

**MINUTES OF THE MEETING OF THE
TIRZ 17 REDEVELOPMENT AUTHORITY/MEMORIAL CITY REDEVELOPMENT AUTHORITY
CITY OF HOUSTON, TEXAS
BOARD OF DIRECTORS**

September 14, 2015

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority, City of Houston, Texas, held a special meeting on Monday, September 14, 2015, at 2:30 p.m., at the Four Points by Sheraton, 10655 Katy Freeway, Wycliffe Room, Houston, Texas 77024, inside the boundaries of the TIRZ, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 – David A. Hamilton
Position 2 – John Rickel
Position 3 – Bob Tucker, *Asst. Secretary*
Position 4 – Ann T. Givens, *Chair*

Position 5 – Zachary R. Hodges
Position 6 – Brad Freels, *Vice-Chair*
Position 7 – Glenn E. Airola, *Secretary*

and all of the above were present, with the exception of Directors Hamilton and Hodges, thus constituting a quorum. Also present were consultants Scott Bean and Linda Clayton, both of Hawes Hill Calderon, LLC; and Jessica Holoubek, Allen Boone Humphries Robinson, LLP. Others attending the meeting were Muhammad Ali, Lockwood Andrews & Newman, Inc.; Gary Struzick and Edward Conger, both of Klotz Associates, Inc.; Ramesh Gunda, Gunda Corporation; Jennifer Curley, COH - Economic Development; Pat Walters, Memorial Management District; Virginia Gregory, Donna Freedman, Hugh Rawl, Cynthia Neely, John Jackson, Beverley Martin, Robin Foster, Mike Murray, Karen Kleypas, Marge Adams, Cyd Dillahunty and West Ford, all residents. Chair Givens called the meeting to order at 2:30 p.m.

RECEIVE PUBLIC COMMENTS.

Virginia Gregory discussed the Conrad Sauer detention basin and TIRZ17 CIP. She presented photographs of Gessner Rd. at Westview and discussed area flooding issues and functionality of detention. Donna Freedman discussed the adhoc committee previously formed for concerned citizens in the area and the need for community representatives.

RECEIVE AND CONSIDER PROPOSED CIP.

Director Rickel reported the CIP Committee met on September 2nd to discuss the proposed CIP. He provided an overview of CIP scenario #4 and the noted changes. There was general discussion regarding changing T1735A Detention Basin (South B) from FY2023 to FY2020. Upon a motion duly made by Director Rickel, and being seconded by Director Givens, the Board voted unanimously to adopt proposed CIP scenario #4, with one amendment reflecting T1735A Detention Basin (South B) to begin in FY2020. There was general discussion regarding having a permanent CIP sub-committee. Upon a motion duly made by Director Rickel, and being seconded by Director Tucker, the Board voted unanimously to appoint Directors Airola, Freels and Rickel to the CIP sub-committee to review the CIP on an ongoing basis, with the option that if one member is unavailable for a meeting another board member may be substituted for a committee meeting.

DISCUSSION ON BENEFIT COST ANALYSIS FOR AUTHORITY PROJECTS.

There was general discussion as to whether there was a need for a benefit cost analysis for projects since the CIP has been adopted. Ms. Curley reported Public Works requested the benefit cost analysis to demonstrate how a specific project benefits the area. She reported benefit cost analyses were going to be

required by Public Works beginning fiscal year 2017. Mr. Bean reported the benefit cost analysis on the projects had been submitted to Public Works last week. No action from the Board was required.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 3:01 p.m.



Secretary

Attachments:
Proposed CIP
Benefit Cost Analysis

TIRZ 17 CIP Scenario 4

Noted Changes

- North Gessner is funded in its entirety from I-10 to Long Point. The anticipated \$2.7M TIP grant funding for North Gessner is incorporated, and estimated North Gessner construction costs are now less than anticipated in the previous CIP scenarios.
- Funding for the reconstruction of Memorial Drive is reduced. TIRZ 17 will seek to repackage the project as a complete reconstruction project from Beltway 8 to Gessner, and will seek additional local government partners and additional TIP funds for the project through H-GAC.
- Funding for the acquisition of land and construction of South Detention Basin A is included starting this fiscal year. The conveyance system along Kingsride and Frostwood that is necessary to bring storm water to the basin is also funded starting in 2019 to coincide with completion of the basin.
- Funding for W-140 improvements is maintained along with Bunker Hill Bridge adjustments and the straws project.
- Funding for South Detention Basin B is pushed back. The project will not be undertaken until FY2023 on this CIP, but may be started earlier if future increment allows.
- The Lipex Agreement is paid out over time. 4% annual interest is added to the amounts owed the developer per the development agreement.
- Funding for Town and Country Boulevard is broken up and sequenced over 2 years due to delays from drainage design changes.

**MAJOR THROUGHFARE AND COLLECTOR (NO CHANGE IN CLASSIFICATION)
CANDIDATE PROJECT PRIORITY SCORE**

Need Area: Memorial Drive from Beltway 8 to Tailwood Drive
 Alternative 1
 Firm: Lockwood, Andrews, & Newnam, Inc.
 Date: 09/2015

Infrastructure Category	Weight	SubCategory	Point Range	Comment	Sub-Category	Points Total
Streets	75%	Pavement Condition	0-60	Replacing Asphalt		60.00
		Traffic Level of Service	0-15	Pvmt with 11" Thick Concrete Pvmt		10.00
Drainage	15%		0-15			
Drainage Key		Extreme Event Level of Service	0-5			3
		Design Event Level of Service	0-10	AVERAGE	13.00	10
Water	5%	WIRP Rank	0-5	Replacing All Lateral Connections	Keymap 489G/489H	3.00
Wastewater	5%	Sanitary Sewer Overflows or Agreed Order Point Repair Age of Pipe	0-5	Replacing All Damaged/Old Lines		0
						0
						0
					Service Area Benefit Factor	87.00

Benefitted Population	35% Current ADT + 65% Future ADT + Current Metro Ridership	
	35% of Current ADT=	7800
	65% of Current ADT=	17400
	Metro Ridership=	414
		25614

Candidate Project Priority Score = Service Area Benefit Factor x (Benefitted Population/City Rebuild Houston Funds) X Project Center Line Miles

Service Area Benefit Factor = 87.00
 Benefitted Population = 25,614
 TIRZ 17 Funds= \$ 16,000.00
 Project Center Line Miles = 1.00

Candidate Project Priority Score= 139.28

Candidate Project Priority Score Determination Local Streets (Non-Residential)

Need Area: Kingsride/Frostwood

Alternative: No.1

Firm: LAN, Inc.

Date: Wednesday, August 26, 2015

Infrastructure

Category	Weight	Criteria	Measurement of Calculation	Point Range	Points	
Streets	60%	Pavement Condition	Pre-Project PCR = 59 0.5 X (100 - PCR)	0-50	20.5	
		Pavement Width	Width < 28' = 0 Width 28' to 40' = 5 Width > 40' = 10	0-10	10	
Drainage	20%	Extreme Event	Does not convey extreme event = 0 Partially conveys extreme event = 6 Conveys extreme event = 12	0-12	12	
		Design Event	Does not convey design event = 0 Partially conveys design event = 4 Conveys design event = 8	0-8	8	
Water	10%	WIRP Rank	Replaced since 2000 = 0 (Total WIPR Areas - WIRP Rank)/ Total WIRP Areas	0-10	10	Replacing all WL's
Wastewater	10%	Overflows	No overflows = 0 Sanitary Overflows = 1 Repeat Overflows = 2	0-3	3	Replacing San Swrs
		Maintenance	Less than 5 Repairs = 0 5-10 Repairs = 1 More than 10 Repairs = 2	0-4	4	Replacing San Swrs
		Age of Pipe	30 Years or less = 0 More than 30 years = 2 Agreed Order = 3	0-3	3	Replacing San Swrs
Service Area Benefit Factor					70.5	
Benefitted Population (ADT)					10097	
City Rebuild Houston Funds					\$8,000,000	
Priority Score					88.98	

Candidate Project Priority Score Determination Local Streets (Non-Residential)

Need Area: Town & Country

Alternative: No.1

Firm: LAN, Inc.

Date: Wednesday, August 26, 2015

Infrastructure

Category	Weight	Criteria	Measurement of Calculation	Point Range	Points	
Streets	60%	Pavement Condition	Pre-Project PCR = 59 0.5 X (100 - PCR)	0-50	20.5	
		Pavement Width	Width < 28' = 0 Width 28' to 40' = 5 Width > 40' = 10	0-10	10	
Drainage	20%	Extreme Event	Does not convey extreme event = 0 Partially conveys extreme event = 6 Conveys extreme event = 12	0-12	12	
		Design Event	Does not convey design event = 0 Partially conveys design event = 4 Conveys design event = 8	0-8	8	
Water	10%	WIRP Rank	Replaced since 2000 = 0 (Total WIPR Areas - WIRP Rank)/ Total WIRP Areas	0-10	10	Replacing all WL's
Wastewater	10%	Overflows	No overflows = 0 Sanitary Overflows = 1 Repeat Overflows = 2	0-3	3	Replacing San Swr Pipes
		Maintenance	Less than 5 Repairs = 0 5-10 Repairs = 1 More than 10 Repairs = 2	0-4	4	Replacing San Swr Pipes
		Age of Pipe	30 Years or less = 0 More than 30 years = 2 Agreed Order = 3	0-3	3	Replacing San Swr Pipes
Service Area Benefit Factor					70.5	
Benefitted Population (ADT)					11597	
City Rebuild Houston Funds					\$8,000,000	
Priority Score					102.20	

**CANDIDATE PROJECT PRIORITY SCORE
Calculations**

Need Area: TIRZ 17
 Alternative: North Gessner - IH 10 to Long Point (T-1732 A & B)
 Date: 9/9/2015

Infrastructure Category	Weight	SubCategory	Point Range	Formula	Sub-Category	Points Total
Streets	75%	Pavement Condition (60%)	0-60	0.60 x (100-61.32)	23.208	23.21
IH-10	PCR Score	Length (Ln-Mi)	composite			
		63.6	0.09	5.724		
		74.09	0.14	10.3726		
		71.57	0.08	5.7256		
		65.92	0.1	6.592		
		69.95	0.04	2.798		
		71.84	0.08	5.7472		
		70.22	0.08	5.6176		
		71.45	0.16	11.432		
		63.28	0.05	3.164		
	57.1	0.07	3.997			
	679.02	0.89	61.17			
avg	67.902		68.73 WT Avg			
Westview	PCR Score	63.6	0.09	5.724		
		74.09	0.14	10.3726		
		71.57	0.08	5.7256		
		65.92	0.1	6.592		
69.95	0.04	2.798				
71.84	0.08	5.7472				
70.22	0.08	5.6176				
71.45	0.16	11.432				
63.28	0.05	3.164				
	57.1	0.07	3.997			
	679.02	0.89	61.17			
avg	67.902		68.73 WT Avg			
Long Point	PCR Score	63.6	0.09	5.724		
		74.09	0.14	10.3726		
		71.57	0.08	5.7256		
		65.92	0.1	6.592		
69.95	0.04	2.798				
71.84	0.08	5.7472				
70.22	0.08	5.6176				
71.45	0.16	11.432				
63.28	0.05	3.164				
	57.1	0.07	3.997			
	679.02	0.89	61.17			
avg	67.902		68.73 WT Avg			
Total Project			1.37	91.6664		
				66.91 WT Avg		
Traffic Level of Service (15%)						
			0-15	Intersections Score	2015	Score
				Long Point - AM	C to C	0
				Long Point - PM	E to D	3
				Westview - AM	C to B	2
				Westview - PM	D to D	0
				Avg		1.25
Current ADT						
	ADT	2013 ADT (CoH GIMS)				
	48543	2015 ADT (@2%/yr growth)				
	50504					
Current METRO Ridership (Daily Boardings) METRO Bus Routes (Thru July 2015)						
		Route 20 (Canal / Long Point Limited)		Avg. Weekday Boardings (Oct - Dec 2014)		
		Route 46 (Gessner Crosstown)	2526			
		Route 72 (Westview Circulator)	5560			
		Total	750			
			8836			
Current METRO Ridership						
						8836
CIP Funds Required for Project						
		Estimated Project Costs	Total Project	Total w/o Drainage Drainage / Detention Only		
		T-1732A (IH-10 to Westview - 410 Cost)	\$ 9,012,485	\$ 5,330,298	\$ 3,682,187	
		T-1732B (Westview to Long Point - 410 Cost)	\$ 2,351,161	\$ 1,808,351	\$ 542,810	
		25% Contingency	\$ 2,840,912	\$ 1,784,652	\$ 1,056,249	
		Project Construction Cost w/ Contingency	\$ 14,204,558	\$ 8,923,311	\$ 5,281,246	
		Addl Engr & CM Costs (2015 CIP)	\$ 975,000	\$ 612,496	\$ 362,504	
		Other Project Costs (2015 CIP)	\$ 200,000	\$ 125,640.12	\$ 74,360	
		Land Acquisition (No Add'l ROW Required)	\$ -	\$ -	\$ -	
		Total Project Cost	\$ 15,379,558	\$ 9,661,447	\$ 5,718,111	

Candidate Project Priority Score Determination

Need Area: TIRZ 17
 Alternative: Briar Branch - T-1734
 Date: 9/10/2015

Infrastructure Category	Calculation	Point Range	Points	Notes
Drainage	Pre-Project Post-Project Extreme Event Design Event Extreme Event Design Event	0-75	50.00	
	Totals 0.0 0.0 25.0 25.0			
	0.0 50.0			
Streets	No Roadway Improvements Pre-Project Post-Project 0.00 0.00	0-15	0.00	
Water	No Water Line Improvements	0-5	0.00	
Wastewater	No Wastewater Improvements Overflows 0 Point Repair Criteria 0 Age of Pipe 0	0-5	0.00	
Service Area Benefit Factor			50.000	
Benefitted Population /			2787	
TIRZ 17 CIP Funds	(in \$1,000s)		\$14,811	
Score			9408.558	

BENEFIT/COST RATIO (South Detention A and B)

Background

The City currently doesn't have a 'Candidate Project Priority Score Formula'.

Per the City of Houston's Capital Improvement Plan Process Manual for Infrastructure Programs, Section 3.5 A – Storm Drainage Prioritization Criteria – Area Drainage *"Sub-regional detention project are identified in response to solution development of prioritized storm drainage needs or in coordination with other agencies and infrastructure improvements projects. The SWEET Programming Tool is not currently used to prioritize and rank region detention projects."*

Below is the Benefit/Cost Ratio analysis for South Detention A and B Basins.

Benefits

- Approximately 766 acres are removed from flooding in the 100-year event.
- Approximately 300 inundated structures are being removed from flooding.
- Proposed basin plus associated storm sewer reconfigurations remove 180 acres from directly contributing to HCFCD W153-00.
- HCFCD W151 watershed also receives relief.

Cost

\$55 million - Includes South Detention A and B basins, and Basin Interconnect

Benefit/Cost Ratio (method used by FEMA and RDS update)

Inside TIRZ = 1.44

Outside TIRZ = 0.98

TOTAL: 2.42