$ 2,704,679</b>	<b>\$ 3,450,768</b>	<b>\$ 4,916,869</b>	<b>\$ 4,836,456</b>	<b>\$ 4,739,922</b>	<b>\$ 3,616,202</b>	<b>\$ 3,255,009</b>	<b>\$ 3,441,820</b>	<b>\$ 5,373,798</b>
<b>Projects</b>									
MMP 2411 Washington	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1818 Washington	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEVELOPER AGREEMENTS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
T-1301 Historic District Monumentation	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1304 Sanitary Sewer Rehabilitation/Substitute Service	\$ 263	\$ 106,982	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1307 Historic Sabine Street	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1310 Hemphill Road	\$ 19,738	\$ -	\$ -	\$ 600,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -
T-1313 Dow School Park	\$ 4,544	\$ 808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1314 Streetscape - Sidewalks, Bicycle Facilities, Curbs and Related Issues	\$ 168,042	\$ 5,838	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1317 Washington Ave Pedestrian Improvements	\$ -	\$ -	\$ -	\$ -	\$ 825,000	\$ -	\$ -	\$ -	\$ -
T-1319 Sawyer Street Re-Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -
T-1320 Improvements on Silver Street at Washington and North Memorial Way	\$ -	\$ 75,000	\$ 720,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1399 Safe Intersection Crossing and Sidewalk Program	\$ -	\$ -	\$ 75,000	\$ 400,000	\$ -	\$ 75,000	\$ 400,000	\$ -	\$ -
T-1322 Sawyer Street Multimodal Improvement (Washington to Memorial Drive)	\$ -	\$ 3,750	\$ 954,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1324 Silver Street Improvements	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 2,000,000	\$ 1,000,000	\$ -	\$ -
T-1325 Edwards Street Multimodal Improvements (Sawyer St. to Silver St.) This	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1328 Improvements to Washington and Sawyer Intersection	\$ -	\$ -	\$ 100,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CAPITAL PROJECTS</b>	<b>\$ 192,587</b>	<b>\$ 192,378</b>	<b>\$ 1,914,000</b>	<b>\$ 1,600,000</b>	<b>\$ 2,725,000</b>	<b>\$ 2,075,000</b>	<b>\$ 1,600,000</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL PROJECTS</b>	<b>\$ 192,587</b>	<b>\$ 192,378</b>	<b>\$ 1,914,000</b>	<b>\$ 1,600,000</b>	<b>\$ 2,725,000</b>	<b>\$ 2,075,000</b>	<b>\$ 1,600,000</b>	<b>\$ -</b>	<b>\$ -</b>
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	\$ 2,512,092	\$ 3,258,390	\$ 3,002,869	\$ 3,236,456	\$ 2,014,922	\$ 1,541,202	\$ 1,655,009	\$ 3,441,820	\$ 5,373,798
<b>Ending Fund Balance</b>	<b>\$ 2,512,092</b>	<b>\$ 3,258,390</b>	<b>\$ 3,002,869</b>	<b>\$ 3,236,456</b>	<b>\$ 2,014,922</b>	<b>\$ 1,541,202</b>	<b>\$ 1,655,009</b>	<b>\$ 3,441,820</b>	<b>\$ 5,373,798</b>

**TAB 6.b.**

**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 June 9, 2023

Date of Board Meeting: June 14, 2023

**Engineer:** Kyle Macy, P.E.

Signature

---

Agenda Item 6 b-c, Engineering

**b. 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 received final agreements and streetlight plans from CPE on May 11. The check for the additional streetlights was sent to CPE on May 12. The typical CPE lead time for streetlight installation is 8-14 weeks. The 100% plan set was submitted to HPW for review on May 22 and the HPW comments are expected in the coming weeks.

**ACTION ITEM:** Approve Construction Phase Services Work Authorization

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

The contractor for the Silver Street project began traffic control set up the first week of June as scheduled. The removal of the ramps at Memorial are to begin next week, upon the approval of the COH Street Cut Permit. A few pictures of the portable changeable message boards are attached to this report.

**ACTION ITEM:** Sign Change Orders (Black Powder Coated Poles & PCMS)

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

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

**T.I.R.Z. NO. 13/OLD SIXTH WARD REDEVELOPMENT AUTHORITY  
WORK AUTHORIZATION SUMMARY - (THROUGH JUNE 9, 2023)**



**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	Construction	Washington Avenue and Memorial Drive intersection modifications to install traffic signal at Washington & Silver Street and remove ramps at Memorial & Silver.	WA: \$38,000.00 Construction: \$607,607.00	WA: \$3,800 Construction: \$0	WA: 10% Construction: 0%	NA	Q3/Q4 2023
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	\$123,000.00	90%	Q2/Q3 2023	Q3/Q4 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.
7	2/8/2023	Contract execution.
8	4/17/2023	Construction hold pending traffic signal items.
9	6/8/2023	Construction Mobilization

<b>CIP 1322 &amp; 1325 – Sawyer &amp; Edwards (Design &amp; Bid)</b>		
<b>Item</b>	<b>Date / Window</b>	<b>Description</b>
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
4	11/23/2022	60% Submittal to HPW
5	12/27/2022	HPW 60% Review Complete
6	2/1/2023	90% Submittal to HPW
7	5/22/2023	100% Submittal to HPW
8	6/8/2023	HPW 100% Review in Progress





TBPE No. F-726

10011 Meadowglen Lane  
Houston, Texas 77042  
t-713-784-4500 f-713-784-4577

### Change Order

<b>District:</b>	Old 6th Ward Redevelopment Authority / TIRZ No. 13	<b>Date:</b>	March 2, 2023
<b>Project Name:</b>	Silver Street - Phase I	<b>Project No.:</b>	021-001-00
<b>Contract For:</b>		<b>Change Order No.:</b>	One

Item No.	Description (List attachments, if any)	Unit	Quantity	Unit Cost	Deductions	Additions
CO1.1	PEDESTAL POLE ASSEMBLY WITH FOUNDATION - BLACK POWDER COATED (15' POLE)	EA	3	\$2,625.00		\$7,875.00
CO1.2	PEDESTAL POLE ASSEMBLY WITH FOUNDATION - BLACK POWDER COATED (20' POLE)	EA	2	\$2,850.00		\$5,700.00
CO1.3	40-FT. MAST ARM POLE ASSEMBLY WITH FOUNDATION - BLACK POWDER COATED (INCLUDING LUMINAIRE ARM AND 100 WATT LED LUMINAIRE, BLACK)	EA	3	\$16,025.00		\$48,075.00
CO1.4	40-FT. MAST ARM POLE ASSEMBLY WITH FOUNDATION - BLACK POWDER COATED (NO LUMINAIRE ARM)	EA	1	\$17,450.00		\$17,450.00
<b>Change Order Sub-Totals:</b>					<b>\$0.00</b>	<b>\$79,100.00</b>

<b>Original Contract Period:</b>	(calendar days) 80	<b>Original Contract Amount:</b>	\$607,607.00
<b>Extension To Date:</b>	0	<b>Previous Deductions To Date:</b>	(\$69,090.00)
<b>Contract Period To Date:</b>	80	<b>Previous Additions To Date:</b>	\$0.00
<b>This Extension:</b>	0	<b>Net Total Contract To Date:</b>	\$538,517.00
<b>New Contract Period:</b>	80	<b>This Deduction:</b>	\$0.00
<b>Amended Completion Date:</b>		<b>This Addition:</b>	\$79,100.00
		<b>Revised Contract Amount:</b>	<b>\$617,617.00</b>

<b>Recommended By:</b> EHRA (Engineer)	<i>Jason A. Keeling</i> Jason Keeling - Senior Construction Projec	03 / 08 / 2023 / Date
	<i>Kyle Macy</i> Kyle Macy, P.E. - Project Manager	03 / 08 / 2023 / Date
<b>Accepted By:</b> Traffic Systems Construction, Inc. (Contractor)	<i>[Signature]</i> STEVEN M. KASS, C.E.O.	3/2/23 / Date
<b>Approved By:</b> Old 6th Ward Redevelopment Authority (Developer)		/ Date



TBPE No. P-726

10011 Meadowglen Lane  
Houston, Texas 77042  
t-713-784-4500 f-713-784-4877

### Change Order

District:	Old 6th Ward Redevelopment Authority / TIRZ No. 13	Date:	May 12, 2023
Project Name:	Silver Street - Phase I	Project No.:	021-001-00
Contract For:		Change Order No.:	Two

Item No.	Description (List attachments, if any)	Unit	Quantity	Unit Cost	Deductions	Additions
CO21	ELECTRONIC MESSAGE BOARDS	LS	1	\$6,905.33		\$6,905.33
<b>Change Order Sub-Totals:</b>					<b>\$0.00</b>	<b>\$6,905.33</b>

Original Contract Period:	(calendar days) 80	Original Contract Amount:	\$607,607.00
Extension To Date:	0	Previous Deductions To Date:	(\$69,690.00)
Contract Period To Date:	80	Previous Additions To Date:	\$79,100.00
This Extension:	0	Net Total Contract To Date:	\$617,617.00
New Contract Period:	80	This Deduction:	\$0.00
Amended Completion Date:		This Addition:	\$6,905.33
		<b>Revised Contract Amount:</b>	<b>\$624,522.33</b>

Recommended By: EHRA (Engineer)	<i>Jason A. Keeling</i> Jason Keeling - Senior Construction Projec	05 / 16 / 2023 / Date
	<i>Kyle Macy</i> Kyle Macy, P.E. - Project Manager	05 / 16 / 2023 / Date
Accepted By: Traffic Systems Construction, Inc. (Contractor)	 STEVE M. KASE, SR, C.E.O.	5/16/23 / Date
Approved By: Old 6th Ward Redevelopment Authority (Developer)		/ Date





TBPE No. F-726

10911 Meadowglow Lane  
Houston, Texas 77042  
t.713.784-4500 f.713.784-4577

### Contract Quantity Adjustment

District:	Old 6th Ward Redevelopment Authority / TRZ No. 13	Date:	March 2, 2023
Project Name:	Silver Street - Phase 1	Project No.:	021-001-00
Contract For:		No.:	One

Item No.	Description (List attachments, if any)	Unit	Quantity	Quantity Adjustment	Revised Quantity	Unit Cost	Deductions	Additions
<b>Traffic Signal Items</b>								
37	PEDESTAL POLE ASSEMBLY WITH FOUNDATION (15' POLE)	EA	4	(4)	0	\$1,895.00	(\$7,580.00)	
38	PEDESTAL POLE ASSEMBLY WITH FOUNDATION (20' POLE)	EA	2	(2)	0	\$2,005.00	(\$4,010.00)	
40	40-FT. MAST ARM POLE ASSEMBLY WITH FOUNDATION (INCLUDING LUMINAIRE ARM AND 106 WATT LED LUMINAIRE, BLACK)	EA	3	(3)	0	\$13,975.00	(\$41,925.00)	
41	40-FT. MAST ARM POLE ASSEMBLY WITH FOUNDATION (NO LUMINAIRE ARM)	EA	1	(1)	0	\$15,575.00	(\$15,575.00)	
<b>Sub-Totals:</b>							<b>(\$69,090.00)</b>	<b>\$0.00</b>

<b>Original Contract Period:</b>	(calendar days)	<u>80</u>	<b>Original Contract Amount:</b>	\$607,607.00
<b>Extension To Date:</b>		<u>0</u>	<b>Previous Deductions To Date:</b>	\$0.00
<b>Contract Period To Date:</b>		<u>80</u>	<b>Previous Additions To Date:</b>	\$0.00
<b>This Extension:</b>		<u>0</u>	<b>Net Total Contract To Date:</b>	\$607,607.00
<b>New Contract Period:</b>		<u>80</u>	<b>This Deduction:</b>	(\$69,090.00)
<b>Amended Completion Date:</b>			<b>This Addition:</b>	\$0.00
			<b>Final Contract Amount:</b>	<b>\$538,517.00</b>

<b>Recommended By:</b> EHRA (Engineer)	<i>Jason A. Keeling</i> Jason Keeling - Senior Construction Project Manager	03 / 08 / 2023 / Date
	<i>Kyle Macy</i> Kyle Macy, P.E. - Project Manager	03 / 08 / 2023 / Date
<b>Accepted By:</b> Traffic Systems Construction, Inc. (Contractor)	<i>[Signature]</i> STEVEN M. KASS, C.E.O	3/2/23 / Date
<b>Approved By:</b> Old 6th Ward Redevelopment Authority (Developer)		/ Date

**TIRZ NO. 13/OLD 6<sup>TH</sup> WARD REDEVELOPMENT AUTHORITY  
WORK AUTHORIZATION NO. T-1322 & 1325-WA1-2022-SAWYER & EDWARDS  
CONSTRUCTION PHASE SERVICES FOR  
SAWYER STREET (WASHINGTON AVENUE TO MEMORIAL DRIVE) & EDWARDS STREET (SAWYER  
STREET TO SILVER STREET) MULTIMODAL IMPROVEMENTS  
EHRA PROJECT NO. 021-001-23 (02)  
JUNE 12, 2023**

**Work Authorization No. T-1322 & 1325-WA1-2022-Sawyer & Edwards is made effective as of this \_\_\_\_\_ day of June, 2023, under the terms and conditions established in the CONSULTANT CONTRACT "AGREEMENT" BETWEEN OLD 6<sup>TH</sup> 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-1322 & 1325-WA1-2022-Sawyer & Edwards for professional consulting services to provide construction phase services for the Sawyer Street and Edwards Street Multimodal Improvements 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.



**TIRZ NO. 13/OLD 6<sup>TH</sup> WARD REDEVELOPMENT AUTHORITY  
WORK AUTHORIZATION NO. T-1322 & 1325-WA1-2022-SAWYER & EDWARDS  
CONSTRUCTION PHASE SERVICES FOR SAWYER STREET AND EDWARDS STREET MULTIMODAL  
IMPROVEMENTS  
JUNE 12, 2023  
Page 2**

- Review and provide recommendations on change orders and formulate formal responses.
- Coordination with area stakeholders as necessary.
- 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: 16 weeks
- Additional time exceeding the original estimated amount will be coordinated with the Projects Committee.

**Task 3: Pedestrian Easement Survey & Conveyance Documents**

The project team will provide the following:

- Topographic Survey
- Exhibit Maps
- Metes & Bounds
- Submittal for Conveyance to COH

**Task 4: Materials Testing**

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



**COMPENSATION**

The above-described Scope of Services will be provided on **a 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.

<b>TASK</b>	<b>DESCRIPTION</b>	<b>COST BASIS</b>	<b>PROPOSED BUDGET</b>
<b>BASIC SERVICES</b>			
1.	Construction Phase Services	Fixed	\$28,000.00
2.	Project Site Representative (Hourly)	Time & Material, NTE	\$17,000.00
3.	Pedestrian Easement Survey & Conveyance Documents	Fixed	\$16,000.00
4.	Materials Testing	Fixed	<u>\$16,200.00</u>
<b>TOTAL BASIC SERVICES</b>			<b>\$77,200.00</b>

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**TIRZ NO. 13/OLD 6<sup>TH</sup> WARD REDEVELOPMENT AUTHORITY  
WORK AUTHORIZATION NO. T-1322 & 1325-WA1-2022-SAWYER & EDWARDS  
CONSTRUCTION PHASE SERVICES FOR SAWYER STREET AND EDWARDS STREET MULTIMODAL  
IMPROVEMENTS**

**JUNE 12, 2023**

**Page 4**

**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 6<sup>TH</sup> 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:           06 / 12 / 2023          

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

By:           *Hasan Syed*          

Name: A. Hasan Syed, P.E.

Title: Executive Vice President

Date:           06 / 12 / 2023          



**ENGINEERING THE FUTURE**  
SINCE 1936



# Signature Certificate

Reference number: WXGRV-WWQ8E-MQPIX-F7X9H

## Signer

## Timestamp

## Signature

### Kyle Macy

Email: kmacy@ehrainc.com

Sent: 12 Jun 2023 15:46:04 UTC  
Viewed: 12 Jun 2023 15:49:53 UTC  
Signed: 12 Jun 2023 15:50:11 UTC



### Recipient Verification:

✓ Email verified 12 Jun 2023 15:49:53 UTC

IP address: 50.230.36.74  
Location: Houston, United States

### Hasan Syed

Email: hsyed@ehra.team

Sent: 12 Jun 2023 15:46:04 UTC  
Viewed: 12 Jun 2023 16:19:14 UTC  
Signed: 12 Jun 2023 16:20:28 UTC



### Recipient Verification:

✓ Email verified 12 Jun 2023 16:19:14 UTC

IP address: 50.230.36.74  
Location: Houston, United States

Document completed by all parties on:

12 Jun 2023 16:20:28 UTC

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