NOTICE OF MEETING
UPPER KIRBY REDEVELOPMENT AUTHORITY
HOUSTON, TEXAS

TO: THE BOARD OF DIRECTORS OF THE UPPER KIRBY REDEVELOPMENT AUTHORITY, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Upper Kirby Redevelopment Authority will meet in regular session, open to the public, at **8:00 A.M. on APRIL 16, 2025, at 3120 SOUTHWEST FREEWAY, HOUSTON, TEXAS 77098**, inside the boundaries of Reinvestment Zone Number Nineteen of the City of Houston, Texas (the "Zone"), to consider and act upon the following matters. This meeting will also be conducted electronically*, as provided below. Electronic copies of the meeting materials are available at Electronic copies of the meeting materials are available at https://www.upperkirby.org at such time as the meeting occurs or by contacting Audrey Lyons at alyons@sklaw.us.

TO ATTEND VIA VIDEO:
Link: https://us02web.zoom.us/j/82458729298?pwd=qUCE97rQViwEGviEPYwMbM8YAbgoJC.1
Meeting ID: 824 5872 9298
Passcode: 076706

TO ATTEND VIA AUDIO ONLY:
Dial: 1-346-248-7799
Meeting ID: 824 5872 9298
Passcode: 076706

At the meeting the following items will be considered and acted on:

1. **Approve minutes of October 2, 2024, meeting;**
2. **Receive comments or questions from the public;**
3. **Receive report on federal/state/local funding development and management** [The Goodman Corporation ("TGC")];
4. **Receive property tax/increment report:**
5. **CIP Administration, Design, Acquisition, and Construction:**
   a) **Shepherd Drive Improvements** [UK-114]**:**
      i) Update on construction progress [Harper Brothers Construction, LLC];
   b) **West Alabama Street Improvements** [UK-120];
      i) Update on design progress;
   c) Approve pay estimates, change orders, time extensions, or final project acceptance, as appropriate, and/or ratify Construction Contract Administration Committee review and related action by President;
   d) Authorize other appropriate action;
6. **Financial and Administrative Matters:**
   a) Receive bookkeeping report, and authorize payment of invoices;
   b) Approve fiscal year 2025 Levy Park budget;
   c) Authorize other appropriate action;
7. **Records Management matters:**
   a) Approve Order Amending Records Management Program [GO 2025-_];
   b) Approve Order Adopting Records Management Schedules and Policies [GO 2025-_];
   c) Authorize other appropriate action;
8. **Consider adjournment.**



President

***The Board will conduct an in-person meeting at its physical meeting location with a quorum of the Board present; provided that some Board members may participate by videoconference as provided in Section 551.127, Government Code.**

MINUTES OF REGULAR MEETING
OF
UPPER KIRBY REDEVELOPMENT AUTHORITY
Houston, Texas

OCTOBER 2, 2024

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Upper Kirby Redevelopment Authority (the "Authority"), met in regular session, open to the public, on the 2nd day of October, 2024, at the regular meeting place, inside the boundaries of Reinvestment Zone Number Nineteen of the City of Houston, Texas (the "Zone"), and the roll was called of the duly constituted members of the Board, to-wit:

Sydney (Buddy) Bailey	Chairman
Emil T. Pena	Vice Chairman
Robert R. Casey	Secretary
Russell H. Jackson	Assistant Secretary
Stanley C. Jones, Jr.	Director
Suzan Deison	Director
Tammi Wallace	Director

and all of the said persons were present, except Director Wallace, thus constituting a quorum.

Also attending all or portions of the meeting were Travis Younkin, Sharon Haynie, and Lee Cisneros of the Authority; Melissa Morton of the Morton Accounting Services; Andrew Busker of the City of Houston ("City"); Hunter Farrell of McCall Gibson Swedlund Barfoot, PLLC; Ryan Royce member of the public; and P. John Kuhl, Jr., and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

Chair Bailey noted that a quorum was present and called the meeting to order.

APPROVE MINUTES

The Board then considered approving the minutes of the meeting of the Board held June 12, 2024. Upon motion by Director Pena, seconded by Director Jackson, and after full discussion, the Board voted unanimously to approve the minutes, and to authorize execution by the Secretary, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

RECEIVE COMMENTS AND QUESTIONS FROM THE PUBLIC

The next item on the agenda was to receive comments or questions from the public.

Mr. Royce was introduced and queried on sidewalk improvements throughout the Authority. Mr. Younkin highlighted the Authority's sidewalk work to date and thanked Mr. Royce for his interest and attendance.

APPROVE AUDIT

The next item on the agenda was to approve the audit for the fiscal year ended June 30, 2024, and authorize filing with the City. Mr. Farrell reviewed the audit report with the Board and answered questions.

Upon motion by Director Jackson, seconded by Director Casey, and after full discussion, the Board voted unanimously to approve the audit for the fiscal year ended June 30, 2024, subject to final modifications by the staff and the Authority's attorney, and to authorize filing of the audit with the City.

DRAFT

REVIEW REPORT ON FEDERAL/STATE/LOCAL FUNDING DEVELOPMENT AND MANAGEMENT

Mr. Younkin advised that there is no grant report for today's meeting.

RECEIVE PROPERTY TAX INCREMENT REPORT

Ms. Lyons advised that there is no property tax increment report for today's meeting.

CIP ADMINISTRATION, DESIGN, ACQUISITION, AND CONSTRUCTION

The next item on the agenda was to receive the projects report.

Shepherd Drive Improvements

Mr. Cisneros advised that the project is substantially complete, including roadway, drainage, utility duct bank, and back of curb improvements. He reviewed remaining work, including telecom relocations, a small radius at the Richmond intersection, and one mast arm. He advised that streetlight installation has begun, but has been intermittently delayed due to weather conditions. He advised that wooden utility poles will be removed when the telecom relocations are complete, and that the contractor will then complete any related back of curb work.

Mr. Cisneros then reviewed Pay Estimate No. 35 for Harper Brothers in the amount of $276,292.99 to HBC, which includes a retainage reduction from 5% to 4%, along with a recommendation for payment from the Project Manager.

West Alabama Improvements

Mr. Cisneros advised that the City continues to have the project on hold. Mr. Younkin stated that any necessary design pivot required by the City can likely be accomplished without much disruption to the project plan. Mr. Cisneros discussed possible revised start dates subject to the City's final approval. He noted that during the delay, work has continued with CPT and the telecoms on overhead utility transfers.

Ratify CCAC Action and Approve Pay Estimates

The next item on the agenda was to confirm CCAC action. Mr. Cisneros advised that there has been no action by the CCAC on contract administration matters since the last meeting. Mr. Cisneros then requested direct approval of Pay Estimate No. 35 to HBC as presented above and recommended by the Project Manager.

Upon motion by Director Jones, seconded by Director Jackson, and after full discussion, the Board voted unanimously to approve Pay Estimate No. 35 to HBC.

FINANCIAL AND ADMINISTRATIVE MATTERS

Bookkeeping Report

The next item on the agenda was to receive the bookkeeping report, and to authorize payment of invoices. Mr. Younkin reviewed the bookkeeping reports for June, July, and August, which summarize Authority bank and investment account balances and capital project expenditures, and provide statements of revenues, expenditures, and invoice payments.

Adopt FY 2025 budget

Mr. Younkin reviewed the proposed 2025 budget, including a five-year CIP projection. He reviewed the proposed projects, anticipated costs, and funding impact, including possible property acquisition for expansion of Levy Park. Upon motion by Director Jackson, seconded by Director Jones, and after full discussion, the Board voted unanimously to adopt the FY 2025 budget, subject to COH final approval.

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Adopt Order Evidencing Review of Investment Policy

The Board then considered adoption of an Order Evidencing Review of Investment Policy [GO 2024-1]. Mr. Kuhl discussed the current Investment Policy, noting that the Authority is required by the Public Funds Investment Act to review said Policy annually.

Adopt Order Adopting List of Qualified Brokers

The Board then considered adoption of a proposed Order Adopting List of Qualified Brokers [GO 2024-2]. Mr. Kuhl submitted to and reviewed with the Board the proposed Order, which lists all qualified brokers with which the Authority may engage in investment transactions and allows the Authority to comply with Section 2256.025 of the Government Code. Mr. Kuhl stated that Ms. Morton, the Authority's Accountant, has reviewed and updated such list.

Upon motion by Director Casey, seconded by Director Jones, and after full discussion, the Board voted unanimously to i) approve the bookkeeping reports, and the payment of invoices as presented, ii) adopt the FY 2025 budget, subject to COH final approval, iii) adopt the Order Evidencing Review of Investment Policy [GO 2024-1]; and iv) adopt the Order Adopting List of Qualified Brokers [GO 2024-2].

APPROVE RESOLUTION DESIGNATING OFFICES AND MEETING PLACES

Mr. Kuhl advised that SKLaw will be relocating its Houston offices, and that the Authority's meeting place and office designations need to be updated. He then reviewed the related Resolution contained in the Board packet which provides for an additional administrative office and meeting place of the Board. He advised the Resolution is needed to accommodate SKLaw's new office location at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas.

Upon motion by Director Pena, seconded by Director Jackson, and after full discussion, the Board voted unanimously to approve the Resolution Designating Offices and Meeting Places.

CONSIDER ADJOURNMENT

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

_____
Secretary, Board of Directors

DRAFT

UKRA Project Status Report as of February 14, 2025

CONSTRUCTION PROJECTS

Shepherd Drainage and Roadway Improvements: Project contractor is Harper Brothers Construction, LLC. The construction start date was March 20, 2021, and the total contract time is 912 days. The contract completion date was September 17, 2023, and was extended to January 24, 2024, by Change Order. The contractor is over 100% complete due to several quantity over-runs and the contractor is substantially compete as of January 23, 2024.

Project progress is as follows.

1. Completed all roadway, drainage, and wet utilities work for the project.
2. Small radius of Richmond intersection was pending due to CNP relocations. Contractor was waiting on Comcast to move their line from pole before they can do the intersection work. Comcast has now completed the work and contractor will finish this in March.
3. Utility duct banks and CNP duct banks are complete. All utilities have pulled cables for telecom and electric.
4. All telecom utilities including Comcast have now completed all work and relocated their facilities to Underground.
5. Storm sewer TV is complete, reviewed and approved.
6. Pedestrian lights are active.
7. CNP streetlight have passed inspection and partially completed the work in September. CNP is back installing the remaining lights.
8. All traffic signal work complete and functioning.
9. The contractor has completed back of curb improvements including irrigation. All bus shelters are also installed.
10. CNP completed installation of new terminal poles.

Payments: No new Pay Applications. Retainage is at 4%. Pay applications status as of last period:

Pay App.	Amount Earned	Retainage	LDs	Payment	Date/Completion
35	40,551.15	1,622.05		276,292.99	Aug 2024
Total to Date	$23,782,184.06	$951,077.58		$22,831,106.48	100.76%

Time used: 100.00%

Change Orders: Change Orders 1 through 7 have previously been approved. With these changes, the total contract amount increased by $136,369.11 (0.58%) and extended the project completion date to January 23, 2024.

Material Testing: The material testing contract is with Terracon. Contract amount is $392,392.00. To date, Terracon has invoiced $317,976.05 or 81.04% of the total contract amount. There are no new invoices for material testing.

DESIGN PROJECTS:

West Alabama Improvements: LAN is providing final design services for West Alabama. 90% design plans for Alabama from Kirby to Buffalo Speedway were submitted to City of Houston in June. We received comments back from the City of Houston. Directed by COH to modify the design to accommodate 11-feet wide lanes and 6-feet wide sidewalks. Estimated construction start is now late Summer for Package 1.

1. Survey – completed.
2. Geotechnical – 90% completion.
3. COH has requested an ESA Phase 2 for Package 1. Engineer has provided report for City review and approval.
4. Drainage – 90% complete.
5. CCTV Inspection of storm lines – Complete.
6. Final Roadway Alignment – Was complete but is changing to accommodate City of Houston request.
7. ROW needs identified and submitted. May potentially change due to City requested changes.
8. CNP Terminal Pole locations – identified and submitted for review.
9. Kirby to Buffalo Speedway prepared as Package 1:
    a. 90% plans to were reviewed by COH.
    b. COH provided comments and provided directive for design changes.
    c. Design Team reviewed proposed changes and is reworking alignment and cross-sections.
10. Expect to bid Package 1 in late Summer 2025.

Kirby Drive DCR: Ardurra is currently working on the DCR for Kirby Drive between US59 and Bissonnet Street. Ardurra prepared the Stage 1 (existing conditions) DCR and presented to the City of Houston. Ardurra is working on the Stage 2 and Stage 3 DCR presentations and will schedule a presentation with Houston Public Works in March.

Buffalo Speedway DCR: Ardurra is working on the DCR for Buffalo Speedway between Westheimer and US59. Ardurra prepared the Stage 1 (existing conditions) DCR and presented to the City of Houston. Ardurra is working on the Stage 2 and Stage 3 DCR presentations and will schedule a presentation with Houston Public Works in March.

Upper Kirby Projects - 12 month look ahead

Feb-25

		Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26
Shepherd Reconstruction Package Westheimer to US 59	Design												
	Bid Phase												
	Construction												
West Alabama - Buffalo Speedway to Kirby	Design												
	Bid Phase												
	Construction												
Buffalo Speedway - Westheimer to US 59 Design Concept Report	Design												
	Bid Phase												
	Construction												
Kirby Drive - US59 to Bissonnet Design Concept Report	Design												
	Bid Phase												
	Construction												

UPPER KIRBY REDEVELOPMENT AUTHORITY
QUARTERLY INVESTMENT REPORT
3RD QUARTER FISCAL YEAR 2025
January 1, 2025 to
March 31, 2025

Transaction Date		General Fund	Capital Project Fund-Tax Exempt	Debt Service Fund- Taxable	Debt Service Fund- Tax Exempt
		TexPool	TexPool	TexPool	TexPool
1/1/2025	Beginning Bal	$ 34,064,231.59	$ 2,284,941.65	$ 105,920.07	$ 285,306.27
Jan 2025	Withdrawals	(118,249.00)			
Jan 2025	Deposits	-			
Jan 2025	Interest 4.3919%	126,712.62	8,522.99	395.07	1,064.22
		-	-		
Feb 2025	Withdrawals	(118,249.00)	-	-	-
Feb 2025	Deposits	-		-	-
Feb 2025	Interest 4.3555%	113,523.71	7,662.85	355.23	956.83
		-	-		
Mar 2025	Withdrawals	(37,300.00)		-	-
Mar 2025	Deposits	-		-	-
Mar 2025	Interest 4.3345%	125,363.82	8,471.28	392.72	1,057.75
3/31/2025	**Balance**	**$ 34,156,033.74**	**$ 2,309,598.77**	**$ 107,063.09**	**$ 288,385.07**

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: _____

UPPER KIRBY REDEVELOPMENT AUTHORITY
Summary of Bank and Investment Accounts
March 31, 2025

GENERAL FUND

PNC Bank	$	457,558.41
TexPool		34,156,033.74
Total General Fund	**$**	**34,613,592.15**

CAPITAL PROJECTS FUND

TexPool		1,543,980.52
Total Capital Projects Fund	**$**	**1,543,980.52**

DEBT SERVICE FUND

TxPool - Taxable	$	107,063.09
TxPool - Tax Exempt		288,385.07
Total Debt Service Fund	**$**	**395,448.16**

REGIONS BANK LOAN

	TAX EXEMPT	TAXABLE	TOTAL LOAN
LOAN AGREEMENT	32,500,000.00	12,500,000.00	45,000,000.00
12/01/2016 Restructured Loan	35,711,497.00	9,288,503.00	45,000,000.00
11/30/2017 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2018 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2019 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2020 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2021 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2022 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2023 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2024 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
Outstanding Loan Balance	16,665,369.00	4,334,631.00	21,000,000.00
Balance of Loan Available	$ -	$ -	$ -

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Capital Projects
Month and Nine Months Ended March 31, 2025

	Month Ended March 2025	Year to Date March 2025	PY Approved Budget	YTD as a % of Budget
Pedestrian Accessibility				
Design	-		10,000	0.00%
Total Pedestrian Accessibility (1907)	**-**	**-**	**10,000**	**0.00%**
Levy Park				
Design			-	0.00%
Construction	-	4,024	-	100.00%
Acquisition	-	-	8,500,000	0.00%
Total Civic Center Complex (1917)	**-**	**4,024**	**8,500,000**	**0.05%**
Buffalo Speedway Improvements				
Design	-	137,584	300,000	45.86%
Construction	-		-	0.00%
Total Buffalo Speedway Improvements (1918)	**-**	**137,584**	**300,000**	**0.00%**
Shepherd Drainage Improvements				
Acquisition	-	-	-	0.00%
Design	-	-	7,000	0.00%
Construction	5,621	283,842	750,000	37.85%
Other	-	-	5,000	0.00%
Total Shepherd Drainage (1914)	**5,621**	**283,842**	**762,000**	**37.25%**
West Alabama Reconstruction				
Acquisition			500,000	0.00%
Design	77,963	326,059	1,000,000	32.61%
Construction			5,500,000	0.00%
Other	-	-	50,000	0.00%
Total West Alabama Reconstruction (1920)	**77,963**	**326,059**	**7,050,000**	**4.62%**
Eastside Reconstruction -US 59 to Westheimer				
Design	-	-	-	0.00%
Construction	-	-	200,000	0.00%
Other	-	-	-	0.00%
Total Eastside Reconstruction (1924)	**-**	**-**	**200,000**	**0.00%**
Kirby Dr Improvements - US 59 to Bissonnet				
Design	-	91,431	200,000	45.72%
Total Kirby Dr Improvements (1926)	**-**	**91,431**	**200,000**	**45.72%**
Total Project Expenses	**83,583**	**842,941**	**17,022,000**	**4.95%**

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Statement of Revenues, Expenditures and Changes in Fund Balance
Month and Nine Months Ended March 31, 2025

	Month Ended March 2025	Year to Date March 2025	PY Approved Budget	YTD as a % of Budget
GENERAL OPERATING FUND				
Revenue				
Tax Revenue	-	-	16,793,999	0.0%
Grant Income	-	-	157,755	0.0%
Ground Lease Income	74,173	662,602	883,080	75.0%
Rent Income/Misc	38,800	345,900	449,533	76.9%
Interest Income	125,364	1,225,329	20,000	6126.6%
Total Revenue	**238,337**	**2,233,831**	**18,304,367**	12.2%
Expenditures				
Administrative Expenses:				
Legal Fees	-	229,958	140,000	164.26%
Accounting/Audit/Tax Consultant	1,750	33,000	41,500	79.52%
Administrative Staff	9,250	83,250	111,000	75.00%
Insurance	40	6,310	3,300	191.20%
Office Expense	1,000	9,520	20,000	47.60%
Project Consulting	1,743	7,138	25,000	28.55%
COH Administration Fee	-	-	839,700	0.00%
Levy Park Operations	-	618,156	883,080	70.00%
Rent	37,300	327,900	388,160	84.48%
Municipal Service Fees	-	-	3,025,573	0.00%
Total Administrative Expenses	**51,083**	**1,315,232**	**5,477,313**	24.01%
Other Financing Source (Uses)				
Transfers to/fr CPF	-	-		
Transfers to/fr DSF	-	-		
Revenue Over (Under) Exps	**$ 187,254**	**$ 918,599**	**$ 12,827,054**	
CAPITAL PROJECTS FUND				
Revenue				
Interest Income	8,471	81,387	20,000	406.93%
Total Revenue	**8,471**	**81,387**	**20,000**	
Expenditures				
Capital Projects				
Pedestrian Accessibility	-	-	10,000	0.00%
Levy Park	-	4,024	8,500,000	0.05%
Shepherd Drainage Improvements	5,621	283,842	762,000	37.25%
Buffalo Speedway Improvements	-	137,584	300,000	0.00%
West Alabama Reconstruction	77,963	326,059	7,050,000	4.62%
Eastside Reconstruction - 59 to Westheimer	-	-	200,000	0.00%
Kirby Drive US 59 to Bissonnet	-	91,431	200,000	45.72%
Total Project Expenses	**83,583**	**842,941**	**17,022,000**	4.95%

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Statement of Revenues, Expenditures and Changes in Fund Balance
Month and Nine Months Ended March 31, 2025

	Month Ended March 2025	Year to Date March 2025	PY Approved Budget	YTD as a % of Budget
Other Financing Souces(Uses)				
Loan Fees	-	(1,290)		0.00%
Transfer from GOF	-	-		0.00%
Transfer to DSF	-	-		
Regions Bank Loan	-	-		
	-	(1,290)	-	
Revenue Over (Under) Exps - CPF	**$ (75,112)**	**$ (762,844)**	**$ (17,002,000)**	
DEBT SERVICE FUND				
Revenue				
Interest Income	1,450	84,520		-
Total Revenue	1,450	84,520		
Expenditures				
Interest - Taxable Loan	-	94,949	245,168	38.73%
Interest - Tax Exempt Loan	-	238,500	623,340	38.26%
Principal payments- Taxable Loan	-	619,234	619,234	100.00%
Principal payments- Tax Exempt Loan	-	2,380,766	2,380,766	100.00%
Total Debt Service Expenses	-	3,333,449	3,868,508	86.17%
Other Financing Sources (Uses)				
Loan Proceeds	-	-		
Transfer to/from CPF	-	-		
Total Other Financing Souces (Uses)	**-**	**-**	**-**	-
Revenue Over (Under) Exps - DSF	**1,450**	**(3,248,929)**	**(3,868,508)**	
Net Change in Consolidated Fund Balances	113,592	(3,092,824)	(8,063,454)	
Consolidated Fund Balances Beginning	39,611,023	42,817,438	11,506,439	
Consolidated Fund Balance Ending	**39,724,615**	**39,724,615**	**3,442,985**	

No assurance is provided on these financial statements

Upper Kirby Redevelopment Authority

4/11/2025 5:04 PM

Register: UKRA PNC Bank (BBVA)

From 03/16/2025 through 04/11/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/20/2025			Ground Lease Revenue	KG Lofts			37,086.50	470,598.41
03/20/2025	5294	Upper Kirby Manage...	Accounts Payable	Mgmt fee Marc...	12,000.00			458,598.41
03/27/2025	5296	Texas Mutual Insura...	Accounts Payable	Acct #5293418...	40.00			458,558.41
04/03/2025	5299	Gunda Corporation	Accounts Payable	Upper Kirby C...	1,743.00			456,815.41
04/03/2025	5300	Upper Kirby Manage...	Accounts Payable	Legal fees - No...	21,886.56			434,928.85
04/10/2025			Rent Income	April 2025 Rent			38,800.00	473,728.85

UPPER KIRBY REDEVELOPMENT AUTHORITY
Summary of Bank and Investment Accounts
February 28, 2025

GENERAL FUND

PNC Bank	$	357,625.41
TexPool		34,067,969.92
Total General Fund	**$**	**34,425,595.33**

CAPITAL PROJECTS FUND

TexPool		1,540,480.21
Total Capital Projects Fund	**$**	**1,540,480.21**

DEBT SERVICE FUND

TxPool - Taxable	$	106,670.37
TxPool - Tax Exempt		287,327.32
Total Debt Service Fund	**$**	**393,997.69**

REGIONS BANK LOAN

	TAX EXEMPT	TAXABLE	TOTAL LOAN
LOAN AGREEMENT	32,500,000.00	12,500,000.00	45,000,000.00
12/01/2016 Restructured Loan	35,711,497.00	9,288,503.00	45,000,000.00
11/30/2017 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2018 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2019 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2020 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2021 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2022 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2023 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2024 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
Outstanding Loan Balance	16,665,369.00	4,334,631.00	21,000,000.00
Balance of Loan Available	$ -	$ -	$ -

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Capital Projects
Month and Eight Months Ended February 28, 2025

	Month Ended Feb 2025	Year to Date Feb 2025	PY Approved Budget	YTD as a % of Budget
Pedestrian Accessibility				
Design	-		10,000	0.00%
Total Pedestrian Accessibility (1907)	**-**	**-**	**10,000**	**0.00%**
Levy Park				
Design			-	0.00%
Construction	-	4,024	-	100.00%
Acquisition	-	-	8,500,000	0.00%
Total Civic Center Complex (1917)	**-**	**4,024**	**8,500,000**	**0.05%**
Buffalo Speedway Improvements				
Design	-	137,584	300,000	45.86%
Construction	-		-	0.00%
Total Buffalo Speedway Improvements (1918)	**-**	**137,584**	**300,000**	**0.00%**
Shepherd Drainage Improvements				
Acquisition	-	-	-	0.00%
Design	-	-	7,000	0.00%
Construction	847	278,221	750,000	37.10%
Other	-	-	5,000	0.00%
Total Shepherd Drainage (1914)	**847**	**278,221**	**762,000**	**36.51%**
West Alabama Reconstruction				
Acquisition			500,000	0.00%
Design	-	248,097	1,000,000	24.81%
Construction			5,500,000	0.00%
Other	-	-	50,000	0.00%
Total West Alabama Reconstruction (1920)	**-**	**248,097**	**7,050,000**	**3.52%**
Eastside Reconstruction -US 59 to Westheimer				
Design	-	-	-	0.00%
Construction	-	-	200,000	0.00%
Other	-	-	-	0.00%
Total Eastside Reconstruction (1924)	**-**	**-**	**200,000**	**0.00%**
Kirby Dr Improvements - US 59 to Bissonnet				
Design	-	91,431	200,000	45.72%
Total Kirby Dr Improvements (1926)	**-**	**91,431**	**200,000**	**45.72%**
Total Project Expenses	**847**	**759,357**	**17,022,000**	**4.46%**

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Statement of Revenues, Expenditures and Changes in Fund Balance
Month and Eight Months Ended February 28, 2025

	Month Ended Feb 2025	Year to Date Feb 2025	PY Approved Budget	YTD as a % of Budget
GENERAL OPERATING FUND				
Revenue				
Tax Revenue	-	-	16,793,999	0.0%
Grant Income	-	-	157,755	0.0%
Ground Lease Income	124,812	588,429	883,080	66.6%
Rent Income/Misc	38,800	307,100	449,533	68.3%
Interest Income	113,524	1,099,966	20,000	5499.8%
Total Revenue	**277,135**	**1,995,494**	**18,304,367**	10.9%
Expenditures				
Administrative Expenses:				
Legal Fees	215,588	229,958	140,000	164.26%
Accounting/Audit/Tax Consultant	1,750	31,250	41,500	75.30%
Administrative Staff	9,250	74,000	111,000	66.67%
Insurance	371	6,270	3,300	189.99%
Office Expense	1,100	8,520	20,000	42.60%
Project Consulting	-	5,395	25,000	21.58%
COH Administration Fee	-	-	839,700	0.00%
Levy Park Operations	80,949	618,156	883,080	70.00%
Rent	37,300	290,600	388,160	74.87%
Municipal Service Fees	-	-	3,025,573	0.00%
Total Administrative Expenses	**346,308**	**1,264,149**	**5,477,313**	23.08%
Other Financing Source (Uses)				
Transfers to/fr CPF	-	-		
Transfers to/fr DSF	-	-		
Revenue Over (Under) Exps	**$ (69,173)**	**$ 731,345**	**$ 12,827,054**	
CAPITAL PROJECTS FUND				
Revenue				
Interest Income	7,663	72,915	20,000	364.58%
Total Revenue	**7,663**	**72,915**	**20,000**	
Expenditures				
Capital Projects				
Pedestrian Accessibility	-	-	10,000	0.00%
Levy Park	-	4,024	8,500,000	0.05%
Shepherd Drainage Improvements	847	278,221	762,000	36.51%
Buffalo Speedway Improvements	-	137,584	300,000	0.00%
West Alabama Reconstruction	-	248,097	7,050,000	3.52%
Eastside Reconstruction - 59 to Westheimer	-	-	200,000	0.00%
Kirby Drive US 59 to Bissonnet	-	91,431	200,000	45.72%
Total Project Expenses	**847**	**759,357**	**17,022,000**	4.46%

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Statement of Revenues, Expenditures and Changes in Fund Balance
Month and Eight Months Ended February 28, 2025

	Month Ended Feb 2025	Year to Date Feb 2025	PY Approved Budget	YTD as a % of Budget
Other Financing Souces(Uses)				
Loan Fees	-	(1,290)		0.00%
Transfer from GOF	-	-		0.00%
Transfer to DSF	-	-		
Regions Bank Loan	-	-		
	-	(1,290)	-	
Revenue Over (Under) Exps - CPF	**$ 6,816**	**$ (687,732)**	**$ (17,002,000)**	
DEBT SERVICE FUND				
Revenue				
Interest Income	1,312	83,070		-
Total Revenue	1,312	83,070		
Expenditures				
Interest - Taxable Loan	-	94,949	245,168	38.73%
Interest - Tax Exempt Loan	-	238,500	623,340	38.26%
Principal payments- Taxable Loan	-	619,234	619,234	100.00%
Principal payments- Tax Exempt Loan	-	2,380,766	2,380,766	100.00%
Total Debt Service Expenses	-	3,333,449	3,868,508	86.17%
Other Financing Sources (Uses)				
Loan Proceeds	-	-		
Transfer to/from CPF	-	-		
Total Other Financing Souces (Uses)	**-**	**-**	**-**	-
Revenue Over (Under) Exps - DSF	**1,312**	**(3,250,379)**	**(3,868,508)**	
Net Change in Consolidated Fund Balances	(61,045)	(3,206,416)	(8,063,454)	
Consolidated Fund Balances Beginning	39,672,068	42,817,438	11,506,439	
Consolidated Fund Balance Ending	**39,611,023**	**39,611,023**	**3,442,985**	

No assurance is provided on these financial statements

Upper Kirby Redevelopment Authority

4/11/2025 5:01 PM

Register: UKRA PNC Bank (BBVA)

From 02/15/2025 through 03/15/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
02/15/2025			Other Office	Service Charge	100.00	X		532,182.70
02/20/2025	5289	Sanford & Kuhl	Accounts Payable	January 2025 ...	5,852.50			526,330.20
02/25/2025			Ground Lease Revenue	Madera Reside...		X	43,862.50	570,192.70
02/25/2025	5290	Upper Kirby Manage...	Accounts Payable		187,848.86	X		382,343.84
02/25/2025	5291	Upper Kirby Manage...	Accounts Payable	Mgmt fee Feb ...	12,000.00	X		370,343.84
02/27/2025	5288	Lockwood, Andrews ...	Transfer To/From CPF ...		11,871.20	X		358,472.64
02/27/2025	5292	Silversand Services	Due To/From CPF - Ta...		847.23	X		357,625.41
03/01/2025			Ground Lease Revenue	KG Office Lofts		X	37,086.50	394,711.91
03/10/2025			Rent Income	March 2025 Rent			38,800.00	433,511.91

UPPER KIRBY REDEVELOPMENT AUTHORITY
Summary of Bank and Investment Accounts
January 31, 2025

GENERAL FUND

PNC Bank	$	547,940.21
TexPool		34,072,695.21
Total General Fund	**$**	**34,620,635.42**

CAPITAL PROJECTS FUND

TexPool		1,553,664.59
Total Capital Projects Fund	**$**	**1,553,664.59**

DEBT SERVICE FUND

TxPool - Taxable	$	106,315.14
TxPool - Tax Exempt		286,370.49
Total Debt Service Fund	**$**	**392,685.63**

REGIONS BANK LOAN

	TAX EXEMPT	TAXABLE	TOTAL LOAN
LOAN AGREEMENT	32,500,000.00	12,500,000.00	45,000,000.00
12/01/2016 Restructured Loan	35,711,497.00	9,288,503.00	45,000,000.00
11/30/2017 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2018 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2019 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2020 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2021 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2022 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2023 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2024 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
Outstanding Loan Balance	16,665,369.00	4,334,631.00	21,000,000.00
Balance of Loan Available	$ -	$ -	$ -

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Capital Projects
Month and Seven Months Ended January 31, 2025

	Month Ended Jan 2025	Year to Date Jan 2025	PY Approved Budget	YTD as a % of Budget
Pedestrian Accessibility				
Design	-		10,000	0.00%
Total Pedestrian Accessibility (1907)	**-**	**-**	**10,000**	**0.00%**
Levy Park				
Design			-	0.00%
Construction	-	4,024	-	100.00%
Acquisition	-	-	8,500,000	0.00%
Total Civic Center Complex (1917)	**-**	**4,024**	**8,500,000**	**0.05%**
Buffalo Speedway Improvements				
Design	27,018	137,584	300,000	45.86%
Construction	-		-	0.00%
Total Buffalo Speedway Improvements (1918)	**27,018**	**137,584**	**300,000**	**0.00%**
Shepherd Drainage Improvements				
Acquisition	-	-	-	0.00%
Design	-	-	7,000	0.00%
Construction	-	277,373	750,000	36.98%
Other	-	-	5,000	0.00%
Total Shepherd Drainage (1914)	**-**	**277,373**	**762,000**	**36.40%**
West Alabama Reconstruction				
Acquisition			500,000	0.00%
Design	11,871	248,097	1,000,000	24.81%
Construction			5,500,000	0.00%
Other	-	-	50,000	0.00%
Total West Alabama Reconstruction (1920)	**11,871**	**248,097**	**7,050,000**	**3.52%**
Eastside Reconstruction -US 59 to Westheimer				
Design	-	-	-	0.00%
Construction	-	-	200,000	0.00%
Other	-	-	-	0.00%
Total Eastside Reconstruction (1924)	**-**	**-**	**200,000**	**0.00%**
Kirby Dr Improvements - US 59 to Bissonnet				
Design	33,952	91,431	200,000	45.72%
Total Kirby Dr Improvements (1926)	**33,952**	**91,431**	**200,000**	**45.72%**
Total Project Expenses	**72,841**	**758,510**	**17,022,000**	**4.46%**

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Statement of Revenues, Expenditures and Changes in Fund Balance
Month and Seven Months Ended January 31, 2025

	Month Ended Jan 2025	Year to Date Jan 2025	PY Approved Budget	YTD as a % of Budget
GENERAL OPERATING FUND				
Revenue				
Tax Revenue	-	-	16,793,999	0.0%
Grant Income	-	-	157,755	0.0%
Ground Lease Income	37,087	463,617	883,080	52.5%
Rent Income/Misc	38,800	268,300	449,533	59.7%
Interest Income	126,713	986,442	20,000	4932.2%
Total Revenue	**202,599**	**1,718,359**	**18,304,367**	9.4%
Expenditures				
Administrative Expenses:				
Legal Fees	-	14,370	140,000	10.26%
Accounting/Audit/Tax Consultant	2,150	29,500	41,500	71.08%
Administrative Staff	9,250	64,750	111,000	58.33%
Insurance	5,899	5,899	3,300	178.75%
Office Expense	1,060	7,420	20,000	37.10%
Project Consulting	-	5,395	25,000	21.58%
COH Administration Fee	-	-	839,700	0.00%
Levy Park Operations	80,949	537,207	883,080	60.83%
Rent	37,300	253,300	388,160	65.26%
Municipal Service Fees	-	-	3,025,573	0.00%
Total Administrative Expenses	**136,608**	**917,841**	**5,477,313**	16.76%
Other Financing Source (Uses)				
Transfers to/fr CPF	-	-		
Transfers to/fr DSF	-	-		
Revenue Over (Under) Exps	**$ 65,992**	**$ 800,518**	**$ 12,827,054**	
CAPITAL PROJECTS FUND				
Revenue				
Interest Income	8,523	65,253	20,000	326.26%
Total Revenue	**8,523**	**65,253**	**20,000**	
Expenditures				
Capital Projects				
Pedestrian Accessibility	-	-	10,000	0.00%
Levy Park	-	4,024	8,500,000	0.05%
Shepherd Drainage Improvements	-	277,373	762,000	36.40%
Buffalo Speedway Improvements	27,018	137,584	300,000	0.00%
West Alabama Reconstruction	11,871	248,097	7,050,000	3.52%
Eastside Reconstruction - 59 to Westheimer	-	-	200,000	0.00%
Kirby Drive US 59 to Bissonnet	33,952	91,431	200,000	45.72%
Total Project Expenses	**72,841**	**758,510**	**17,022,000**	4.46%

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Statement of Revenues, Expenditures and Changes in Fund Balance
Month and Seven Months Ended January 31, 2025

	Month Ended Jan 2025	Year to Date Jan 2025	PY Approved Budget	YTD as a % of Budget
Other Financing Souces(Uses)				
Loan Fees	-	(1,290)		0.00%
Transfer from GOF	-	-		0.00%
Transfer to DSF	-	-		
Regions Bank Loan	-	-		
	-	(1,290)	-	
Revenue Over (Under) Exps - CPF	**$ (64,318)**	**$ (694,547)**	**$ (17,002,000)**	
DEBT SERVICE FUND				
Revenue				
Interest Income	1,459	81,758		-
Total Revenue	1,459	81,758		
Expenditures				
Interest - Taxable Loan	-	94,949	245,168	38.73%
Interest - Tax Exempt Loan	-	238,500	623,340	38.26%
Principal payments- Taxable Loan	-	619,234	619,234	100.00%
Principal payments- Tax Exempt Loan	-	2,380,766	2,380,766	100.00%
Total Debt Service Expenses	-	3,333,449	3,868,508	86.17%
Other Financing Sources (Uses)				
Loan Proceeds	-	-		
Transfer to/from CPF	-	-		
Total Other Financing Souces (Uses)	**-**	**-**	**-**	-
Revenue Over (Under) Exps - DSF	**1,459**	**(3,251,691)**	**(3,868,508)**	
Net Change in Consolidated Fund Balances	3,133	(3,145,371)	(8,063,454)	
Consolidated Fund Balances Beginning	39,668,935	42,817,438	11,506,439	
Consolidated Fund Balance Ending	**39,672,068**	**39,672,068**	**3,442,985**	

No assurance is provided on these financial statements

Register: UKRA PNC Bank (BBVA)

From 01/16/2025 through 02/14/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/16/2025	5281	Gunda Corporation	Transfer To/From CPF ...	UKRA West A...	51,750.00	X		474,010.83
01/16/2025	5282	Brown & Brown of T...	Accounts Payable	2025 Renewal ...	1,323.00	X		472,687.83
01/16/2025	5283	Texas Mutual Insura...	Accounts Payable	Quote # Q0047...	371.00	X		472,316.83
01/16/2025	5284	TML-IRP	Accounts Payable	TIRZ 19 Insura...	4,575.62			467,741.21
01/30/2025	5285	Municipal Risk Man...	Accounts Payable	2025 Arbitrag...	400.00			467,341.21
01/30/2025	5286	Upper Kirby Manage...	Accounts Payable	Reimbursement...	350.00			466,991.21
02/01/2025			Ground Lease Revenue	KG Lofts		X	37,086.50	504,077.71
02/01/2025			Ground Lease Revenue	KG Lofts		X	43,862.50	547,940.21

UPPER KIRBY REDEVELOPMENT AUTHORITY
Summary of Bank and Investment Accounts
December 31, 2024

GENERAL FUND

PNC Bank	$	456,587.00
TexPool		34,064,231.59
Total General Fund	**$**	**34,520,818.59**

CAPITAL PROJECTS FUND

TexPool		1,649,732.64
Total Capital Projects Fund	**$**	**1,649,732.64**

DEBT SERVICE FUND

TxPool - Taxable	$	105,920.07
TxPool - Tax Exempt		285,306.27
Total Debt Service Fund	**$**	**391,226.34**

REGIONS BANK LOAN

	TAX EXEMPT	TAXABLE	TOTAL LOAN
LOAN AGREEMENT	32,500,000.00	12,500,000.00	45,000,000.00
12/01/2016 Restructured Loan	35,711,497.00	9,288,503.00	45,000,000.00
11/30/2017 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2018 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2019 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2020 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2021 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2022 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2023 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2024 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
Outstanding Loan Balance	16,665,369.00	4,334,631.00	21,000,000.00
Balance of Loan Available	$ -	$ -	$ -

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Capital Projects
Month and Six Months Ended December 31, 2024

	Month Ended Dec 2024	Year to Date Dec 2024	PY Approved Budget	YTD as a % of Budget
Pedestrian Accessibility				
Design	-		10,000	0.00%
Total Pedestrian Accessibility (1907)	**-**	**-**	**10,000**	**0.00%**
Levy Park				
Design			-	0.00%
Construction	-	4,024	-	100.00%
Acquisition	-	-	8,500,000	0.00%
Total Civic Center Complex (1917)	**-**	**4,024**	**8,500,000**	**0.05%**
Buffalo Speedway Improvements				
Design	-	110,566	300,000	36.86%
Construction	-		-	0.00%
Total Buffalo Speedway Improvements (1918)	**-**	**110,566**	**300,000**	**0.00%**
Shepherd Drainage Improvements				
Acquisition	-	-	-	0.00%
Design	-	-	7,000	0.00%
Construction	-	277,373	750,000	36.98%
Other	-	-	5,000	0.00%
Total Shepherd Drainage (1914)	**-**	**277,373**	**762,000**	**36.40%**
West Alabama Reconstruction				
Acquisition			500,000	0.00%
Design	51,750	236,226	1,000,000	23.62%
Construction			5,500,000	0.00%
Other	-	-	50,000	0.00%
Total West Alabama Reconstruction (1920)	**51,750**	**236,226**	**7,050,000**	**3.35%**
Eastside Reconstruction -US 59 to Westheimer				
Design	-	-	-	0.00%
Construction	-	-	200,000	0.00%
Other	-	-	-	0.00%
Total Eastside Reconstruction (1924)	**-**	**-**	**200,000**	**0.00%**
Kirby Dr Improvements - US 59 to Bissonnet				
Design	-	57,479	200,000	28.74%
Total Kirby Dr Improvements (1926)	**-**	**57,479**	**200,000**	**28.74%**
Total Project Expenses	**51,750**	**685,669**	**17,022,000**	**4.03%**

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Statement of Revenues, Expenditures and Changes in Fund Balance
Month and Six Months Ended December 31, 2024

	Month Ended Dec 2024	Year to Date Dec 2024	PY Approved Budget	YTD as a % of Budget
GENERAL OPERATING FUND				
Revenue				
Tax Revenue	-	-	16,793,999	0.0%
Grant Income	-	-	157,755	0.0%
Ground Lease Income	43,863	426,531	883,080	48.3%
Rent Income/Misc	38,250	229,500	449,533	51.1%
Interest Income	131,627	859,729	20,000	4298.6%
Total Revenue	**213,740**	**1,515,760**	**18,304,367**	8.3%
Expenditures				
Administrative Expenses:				
Legal Fees	1,165	14,370	140,000	10.26%
Accounting/Audit/Tax Consultant	1,750	27,000	41,500	65.06%
Administrative Staff	9,250	55,500	111,000	50.00%
Insurance	-	-	3,300	0.00%
Office Expense	1,060	6,360	20,000	31.80%
Project Consulting	-	5,395	25,000	21.58%
COH Administration Fee	-	-	839,700	0.00%
Levy Park Operations	88,308	456,258	883,080	51.67%
Rent	36,000	216,000	388,160	55.65%
Municipal Service Fees	-	-	3,025,573	0.00%
Total Administrative Expenses	**137,533**	**780,883**	**5,477,313**	14.26%
Other Financing Source (Uses)				
Transfers to/fr CPF	-	-		
Transfers to/fr DSF	-	-		
Revenue Over (Under) Exps	**$ 76,207**	**$ 734,877**	**$ 12,827,054**	
CAPITAL PROJECTS FUND				
Revenue				
Interest Income	8,817	56,730	20,000	283.65%
Total Revenue	**8,817**	**56,730**	**20,000**	
Expenditures				
Capital Projects				
Pedestrian Accessibility	-	-	10,000	0.00%
Levy Park	-	4,024	8,500,000	0.05%
Shepherd Drainage Improvements	-	277,373	762,000	36.40%
Buffalo Speedway Improvements	-	110,566	300,000	0.00%
West Alabama Reconstruction	51,750	236,226	7,050,000	3.35%
Eastside Reconstruction - 59 to Westheimer	-	-	200,000	0.00%
Kirby Drive US 59 to Bissonnet	-	57,479	200,000	28.74%
Total Project Expenses	**51,750**	**685,669**	**17,022,000**	4.03%

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Statement of Revenues, Expenditures and Changes in Fund Balance
Month and Six Months Ended December 31, 2024

	Month Ended Dec 2024	Year to Date Dec 2024	PY Approved Budget	YTD as a % of Budget
Other Financing Souces(Uses)				
Loan Fees	-	(1,290)		0.00%
Transfer from GOF	-	-		0.00%
Transfer to DSF	-	-		
Regions Bank Loan	-	-		
	-	(1,290)	-	
Revenue Over (Under) Exps - CPF	**$ (42,933)**	**$ (630,229)**	**$ (17,002,000)**	
DEBT SERVICE FUND				
Revenue				
Interest Income	1,934	80,298		-
Total Revenue	1,934	80,298		
Expenditures				
Interest - Taxable Loan	-	94,949	245,168	38.73%
Interest - Tax Exempt Loan	-	238,500	623,340	38.26%
Principal payments- Taxable Loan	-	619,234	619,234	100.00%
Principal payments- Tax Exempt Loan	-	2,380,766	2,380,766	100.00%
Total Debt Service Expenses	-	3,333,449	3,868,508	86.17%
Other Financing Sources (Uses)				
Loan Proceeds	-	-		
Transfer to/from CPF	-	-		
Total Other Financing Souces (Uses)	**-**	**-**	**-**	-
Revenue Over (Under) Exps - DSF	**1,934**	**(3,253,151)**	**(3,868,508)**	
Net Change in Consolidated Fund Balances	35,208	(3,148,504)	(8,063,454)	
Consolidated Fund Balances Beginning	39,633,727	42,817,438	11,506,439	
Consolidated Fund Balance Ending	**39,668,935**	**39,668,935**	**3,442,985**	

No assurance is provided on these financial statements

Upper Kirby Redevelopment Authority

1/17/2025 1:56 PM

Register: UKRA PNC Bank (BBVA)

From 12/16/2024 through 01/15/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/27/2024			Ground Lease Revenue	KG Lofts		X	43,862.50	456,587.00
01/09/2025	5279	Sanford & Kuhl	Accounts Payable	November 202...	1,165.00			455,422.00
01/09/2025	5280	Upper Kirby Manage...	Accounts Payable	Mgmt fee Jan 2...	12,000.00			443,422.00
01/10/2025			Rent Income	Jan 2025 Rent			38,800.00	482,222.00
01/10/2025			Ground Lease Revenue	KG Lofts - 202...			37,086.50	519,308.50
01/10/2025		Primrose School (Ex...	*Accounts Receivable				6,512.33	525,820.83

UPPER KIRBY REDEVELOPMENT AUTHORITY
Summary of Bank and Investment Accounts
November 30, 2024

GENERAL FUND

PNC Bank	$	390,254.50
TexPool		34,056,912.24
Total General Fund	**$**	**34,447,166.74**

CAPITAL PROJECTS FUND

TexPool		1,640,915.52
Total Capital Projects Fund	**$**	**1,640,915.52**

DEBT SERVICE FUND

TxPool - Taxable	$	105,420.36
TxPool - Tax Exempt		283,871.60
Total Debt Service Fund	**$**	**389,291.96**

REGIONS BANK LOAN

	TAX EXEMPT	TAXABLE	TOTAL LOAN
LOAN AGREEMENT	32,500,000.00	12,500,000.00	45,000,000.00
12/01/2016 Restructured Loan	35,711,497.00	9,288,503.00	45,000,000.00
11/30/2017 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2018 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2019 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2020 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2021 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2022 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2023 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2024 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
Outstanding Loan Balance	16,665,369.00	4,334,631.00	21,000,000.00
Balance of Loan Available	$ -	$ -	$ -

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Capital Projects
Month and Five Months Ended November 30, 2024

	Month Ended Nov 2024	Year to Date Nov 2024	PY Approved Budget	YTD as a % of Budget
Pedestrian Accessibility				
Design	-		10,000	0.00%
Total Pedestrian Accessibility (1907)	**-**	**-**	**10,000**	**0.00%**
Levy Park				
Design			-	0.00%
Construction	-	4,024	-	100.00%
Acquisition	-	-	8,500,000	0.00%
Total Civic Center Complex (1917)	**-**	**4,024**	**8,500,000**	**0.05%**
Buffalo Speedway Improvements				
Design	-	110,566	300,000	36.86%
Construction	-		-	0.00%
Total Buffalo Speedway Improvements (1918)	**-**	**110,566**	**300,000**	**0.00%**
Shepherd Drainage Improvements				
Acquisition	-	-	-	0.00%
Design	-	-	7,000	0.00%
Construction	-	277,373	750,000	36.98%
Other	-	-	5,000	0.00%
Total Shepherd Drainage (1914)	**-**	**277,373**	**762,000**	**36.40%**
West Alabama Reconstruction				
Acquisition			500,000	0.00%
Design	-	184,476	1,000,000	18.45%
Construction			5,500,000	0.00%
Other	-	-	50,000	0.00%
Total West Alabama Reconstruction (1920)	**-**	**184,476**	**7,050,000**	**2.62%**
Eastside Reconstruction -US 59 to Westheimer				
Design	-	-	-	0.00%
Construction	-	-	200,000	0.00%
Other	-	-	-	0.00%
Total Eastside Reconstruction (1924)	**-**	**-**	**200,000**	**0.00%**
Kirby Dr Improvements - US 59 to Bissonnet				
Design	-	57,479	200,000	28.74%
Total Kirby Dr Improvements (1926)	**-**	**57,479**	**200,000**	**28.74%**
Total Project Expenses	**-**	**633,919**	**17,022,000**	**3.72%**

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Statement of Revenues, Expenditures and Changes in Fund Balance
Month and Five Months Ended November 30, 2024

	Month Ended Nov 2024	Year to Date Nov 2024	PY Approved Budget	YTD as a % of Budget
GENERAL OPERATING FUND				
Revenue				
Tax Revenue	-	-	16,793,999	0.0%
Grant Income	-	-	157,755	0.0%
Ground Lease Income	80,949	382,668	883,080	43.3%
Rent Income/Misc	38,250	191,250	449,533	42.5%
Interest Income	131,963	728,102	20,000	3640.5%
Total Revenue	**251,162**	**1,302,020**	**18,304,367**	7.1%
Expenditures				
Administrative Expenses:				
Legal Fees	-	13,205	140,000	9.43%
Accounting/Audit/Tax Consultant	1,750	25,250	41,500	60.84%
Administrative Staff	9,250	46,250	111,000	41.67%
Insurance	-	-	3,300	0.00%
Office Expense	1,060	5,300	20,000	26.50%
Project Consulting	-	5,395	25,000	21.58%
COH Administration Fee	-	-	839,700	0.00%
Levy Park Operations	73,590	367,950	883,080	41.67%
Rent	36,000	180,000	388,160	46.37%
Municipal Service Fees	-	-	3,025,573	0.00%
Total Administrative Expenses	**121,650**	**643,350**	**5,477,313**	11.75%
Other Financing Source (Uses)				
Transfers to/fr CPF	-	-		
Transfers to/fr DSF	-	-		
Revenue Over (Under) Exps	**$ 129,512**	**$ 658,670**	**$ 12,827,054**	
CAPITAL PROJECTS FUND				
Revenue				
Interest Income	8,815	47,912	20,000	239.56%
Total Revenue	**8,815**	**47,912**	**20,000**	
Expenditures				
Capital Projects				
Pedestrian Accessibility	-	-	10,000	0.00%
Levy Park	-	4,024	8,500,000	0.05%
Shepherd Drainage Improvements	-	277,373	762,000	36.40%
Buffalo Speedway Improvements	-	110,566	300,000	0.00%
West Alabama Reconstruction	-	184,476	7,050,000	2.62%
Eastside Reconstruction - 59 to Westheimer	-	-	200,000	0.00%
Kirby Drive US 59 to Bissonnet	-	57,479	200,000	28.74%
Total Project Expenses	**-**	**633,919**	**17,022,000**	3.72%

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Statement of Revenues, Expenditures and Changes in Fund Balance
Month and Five Months Ended November 30, 2024

	Month Ended Nov 2024	Year to Date Nov 2024	PY Approved Budget	YTD as a % of Budget
Other Financing Souces(Uses)				
Loan Fees	-	(1,290)		0.00%
Transfer from GOF	-	-		0.00%
Transfer to DSF	-	-		
Regions Bank Loan	-	-		
	-	(1,290)	-	
Revenue Over (Under) Exps - CPF	**$ 8,815**	**$ (587,297)**	**$ (17,002,000)**	
DEBT SERVICE FUND				
Revenue				
Interest Income	14,417	78,364		-
Total Revenue	14,417	78,364		
Expenditures				
Interest - Taxable Loan	94,949	94,949	245,168	38.73%
Interest - Tax Exempt Loan	238,500	238,500	623,340	38.26%
Principal payments- Taxable Loan	619,234	619,234	619,234	100.00%
Principal payments- Tax Exempt Loan	2,380,766	2,380,766	2,380,766	100.00%
Total Debt Service Expenses	3,333,449	3,333,449	3,868,508	86.17%
Other Financing Sources (Uses)				
Loan Proceeds	-	-		
Transfer to/from CPF	-	-		
Total Other Financing Souces (Uses)	**-**	**-**	**-**	-
Revenue Over (Under) Exps - DSF	**(3,319,032)**	**(3,255,085)**	**(3,868,508)**	
Net Change in Consolidated Fund Balances	(3,180,704)	(3,183,712)	(8,063,454)	
Consolidated Fund Balances Beginning	42,814,431	42,817,438	11,506,439	
Consolidated Fund Balance Ending	**39,633,727**	**39,633,727**	**3,442,985**	

No assurance is provided on these financial statements

Upper Kirby Redevelopment Authority

1/17/2025 1:56 PM

Register: UKRA PNC Bank (BBVA)

From 11/16/2024 through 12/15/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/20/2024	5276	Gunda Corporation	Accounts Payable		5,395.21	X		511,057.77
11/21/2024			Ground Lease Revenue	KG Office Ven...		X	37,086.50	548,144.27
11/26/2024			Ground Lease Revenue	KG Lofts		X	43,862.50	592,006.77
11/26/2024	5275	Gunda Corporation	Transfer To/From CPF ...		201,752.27	X		390,254.50
12/05/2024	5277	Sanford & Kuhl	Accounts Payable	October 2024 ...	3,720.00	X		386,534.50
12/05/2024	5278	Upper Kirby Manage...	Accounts Payable	Mgmt fee Dec ...	12,000.00	X		374,534.50
12/09/2024			Rent Income	December 202...		X	38,250.00	412,784.50
12/15/2024			Other Office	Service Charge	60.00	X		412,724.50

UPPER KIRBY REDEVELOPMENT AUTHORITY
Summary of Bank and Investment Accounts
October 31, 2024

GENERAL FUND

PNC Bank	$	490,262.98
TexPool		34,034,538.81
Total General Fund	**$**	**34,524,801.79**

CAPITAL PROJECTS FUND

TexPool		1,833,852.82
Total Capital Projects Fund	**$**	**1,833,852.82**

DEBT SERVICE FUND

TxPool - Taxable	$	816,429.32
TxPool - Tax Exempt		2,891,894.22
Total Debt Service Fund	**$**	**3,708,323.54**

REGIONS BANK LOAN

	TAX EXEMPT	TAXABLE	TOTAL LOAN
LOAN AGREEMENT	32,500,000.00	12,500,000.00	45,000,000.00
12/01/2016 Restructured Loan	35,711,497.00	9,288,503.00	45,000,000.00
11/30/2017 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2018 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2019 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2020 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2021 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2022 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2023 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
			-
Outstanding Loan Balance	19,046,135.00	4,953,865.00	24,000,000.00
Balance of Loan Available	$ -	$ -	$ -

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Capital Projects
Month and Four Months Ended October 31, 2024

	Month Ended Oct 2024	Year to Date Oct 2024	PY Approved Budget	YTD as a % of Budget
Pedestrian Accessibility				
Design	-		10,000	0.00%
Total Pedestrian Accessibility (1907)	**-**	**-**	**10,000**	**0.00%**
Levy Park				
Design			-	0.00%
Construction	-	4,024	-	100.00%
Acquisition	-	-	8,500,000	0.00%
Total Civic Center Complex (1917)	**-**	**4,024**	**8,500,000**	**0.05%**
Buffalo Speedway Improvements				
Design	45,776	110,566	300,000	36.86%
Construction	-		-	0.00%
Total Buffalo Speedway Improvements (1918)	**45,776**	**110,566**	**300,000**	**0.00%**
Shepherd Drainage Improvements				
Acquisition	-	-	-	0.00%
Design	-	-	7,000	0.00%
Construction	-	277,373	750,000	36.98%
Other	-	-	5,000	0.00%
Total Shepherd Drainage (1914)	**-**	**277,373**	**762,000**	**36.40%**
West Alabama Reconstruction				
Acquisition			500,000	0.00%
Design	71,438	184,476	1,000,000	18.45%
Construction			5,500,000	0.00%
Other	-	-	50,000	0.00%
Total West Alabama Reconstruction (1920)	**71,438**	**184,476**	**7,050,000**	**2.62%**
Eastside Reconstruction -US 59 to Westheimer				
Design	-	-	-	0.00%
Construction	-	-	200,000	0.00%
Other	-	-	-	0.00%
Total Eastside Reconstruction (1924)	**-**	**-**	**200,000**	**0.00%**
Kirby Dr Improvements - US 59 to Bissonnet				
Design	34,589	57,479	200,000	28.74%
Total Kirby Dr Improvements (1926)	**34,589**	**57,479**	**200,000**	**28.74%**
Total Project Expenses	**151,803**	**633,919**	**17,022,000**	**3.72%**

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Statement of Revenues, Expenditures and Changes in Fund Balance
Month and Four Months Ended October 31, 2024

	Month Ended Oct 2024	Year to Date Oct 2024	PY Approved Budget	YTD as a % of Budget
GENERAL OPERATING FUND				
Revenue				
Tax Revenue	-	-	16,793,999	0.0%
Grant Income	-	-	157,755	0.0%
Ground Lease Income	80,949	301,719	883,080	34.2%
Rent Income/Misc	38,250	153,000	449,533	34.0%
Interest Income	141,570	596,139	20,000	2980.7%
Total Revenue	**260,769**	**1,050,858**	**18,304,367**	5.7%
Expenditures				
Administrative Expenses:				
Legal Fees	3,720	13,205	140,000	9.43%
Accounting/Audit/Tax Consultant	8,250	23,500	41,500	56.63%
Administrative Staff	9,250	37,000	111,000	33.33%
Insurance	-	-	3,300	0.00%
Office Expense	1,060	4,240	20,000	21.20%
Project Consulting	4,844	5,395	25,000	21.58%
COH Administration Fee	-	-	839,700	0.00%
Levy Park Operations	73,590	294,360	883,080	33.33%
Rent	36,000	144,000	388,160	37.10%
Municipal Service Fees	-	-	3,025,573	0.00%
Total Administrative Expenses	**136,714**	**521,700**	**5,477,313**	9.52%
Other Financing Source (Uses)				
Transfers to/fr CPF	-	-		
Transfers to/fr DSF	-	-		
Revenue Over (Under) Exps	**$ 124,055**	**$ 529,157**	**$ 12,827,054**	
CAPITAL PROJECTS FUND				
Revenue				
Interest Income	9,422	39,098	20,000	195.49%
Total Revenue	**9,422**	**39,098**	**20,000**	
Expenditures				
Capital Projects				
Pedestrian Accessibility	-	-	10,000	0.00%
Levy Park	-	4,024	8,500,000	0.05%
Shepherd Drainage Improvements	-	277,373	762,000	36.40%
Buffalo Speedway Improvements	45,776	110,566	300,000	0.00%
West Alabama Reconstruction	71,438	184,476	7,050,000	2.62%
Eastside Reconstruction - 59 to Westheimer	-	-	200,000	0.00%
Kirby Drive US 59 to Bissonnet	34,589	57,479	200,000	28.74%
Total Project Expenses	**151,803**	**633,919**	**17,022,000**	3.72%

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Statement of Revenues, Expenditures and Changes in Fund Balance
Month and Four Months Ended October 31, 2024

	Month Ended Oct 2024	Year to Date Oct 2024	PY Approved Budget	YTD as a % of Budget
Other Financing Souces(Uses)				
Loan Fees	(1,290)	(1,290)		0.00%
Transfer from GOF	-	-		0.00%
Transfer to DSF	-	-		
Regions Bank Loan	-	-		
	(1,290)	(1,290)	-	
Revenue Over (Under) Exps - CPF	**$ (143,671)**	**$ (596,112)**	**$ (17,002,000)**	
DEBT SERVICE FUND				
Revenue				
Interest Income	15,410	63,946		-
Total Revenue	15,410	63,946		
Expenditures				
Interest - Taxable Loan	-	-	245,168	0.00%
Interest - Tax Exempt Loan	-	-	623,340	0.00%
Principal payments- Taxable Loan	-	-	619,234	0.00%
Principal payments- Tax Exempt Loan	-	-	2,380,766	0.00%
Total Debt Service Expenses	-	-	3,868,508	0.00%
Other Financing Sources (Uses)				
Loan Proceeds	-	-		
Transfer to/from CPF	-	-		
Total Other Financing Souces (Uses)	**-**	**-**	**-**	-
Revenue Over (Under) Exps - DSF	**15,410**	**63,946**	**(3,868,508)**	
Net Change in Consolidated Fund Balances	(4,207)	(3,008)	(8,063,454)	
Consolidated Fund Balances Beginning	42,818,638	42,817,438	11,506,439	
Consolidated Fund Balance Ending	**42,814,431**	**42,814,431**	**3,442,985**	

No assurance is provided on these financial statements

Upper Kirby Redevelopment Authority

1/17/2025 1:55 PM

Register: UKRA PNC Bank (BBVA)

From 10/16/2024 through 11/15/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
10/16/2024	5269	Lockwood, Andrews ...	Transfer To/From CPF ...		50,018.28	X		421,758.98
10/24/2024			Ground Lease Revenue	KG Office Ven...		X	37,086.50	458,845.48
10/24/2024	5272	McCall, Gibson & C...	Accounts Payable	Client #795-00 ...	6,500.00	X		452,345.48
10/29/2024			Ground Lease Revenue	KG Lofts - 10...		X	43,862.50	496,207.98
10/31/2024	5273	Sanford & Kuhl	Accounts Payable	September 202...	5,945.00	X		490,262.98
11/06/2024			Rent Income	Nov 2024 Rent		X	38,250.00	528,512.98
11/14/2024	5274	Upper Kirby Manage...	Accounts Payable	Mgmt fee Feb ...	12,000.00	X		516,512.98
11/15/2024			Other Office	Service Charge	60.00	X		516,452.98

UPPER KIRBY REDEVELOPMENT AUTHORITY
Summary of Bank and Investment Accounts
September 30, 2024

GENERAL FUND

PNC Bank	$	1,206,356.99
TexPool		34,002,559.04
Total General Fund	**$**	**35,208,916.03**

CAPITAL PROJECTS FUND

TexPool		2,213,762.59
Total Capital Projects Fund	**$**	**2,213,762.59**

DEBT SERVICE FUND

TxPool - Taxable	$	813,036.71
TxPool - Tax Exempt		2,879,877.29
Total Debt Service Fund	**$**	**3,692,914.00**

REGIONS BANK LOAN

	TAX EXEMPT	TAXABLE	TOTAL LOAN
LOAN AGREEMENT	32,500,000.00	12,500,000.00	45,000,000.00
12/01/2016 Restructured Loan	35,711,497.00	9,288,503.00	45,000,000.00
11/30/2017 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2018 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2019 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2020 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2021 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2022 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2023 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
			-
Outstanding Loan Balance	19,046,135.00	4,953,865.00	24,000,000.00
Balance of Loan Available	$ -	$ -	$ -

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Capital Projects
Month and Three Months Ended September 30, 2024

	Month Ended Sept 2024	Year to Date Sept 2024	PY Approved Budget	YTD as a % of Budget
Pedestrian Accessibility				
Design	-		10,000	0.00%
Total Pedestrian Accessibility (1907)	**-**	**-**	**10,000**	**0.00%**
Levy Park				
Design			-	0.00%
Construction	-	4,024	-	100.00%
Acquisition	-	-	8,500,000	0.00%
Total Civic Center Complex (1917)	**-**	**4,024**	**8,500,000**	**0.05%**
Buffalo Speedway Improvements				
Design	34,070	64,790	300,000	21.60%
Construction	-		-	0.00%
Total Buffalo Speedway Improvements (1918)	**34,070**	**64,790**	**300,000**	**0.00%**
Shepherd Drainage Improvements				
Acquisition	-	-	-	100.00%
Design	-	-	7,000	0.00%
Construction	277,373	277,373	750,000	36.98%
Other	-	-	5,000	100.00%
Total Shepherd Drainage (1914)	**277,373**	**277,373**	**762,000**	**36.40%**
West Alabama Reconstruction				
Acquisition			500,000	0.00%
Design			1,000,000	0.00%
Construction	113,038	113,038	5,500,000	2.06%
Other	-	-	50,000	0.00%
Total West Alabama Reconstruction (1920)	**113,038**	**113,038**	**7,050,000**	**1.60%**
Eastside Reconstruction -US 59 to Westheimer				
Design	-	-	-	0.00%
Construction	-	-	200,000	0.00%
Other	-	-	-	0.00%
Total Eastside Reconstruction (1924)	**-**	**-**	**200,000**	**0.00%**
Kirby Dr Improvements - US 59 to Bissonnet				
Design	22,890	22,890	200,000	11.45%
Total Kirby Dr Improvements (1926)	**22,890**	**22,890**	**200,000**	**11.45%**
Total Project Expenses	**447,372**	**482,116**	**17,022,000**	**2.83%**

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Statement of Revenues, Expenditures and Changes in Fund balance
Month and Three Months Ended September 30, 2024

	Month Ended Sept 2024	Year to Date Sept 2024	PY Approved Budget	YTD as a % of Budget
GENERAL OPERATING FUND				
Revenue				
Tax Revenue	-	-	16,793,999	0.0%
Grant Income	-	-	157,755	0.0%
Ground Lease Income	73,590	220,770	883,080	25.0%
Rent Income/Misc	38,250	114,750	449,533	25.5%
Interest Income	143,776	454,569	20,000	2272.8%
Total Revenue	**255,616**	**790,089**	**18,304,367**	4.3%
Expenditures				
Administrative Expenses:				
Legal Fees	7,870	9,485	140,000	6.78%
Accounting/Audit/Tax Consultant	11,750	15,250	41,500	36.75%
Administrative Staff	9,250	27,750	111,000	25.00%
Insurance	-	-	3,300	0.00%
Office Expense	1,060	3,180	20,000	15.90%
Project Consulting	551	551	25,000	2.21%
COH Administration Fee	-	-	839,700	0.00%
Levy Park Operations	73,590	220,770	883,080	25.00%
Rent	36,000	108,000	388,160	27.82%
Municipal Service Fees	-	-	3,025,573	0.00%
Total Administrative Expenses	**140,071**	**384,986**	**5,477,313**	7.03%
Other Financing Source (Uses)				
Transfers to/fr CPF	-	-		
Transfers to/fr DSF	-	-		
Revenue Over (Under) Exps	**$ 115,544**	**$ 405,102**	**$ 12,827,054**	
CAPITAL PROJECTS FUND				
Revenue				
Interest Income	9,542	29,676	20,000	148.38%
Total Revenue	**9,542**	**29,676**	**20,000**	
Expenditures				
Capital Projects				
Pedestrian Accessibility	-	-	10,000	0.00%
Levy Park	-	4,024	8,500,000	0.05%
Shepherd Drainage Improvements	277,373	277,373	762,000	36.40%
Buffalo Speedway Improvements	34,070	64,790	300,000	0.00%
West Alabama Reconstruction	113,038	113,038	7,050,000	1.60%
Eastside Reconstruction - 59 to Westheimer	-	-	200,000	0.00%
Kirby Drive US 59 to Bissonnet	22,890	22,890	200,000	11.45%
Total Project Expenses	**447,372**	**482,116**	**17,022,000**	2.83%

No assurance is provided on these financial statements

UPPER KIRBY REDEVELOPMENT AUTHORITY
Statement of Revenues, Expenditures and Changes in Fund balance
Month and Three Months Ended September 30, 2024

	Month Ended Sept 2024	Year to Date Sept 2024	PY Approved Budget	YTD as a % of Budget
Other Financing Souces(Uses)				
Loan Fees	-	-		0.00%
Transfer from GOF	-	-		0.00%
Transfer to DSF	-	-		
Regions Bank Loan	-	-		
	-	-	-	
Revenue Over (Under) Exps - CPF	**$ (437,830)**	**$ (452,440)**	**$ (17,002,000)**	
DEBT SERVICE FUND				
Revenue				
Interest Income	15,607	48,537		-
Total Revenue	15,607	48,537		
Expenditures				
Interest - Taxable Loan	-	-	245,168	0.00%
Interest - Tax Exempt Loan	-	-	623,340	0.00%
Principal payments- Taxable Loan	-	-	619,234	0.00%
Principal payments- Tax Exempt Loan	-	-	2,380,766	0.00%
Total Debt Service Expenses	-	-	3,868,508	0.00%
Other Financing Sources (Uses)				
Loan Proceeds	-	-		
Transfer to/from CPF	-	-		
Total Other Financing Souces (Uses)	**-**	**-**	**-**	-
Revenue Over (Under) Exps - DSF	**15,607**	**48,537**	**(3,868,508)**	
Net Change in Consolidated Fund Balances	(304,099)	1,199	(8,063,454)	
Consolidated Fund Balances Beginning	43,122,736	42,817,438	11,506,439	
Consolidated Fund Balance Ending	**42,818,638**	**42,818,638**	**3,442,985**	

No assurance is provided on these financial statements

Register: UKRA PNC Bank (BBVA)

From 09/14/2024 through 10/15/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/15/2024			Other Office	Service Charge	60.00	X		1,173,503.15
09/17/2024	5267	Sanford & Kuhl	Accounts Payable	August 2024 ...	1,925.00	X		1,171,578.15
09/19/2024			Ground Lease Revenue	KG Office Ven...		X	33,715.00	1,205,293.15
09/26/2024	5268	Gunda Corporation	Transfer To/From CPF ...		38,811.16	X		1,166,481.99
09/30/2024			Ground Lease Revenue	KG Lofts		X	39,875.00	1,206,356.99
10/10/2024			Rent Income	October 2024 ...		X	38,250.00	1,244,606.99
10/10/2024	5270	Lockwood, Andrews ...	Transfer To/From CPF ...		63,020.00	X		1,181,586.99
10/10/2024	5271	Harper Brothers Con...	Transfer To/From CPF ...		276,292.99	X		905,294.00
10/10/2024	5271	Lockwood, Andrews ...	Transfer To/From CPF ...		433,456.74			471,837.26
10/15/2024			Other Office	Service Charge	60.00	X		471,777.26

Upper Kirby District Foundation
Levy Park Conservancy FY2025 Budget

	FY2024 BUDGET	FY24 YTD Actuals	FY2025 BUDGET
Beginning Balance as of July 1, 2020	$ 533,359	$ 537,877	$ 52,491
REVENUES			
UKRA Payment	883,080	883,080	941,944
HCID#3 Payment	180,000	180,000	180,000
Concessions Base Rent	72,241	72,376	317,273
Concessions Additional Rent	49,464	28,274	88,250
Concessions Percentage Rent	150	6,432	6,000
Concessions / Food Trucks /Other	11,600	20,478	3,200
Events / Rentals	45,500	65,260	54,750
Birthday Parties	58,100	74,514	75,000
Foundation Grants	-	-	-
Corporate Sponsorships	69,500	41,520	19,250
Donations (non-sponsorship, non-event revenue)	4,100	9,648	18,900
Rent Abatement (misc income)	162,500	168	-
Total Revenues	**$ 1,536,235**	**$ 1,381,749**	**$ 1,704,567**
EXPENSES			
E1: Administration & Overhead			
Park OH Payroll (incl Taxes/Benefits)	220,200	206,207	930,966
Bank service charges	600	1,009	1,100
Business Development	-	-	-
Dues and subscriptions	500	500	-
Donation Overhead	500	4,486	12,011
Graphic design/identity materials	-	-	-
Insurance	19,000	22,431	26,500
Office rent - 3120 SW Freeway	26,850	25,748	26,753
Office Equipment	3,000	4,799	2,500
Office supplies and services	11,500	11,604	12,000
Other / misc	3,500	1,599	1,000
Personnel Overhead	3,200	2,021	2,750
Professional Development / Training	2,700	2,285	-
Travel	5,000	4,891	-
Uniforms	300	317	-
Website	12,250	3,635	8,251
Admin & OH Non-Payroll	88,900	85,324	92,865
Administration & Overhead Expenses Subtotal	**$ 309,100**	**$ 291,532**	**$ 1,023,831**

Upper Kirby District Foundation
Levy Park Conservancy FY2025 Budget

E2: Park Operations & Maintenance			
POM Payroll (incl Taxes/Benefits)	**$ 517,600**	**$ 534,775**	$ -
Plant Maintenance	13,800	17,356	10,800
Park Maintenance Services	57,500	59,864	60,000
Pest Control	8,600	7,100	4,920
Park Maintenance Supplies	16,000	17,258	18,000
Trees Maintenance	27,000	12,378	15,000
Water Feature Services	32,000	30,021	37,216
Children's Park	20,700	14,805	13,500
Lighting	10,000	9,496	5,000
Equipment - NonCapital	6,500	2,798	9,500
Sanitation services	16,600	18,190	16,600
Sanitation supplies	16,000	11,316	18,000
Security services	244,000	243,619	262,080
Travel	600	657	500
Uniforms	3,000	-	2,000
WiFi services	9,100	19,180	9,334
Concessions Building Maintenance	5,000	-	2,000
Contingency	3,000	-	7,500
POM Non-Payroll	489,400	464,038	491,950
Park Operations & Maintenance Subtotal	**$ 1,007,000**	**$ 998,813**	**$ 491,950**
E3: Park Programs & Events			
PP&E Payroll (incl Taxes/Benefits)	**$ 191,500**	**$ 163,142**	$ -
Event Rental & Birthday Expenses (Processing fees)	2,400	2,703	3,035
LPC Events	37,500	42,797	20,000
Sponsored Events	20,000	9,486	2,000
Active Programs	72,000	80,459	59,470
Passive Programs	20,000	10,056	12,000
Holiday decorations	15,000	15,442	1,022
Travel	80	40	40
Uniforms	3,000	1,550	2,000
Contingency	1,500	-	1,500
PP&E Non-Payroll	171,480	162,534	101,066
Park Programs & Events Subtotal	**$ 362,980**	**$ 325,676**	**$ 101,066**

Upper Kirby District Foundation
Levy Park Conservancy FY2025 Budget

E4: Professional & Consultant Fees			
Legal - General counsel	47,288	47,319	47,700
Accounting - Tax Return	2,100	2,100	2,250
Accounting Audit	22,000	21,600	22,000
PR/marketing consultant; Social media	62,270	60,144	61,631
Park development/programming/operations consultants	33,936	50,186	-
IT Services	9,000	2,475	3,000
Professional Fees Subtotal	$ 176,594	$ 183,824	$ 136,581
E5: Projects & Procurements			
+ Deposits		-	
- Park and Family Restrooms AC		-	
- Dog Park Expansion (~$150,000)		-	
- Water Feature Refreh (30,000)		-	
- Dog Park Fence ($50,000)		-	
- Putting Green Turf Replacement (~13,000)		-	-
- Furniture Refresh ($67,713.00 - 240 pieces)	68,000	67,290	-
- Slide Mound ($30,000)		-	30,000
- Security Cameras ($5-8,000 each) - $7,000	-		
- Tunnels Turf ($25,000)		-	
- Building Lighting (~$25,000)			
- Tree Ball Lighting Replacement (~$62,000)		-	
- Children's Park No Fault Resurface ($265,000)			
Projects & Procurements Net Expendures	$ 68,000	$ 67,290	$ 30,000
E6: Reserve - LPC			
- Deposit to Reserve Funds	25,000	-	(57,843)
Total Expenses	**$ 1,948,674**	**$ 1,867,135**	**$ 1,725,585**
Net Revenues (Deficit)	**$ (412,439)**	**$ (485,386)**	**$ (21,018)**
Ending Fund Balance	**$ 99,921**	**$ 52,491**	**$ 31,473**
Reserve - LPC			
Beginning Balance as of FY Start	**$ 57,647**	**$ 57,647**	**$ 57,843**
Capital Equipment Revenue & Expenses:	-	-	-
+ Deposits	25,000	-	-
+ Interest revenue	-	196	-
- POM Equipment and Replacement	-	-	-
- PPE Program Equipment and Replacement	-	-	-
Ending Balance	**82,647**	**57,843**	**-**

CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Upper Kirby Redevelopment Authority do hereby certify as follows:

1. The Board of Directors of the Upper Kirby Redevelopment Authority convened in Regular Session on the 16th day of April, 2025, at a meeting place inside the boundaries of Reinvestment Zone No. 19 of the City of Houston, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Sydney (Buddy) Bailey	Chairman
Emil T. Pena	Vice Chairman
Robert R. Casey	Secretary
Russell H. Jackson	Assistant Secretary
Stanley C. Jones, Jr.	Director
Suzan Deison	Director
Tammi Wallace	Director

and all of said persons were present, except Director(s) _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

GO 2025-1
ORDER AMENDING RECORDS MANAGEMENT PROGRAM

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED the 16th day of April, 2025.

_____
Secretary, Board of Directors

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GO 2025-1
ORDER AMENDING RECORDS MANAGEMENT PROGRAM

WHEREAS, Title 6, Subtitle C, Local Government Code, as amended (the "Local Government Records Act") provides that a special district must establish by order an active and continuing records management program to be administered by a Records Management Officer; and

WHEREAS, Upper Kirby Redevelopment Authority (the "Authority") desires to adopt an order amending its Order Establishing Records Management Program, consistent with the Local Government Records Act, and in the interest of cost-effective and efficient record keeping; NOW THEREFORE,

BE IT ORDERED BY THE BOARD OF DIRECTORS OF UPPER KIRBY REDEVELOPMENT AUTHORITY THAT:

Section 1. Definition and Administration of Authority Records. All documents, papers, letters, books, maps, photographs, sound or video recordings, microfilm, magnetic tape, electronic media, or other information recording media, regardless of physical form or characteristic and regardless of whether public access to it is open or restricted under the laws of the state, created or received by the Authority or any of its officers or employees pursuant to law or in the transaction of public business (as further specified in the Local Government Records Act) are hereby declared to be the records of the Authority and shall be created, maintained, and disposed of in accordance with the provisions of this ordinance or procedures authorized by it and in no other manner.

Section 2. Additional Definitions:

(a) "Custodian of records" means, for purposes of this Order only, any consultant who by ordinance, order, or administrative policy is in charge of an office of the Authority that creates or receives records.

(b) "Essential record" means any record of the Authority necessary to the resumption or continuation of operations of the Authority in an emergency or disaster, to the re-creation of the legal and financial status of the Authority, or to the protection and fulfillment of obligations to the people of the state.

(c) "Permanent record" means any record of the Authority for which the retention period on a records control schedule is given as permanent.

(d) "Records control schedule" means a document prepared by or under the authority of the Records Management Officer listing the records maintained by the Authority, their retention periods, and other records disposition information that the records management program may require.

(e) "Records management" means the application of management techniques to the creation, use, maintenance, retention, preservation, and disposal of records for the purposes of reducing the costs and improving the efficiency of record keeping. The term includes the development of records control schedules, the management of filing and information retrieval systems, the protection of essential and permanent records, the economical and space-effective storage of inactive records, control over the creation and distribution of forms, reports, and correspondence, and the management of micrographics and electronic and other records storage systems.

(f) "Records liaison officers" means the persons designated under Section 9 of this Order.

(g) "Records Management Officer" means the person designated in Section 5 of this Order.

DRAFT

(h) "Records management plan" means the plan developed under Section 6 of this Order.

(i) "Retention period" means the minimum time that must pass after the creation, recording, or receipt of a record, or the fulfillment of certain actions associated with a record before it is eligible for destruction.

Section 3. Authority Records Declared Public Property. All Authority records as defined in Section 1 of this Order are hereby declared to be the property of the Authority. No Authority official or employee has, by virtue of his or her position, any personal or property right to such records even though he or she may have developed or compiled them. The unauthorized destruction, removal from files, or use of such records is prohibited.

Section 4. Policy. It is hereby declared to be the policy of the Authority to provide for efficient, economical, and effective controls over the creation, distribution, organization, maintenance, use, and disposition of all Authority records through a comprehensive system of integrated procedures for the management of records from their creation to their ultimate disposition, consistent with the requirements of the Texas Local Government Records Act and accepted records management practices.

Section 5. Designation of the Records Management Officer. The Authority's attorney, Sanford Kuhl Hagan Kugle Parker Kahn LLP, shall serve as Records Management Officer for the Authority. As provided by state law, the name of any successive Records Management Officer shall be filed with the director and librarian of the Texas State Library within thirty days of the designation.

Section 6. Records Management Plan to be Developed; Approval of Plan; Authority of Plan:

(a) The Records Management Officer shall develop a records management plan for the Authority for submission to the Board of Directors. The plan must contain policies and procedures designed to reduce the costs and improve the efficiency of record keeping, to protect adequately the essential records of the Authority, and to preserve properly those records of the Authority that are of historical value. The plan must be designed to enable the Records Management Officer to carry out effectively his or her duties prescribed by state law and this Order.

(b) Once approved by the Board of Directors, the records management plan shall be binding on all offices, personnel, consultants, divisions, programs, commissions, bureaus, boards, committees, or similar entities of the Authority, and records shall be created, maintained, stored, microfilmed, or disposed of in accordance with the plan.

(c) State law relating to the duties, other responsibilities, or record keeping requirements of an Authority consultant do not exempt the consultant or the records in the consultant's care from the application of this Order and the records management plan adopted under it and may not be used by the consultant as a basis for refusal to participate in the records management program of the Authority.

Section 7. Duties of Records Management Officer. In addition to other duties assigned in this Order, the Records Management Officer shall:

(a) administer the records management program and provide assistance to Authority personnel and consultants in its implementation;

(b) plan, formulate, and prescribe records disposition policies, systems, standards, and procedures;

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(c) in cooperation with Authority personnel and consultants, identify essential records and establish a disaster plan for each Authority office to ensure maximum availability of the records in order to re-establish operations quickly and with minimum disruption and expense;

(d) develop procedures to ensure the permanent preservation of the historically valuable records of the Authority;

(e) establish standards for filing and storage equipment and for record keeping supplies;

(f) study the feasibility of and, if appropriate, establish a uniform filing system and a forms design and control system for the Authority;

(g) provide records management advice and assistance to all Authority personnel and consultants;

(h) monitor records retention schedules and administrative rules issued by the Texas State Library and Archives Commission to determine if the records management program and the Authority's records control schedules are in compliance with state regulations;

(i) disseminate to the Board of Directors, personnel, and consultants information concerning state laws and administrative rules relating to local government records;

(j) instruct Authority personnel and consultants in policies and procedures of the records management plan and their duties in the records management program;

(k) direct Authority personnel and consultants in the conduct of records inventories in preparation for the development of records control schedules as required by state law and this Order;

(l) ensure that the maintenance, preservation, microfilming, destruction, or other disposition of Authority records is carried out in accordance with the policies and procedures of the records management program and the requirements of state law;

(m) maintain records on the volume of records destroyed under approved records control schedules, the volume of records microfilmed or stored electronically, and the estimated cost and space savings as the result of such disposal or disposition;

(n) report as needed to the Board of Directors on the implementation of the records management plan, including summaries of the statistical and fiscal data compiled under Subsection (m); and

(o) bring to the attention of the Board of Directors noncompliance by Authority personnel or consultants with the policies and procedures of the records management program or the Local Government Records Act.

Section 8. Duties and Responsibilities of Authority Personnel and Consultants. In addition to other duties assigned in this Order, Authority personnel and consultants shall:

(a) cooperate with the Records Management Officer in carrying out the policies and procedures established for the Authority for the efficient and economical management of records and in carrying out the requirements of this Order;

(b) adequately document the transaction of government business and the services, programs, and duties for which the personnel or consultant are responsible; and

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(c) maintain the records in his or her care and carry out their preservation, microfilming, destruction, or other disposition only in accordance with the policies and procedures of the records management program of the Authority and the requirements of this Order.

Section 9. Designation of Records Liaison Officers. The Authority's President and each consultant shall designate a member of his or her staff to serve as Records Liaison Officer for the implementation of the records management program. If the Records Management Officer determines that in the best interests of the records management program more than one Records Liaison Officer should be designated for the President or a consultant, the President or consultant shall designate the number of Records Liaison Officers specified by the Records Management Officer. Persons designated as Records Liaison Officers shall be thoroughly familiar with all the records created and maintained by them and shall have full access to all records of the Authority so maintained. In the event of the resignation, retirement, or dismissal of a person designated as Records Liaison Officer, the President or consultant shall promptly designate another person to fill the vacancy.

Section 10. Duties and Responsibilities of Records Liaison Officers. In addition to other duties assigned in this Order, Records Liaison Officers shall:

(a) conduct or supervise the conduct of inventories of the records maintained in preparation for the development of records control schedules;

(b) in cooperation with the Records Management Officer coordinate and implement the policies and procedures of the records management program; and

(c) disseminate information to their staff concerning the records management program.

Section 11. Records Control Schedule to be Developed; Approval; Filing with State.

(a) The Records Management Officer, in cooperation with Records Liaison Officers, shall prepare records control schedules listing all records created or received by them and the retention period for each record. Records control schedules shall also contain such other information regarding the disposition of Authority records as the records management plan may require.

(b) Each records control schedule shall be monitored and amended as needed by the Records Management Officer on a regular basis to ensure that it is in compliance with records retention schedules issued by the state and that it continues to reflect the procedures and needs of the records management program of the Authority.

(c) Before its adoption a records control schedule or amended schedule must be approved by the Board of Directors of the Authority.

(d) Before its adoption a records control schedule must be submitted to and accepted for filing by the director and librarian of the Texas State Library as provided by state law. If a schedule is not accepted for filing, the schedule shall be amended to make it acceptable for filing. The Records Management Officer shall submit the records control schedules to the director and librarian of the Texas State Library.

Section 12. Implementation of Records Control Schedules; Destruction of Records Under Schedule:

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(a) A records control schedule that has been approved and adopted by the Board of Directors of the Authority shall be implemented by Records Liaison Officers according to the policies and procedures of the records management plan.

(b) A record whose retention period has expired on a records control schedule shall be destroyed unless an open records request is pending on the record, the subject matter of the record is pertinent to a pending lawsuit, or there is a request in writing to the Board of Directors that the record be retained for an additional period.

(c) Prior to the destruction of a record under an approved records control schedule, authorization for the destruction must be obtained by the Records Management Officer.

Section 13. Destruction of Unscheduled Records. A record that has not yet been listed on an approved records control schedule may be destroyed if its destruction has been approved in the same manner as records destroyed under an approved schedule and the Records Management Officer has submitted to and received back from the director and librarian of the Texas State Library an approved destruction authorization request.

Section 14. Development of Additional Policies. The Board of Directors of the Authority shall develop such additional policies and procedures as may be necessary from time to time to comply with the requirements of the Local Government Records Act.

Section 15. Filing. A certified copy of this Order shall be filed with the director and librarian of the Texas State Library no later than thirty days from the date hereof.

Section 16. This Order supersedes previous programs adopted by the Board on records management.

PASSED AND APPROVED the 16th day of April, 2025.

_____
Chair, Board of Directors

ATTEST:

_____
Secretary, Board of Directors

DRAFT

CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Upper Kirby Redevelopment Authority do hereby certify as follows:

1. The Board of Directors of the Upper Kirby Redevelopment Authority convened in Regular Session on the 16th day of April, 2025, at a meeting place inside the boundaries of Reinvestment Zone No. 19 of the City of Houston, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Sydney (Buddy) Bailey	Chairman
Emil T. Pena	Vice Chairman
Robert R. Casey	Secretary
Russell H. Jackson	Assistant Secretary
Stanley C. Jones, Jr.	Director
Suzan Deison	Director
Tammi Wallace	Director

and all of said persons were present, except Director(s) _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

GO 2025-2
ORDER AMENDING RECORDS MANAGEMENT SCHEDULES AND POLICIES

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED the 16th day of April, 2025.

_____
Secretary, Board of Directors

DRAFT

GO 2025-2
ORDER AMENDING RECORDS MANAGEMENT SCHEDULES AND POLICIES

WHEREAS, Title 6, Subtitle C, Local Government Code, as amended (the "Local Government Records Act") provides that a special district must develop and maintain records management and retention policies; and

WHEREAS, Upper Kirby Redevelopment Authority (the "Authority") desires to adopt an order amending its Order Establishing Records Management Schedules and Policies, consistent with the Local Government Records Act, and in the interest of cost-effective and efficient record keeping; NOW THEREFORE,

BE IT ORDERED BY THE BOARD OF DIRECTORS OF UPPER KIRBY REDEVELOPMENT AUTHORITY THAT:

Section 1. The Board of Directors of the Authority hereby adopts the following records retention schedules established by the Commission as applicable to local governments and public works: Local Schedule GR and Local Schedule PW. As they may be amended from time to time and can be found at https://www.tsl.texas.gov/slrm/recordspubs/localretention.html.

Section 2. The Board of Directors of the Authority hereby establishes that the schedules described above shall be kept in the Authority's Administrative Office and shall be updated as the schedules are amended by the Commission from time to time.

Section 3. The Board of Directors of the Authority hereby establishes that all offices, personnel, consultants, divisions, programs, commissions, bureaus, boards, committees, or similar entities of the Authority are bound by these records retention schedules, and all records shall be created, maintained, stored, microfilmed, or disposed of in accordance with such schedules.

Section 4. The Board of Directors of the Authority hereby incorporates all policies and procedures included in the Order as part of its Records Management Policies.

Section 5. This Order constitutes an official action by the Board of Directors of the Authority.

PASSED AND APPROVED the 16th day of April, 2025.

_____
Chair, Board of Directors

ATTEST:

_____
Secretary, Board of Directors

DRAFT

NOTICE OF MEETING
REINVESTMENT ZONE NUMBER NINETEEN
CITY OF HOUSTON, TEXAS

TO: THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER NINETEEN, CITY OF HOUSTON, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Reinvestment Zone Number Nineteen, City of Houston, Texas, will meet in regular session, open to the public, at **8:00 A.M. on APRIL 16, 2025, at 3120 SOUTHWEST FREEWAY, HOUSTON, TEXAS 77098,** within the boundaries of the Zone**.** This meeting will also be conducted electronically*, as provided below. Electronic copies of the meeting materials are available at https://www.upperkirby.org at such time as the meeting occurs or by contacting Audrey Lyons at alyons@sklaw.us.

TO ATTEND VIA VIDEO:
Link: https://us02web.zoom.us/j/82458729298?pwd=qUCE97rQViwEGviEPYwMbM8YAbgoJC.1
Meeting ID: 824 5872 9298
Passcode: 076706

TO ATTEND VIA AUDIO ONLY:
Dial: 1-346-248-7799
Meeting ID: 824 5872 9298
Passcode: 076706

At the meeting the following items will be considered and acted on:

1. **Approve minutes of October 2, 2024, meeting;**
2. **Receive comments or questions from the public;**
3. **Consider, confirm, or ratify actions of the Upper Kirby Redevelopment Authority, as may be necessary;**
4. **Consider adjournment.**



Zone Administrator

***The Board will conduct an in-person meeting at its physical meeting location with a quorum of the Board present; provided that some Board members may participate by videoconference as provided in Section 551.127, Government Code.**

MINUTES OF REGULAR MEETING
OF
REINVESTMENT ZONE NUMBER NINETEEN
City of Houston, Texas

OCTOBER 2, 2024

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Reinvestment Zone Number Nineteen, City of Houston, Texas (the "Zone"), met in regular session, open to the public, on the 2nd day of October, 2024, at the regular meeting place, inside the boundaries of the Zone, and the roll was called of the duly constituted members of the Board, to-wit:

Sydney (Buddy) Bailey	Chairman
Emil T. Pena	Vice Chairman
Robert R. Casey	Secretary
Russell H. Jackson	Assistant Secretary
Stanley C. Jones, Jr.	Director
Suzan Deison	Director
Tammi Wallace	Director

and all of the said persons were present, except Director Wallace, thus constituting a quorum.

Also attending all or portions of the meeting were Travis Younkin, Sharon Haynie, and Lee Cisneros of the Authority; Melissa Morton of the Morton Accounting Services; Andrew Busker of the City of Houston ("City"); Hunter Farrell of McCall Gibson Swedlund Barfoot, PLLC; Ryan Royce, member of the public; and P. John Kuhl, Jr., and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

Chair Bailey noted that a quorum was present and called the meeting to order.

APPROVE MINUTES

The Board then considered approving the minutes of the meeting of the Board held June 12, 2024. Upon motion by Director Pena, seconded by Director Jackson, and after full discussion, the Board voted unanimously to approve the minutes, and to authorize execution by the Secretary, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

RECEIVE COMMENTS AND QUESTIONS FROM THE PUBLIC

The next item on the agenda was to receive comments or questions from the public. There were no comments or questions from the public.

APPROVE FY 2025 BUDGET

The next item on the agenda was to adopt the FY 2025 budget. Upon motion by Director Jackson, seconded by Director Jones, and after full discussion, the Board voted unanimously to adopt the FY 2025 budget, subject to COH final approval.

CONSIDER AND CONFIRM ACTIONS OF THE UPPER KIRBY REDEVELOPMENT AUTHORITY

The next item on the agenda was to consider and confirm actions of the Authority.

Mr. Kuhl advised that SKLaw will be relocating its Houston offices, and that the Authority's meeting place and office designations will be updated. He advised that, consequently, the Zone's meeting place and office designation will be updated to the new address as well to accommodate SKLaw's new office location at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas.

The Board confirmed the additional office and meeting place for the Zone as discussed.

CONSIDER ADJOURNMENT

The next item on the agenda was to consider adjournment. There being no further business to come before the Zone, the meeting was adjourned.

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Secretary, Board of Directors

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