

MEMORIAL CITY
REDEVELOPMENT AUTHORITY,
TIRZ No. 17,
City of Houston



Agenda and Agenda Materials
Meeting of the Board of Directors

January 27, 2026

**JOINT MEETING OF THE BOARD OF DIRECTORS OF THE
TIRZ 17 REDEVELOPMENT AUTHORITY/MEMORIAL CITY REDEVELOPMENT AUTHORITY
and TAX REINVESTMENT ZONE NUMBER SEVENTEEN
HOUSTON, TEXAS**

NOTICE is hereby given that the Board of Directors of the TIRZ 17 Redevelopment Authority (aka the Memorial City Redevelopment Authority) and the Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, will hold a joint meeting on **Tuesday, January 27, 2026, at 8:00 a.m.**, at Hawes Hill & Associates LLP, **Spring Branch Conference Room, 9600 Long Point Road, Suite 250, Houston, Texas 77055** open to the public, to consider, discuss, and adopt such orders, resolutions or motions, and take direct actions as may be necessary, convenient, or desirable, with respect to the following matters:

AGENDA

1. Establish quorum and call meeting to order.
2. Receive public comments. (In accordance with City of Houston procedures, a statement of no more than 3 minutes may be made on items of general relevance. However, if a person has spoken regarding a topic within the last 4 meetings, their time will be limited to 1 minute. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from deliberating a topic without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law; therefore, questions or comments will not be addressed. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges).
3. Approve Minutes from December 9, 2025, meeting.
4. CIP Committee update and recommendations:
 - a. Receive update from HR Green.
 - i. Sports Complex, Detention Basin A.
 - ii. Westview, Detention Basin C.
 - 1) Consider Interlocal Agreement with City of Houston.
 - iii. Memorial Drive, Phase 2.
 - iv. W-140 Briar Branch Expansion
 - 1) Pay Application No. 11, W-140 Detention Basin, from Reytec Construction.
 - b. Receive update from The Goodman Corporation.
5. Consider Resolution Relating to Issuance of Bonds requesting Authorization from City for Increase in Bond Capacity.
6. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports.
7. Adjourn.



Scott Bean, Zone Administrator

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

3. Approve Minutes from December 9, 2025, meeting.

**MINUTES OF THE JOINT MEETING OF THE
TIRZ 17 REDEVELOPMENT AUTHORITY/MEMORIAL CITY REDEVELOPMENT AUTHORITY and
TAX REINVESTMENT ZONE NUMBER SEVENTEEN, CITY OF HOUSTON, TEXAS
BOARD OF DIRECTORS**

December 9, 2025

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority and Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, held a regular joint meeting at Hawes Hill & Associates LLP, 9600 Long Point Road, Spring Branch District Conference Room, Suite 250, Houston, Texas 77055, open to the public on Tuesday, December 9, 2025, at 8:00 a.m., and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 –Andy Iversen

Position 5 – Zachary R. Hodges, *Asst. Secretary*

Position 2 – John Rickel, *Vice-Chair*

Position 6 – Brad Freels

Position 3 – David P. Durham, *Secretary*

Position 7 – Dan Moody III

Position 4 – Ann T. Givens, *Chair*

and all of the above were present, with the exception of Directors Givens, Hodges and Freels, thus constituting a quorum. Also present were Scott Bean, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Alia Vinson, Allen Boone Humphries Robinson, LLP; and Jennifer Landreville, ETI Bookkeeping Services. Others attending the meeting were Austin Buthod, COH - Economic Development Dept.; James Rains, District G; Gabrielle Luevano, Memorial Management District; Muhammad Ali and Derek St. John, HR Green; Jim Webb, The Goodman Corporation; Antonio Ramos, HFD; Bruce Nichols; Lois Myers; and Josh Pratt. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Lois Myers.

APPROVE MINUTES FROM OCTOBER 28, 2025.

Upon a motion made by Director Moody III, and seconded by Director Iversen, the Board voted unanimously to approve the Minutes of the October 28, 2025, Board meeting, as presented.

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Receive update from HR Green.

A copy of HR Green's Status Report is included in the Board materials.

i. Sports Complex, Detention Basin A.

Mr. St. John reported a public hearing is scheduled for Wednesday, January 7, 2026, at the Memorial Middle School from 6:00 to 8:00 p.m. He reported a presentation will be given on the Memorial City Area Detention Basin, answer questions and receive feedback from the public. He reported the project is being led by the City of Houston and the Authority is a funding partner. No action from the Board was required.

ii. Westview, Detention Basin C.

1) Receive bid tabulations and recommendation for Westview Property demolition services; award contract; and authorize execution of contract.

Mr. Ali reported the demolition of the apartments located at 10157 Westview was advertised for bids November 7 and 14. He reported the bid opening was on December 5th and 9 bids were received. He reviewed the bid tabulations included in the Board materials and reported RNDI Companies, Inc. was the lowest bidder in the amount of \$2,298,807.00. He reported HR Green and PGAL feel the bid is appropriate with the work involved. He reported RNDI Companies has the necessary resources and has demonstrated the capability of performing quality work and is recommending awarding the contract to RNDI Companies, Inc. Upon a motion made by Director Iversen, and seconded by Director Moody III, the Board found RNDI Companies as the lowest qualified bidder and approved awarding the contract for demolition services to RNDI Companies, Inc. in the amount of \$2,298,807.00; and authorized execution of contract.

2) Consider HR Green Task Order for construction phase services.

Mr. Ali reviewed HR Green Task Order for construction phase services for the demolition project in the amount of \$248,600.00 and answered questions. Upon a motion made by Director Durham, and seconded by Director Iversen, the Board voted unanimously to approve HR Green Task Order for construction phase services for the demolition project in the amount of \$248,600.00 as presented.

iii. Memorial Drive, Phase 2.

Mr. Ali reported survey work has begun for the Memorial Drive, Phase 2 project. No action from the Board was required.

iv. W-140 Briar Branch Expansion.

Mr. Ali provided an update on the W-140 Briar Branch Storm Water Detention Basin project, a copy of the Status Report is included in the Board materials.

1) Pay Application No. 10, W-140 Detention Basin, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 10, W-140 Detention Basin, from Reytec Construction in the amount of \$1,177,192.26. He reported he has reviewed the pay application and concurs with the amount and quantities and is recommending it for approval. Upon a motion made by Director Durham, and seconded by Director Iversen, the Board voted unanimously to approve Pay Application No. 10, W-140 Detention Basin, from Reytec Construction in the amount of \$1,177,192.26, as presented.

2) Consider HR Green Supplemental Task Order for Geotech services.

Mr. Ali reviewed HR Green Supplemental Task Order for construction materials testing services for W-140 Detention Basin in the amount of \$41,929.00. Upon a motion made by Director Iversen, and seconded by Director Moody III, the Board voted unanimously to approve HR Green Supplemental Task Order for construction materials testing services for W-140 Detention Basin in the amount of \$41,929.00, as presented.

b. Receive update from The Goodman Corporation.

Mr. Webb presented Goodman Corporation's Status Report, included in the Board materials. He reported all disbursements from the EPA grant for the W-140 Detention Basin have been disbursed and the grant is pending closeout upon completion of project and final walkthrough by EPA. He reported design is in progress for Memorial Drive Phase 2. He reported Goodman Corporation is developing a grant application to pursue \$5Million EDA funding for the detail design phase of the Detention Basin C project. No action from the Board was required.

RECEIVE FINANCIAL AND BOOKKEEPER'S REPORT, INCLUDING APPROVAL OF PAYMENT OF INVOICES, REVIEW OF INVESTMENTS, AND PROJECT CASH FLOW REPORTS.

Ms. Landreville presented the Bookkeeper's Report and review of invoices for payment, included in the Board materials. She reported receipt of SMC invoices in the amount of \$5,975.77 and requested approval to pay. Upon a motion made by Director Moody III, and seconded by Director Durham, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:23 a.m.

Secretary

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

4. CIP Committee update and recommendations:

- a. Receive update from HR Green.
 - i. Sports Complex, Detention Basin A.
 - ii. Westview, Detention Basin C.
 - b. Consider Interlocal Agreement with City of Houston.
 - iii. Memorial Drive, Phase 2.
 - iv. W-140 Briar Branch Expansion
 - b. Pay Application No. 11, W-140 Detention Basin, from Reytec Construction.
- b. Receive update from The Goodman Corporation.

PROGRESS REPORT

JANUARY 2026

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



Planning/Preliminary:

- City of Houston / HR Green Sports Complex Support:
 - SBISD Board Communication Coordination:
 - Public Meeting
 - Follow up meeting 1/21
 - Benefit Evaluation – required to reprocess with new standards.
 - Working with City on timing to complete the BC work
- Detention basin C:
 - ABHR completed review of all post bid documents.
 - Pre-construction meeting scheduled on 1/22
 - Proposed schedule
 - First two months cleaning and abatement work.
 - Demolition will begin after that.
 - The project is expected to be completed within six months.
- Memorial Drive – Phase II:
 - Received survey
 - Kick off design 1/20

INTERLOCAL AGREEMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

ARTICLE 1 PARTIES

THIS INTERLOCAL AGREEMENT (this “Agreement”) is made on the date countersigned by the City Controller (“Effective Date”) by and between the **CITY OF HOUSTON, TEXAS** (the “City”), a municipal corporation and home-rule city of the State of Texas principally situated in Harris County, acting by and through its governing body, the City Council, and the **MEMORIAL CITY REDEVELOPMENT AUTHORITY** (the “Authority”), a political subdivision pursuant to the laws of the State of Texas.

1.1. Addresses

The initial addresses of the parties, which one party may change by giving written notice of its changed address to the other party, are as follows:

<u>City</u>	<u>Authority</u>
City of Houston General Services Department P.O. Box 1562 Houston, Texas 77251-1562 Attn: Director (or designee)	Memorial City Redevelopment Authority c/o Hawes Hill & Associates LLC P. O. Box 22167 Houston, TX 77227-2167

1.2. Index

The City and the Authority hereby agree to the terms and conditions of this Agreement. This Agreement consists of the following sections:

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EXHIBITS

A Project Description

B Legal Description

1.3. Parts Incorporated

All of the above-described sections and documents are hereby incorporated into this Agreement by this reference for all purposes.

IN WITNESS HEREOF, the City and the Authority have made and executed this Agreement in multiple copies, each of which is an original.

THE AUTHORITY:
MEMORIAL CITY REDEVELOPMENT
AUTHORITY

By: _____
Name: _____
Title: Chair, Board of Directors
Tax ID No.: _____

ATTEST/SEAL:

By: _____
Name: _____
Title: Secretary, Board of Directors

THE CITY:
CITY OF HOUSTON, TEXAS

Signed by:

By: _____
Name: Mayor

ATTEST/SEAL:

By: _____
Name: City Secretary

APPROVED BY:

By: _____
Name: Director, General Services Department
Department

APPROVED BY:

By: _____
Name: Chief Economic Development Officer
Office of the Mayor

COUNTERSIGNED BY:

City Controller

DATE COUNTERSIGNED:

APPROVED AS TO FORM:

Assistant City Attorney
L.D. File No. _____

ARTICLE 2 PROJECT

2.1. Project

The “Project” shall be and include demolition and abatement of existing structures, as well as design and construction of combined underground detention basin and a joint police and fire station at the property located at 10157 Westview Drive, Houston, Texas 77043, as further described in **Exhibit A**, which is attached hereto.

ARTICLE 3 DUTIES OF THE AUTHORITY

3.1. Contract for Demolition and Abatement Project

The Authority agrees to contract for and manage the demolition and abatement portion of the Project, the cost of which will exceed two million dollars (\$2,000,000).

3.2 Contract for Design and Construction Project

3.2.a The Authority purchased the site needed for the Project, agrees to acquire any additional real property interests needed, and agrees to fund the design and construction portion of the Project. The Authority shall be responsible for any escalation costs and costs associated with scope changes.

3.2.b The Authority shall provide monthly progress and budget reports to the City throughout the duration of the Project. The Authority shall coordinate meetings to assess progress of the Project with the City and its relevant departments, General Services Department (“GSD”), Houston Police Department (“HPD”) Houston Fire Department (“HFD”) and Mayor’s Office of Economic Development (MYR).

3.2.c The Authority shall contract with engineering and design professionals to manage

day-to-day Project delivery, using the City's professional architectural services agreement template where applicable. The Authority shall engage consultants and services for necessary environmental assessments to inform the Project scope. The Authority shall provide geotechnical consulting services for the purpose of informing structural and civil designs with a geotechnical survey. The Authority shall provide any other specialty consulting services for the purpose of assessment and documentation in support of the Project.

3.2.d The Authority shall comply with Chapter 2269 of the Texas Government Code, utilize standard procurement methods and an agreement approved by the City in procuring the construction manager at risk ("CMAR"). The Authority shall include GSD, HPD and HFD as part of the CMAR selection committee process. The Authority shall contract with the CMAR to construct the Project using the City's construction services agreement template where applicable.

3.2.e The Authority shall engage consultants as needed to perform surveying and platting to complete Project design and secure all permits required for the Project. The Authority shall obtain Certificates of Occupancy, Texas Accessibility Standards approval, and approvals by all governing authorities having jurisdiction over the Project and provide the same to the City. The Authority shall use best efforts to utilize sustainable design and construction and shall seek to obtain Leadership in Energy and Environmental Design (LEED) certification for the Project. The Authority shall ensure that all work performed with respect to the Project shall comply with City codes, standards, procurement policies, and applicable regulations.

3.2.f The Authority shall coordinate with GSD, HPD and HFD for the purpose of developing the Owner's Program of Requirements (OPR) within an appropriate time to inform the project design.

3.2.g The Authority shall submit documentation for City approval of substantial completion and final completion of the Project. The Authority shall provide the City with electronic versions of pre-construction, construction phase, and final completion project photographs. The Authority shall provide electronic versions of close-out documents including record drawings (as-builts) and record specifications, approved submittals, operations and maintenance manuals and related documents, and warranties obtained in connection with the Project.

3.2.h The Authority is encouraged to review the City's Minority and Women Business Enterprise ("MWBE") program as set forth in Chapter 15, Article V of the City of Houston Code of Ordinances and the requirements for good faith efforts on file with the City Office of Business Opportunity. In connection with the construction of the Project, the Authority shall make good faith efforts to award the maximum number of subcontracts or supply agreements to entities that are certified by the City as MWBEs.

ARTICLE 4

DUTIES OF CITY

4.1. City Contribution for Demolition and Abatement Project

4.1.a. The City agrees to contribute two million dollars (\$2,000,000) to the Authority for the demolition and abatement portion of the Project. Within thirty (30) days of the

Effective Date, the City shall transfer such amount to the Authority. In the event that the demolition and abatement portion of the Project does not commence within 180 days, the City's contribution shall be returned to the City.

4.1.b. The Authority recognizes that under certain provisions of the Charter of the City of Houston, the City may not obligate itself by contract to an extent in excess of an amount therefore appropriated by City Council and further recognizes that the City Council has appropriated and allocated **\$2,000,000** under this Agreement. Unless the City Council makes further appropriations for this Agreement, the City's obligation to Authority under this Agreement must not exceed **\$2,000,000**. The City may audit all payments made by Authority to its contractor for the Project to ensure that the City's contribution is made in accordance with this Agreement.

4.2 City Participation in Design and Construction Project

4.2.a. The City shall designate a project liaison as primary contact regarding the Project and facilitate coordination across relevant City departments and stakeholders.

4.2.b. The City shall participate in Project design, construction and progress meetings and HPD and HFD programming meetings and community engagement meetings.

4.2.c. The City shall provide City, HPD, and HFD guidelines and specifications to the Authority to be incorporated into Project's contract documents, as necessary. The City, including both GSD and Houston Public Works ("HPW") shall participate in the review and approval of the Project's design and construction documents at each major design and construction milestone (GSD: schematic design, design development, and construction documents) (HPW: preliminary engineering, 60%, 90%, 100% and final construction documents), and the post construction process to assure general compliance with HFD and HPD programmatic and design guidelines including those of Public Works and Engineering, GSD Property Management, GSD Security, Houston Information Technology Systems, Environmental, and Energy Management. The City shall participate in the technical review committee process. The City shall participate in the review and approval of the guaranteed maximum price. The City shall participate in review and approval of additional services, work change directives, and change orders associated with the Project. The City shall participate in review and approval of submittals for conformance with City guidelines. The City shall participate in facility acceptance, including final punch list and 1-year warranty walkthrough. The City's project liaison shall facilitate providing the appropriate written approvals to the Authority within a reasonable period of time.

4.2.d. Upon completion of the construction of the Project, the Authority shall convey to the City the joint police and fire station, the underground detention facility and any necessary pump station facilities, and other improvements described in **Exhibit A** and the property described in **Exhibit B**. The improvements and property shall be owned, operated and maintained by the City, and the Authority shall not be responsible for such ownership, operations or maintenance.

ARTICLE 5

MISCELLANEOUS PROVISIONS

5.1. Agreement Term

This Agreement shall become effective on the Effective Date and remain in effect until the Project is completed, unless sooner terminated by either party upon 30 days' prior written notice.

5.2. Enforcement

The City Attorney, or his or her designee, shall have the right to enforce all legal rights and obligations under this Agreement without further authorization. The Authority covenants to provide the City Attorney all documents and records that the City Attorney deems necessary to assist in determining compliance with this Agreement.

5.3. Notices

All notices required or permitted hereunder shall be in writing and shall be deemed delivered on the earlier of the date of actual receipt or the third day following deposit in a United States Postal Service post office or receptacle with proper postage affixed (certified mail, return receipt requested) addressed to the respective other party at the address prescribed in Article I of this Agreement or at such other address as the receiving party may have theretofore prescribed by written notice to the sending party.

5.4. Assignment

No party shall make, in whole or in part, or in law or otherwise, any assignment of this Agreement or any obligation hereunder without the prior written consent of the other parties hereto.

5.5 Governing Law

This Agreement is subject to all laws of the State of Texas, the City Charter and Ordinances of the City of Houston, the laws of the federal government of the United States of America and all rules and regulations of any regulatory body or officer having jurisdiction in Houston, Harris County, Texas. Should any provision of this Agreement require judicial interpretation, the City and the Authority hereby agree and stipulate that the court interpreting or considering the same shall not apply the presumption that the terms hereof shall be construed against the party who prepared the same, it being agreed that all parties hereto have participated in the preparation of this Agreement and that each party had full opportunity to consult legal counsel of choice before the execution of this Agreement.

5.6. Third Party Beneficiary

This Agreement shall not bestow any rights upon any third party, but rather it shall bind and benefit the City and the Authority only.

5.7. Severability

In the event any term, covenant or condition herein contained shall be held to be valid by any court of competent jurisdiction, such invalidity shall not affect any other term, covenant or condition herein contained, provided that such invalidity does not materially prejudice either the City or the Authority in their respective rights and obligations contained in the valid terms, covenant and conditions hereof.

5.8. Entire Agreement

This Agreement merges the prior negotiations and understandings of the parties hereto and embodies the entire agreement of the parties, and there are no other agreements, assurances, conditions, covenants (express or implied) or other terms with respect to the covenants, whether written or verbal, antecedent or contemporaneous, with the execution hereof.

5.9. Captions

Captions contained in this Agreement are for reference only, and, therefore, have no effect in construing this Agreement. The captions are not restrictive of the subject matter of any section in this Agreement.

5.10. Written Amendment

Unless otherwise provided herein, this Agreement may be amended only by written instrument duly executed on behalf of each party hereto.

5.11. Non-Waiver

Failure of any party hereto to insist on the strict performance of any of the agreements herein or to exercise any rights or remedies accruing hereunder upon default or failure of performance shall not be considered a waiver of the right to insist on, and to enforce by any appropriate remedy, strict compliance with any other obligation hereunder or to exercise any right or remedy occurring as a result of any future default or failure of performance.

5.12. Successors

This Agreement shall bind and benefit the parties and their legal successors. This Agreement does not create any personal liability on the part of any officer or agent of the City or the Authority.

5.13. No Waiver of Immunity

No party hereto waives or relinquishes any immunity or defense on behalf of itself, its trustees, officers, employees, and agents as a result of its execution of this Agreement and performance of the covenants contained herein.

EXHIBIT A **PROJECT DESCRIPTION**

The demolition and abatement of the designated site will include the removal and proper disposal of any hazardous materials, including asbestos and lead paint. Following the hazardous material abatement, the site will be demolished, and the resulting debris will be removed and disposed of in accordance with the City of Houston demolition permit. Demolition will include all existing vertical construction including removal of all below grade concrete foundation slab and supporting structure, all parking and site paving, existing swimming pool and underground plumbing. The pool area is to receive dirt fill for proper drainage and no water ponding. Existing storm water inlets and drainage system are to remain and site to be rough graded for positive drainage.

The underground detention facility will be designed to maximize flood mitigation benefits to the surrounding communities. The target detention volume is between 90 to 100 Acre-Feet. The basin will be designed to minimize maintenance and will include sediment traps and multiple maintenance access locations for manned entry and equipment entry.

The public safety complex will include separate facilities for a new police station, a new 4-bay fire station, when appropriate, shared administrative, amenity, and public spaces, a new shared Fleet Maintenance Facility including one bay for heavy fire apparatus, a fuel island, helipad, public parking, secured HFD and HPD private parking, and site improvements. The co-located facilities are intended to increase efficiency through shared site development and improve response coordination. The structure of the facilities will be designed in coordination with the underground detention facility to maximize the use of the available site acreage.

EXHIBIT B
LEGAL DESCRIPTION

Being a parcel of land containing 9.655 acres (420,750 square feet) situated in the George L. Bellows Survey, Abstract 3, of Harris County, Texas, and being all of a called 9.681 acre tract of land conveyed unto Park on Westview Apartments Partners, LP as recorded in County Clerks File No. X089390 of the Official Public Records of Real Property Harris County, Texas (O.P.R.R.P.H.C., TX), also being all of the Place Concorde Subdivision as recorded under Volume 190, Page 95 of the Map Records of Harris County, Texas (M.R.H.C., TX).

PROGRESS REPORT—JANUARY 2026

BRIAR BRANCH STORM WATER DETENTION BASIN EXPANSION AND STORM SEWER IMPROVEMENTS

WBS No. N-T7000-0021-3



PROJECT LOCATION

Storm sewer and roadway improvements:

Westview Drive, Cedardale Dr, Windhover Ln, and Demaret Ln

Basin improvements:

At existing basin between Bunker Hill Rd and Blalock Rd.

FUNDING PARTNERS

EPA: \$3,394,000

PROJECT OBJECTIVES & DESCRIPTION

Reduce risk of flooding in neighborhood by:

- Installing reinforced concrete boxes to draw water more quickly away from the homes.
- Mitigating flow increases by deepening the detention basin.



Existing Roadway

ASSOCIATED IMPROVEMENTS

- Reinforced concrete boxes and basin deepening
- Half-road replacement
- Mill and overlay roadway (side without boxes)
- Sidewalk and ADA-compliant wheelchair ramps
- Waterline replacements
- Driveway replacement
- Lift station
- Subsurface barrier wall

EXISTING BASIN



PROJECT STATUS

- Completed initially designed half street demolition.
- Completed storm sewer installation in neighborhood.
- Nearing completion of initially designed roadway pavement.
- Poured concrete for wet well deck.
- Basin excavation is 90% complete.
- Completed toe drain.
- Spread hydromulch in basin.

NEXT STEPS

- Continue lift station internal components.
- Pour final segment of pilot channel.
- Begin other half street demolition.
- Begin other half roadway pavement.

BASIN DETENTION VOLUME

Pre-project volume: 44 ac-ft

Added volume: 35.1 ac-ft*

Total: 79.2 ac-ft

*80% capacity increase

PROGRESS REPORT—JANUARY 2026

BRIAR BRANCH STORM WATER DETENTION BASIN EXPANSION AND STORM SEWER IMPROVEMENTS



CONSTRUCTION TIME

Original Contract Time: 470 Days
Mobilization Date: Jan 6th, 2025

CONTACT INFORMATION

Construction Manager:
HR Green
11750 Katy Freeway, Suite 400
Houston, TX 77079



CONTRACTOR

Reytec Construction Resources, Inc.
1901 Hollister St.
Houston, TX 77080



PROGRESS PHOTOS



Roadway Pavement



Roadway Formwork



Split Steel Casing



Wet Well



► 11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832.318.8800 + **Fax** 713.965.0044
TBPE Firm F-11278
► HRGREEN.COM

January 20, 2026

Ms. Ann Givens, Chair of the Board
Memorial City Redevelopment Authority/TIRZ 17
9610 Long Point, Suite 150
Houston, TX 77055

RE: Briar Branch (W140-01-00) Storm Water Detention Basin Expansion and Storm Sewer Improvements
WBS No. N-T17000-0021-3
Reytec Construction Resources, Inc. Payment No. 11

Dear Ms. Givens,

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 11 in the amount of \$686,082.87 for construction services rendered through December 31, 2025. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$686,082.87** to Reytec.

The following billing information is to be used for payment:

Reytec Construction Resources, Inc.
1901 Hollister St.
Houston, TX 77080

If you have any questions or require additional information, please feel free to contact me at (832) 318-8800.

Sincerely,

HR GREEN, INC.

A blue ink signature of Muhammad Ali, PE.

Muhammad Ali, PE
Project Manager

Enclosures: Reytec Pay Est. No. 11



Connecting Capital to Communities Since 1980
TBPE NO. F-19990

MEMO

Houston + Austin, TX
www.thegoodmancorp.com
Phone: (713) 951-7951

To: Memorial City Redevelopment Authority
Attn: Ann Givens, Board Chair

From: Cynthia Cruz

Subject: W-140 Detention Basin Improvements Project
EPA Grant 02F25701 - 1
Construction Contract Pay Estimate #11

Date: January 20, 2026

This memo serves as notification of approval of Pay Estimate #11 for the subject Project. The pay application submitted by Reytec Construction Resources, Inc., reflects work completed during the period from 11/24/2025 to 12/31/2025. The Goodman Corporation (TGC) has reviewed the pay application, certified payrolls, and supporting documents and has determined all items are in compliance with the plans, specifications, and contract conditions. TGC hereby recommends payment of \$686,082.87 to Reytec Construction pursuant to the executed contract.

The following billing information is to be used for payment:

Reytec Construction Resources, Inc.
1901 Hollister St
Houston, TX 77080

The Authority has fully drawn down the balance of the EPA funding allocated to this project in accordance with the grant agreement. The Authority share is now 100% of each pay estimate through completion. The total allocations of Federal and Authority shares and summary of work completed this period are provided on the following page. TGC requests copies of the approved pay certificate and proof of payment for the project procurement file.

Please feel free to contact me with any questions or requests for additional information at (713) 714-3573 or ccruz@thegoodmancorp.com.

Encl:
Certified Pay Estimate Packet
DBE Contractor Payment Report

C:
HR Green, Inc., Attn: David Greaney, PE, Project Manager
Hawes-Hill & Associates, Records & Compliance, Attn: Linda Clayton

Pay Estimate (Period)	Payment Due Contractor	Federal Share (EPA Grant 02F25701-1)	Authority Share
#1 (1/1/25-1/31/25)	\$390,503.20	\$3,458.00	\$387,045.20
#2 (2/1/25-2/28/25)	\$3,450,290.75	\$2,394,000.00	\$1,056,290.75
#3 (3/1/25-3/30/25)	\$149,068.68	\$55,178.00	\$93,890.68
#4 (4/1/25-4/30/25)	\$433,357.32	\$287,976.00	\$145,381.32
#5 (5/1/25-5/31/25)	\$910,774.50	\$625,776.00	\$284,998.50
#6 (6/1/25-6/30/25)	\$379,406.25	\$27,200.00	\$352,206.25
#7 (7/1/25-7/31/25)	\$354,304.88	\$412.00	\$353,892.88
#8 (8/1/25-8/31/25)	\$506,896.72	\$0.00	\$506,896.72
#9 (9/1/25-9/30/25)	\$1,426,561.93	\$0.00	\$1,426,561.93
#10 (10/1/25-11/21/25)	\$1,177,192.26	\$0.00	\$1,177,192.26
#11 (11/24/25-12/31/25)	\$686,082.87	\$0.00	\$686,082.87
Running Totals	\$9,864,439.36	\$3,394,000.00	\$6,470,439.36

The amount of the EPA grant for this project is \$3,394,000.00, which has been fully expended. The share amounts above reflect the appropriate eligible work items as detailed in the project budget in the grant agreement. All future work completed will be paid with 100% Authority share.

The work completed during this period, including materials on-hand (MOH), corresponds to approximately 5.2% of the bid schedule, bringing the project earned value to 75.6%. Elapsed contract time is 352 of 470 calendar days (74.9%). There have been no approved change orders to the contract. Payment for MOH includes the following pump station components: 12' pipe gate, vertical pumps, and wet well, valve vault, intake and control building structural steel. The summary of completed work for the stated period is provided in the following table. Overruns noted are due to site conditions and have been approved by the Engineer.

Item Category	Item Description	% Complete this Period	Total % Completed
General Items	12' Pipe Gate	1.40%	97.74%
Demolition	Concrete Pavement, Curb, Driveway, Pipe, Manhole, Inlet	16.38%	85.46%
Traffic Control	Move Concrete Barrier	3.74%	86.94%
Roadway	Slurry, Subgrade, Reinforced Concrete Pavement (6", 11") and HES, Paving Header	31.99%	37.90%
Drainage	Brick Plug in RCB, TYP C-1 Inlet, & 4-ft Round Manhole, Junction Box, Storm Sewer, 7'x7' RCB, Trench Safety	16.48%	97.72%
Sanitary	15-in Casing, 10-in Sewer	73.17%	157.32%
Detention Basin	Sheet Pile Wier, Concrete Curb	0.06%	87.28%
Pump Station	Structural - Wet Well, Valve vault	1.24%	41.69%
Extra Work Items	Temporary Basin Pumping	4.88%	62.20%

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ17

W140-01-00 BRIAR BRANCH STORM WATER DETENTION BASIN EXPANSION
AND STORM SEWER IMPROVEMENTS WBS NO. N-T17000-0021-3

Contractor:

Reytec Construction Resources, Inc
1901 Hollister St.
Houston, Texas 77080

Todays Date: 1/8/2026

Pay Period: 11/24/2025 - 12/31/2025
Pay Estimate No. 11

Rain Days This Month

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete	Explanation
General Items												
1	MOBILIZATION	LS	1	\$ 750,000.00	\$ 750,000.00	1.00	1.00	\$	-	\$ 750,000.00	100%	
2	CLEARING AND GRUBBING	AC	6	\$ 2,500.00	\$ 15,000.00	6.00	6.00	\$	-	\$ 15,000.00	100%	
3	UNIFORMED PEACE OFFICERS (MID BID \$55-HR)	HR	1000	\$ 55.00	\$ 55,000.00	629.50	212.00	841.50	\$ 11,660.00	\$ 46,282.50	84%	
4	12' PIPE GATE	EA	2	\$ 5,000.00	\$ 10,000.00	0.00	0.00	\$	-	\$	0%	
Demolition Items												
5	REMOVE EXIST ASPHALT PAVEMENT BY MILLING	SY	1986	\$ 5.00	\$ 9,930.00	1986.00	1986.00	\$	-	\$ 9,930.00	100%	
6	REMOVE AND DISPOSE OF REINFORCED CONC PAV W/ W/O ASPHALT	SY	3785	\$ 12.00	\$ 45,420.00	3067.75	717.25	3785.00	\$ 8,607.00	\$ 45,420.00	100%	
7	REMOVE AND DISPOSE OF EXIST CONC CURB	LF	2200	\$ 1.50	\$ 3,300.00	1813.00	387.00	2200.00	\$ 580.50	\$ 3,300.00	100%	
8	REMOVE AND DISPOSE OF CONC DRIVEWAYS	SY	424	\$ 12.00	\$ 5,088.00	0.00	97.00	97.00	\$ 1,164.00	\$ 1,164.00	23%	
9	REMOVE AND DISPOSE OF CONC SIDEWALKS & RAMPS	SY	61	\$ 15.00	\$ 915.00	0.00	0.00	\$	-	\$	0%	
10	REMOVE AND DISPOSE OF EXIST STM SWR PIPE	LF	670	\$ 20.00	\$ 13,400.00	386.50	34.00	429.50	\$ 680.00	\$ 8,410.00	63%	
11	REMOVE AND DISPOSE OF EXIST MANHOLES	EA	7	\$ 850.00	\$ 5,950.00	5.00	2.00	7.00	\$ 1,700.00	\$ 5,950.00	100%	
12	REMOVE AND DISPOSE OF EXIST INLETS	EA	6	\$ 850.00	\$ 5,100.00	5.00	1.00	6.00	\$ 850.00	\$ 5,100.00	100%	
13	CUT AND PLUG PIPES	EA	3	\$ 2,000.00	\$ 6,000.00	0.00	1.00	1.00	\$ 2,000.00	\$ 2,000.00	33%	
Traffic Control Items												
14	TRAFFIC CONTROL AND REGULATION	LS	1	\$ 112,500.00	\$ 112,500.00	1.00	1.00	\$	-	\$ 112,500.00	100%	
15	FURNISH AND INSTALLING PRECAST LPCB TYP 1&2	LF	560	\$ 30.00	\$ 16,800.00	75.00	75.00	\$	-	\$ 2,250.00	13%	
16	MOVE PRECAST LPCB TYP 1&2	LF	880	\$ 15.00	\$ 13,200.00	719.75	376.00	1095.75	\$ 5,640.00	\$ 16,436.25	125%	
17	REMOVE PRECAST LPCB TYP 1&2	LF	560	\$ 15.00	\$ 8,400.00	0.00	0.00	\$	-	\$	0%	
Roadway Items												
18	HYDRATED LIME (SLURRY) OR COMMERCIAL LIME SLURRY	TON	97	\$ 365.00	\$ 35,405.00	0.00	52.00	52.00	\$ 18,980.00	\$ 18,980.00	54%	
19	8" LIME TREATED STABILIZED SUBGRADE	SY	4388	\$ 8.50	\$ 37,298.00	0.00	2319.00	2319.00	\$ 19,711.50	\$ 19,711.50	53%	
20	REINFORCED CONCRETE PAVEMENT (6" DEPTH)	SY	1534	\$ 80.00	\$ 122,720.00	475.50	684.00	1159.50	\$ 54,720.00	\$ 92,760.00	76%	
21	REINFORCED CONCRETE PAVEMENT (6" DEPTH) HES	SY	1041	\$ 100.00	\$ 104,100.00	0.00	87.00	87.00	\$ 8,700.00	\$ 8,700.00	8%	
22	REINFORCED CONCRETE PAVEMENT (11" DEPTH)	SY	534	\$ 115.00	\$ 61,410.00	0.00	658.00	658.00	\$ 75,670.00	\$ 75,670.00	123%	
23	REINFORCED CONCRETE PAVEMENT (11" DEPTH) HES	SY	870	\$ 130.00	\$ 113,100.00	0.00	116.00	116.00	\$ 15,080.00	\$ 15,080.00	13%	
24	TYPE D HOT MIX ASPHALTIC CONC PAV. (1/2") INCL TACKCOAT	TON	362	\$ 250.00	\$ 90,500.00	0.00	0.00	\$	-	\$	0%	
25	REINFORCED CONCRETE SIDEWALK (4-1/2") THICK	SF	152	\$ 25.00	\$ 3,800.00	0.00	0.00	\$	-	\$	0%	
26	CONSTRUCT ADA COMPLIANT RAMP	SF	605	\$ 30.00	\$ 18,150.00	0.00	0.00	\$	-	\$	0%	
27	6-INCHES CONC DRIVEWAY, INCL EXCAVATION AND BASE	SF	3267	\$ 12.00	\$ 39,444.00	0.00	631.00	631.00	\$ 7,572.00	\$ 7,572.00	19%	
28	7-INCH HES CONC DRIVEWAY, INCL EXCAVATION AND BASE	SF	300	\$ 20.00	\$ 6,000.00	0.00	247.00	247.00	\$ 4,940.00	\$ 4,940.00	82%	
29	REINFORCED CONCRETE CURB (6")	LF	1810	\$ 5.00	\$ 9,050.00	0.00	0.00	\$	-	\$	0%	
30	CONCRETE PAVING HEADER	LF	195	\$ 15.00	\$ 2,925.00	0.00	40.50	40.50	\$ 607.50	\$ 607.50	21%	
Pavement Marking Items												
31	THERMOPLASTIC PAVEMENT MARKINGS - (W) (12") (SLD)	LF	132	\$ 5.00	\$ 660.00	0.00	0.00	\$	-	\$	0%	
32	THERMOPLASTIC PAVEMENT MARKINGS - (W) (24") (SLD)	LF	65	\$ 10.00	\$ 650.00	0.00	0.00	\$	-	\$	0%	
33	RASIED PAVEMENT MARKERS TYPE II (A-A)	EA	34	\$ 10.00	\$ 340.00	0.00	0.00	\$	-	\$	0%	
34	THERMOPLASTIC PAVEMENT MARKINGS - (Y)(4") (SLD)	LF	1274	\$ 2.50	\$ 3,185.00	0.00	0.00	\$	-	\$	0%	
Drainage Items												
35	BRICK PLUG IN RCB	SF	240	\$ 50.00	\$ 12,000.00	98.00	28.00	126.00	\$ 1,400.00	\$ 6,300.00	53%	
36	TYP C-1 INLET W/ ONE EXTENSION	EA	13	\$ 6,500.00	\$ 84,500.00	8.00	2.00	10.00	\$ 13,000.00	\$ 65,000.00	77%	
37	TXDOT TYP C-1 INLET W/ ONE EXTENSION	EA	5	\$ 7,500.00	\$ 37,500.00	2.75	2.75	\$	-	\$ 20,625.00	55%	
38	TYP C-4 FOOT DIA PRECAST ROUND CONC MANHOLE	EA	3	\$ 9,000.00	\$ 27,000.00	3.00	3.00	\$	-	\$ 27,000.00	100%	
39	TYP C-4 FOOT DIA PRECAST MANHOLE ON RCB	EA	10	\$ 3,000.00	\$ 30,000.00	6.00	2.00	8.00	\$ 6,000.00	\$ 24,000.00	80%	
40	DESIGN, FURNISH, AND INSTALL 9x9" JUNCTION BOX	EA	3	\$ 30,000.00	\$ 90,000.00	2.00	1.00	3.00	\$ 30,000.00	\$ 90,000.00	100%	
41	DESIGN, FURNISH, AND INSTALL 9x9" JUNCTION BOX W/ 4x3" RESTRICTOR	EA	1	\$ 30,000.00	\$ 30,000.00	1.00	1.00	\$	-	\$ 30,000.00	100%	
42	3-INCH PVC PIPE TO CURB	LF	20	\$ 20.00	\$ 400.00	0.00	0.00	\$	-	\$	0%	
43	4-INCH PVC PIPE TO CURB	LF	20	\$ 25.00	\$ 500.00	0.00	0.00	\$	-	\$	0%	
44	24-INCH DIA STM SWR BY OPEN CUT	LF	151	\$ 200.00	\$ 30,200.00	72.00	26.00	98.00	\$ 5,200.00	\$ 19,600.00	65%	
45	30-INCH DIA STM SWR BY OPEN CUT	LF	14	\$ 300.00	\$ 4,200.00	13.00	13.00	\$	-	\$ 3,900.00	93%	
46	7x7' RCB BY OPEN CUT	LF	2248	\$ 900.00	\$ 2,023,200.00	1804.39	264.00	2068.39	\$ 237,600.00	\$ 1,861,551.00	92%	
47	7x5' RCB BY OPEN CUT	LF	40	\$ 1,300.00	\$ 52,000.00	27.00	26.00	53.00	\$ 33,800.00	\$ 68,900.00	133%	
48	7x4' RCB BY OPEN CUT	LF	110	\$ 1,250.00	\$ 137,500.00	151.17	76.00	227.17	\$ 95,000.00	\$ 283,962.50	207%	
49	TRENCH SAFETY SYSTEM	LF	2563	\$ 5.00	\$ 12,815.00	2086.00	376.00	2462.00	\$ 1,880.00	\$ 12,310.00	96%	
SWPPP Items												
50	INLET PROTECTION BARRIER	LF	78	\$ 25.00	\$ 1,950.00	78.00	78.00	\$	-	\$ 1,950.00	100%	
51	BAGGED GRAVEL BARRIER	LF	369	\$ 25.00	\$ 9,225.00	66.00	66.00	\$	-	\$ 1,650.00	18%	
52	REINFORCED SILT FENCE	LF	2059	\$ 2.00	\$ 4,118.00	2059.00	2059.00	\$	-	\$ 4,118.00	100%	
53	ROCK FILTER DAME - TYPE 2	LF	109	\$ 50.00	\$ 5,450.00	40.00	40.00	\$	-	\$ 2,000.00	37%	
54	STABILIZED CONSTRUCTION ACCESS	SY	110	\$ 35.00	\$ 3,850.00	66.00	66.00	\$	-	\$ 2,310.00	60%	
Water Line Items												
55	HAND DIG FOR WATER LINE INSTALLATION	LS	1	\$ 5,000.00	\$ 5,000.00	1.00	1.00	\$	-	\$ 5,000.00	100%	
56	OFFSET OF EXIST 1-1/2" TO 2" DIA SERVICE LINE, LONG SIDE	EA	20	\$ 4,000.00	\$ 80,000.00	0.00	0.00	\$	-	\$	0%	
57	REMOVE OF EXIST WATER LINE (ALL SIZES)	LF	450	\$ 12.00	\$ 5,620.00	0.00	0.00	\$	-	\$	0%	
58	TRENCH SAFETY SYSTEM	LF	395	\$ 10.00	\$ 3,950.00	325.00	325.00	\$	-	\$ 3,250.00	82%	
59	WTR MAIN PIPE (PVC) 8-INCH, BY OPEN CUT	LF	207	\$ 250.00	\$ 51,750.00	179.00	179.00	\$	-	\$ 44,750.00	65%	
60	WTR MAIN PIPE (PVC) 12-INCH, BY OPEN CUT	LF	168	\$ 350.00	\$ 65,800.00	146.00	146.00	\$	-	\$ 51,100.00	78%	
61	FIRE HYDRANT BRANCH	LF	5	\$ 250.00	\$ 1,250.00	1.00	1.00	\$	-	\$ 250.00	20%	
62	FIRE HYDRANT ASSEMBLY	EA	1	\$ 15,000.00	\$ 15,000.00	1.00	1.00	\$	-	\$ 15,000.00	100%	
63	MOVING AND SALVAGING FIRE HYDRANT	EA	1	\$ 560.00	\$ 560.00	1.00	1.00	\$	-	\$ 560.00	100%	
64	CUT PLUG & ABANDON (6 IN)	EA	7	\$ 1,250.00	\$ 8,750.00	1.00	1.00	\$	-	\$ 1,250.00	14%	
65	CUT PLUG & ABANDON (8 IN)	EA	2	\$ 1,350.00	\$ 2,700.00	0.00	0.00	\$	-	\$	0%	
66	WET CONNECTION (6 IN)	EA	12	\$ 1,500.00	\$ 18,000.00	7.00	7.00	\$	-	\$ 10,500.00	53%	
67	WET CONNECTION (12 IN)	EA	7	\$ 2,000.00	\$ 14,000.00	2.00	2.00	\$	-	\$ 4,000.00	29%	
Sanitary Sewer Items												
68	ADJUST EXIST SAN SWR MANHOLES TO GRADE	EA	1	\$ 1,000.00	\$ 1,000.00	0.00	0.00	\$	-	\$	0%	
69	CASING (STEEL) (SAN SWR) (15 IN)	LF	40	\$ 250.00	\$ 10,000.00	31.00	31.00	\$	-	\$ 7,750.00	78%	
70	10-INCH SAN SWR BY OPEN CUT	LF	19	\$ 500.00	\$ 9,500.00	19.00	30.00	49.00	\$ 15,000.00	\$ 24,500.00	258%	
Illumination Items												
71	GROUND BOX TYP D (162922)	EA	2	\$ 1,500.00	\$ 3,000.00	0.00	0.00	\$	-	\$	0%	
72	STREET LIGHTING CONDUIT, 2-INCH, SCH 80 PVC	LF	162	\$ 30.00	\$ 4,860.00	0.00	0.00	\$	-	\$	0%	
Detention Basin Items												
73	PIEZOMETER	EA	1	\$ 7,500.00	\$ 7,500.00	1.00	1.00	\$	-	\$ 7,500.00	100%	
74	TYP "C" 6-FOOT DIA PRECAST ROUND CONC MANHOLE	EA	1	\$ 30,000.00	\$ 30,000.00	1.00	1					

76	REMOVE AND DISPOSE OF CHANNEL LINING	SY	1532	\$ 10.00	\$ 15,320.00	1459.00	1459.00	\$ -	\$ 14,590.00	95%
77	REMOVE AND DISPOSE OF CURT CONC AND CURB/GUTTER	LF	60	\$ 5.00	\$ 300.00	0.00	60.00	\$ 60.00	\$ 300.00	100%
78	REMOVE AND DISPOSE OF EXISTING BANKSLOPE INTERCEPTOR STRUCTURE	EA	2	\$ 300.00	\$ 600.00	2.00	2.00	\$ -	\$ 600.00	100%
79	REMOVE AND DISPOSE OF WATER VALVE	EA	3	\$ 350.00	\$ 1,050.00	3.00	3.00	\$ -	\$ 1,050.00	100%
80	REMOVE AND DISPOSE OF WATER METER	EA	5	\$ 350.00	\$ 1,750.00	5.00	5.00	\$ -	\$ 1,750.00	100%
81	REMOVE AND DISPOSE OF SPRINKLER	EA	5	\$ 250.00	\$ 1,250.00	5.00	5.00	\$ -	\$ 1,250.00	100%
82	REMOVE AND DISPOSE OF METAL POST WITH POST/IC BOX	EA	2	\$ 250.00	\$ 500.00	2.00	2.00	\$ -	\$ 500.00	100%
83	REMOVE STOCKPILE, AND RE-INSTALL STONE RIPRAP	SY	740	\$ 70.00	\$ 51,800.00	370.00	370.00	\$ -	\$ 25,900.00	50%
84	COARSE FILTER TOE DRAIN CONG GRAVEL)	LF	1272	\$ 35.00	\$ 44,520.00	850.00	850.00	\$ -	\$ 29,750.00	67%
85	TOE DRAIN WASHOUT STRUCTURE (PVC)	EA	1	\$ 1,500.00	\$ 1,500.00	1.00	1.00	\$ -	\$ 1,500.00	100%
86	CRUSHED LIMESTONE - 6" DEPTH (ALL WEATHER ACCESS ROAD)	SY	4104	\$ 20.00	\$ 82,080.00	0.00	0.00	\$ -	\$ -	0%
87	GRANULAR FILL 3"-5" (8-INCH DEPTH) (150 LB/CU) INCL. GEOGRID	TON	2044	\$ 80.00	\$ 163,520.00	284.00	284.00	\$ -	\$ 22,720.00	14%
88	24" ALUMINIZED STEEL TYPE 2 CMP BY OPEN CUT	LF	249	\$ 120.00	\$ 29,880.00	249.00	249.00	\$ -	\$ 29,880.00	100%
89	36" ALUMINIZED STEEL TYPE 2 CMP BY OPEN CUT	LF	124	\$ 150.00	\$ 18,600.00	124.00	124.00	\$ -	\$ 18,600.00	100%
90	URBAN INTERCEPTOR STRUCTURE	EA	2	\$ 5,000.00	\$ 10,000.00	2.00	2.00	\$ -	\$ 10,000.00	100%
91	CARE AND CONTROL OF WATER	LS	1	\$ 60,000.00	\$ 60,000.00	0.95	0.95	\$ -	\$ 57,000.00	95%
92	EXCAVATION AND OFFSITE DISPOSAL	CY	57400	\$ 20.00	\$ 1,148,000.00	51660	51660.00	\$ -	\$ 1,033,200.00	90%
93	EXCAVATION STOCKPILE, AND RE-USE SOIL	CY	200	\$ 30.00	\$ 6,000.00	200	200.00	\$ -	\$ 6,000.00	100%
94	IMPORTED CLAY (CAP OVER SLURRY WALL)	CY	2227	\$ 50.00	\$ 111,350.00	1810.36	1810.36	\$ -	\$ 90,518.00	81%
95	CONCRETE CHANNEL LINING, 5" (PILOT CHANNEL)	SY	1093	\$ 150.00	\$ 163,950.00	985	985.00	\$ -	\$ 147,750.00	90%
96	CONCRETE CHANNEL LINING, 6" (WEIR)	SY	2385	\$ 80.00	\$ 190,800.00	0	0.0000	\$ -	\$ -	0%
97	CONCRETE CHANNEL LINING REPAIR, 6" (WEIR)	SY	270	\$ 200.00	\$ 54,000.00	0	0.00	\$ -	\$ -	0%
98	RIP/PA (GRADE NO. 1) (18")	SY	164	\$ 120.00	\$ 19,680.00	0	0.00	\$ -	\$ -	0%
99	SUBSURFACE BARRIER WALL (FURNISH AND INSTALL)	SF	157500	\$ 20.00	\$ 3,150,000.00	157500	157500.00	\$ -	\$ 3,150,000.00	100%
100	6" PVC (SDR26)	LF	120	\$ 50.00	\$ 6,000.00	120	120.00	\$ -	\$ 6,000.00	100%
Pump Station Items										
101	GROUND WATER CONTROL FOR OPEN CUT CONSTRUCTION	LS	1	\$ 5,000.00	\$ 5,000.00	1	1.00	\$ -	\$ 5,000.00	100%
102	TRENCH SAFETY SYSTEMS FOR TRENCH EXCAVATION	LF	450	\$ 5.00	\$ 2,250.00	391	391.00	\$ -	\$ 1,955.00	87%
103	4"x4" PRECAST REINFORCED CONCRETE BOX SEWERS	LF	130	\$ 500.00	\$ 65,000.00	114	114.00	\$ -	\$ 57,000.00	88%
104	(PAINTING) PAINTING FOR PIPING, VALVES	LS	1	\$ 20,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%
105	VERTICAL SINGLE STAGE, NON-CLOG CENTRIFUGAL PUMPS	LS	1	\$ 450,000.00	\$ 450,000.00	0	0.00	\$ -	\$ -	0%
106	AIR RELEASE VALVE FOR PUMPING SYSTEM FORCE MAIN PIPING	EA	4	\$ 15,500.00	\$ 62,000.00	0	0.00	\$ -	\$ -	0%
107	PUMP STATION PIPING - 12-INCH RISER PIPING, INCL. VALVES	LS	1	\$ 165,000.00	\$ 165,000.00	0	0.00	\$ -	\$ -	0%
108	PIPE STATION PIPING - 18-INCH RISER PIPING, INCL. VALVES	LS	1	\$ 85,000.00	\$ 85,000.00	0	0.00	\$ -	\$ -	0%
109	STRUCTURAL - WET WELL									
109.1	STRUCTURAL - WET WELL (ENGINEERING)	LS	1	\$ 50,000.00	\$ 50,000.00	1	1.00	\$ -	\$ 50,000.00	100%
109.2	STRUCTURAL - WET WELL (EXCAVATION PUMP STATION PAD)	LS	1	\$ 50,000.00	\$ 50,000.00	1	1.00	\$ -	\$ 50,000.00	100%
109.3	STRUCTURAL - WET WELL (2-DIA LINER PLATE SHAFT)	LS	1	\$ 250,000.00	\$ 250,000.00	1	1.00	\$ -	\$ 250,000.00	100%
109.4	STRUCTURAL - WET WELL (CIP WET WELL CONC PLUG)	LS	1	\$ 100,000.00	\$ 100,000.00	1	1.00	\$ -	\$ 100,000.00	100%
109.5	STRUCTURAL - WET WELL (CIP WET WELL BOTTOM SECTION)	LS	1	\$ 300,000.00	\$ 300,000.00	0.9	0.90	\$ -	\$ 270,000.00	90%
109.6	STRUCTURAL - WET WELL (CIP WET WELL TOP SECTION)	LS	1	\$ 300,000.00	\$ 300,000.00	0.9	0.90	\$ -	\$ 270,000.00	90%
109.7	STRUCTURAL - WET WELL (CIP WET WELL TOP)	LS	1	\$ 75,000.00	\$ 75,000.00	0.50	0.40	\$ 30,000.00	\$ 67,500.00	90%
109.8	STRUCTURAL - WET WELL (CIP WET WELL INTERNAL SUPPORT COLUMNS)	LS	1	\$ 50,000.00	\$ 50,000.00	0	0.00	\$ -	\$ -	0%
109.9	STRUCTURAL - WET WELL (DEBRIS SCREEN/METAL COMPONENTS)	LS	1	\$ 100,000.00	\$ 100,000.00	0	0.00	\$ -	\$ -	0%
109.10	STRUCTURAL - WET WELL (BACKFILL STRUCTURE)	LS	1	\$ 25,000.00	\$ 25,000.00	1	1.00	\$ -	\$ 25,000.00	100%
110	STRUCTURAL - VALVE VAULT									
110.1	STRUCTURAL - VALVE VAULT (CIP CONC BOTTOM)	LS	1	\$ 100,000.00	\$ 100,000.00	1	1.00	\$ -	\$ 100,000.00	100%
110.2	STRUCTURAL - VALVE VAULT (CIP CONC WALLS)	LS	1	\$ 100,000.00	\$ 100,000.00	0.9	0.90	\$ 10,000.00	\$ 100,000.00	100%
110.3	STRUCTURAL - VALVE VAULT (INSTALL SCREEN/PLATFORM)	LS	1	\$ 50,000.00	\$ 50,000.00	0	0.00	\$ -	\$ -	0%
111	STRUCTURAL - INTAKE STRUCTURE	LS	1	\$ 35,000.00	\$ 35,000.00	0	0.00	\$ -	\$ -	0%
112	STRUCTURAL - RETAINING WALL MODIFICATIONS	LS	1	\$ 30,000.00	\$ 30,000.00	0	0.00	\$ -	\$ -	0%
113	STRUCTURAL - CMU CONTROL BUILDING W/ PRECAST ROOF									
113.1	STRUCTURAL - CMU CONTROL BUILDING (CIP FOUNDATION/STAIRS)	LS	1	\$ 33,000.00	\$ 33,000.00	0	0.00	\$ -	\$ -	0%
113.2	STRUCTURAL - CMU CONTROL BUILDING (BRICK WALLS)	LS	1	\$ 27,500.00	\$ 27,500.00	0	0.00	\$ -	\$ -	0%
113.3	STRUCTURAL - CMU CONTROL BUILDING (ROOF)	LS	1	\$ 27,500.00	\$ 27,500.00	0	0.00	\$ -	\$ -	0%
113.4	STRUCTURAL - CMU CONTROL BUILDING (INTERIOR FINISHES)	LS	1	\$ 22,000.00	\$ 22,000.00	0	0.00	\$ -	\$ -	0%
114	ELECTRICAL - CONTROL PANEL AND PANEL INSTRUMENTATION	EA	1	\$ 10,000.00	\$ 10,000.00	0	0.00	\$ -	\$ -	0%
115	ELECTRICAL - LIGHTING CONTRACTOR	EA	1	\$ 3,000.00	\$ 3,000.00	0	0.00	\$ -	\$ -	0%
116	ELECTRICAL - LIGHTING/DISTRIBUTION PANEL	EA	1	\$ 20,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%
117	ELECTRICAL - AUTODIALER OR MOTOROLA ACE3600	EA	1	\$ 10,000.00	\$ 10,000.00	0	0.00	\$ -	\$ -	0%
118	ELECTRICAL - MISCELLANEOUS ELECTRICAL INSTRUMENTATION	EA	1	\$ 250,000.00	\$ 250,000.00	0	0.00	\$ -	\$ -	0%
119	ELECTRICAL - OTHER LIGHTING INCL. ELECTRICAL BUILDING	EA	1	\$ 20,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%
120	ELECTRICAL - LEVEL INDICATING TRANSMITTER FOR CONTROL PANEL	EA	2	\$ 5,000.00	\$ 10,000.00	0	0.00	\$ -	\$ -	0%
121	ELECTRICAL - CONDUIT AND CABLE	EA	1	\$ 20,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%
122	ELECTRICAL - NEW ELECTRICAL SERVICE	EA	1	\$ 160,000.00	\$ 160,000.00	0	0.00	\$ -	\$ -	0%
123	ELECTRICAL - MOTOR CONTROL CENTER W/ MTS	EA	1	\$ 100,000.00	\$ 100,000.00	0	0.00	\$ -	\$ -	0%
124	ELECTRICAL - 1KVA 1-PHASE TRANSFORMER	EA	1	\$ 7,500.00	\$ 7,500.00	0	0.00	\$ -	\$ -	0%
125	ELECTRICAL - 15KVA 1-PHASE TRANSFORMER	EA	1	\$ 20,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%
126	ELECTRICAL - FIELD INSTRUMENTATION (2 X HYDRANGER UNITS)	EA	2	\$ 10,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%
Tree Protection Items										
127	Install Root Pruning Trench	LF	275	\$ 10.00	\$ 2,750.00	0	0.00	\$ -	\$ -	0%
128	Install Zero Curb Cutback	LF	810	\$ 15.00	\$ 12,150.00	0	0.00	\$ -	\$ -	0%
Landscaping Items										
129	BERMUDA SOD (INCL. TOPSOIL)	SY	2432	\$ 5.00	\$ 12,160.00	0	0.00	\$ -	\$ -	0%
130	HYDROMULCH SEEDING	AC	7	\$ 1,500.00	\$ 10,500.00	0	0.00	\$ -	\$ -	0%
Extra Work Items										
131	TEMPORARY BASIN PUMPING	MO	15	\$ 1,000.00	\$ 15,000.00	11	12.00	\$ 1,000.00	\$ 12,000.00	80%
132	CLEARANCE PRUNE TREE	EA	10	\$ 150.00	\$ 1,500.00	5	5.00	\$ -	\$ 750.00	50%
133	CROWN CLEANING PRUNE	EA	10	\$ 250.00	\$ 2,500.00	0	0.00	\$ -	\$ -	0%
134	ROOT STIMULATION	EA	10	\$ 150.00	\$ 1,500.00	0	0.00	\$ -	\$ -	0%
Cash Allowance Items										
135	Street Cut Permit	CA	1	\$ 5,000.00	\$ 5,000.00	0	0.00	\$ -	\$ -	0%
136	Street Lights	CA	1	\$ 10,000.00	\$ 10,000.00	0	0.00	\$ -	\$ -	0%
137	Work Change Directives	CA	1	\$ 477,504.50	\$ 477,504.50	0	0.00	\$ -	\$ -	0%
137.01	WCD No. 1 cast in place structures	LS	1	\$ 12,552.25	\$ 12,552.25	1	1	\$ 0	\$ 12,552.25	1
137.02	WCD No. 2 relocation of utilities Windhovier	LS	1	\$ 4,455.10	\$ 4,455.10	1	1	\$ 0	\$ 4,455.10	1
137.03	WCD No. 3 soil contamination testing	LS	1	\$ 5,488.15	\$ 5,488.15	1	1	\$ 0	\$ 5,488.15	1

\$ 13,797,688.00

This Month's Billings \$

722,192.50

Previous Billings	
Month	Amount
01/01/2025 through 01/31/2025	\$ 390,503.20

Earned to date	\$ 10,032,048.75
Stored Materials	\$ 33,993.05
Subtotal	\$ 10,366,041.80

02/01/2025 through 02/28/2025	\$ 3,450,290.75
03/01/2025 through 03/30/2025	\$ 149,068.68
4/1/2025 through 04/30/2025	\$ 433,357.32
05/01/2025 through 05/31/2025	\$ 910,774.50
06/01/2025 through 06/30/2025	\$ 379,406.25
07/01/2025 through 07/31/2025	\$ 354,304.88
08/01/2025 through 08/31/2025	\$ 506,896.72
09/01/2025 through 09/30/2025	\$ 1,426,561.93
10/01/2025 through 11/21/2025	\$ 1,177,192.26
TOTAL	\$ 9,178,356.49

Retainage (5%)	\$ (501,602.44)
Previous Payments	\$ (9,178,356.49)
Due This Month After Retainage	\$ 686,082.87

Leticia Hernandez
Project Manager

01/14/2026

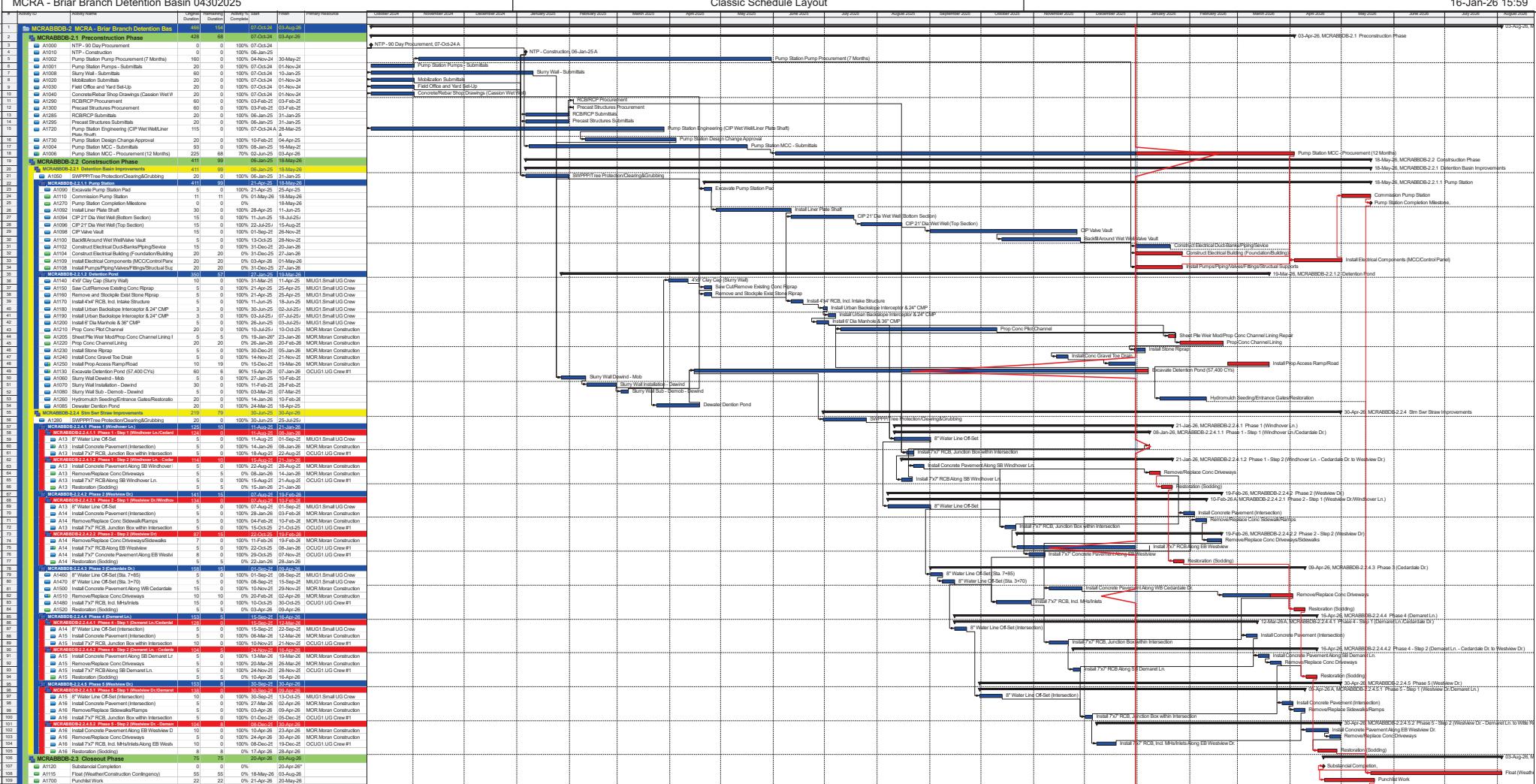
Date

STORED MATERIALS

PROJECT: Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements
 CONTRACTOR: Reytec Construction Resources, Inc.
 PROJECT NO: N-T17000-0021-3

PAYMENT REQUEST NO. 9
 FROM: 9/1/25
 TO: 9/30/25

Pay Item No.	Material	Vendor Invoice No. Invoice No.	Unit Price	Previous Inventory		Received this Period		Installed this Period		Current Inventory	
				Quantity	Invoice Cost	Quantity	Invoice Cost	Quantity	Invoice Cost	Quantity	Invoice Cost
105	Vertical, single stage, non-clog centrifugal pumps (3) lump sum price	122626	\$ 264,734.00			1	\$ 264,734.00			1	\$ 264,734.00
4	12' Pipe gate		\$ 3,900.00			1	\$ 3,900.00			1	\$ 3,900.00
109	Wet well		\$ 49,105.97			1	\$ 49,105.97			1	\$ 49,105.97
110	Valve vault		\$ 49,105.98			1	\$ 49,105.98			1	\$ 49,105.98
111	Intake structure		\$ 20,918.00			1	\$ 20,918.00			1	\$ 20,918.00
113	CMU control building		\$ 5,169.05			1	\$ 5,169.05			1	\$ 5,169.05
		TOTALS		\$ -	\$ 392,933.00	\$ -	\$ 392,933.00	COH Allowance 85%		\$ 333,993.05	



Actual Level of Effort Remaining Work ◆ Milestone
 Actual Work Critical Remaining Work ▼ Summary

MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORM

Legal Project Name: BRIAR BRANCH DETENTION BASIN & STORM SEWER IMPROVEMENTS
Outline Agreement No.: _____ WBS No.: N-T17000-0021-3

Contractor's Company Name: Reytec Construction Resources, Inc.

Address: 1901 Hollister St, Houston, TX 77080

CERTIFICATION

Letti Hernandez

, Contractor's Representative for the above referenced Contract, hereby certifies that (1) Contractor has paid all subcontractors, except those noted below, (2) Contractor made such payments (a) in proportion to the amount City paid Contractor and (b) in accordance and compliance with all applicable Contract Documents and laws; and (3) Contractor withheld no sums from any subcontractor for allegations of deficiency in Work. The term "subcontractor", as used herein, includes all persons or firms furnishing work, materials, services or equipment Contractor ordered incorporated into Work or placed near the Project for which the City made partial payment.

EXCEPTION: Contractor sent Payment Notifications to the following subcontractors explaining why Contractor withheld payment. Copies are attached.

Subcontractor Name: _____

Subcontractor Name: _____

Street Address: _____

Street Address: _____

City, State, and Zip Code: _____

City, State, and Zip Code: _____

Amount of Payment Withheld: _____

Amount of Payment Withheld: _____

Date Payment First Withheld: _____

Date Payment First Withheld: _____

Description of Good Faith Reason: _____

Description of Good Faith Reason: _____


(Signature of Contractor's Representative)

Letti Hernandez

(Print or Type Name of Contractor's Representative)

1/14/2026

Date

PAYMENT NOTIFICATION – EXPLANATION OF WITHHOLDING

Legal Project Name: BRIAR BRANCH DETENTION BASIN & STORM SEWER IMPROVEMENTS

Outline Agreement No.: _____ WBS No.: N-T17000-0021-3

Contractor's Company Name: Reytec Construction, Inc.

Address: 1901 Hollister St, Houston, TX 77080

Date: 1/14/2026

SUBCONTRACTOR PAYMENT INFORMATION:

Subcontractor Name: _____

Street Address: _____

City, State, and Zip Code: _____

Business Phone Number: _____

Amount of Subcontractor Invoice: _____

Amount of Payment Made: _____

Amount of Payment Withheld: _____

Date Payment First Withheld: _____

DETAILED EXPLANATION OF WITHHOLDING: _____



(Signature of Contractor's Representative)

Letti Hernandez

(Print or Type Name of Contractor's Representative)



MWSDBE Utilization Schedule

Status as of:	Monday, January 19, 2026
Project Name:	W140-01-00 Briar Branch StormbWater Detention Basin Expansion
WBS Number:	N-T17000-0021-3
Company Name:	Reytec Construction Resources



Month	Total	Moran Construction (MBE)	PA Berrios Trucking (MBE)	Access Data (MBE)	Access Data (WBE)
Jan-25	\$0.00	\$0.00		\$0.00	\$0.00
Feb-25	\$0.00	\$0.00		\$0.00	\$0.00
Mar-25	\$0.00	\$0.00		\$0.00	\$0.00
Apr-25	\$0.00	\$0.00		\$0.00	\$0.00
May-25	\$0.00	\$0.00		\$0.00	\$0.00
Jun-25	\$0.00	\$0.00		\$0.00	\$0.00
Jul-25	\$49,588.94	\$49,588.94		\$0.00	\$0.00
Aug-25	\$203,810.89	\$72,238.89	\$131,572.00	\$0.00	\$0.00
Sep-25	\$842,507.85	\$62,490.61	\$112,938.00	\$0.00	\$667,079.24
Oct-25	\$450,461.61	\$14,864.61	\$81,503.00	\$84,094.00	\$270,000.00
Nov-25	\$152,559.30	\$101,510.00	\$28,058.50	\$22,990.80	\$0.00
Dec-25	\$458,359.33	\$154,560.33	\$46,198.50	\$257,600.50	\$0.00
Jan-26	\$0.00	\$0.00		\$0.00	\$0.00
Feb-26	\$0.00	\$0.00		\$0.00	\$0.00
Mar-26	\$0.00	\$0.00		\$0.00	\$0.00
Jun-26	\$0.00	\$0.00		\$0.00	\$0.00
	\$2,157,288	\$455,253	\$400,270	\$364,685	\$937,079
%	15.64%	3.30%	2.90%	2.64%	6.79%
GOAL		9.00%	8.00%	4.43%	6.78%

Contract Amount: **\$13,797,688**

Goal % **28.00%**

Projected Goal% **15.64%**

Goal \$ **\$3,863,353**

Project Goal \$ **\$2,157,288**

	Project Goal	To Date Utilization
MBE	21.43%	8.84%
WBE	6.78%	6.79%
SBE	0.00%	
TOTAL	28.21%	15.64%



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Memorial City Redevelopment Authority Status Update

As of January 1, 2026

W-140 Detention Basin Improvement Project (\$3,394,000 EPA grant)

- All disbursements complete.
- EPA grant close-out pending final project completion (March/April 2026) to include a walkthrough by EPA.
- TGC has invited participation from Representative Dan Crenshaw's office to the final project walkthrough and to facilitate a ribbon cutting event. TGC will coordinate this in early 2026 with Authority staff.

Memorial Drive Phase II (\$3M HUD grant, \$2,334,147 MCRA share)

- Design progressing.
- TGC grant management continues.
- Initial reimbursements being processed.

Detention Basin C (Funding Pursuit)

- TGC continued development of the grant application in pursuit of EDA funding for the detail design phase of this project. The application will request approximately \$5M in EDA funding to support the project. An application to include supporting documentation is scheduled for completion in mid-January 2026. Registration in the EDA application system may delay submission until February 2026.

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

5. Consider Resolution Relating to Issuance of Bonds requesting Authorization from City for Increase in Bond Capacity.

RESOLUTION RELATING TO ISSUANCE OF BONDS

WHEREAS, Reinvestment Zone Number Seventeen, City of Houston, Texas (the "Zone"), was created by Ordinance No. 1999-759 of the City of Houston, Texas (the "City") pursuant to Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, Memorial City Redevelopment Authority (the "Authority") has been legally created and operates pursuant to the general laws of the State of Texas applicable to local government corporations to act on behalf of the Zone in the implementation of the Project Plan and Reinvestment Zone Financing Plan, as amended (the "Plan");

WHEREAS, the Authority's Board of Directors has determined that the Plan may best be implemented by the issuance of tax increment revenue bonds by the Authority;

WHEREAS, the City has previously consented to the issuance of bonds in a total amount not to exceed \$55,000,000 outstanding (Ordinance No. 2011-729);

WHEREAS, the Authority's Board of Directors has determined that the implementation of the Plan requires an increase in the amount of authorized bonds; now, therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MEMORIAL CITY REDEVELOPMENT AUTHORITY THAT:

Section 1: The Authority hereby requests that the City Council of the City of Houston, Texas, authorize the issuance of bonds and notes by the Authority in the aggregate principal amount not to exceed \$250,000,000 outstanding at any one time.

Section 2: The officers and consultants of the Authority are hereby authorized and directed to do any and all things reasonably necessary for the implementation of this resolution and to assist the City in the authorization of the issuance of the referenced bonds.

PASSED and APPROVED this 27th day of January, 2026.

Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS
COUNTY OF HARRIS

I, the undersigned officer of the Board of Directors of Memorial City Redevelopment Authority hereby certify as follows:

1. The Board of Directors of Memorial City Redevelopment Authority convened in regular session on January 27, 2026, at the regular meeting place thereof, and the roll was called of the members of the Board:

Ann T. Givens	Chairman
Brad Freels	Director
John Rickel	Vice-Chairman
Zachary R. Hodges	Asst. Secretary
David P. Durham	Secretary
Dan Moody, III	Director
Andy Iversen	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

RESOLUTION RELATING TO ISSUANCE OF BONDS

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

2. A true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution 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 Resolution 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 this 27th day of January, 2026.

Secretary, Board of Directors

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

6. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports.

Memorial City Redevelopment Authority / TIRZ No. 17

Cash Management Report

December 31, 2025

ETI BOOKKEEPING SERVICES

17111 ROLLING CREEK DRIVE SUITE 108

HOUSTON TX 77090

TELEPHONE 281 444 3384 FAX 281 440 8304

Fiscal Year End: June 30, 2026

Summary

<u>Current Activity</u>	<u>General Operating Fund</u>	<u>Capital Projects Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
Beginning Balance	33,137,943.56	6,657,573.56	1,615,072.83	41,410,589.95
Revenue	1,441,139.07	17,555.41	5,231.65	1,463,926.13
Expenditures	1,458,054.14	1,333,546.14	5,000.00	2,796,600.28
Ending Balance	33,121,028.49	5,341,582.83	1,615,304.48	40,077,915.80

NOTES:

Debt Service Payments due in Fiscal Year End 2026:

Date	Series	Principal	Interest	Total
9/1/2025	2016R	3,200,000.00	85,253.75	3,285,253.75
9/1/2025	2019	3,115,000.00	495,625.00	3,610,625.00
9/1/2025	2025		230,263.89	230,263.89
3/1/2026	2016R		46,693.75	46,693.75
3/1/2026	2019		417,750.00	417,750.00
3/1/2026	2025		702,500.00	702,500.00
			Total FYE 2026	8,293,086.39

General Operating Fund

BEGINNING BALANCE: **33,137,943.56**

REVENUE:

Checking Interest - Wells Fargo	261.97
Texpool Interest	107,330.91
Wells Fargo/TexSTAR (Surplus Funds) Interest	0.05
Due from CPF Series 2025	1,333,546.14
Voided Check(s)	0.00

Total Revenue: **1,441,139.07**

DISBURSEMENTS:

Checks Presented At Last Meeting	1,451,996.92
Checks Written at/after Last Meeting	5,975.77

Num	Name	Amount
3716	SMC Landscape Services	-5,975.77
Total		-5,975.77

Bank Fees 81.45

Total Expenditures **1,458,054.14**

Ending Balance: **33,121,028.49**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.4800	13,616.57
TexPool	*0001	3.8270	33,107,386.20
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	3.8246	25.72
		Total	33,121,028.49

Memorial City Redevelopment Authority
Checks Presented
January 27, 2026

Num	Name	Description	Amount
3717	Allen Boone Humphries Robinson LLP	Legal Fees	-10,416.25
3718	City of Houston - Street Lighting	Street Lighting	-233.18
3719	Equi-Tax, Inc	Tax Assessor/Collector	-400.00
3720	ETI Bookkeeping Services	Bookkeeping Fee	-1,272.75
3721	Hawes Hill & Associates	Professional Consultant	-10,000.00
3722	Seal Security Solutions LLC	Security - Detention Basin C	-51,272.00
3723	The Goodman Corporation Inc	Consultant Fee	-19,500.00
3724	Gauge Engineering, LLC	Engineering - Capital Projects	-80,933.07
3725	HR Green	Engineering - Capital Projects	-18,814.46
3726	Reytec Construction Resources, Inc.	Channel Improvements - Capital Projects	-686,082.87
3727	The Goodman Corporation Inc	Consultant Fee - Capital Projects	-3,855.63
Total			-882,780.21

Capital Projects Fund

BEGINNING BALANCE	6,657,573.56
REVENUE	
Bond Proceeds	0.00
TexPool Interest	17,555.41
Voided Check(s)	0.00
Total Revenue	17,555.41
EXPENDITURES	
Land Purchase for Detention Basin C	0.00
Transfer to GOF	1,333,546.14
Bank Fees	0.00
Total Expenditures	1,333,546.14
ENDING BALANCE	5,341,582.83

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	3.8270	5,341,582.83
		Total	5,341,582.83

Debt Service Fund

BEGINNING BALANCE	1,615,072.83
REVENUE	
TexPool DSF Interest	12.43
Wells Fargo/TexSTAR (2008 DSF) Interest	5,183.82
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	35.40
Total Revenue	5,231.65
EXPENDITURES	
2008 Debt Service Interest Payment	0.00
2008 Debt Service Principal Payment	0.00
Trustee Fee	5,000.00
Total Expenditures	5,000.00
ENDING BALANCE	1,615,304.48

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	3.8246	1,601,034.46
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	3.8246	10,432.29
TexPool	*0004	3.8270	3,837.73
		Total	1,615,304.48

Memorial City Redevelopment Authority
Investment Report
December 31, 2025

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance			Interest Earned	Deposits or (Withdrawals)	Ending Balance		
			Market	N.A.V.	Book			Market	N.A.V.	Book
GOF	TexPool	3.8270	33,120,814.30	1.00013	33,116,509.15	107,330.91	(116,453.86)	33,114,669.82	1.00022	33,107,386.20
DSF	TexPool	3.8270	3,825.80	1.00013	3,825.30	12.43	(0.00)	3,838.57	1.00022	3,837.73
GOF	Wells Fargo/ TexStar	3.8246	25.67	1.00018	25.67	261.97	(261.92)	25.73	1.00026	25.72
CPF	TexPool	3.8270	6,658,439.04	1.00013	6,657,573.56	17,555.41	-1,333,546.14	5,342,757.98	1.00022	5,341,582.83
DSF	Wells Fargo/ TexStar DSF	3.8246	1,596,129.91	1.00018	1,595,850.64	5,183.82	0.00	1,601,455.53	1.00026	1,601,034.46
DSF	Wells Fargo/ TexStar PI Rev	3.8246	15,399.58	1.00018	15,396.89	35.40	(5,000.00)	10,435.03	1.00026	10,432.29

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	Wells Fargo	0.48	6/8/2015	21,408.75	261.97	(8,054.15)	13,616.57

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	13,616.57	BNYM	250,000	FDIC	250,000	250,000

Certification:

The Authority's investments are in compliance with the investment strategy as expressed in the Authority's Investment Policy and the Public Funds Investment Act. I hereby certify that pursuant to the Senate Bill 253 and in connection with the preparation of this investment report, I have reviewed the divestment lists prepared and maintained by the Texas Comptroller of Public Accounts, and the Authority does not own direct or indirect holdings in any companies identified on such lists.

Bookkeeper

Investment Officer

Investment Officer	Date Assumed Office	Training Completed
Jennifer Landreville	4/23/2024	10/25/2024

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
December 2025

		December			Year to Date (6 Months)			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Income								
1000 · Income								
6001 · City Tax Revenue	1,619,437	1,677,771	-58,334	9,716,621	10,066,627	-350,006	20,133,254	
8223 · Interest Income	130,380	113,053	17,327	1,081,930	678,319	403,611	1,356,637	
8930 · Bond Proceeds	0	0	0	27,684,206	32,824,678	-5,140,472	122,824,678	
Total 1000 · Income	1,749,817	1,790,824	-41,007	38,482,757	43,569,624	-5,086,867	144,314,569	
6-4350 · Grants	0	0	0	653,388	0	653,388	0	
Total Income	1,749,817	1,790,824	-41,007	39,136,145	43,569,624	-4,433,479	144,314,569	
Expense								
3335 · Management Consulting Services								
6320 · Legal	10,416	4,167	6,249	39,886	25,000	14,886	50,000	
6322 · Eng Consultant/General Prof.Svc	19,500	3,563	15,937	41,580	31,050	10,530	60,000	
6334 · Planning Consultings	0	0	0	2,500	0	2,500	0	
6337 · Construction Audit	0	417	-417	0	2,500	-2,500	5,000	
6343 · Other	233	0	233	263	0	263	0	
Total 3335 · Management Consulting Services	30,149	8,147	22,002	84,229	58,550	25,679	115,000	
5650 · Transfers								
6420 · COH Administration Fee	0	0	0	1,006,663	1,006,663	0	1,006,663	
6430 · Municipal Services	0	0	0	2,129,093	3,313,425	-1,184,332	3,313,425	
Total 5650 · Transfers	0	0	0	3,135,756	4,320,088	-1,184,332	4,320,088	
5706 · Debt Service								
5707 · Principal	0	0	0	6,315,000	7,739,514	-1,424,514	7,739,514	
5708 · Interest	0	0	0	811,143	522,662	288,481	1,045,323	
Total 5706 · Debt Service	0	0	0	7,126,143	8,262,176	-1,136,033	8,784,837	
6300 · Administration & Overhead								
6321 · Auditor	0	0	0	28,250	21,500	6,750	21,500	
6333 · Bookkeeping/Accounting	1,619	1,833	-214	12,222	11,000	1,222	22,000	
6340 · Administration Salaries/Benefit	10,000	10,000	0	60,000	60,000	0	120,000	
6344 · Bond Svcs/Trustee/FA	5,000	7,887	-2,887	6,750	9,637	-2,887	25,000	
6353 · Insurance	0	0	0	3,770	2,250	1,520	2,250	
6359 · Bank Fees	81	0	81	81	0	81	0	
Total 6300 · Administration & Overhead	16,700	19,720	-3,020	111,073	104,387	6,686	190,750	
7000 · Capital Expenditure								
1725 · Parks & Green Space Improv.	0	10,417	-10,417	0	62,500	-62,500	125,000	
1735(1) · Detention Basin A	0	833,710	-833,710	0	5,002,260	-5,002,260	10,004,520	
1737 · MetroNational - Detention/Roads	0	0	0	3,275,076	3,275,406	-330	3,275,406	
1738A · Memorial Dr Drain & Mobility 1	0	41,362	-41,362	0	248,174	-248,174	496,347	
1738B · Memorial Dr Drain & Mobility 2	1,080	0	1,080	8,020	0	8,020	0	
1741 · W140 Detention Basin Extensions	769,792	583,333	186,459	4,484,498	3,500,000	984,498	7,000,000	
1742 · Detention Basin C	70,086	166,667	-96,581	18,596,026	19,000,000	-403,974	20,000,000	
1799 · Sidewalk Improvement Program	0	33,333	-33,333	0	200,000	-200,000	400,000	
Total 7000 · Capital Expenditure	840,958	1,668,822	-827,864	26,363,620	31,288,340	-4,924,720	41,301,273	
Total Expense		887,807	1,696,689	-808,882	36,820,821	44,033,541	-7,212,720	54,711,948
Net Income		862,010	94,135	767,875	2,315,324	-463,917	2,779,241	89,602,621

December 31, 2025

ABHR

Allen Boone Humphries Robinson LLP

December 10, 2025

Ms. Jennifer Landreville
Equi-Tax, Inc.
P.O. Box 73109
Houston, TX 77273

Invoice No. 172551
Client No. MEM001
Matter No. 01

Billing Attorney: Vinson, Alia

General

REMITTANCE PAGE

BALANCE DUE THIS INVOICE \$ 5,075.00

All checks should be made payable to: Allen Boone Humphries Robinson LLP
(Please return this remittance page with payment.) PO Box 4346
Department 90
Houston, TX 77210-4346

For payment by wire or ACH in USD: Amegy Bank - checking account
Account: #0003280756
ABA Routing: #113011258
In the addendum please include name of
your entity and invoice #

Please reference: Invoice No.172551

INVOICES ARE PAYABLE UPON RECEIPT

SB Code No. 6320
1-20-2026

HOUSTON
3200 Southwest Freeway, Suite 2600
Houston TX 77027
(713) 860-6400

CENTRAL TEXAS
919 Congress Avenue, Suite 1500
Austin TX 78701
(512) 518-2424

NORTH TEXAS
4524 Cole Avenue, Suite 1450
Dallas, TX 75205
(972) 823-0800

abhr.com

3717

ABHR

Allen Boone Humphries Robinson LLP

January 14, 2026

Ms. Jennifer Landreville
Equi-Tax, Inc.
P.O. Box 73109
Houston, TX 77273

Invoice No. 177468
Client No. MEM001
Matter No. 01

Billing Attorney: Vinson, Alia

General

REMITTANCE PAGE

BALANCE DUE THIS INVOICE \$ 3,588.75

All checks should be made payable to: Allen Boone Humphries Robinson LLP
(Please return this remittance page with payment.) PO Box 4346
Department 90
Houston, TX 77210-4346

For payment by wire or ACH in USD: Amegy Bank - checking account
Account: #0003280756
ABA Routing: #113011258
In the addendum please include name of
your entity and invoice #

Please reference: Invoice No. 177468

INVOICES ARE PAYABLE UPON RECEIPT

SB Code No. 6320
1-20-2026

HOUSTON
3200 Southwest Freeway, Suite 2600
Houston TX 77027
(713) 860-6400

CENTRAL TEXAS
919 Congress Avenue, Suite 1500
Austin TX 78701
(512) 518-2424

NORTH TEXAS
4514 Cole Avenue, Suite 1450
Dallas, TX 75205
(972) 823-0800

abhr.com

ABHR

3717

Allen Boone Humphries Robinson LLP

January 14, 2026

Ms. Jennifer Landreville
Equi-Tax, Inc.
P.O. Box 73109
Houston, TX 77273

Invoice No. 177470
Client No. MEM001
Matter No. 03

Billing Attorney: Vinson, Alia

Projects

REMITTANCE PAGE

BALANCE DUE THIS INVOICE \$ 1,752.50

All checks should be made payable to: Allen Boone Humphries Robinson LLP
(Please return this remittance page with payment.) PO Box 4346
Department 90
Houston, TX 77210-4346

For payment by wire or ACH in USD: Amegy Bank - checking account
Account: #0003280756
ABA Routing: #113011258
In the addendum please include name of
your entity and invoice #

Please reference: Invoice No. 177470

INVOICES ARE PAYABLE UPON RECEIPT

SB Code No. 6320
1-20-2026

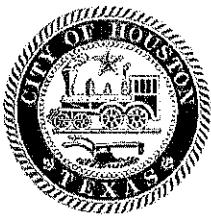
HOUSTON
3200 Southwest Freeway, Suite 2600
Houston TX 77027
(713) 860-6400

CENTRAL TEXAS
919 Congress Avenue, Suite 1500
Austin TX 78701
(512) 518-2424

NORTH TEXAS
4514 Cole Avenue, Suite 1450
Dallas, TX 75205
(972) 823-0800

abhr.com

3718



CITY OF HOUSTON

Houston Public Works

John Whitmire

Mayor

Randy Macchi
Director
P.O. Box 1562
Houston, Texas 77251-1562

December 22, 2025

Mr. Scott Bean, Executive Director
TIRZ 17 Memorial City Redevelopment Authority
c/o Hawes Hill Calderon LLP
PO Box 22167
Houston, TX 77227-2167

RE: Invoice for Year 2024 Enhanced Street Lighting Cost Differential

Dear Mr. Bean:

Enclosed please find the billing invoice for enhanced streetlights as defined in the Street Lighting Agreement between the City of Houston and TIRZ 17 Memorial City Redevelopment Authority.

The total street lighting differential is calculated on the attached detail summary sheet. The invoice amount is as follows:

Total Street Lighting Cost	\$4, 952.94
Less Cost from Basic Street Light	<u>\$4, 719.76</u>
Total Due	\$ 233.18

Please submit a certified check, company check or money order payable to the City of Houston, 611 Walker, 5th Floor, Houston, TX 77002 - Attn. Martin Herrera. Payment is due upon receipt of this invoice. Should you have any questions, please contact me at (832) 395-3003.

Sincerely,

A handwritten signature in black ink that reads "Martin Herrera".

Martin Herrera
Division Manager
Transportation & Drainage Operations

PN/file
Attachment

SB Code No. 6343
1-20-2026

3719

Equi-Tax Inc.

Invoice

Suite 200
 17111 Rolling Creek Drive
 Houston Texas 77090
 281-444-4866

DATE	INVOICE #
1/1/2026	64520

BILL TO
TIRZ No. 17 - Memorial City RDA c/o ETI Bookkeeping Services Suite 108 17111 Rolling Creek Drive Houston TX 77090

DESCRIPTION	AMOUNT
Monthly Consultant Services fee per Contract Based on 444 items on the tax roll as of January 2025, at \$0.30 per item	400.00

Invoice emailed to:
 Jennifer Landreville at jl@equitaxinc.com
 Bookkeeper at bkp2@etiacounting.com
 Scott Bean at sbean@haweshill.com
 Linda Clayton at lclayton@haweshill.com

Total	\$400.00
--------------	----------

SB Code No. 6333
 1-20-2026

3720

ETI Bookkeeping Services
 PO BOX 73109
 Houston, TX 77273

Invoice

Date	Invoice #
1/1/2026	10795

Bill To
TIRZ 17 Redevelopment Authority P.O. Box 73109 Houston, Texas 77273

Description	Qty	Rate	Amount
Bookkeeping		1,255.86	1,255.86

	Total	\$1,255.86
	Payments/Credits	\$0.00
	Balance Due	\$1,255.86

SB Code No. 6333
 1-20-2026

ETI Bookkeeping Services
PO BOX 73109
Houston, TX 77273

3720
Statement

DATE
12/18/2025

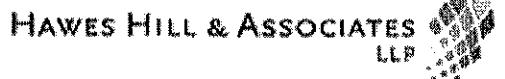
TO:
TIRZ 17 Redevelopment Authority P.O. Box 73109 Houston, Texas 77273

AMOUNT DUE
\$16.89

DATE	Bookkeeping	AMOUNT	BALANCE	TRANSACTION
11/01/2025		16.89	16.89	INV #10734. Due 11/01/2025. Orig. Amount \$1,236.17.

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
0.00	0.00	16.89	0.00	0.00	\$16.89

3721



PO BOX 22167

Houston, TX 77227-2167

INVOICE

BILL TO
Memorial City Redevelopment Authority/TIRZ #17

INVOICE 2692
DATE 01/01/2026

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: December 2025	10,000.00
BALANCE DUE	\$10,000.00

58 Code No. 6340
1-20-2026



SEAL Security Solutions LLC

1525 Blalock Road
Houston, TX 77080-7318
713-979-2388
www.SEALSecurity.com
TX DPS Lic. # C15942

3722

Invoice

Date	Invoice #
12/31/2025	65936

Bill To:

Memorial City Redevelopment/TIRZ 17
10157 Westview Drive
Houston Texas 77043

Property Info:

10157 Westview Drive
Houston, TX 77043

Description	Hours	Rate/Hour	Amount
Commissioned Security Officer with Vehicle Patrol Period 12/01/2025 through 12/07/2025	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 12/08/2025 through 12/14/2025	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 12/15/2025 through 12/21/2025	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 12/22/2025 through 12/28/2025	284	34.00	9,656.00
Christmas Day is billed at Hoilday Rate	48	51.00	2,448.00
Commissioned Security Officer with Vehicle Patrol Period 12/29/2025 through 12/31/2025	144	34.00	4,896.00
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice is Monday through Sunday inclusive.			
NOTE: A 3% convenience fee will be charged on all payments made by credit card.			
		Subtotal	\$51,272.00
		Sales Tax (8.25%)	\$0.00
		Total	\$51,272.00

SB

Code No. 1742 - No Bond Funds
1-20-2026

3723

The Goodman Corporation
3200 Travis Street, Ste. 200
Houston, TX 77006

Invoice

Bill To
TIRZ 17 Memorial City Redevelopment Autho c/o Hawes Hill & Associates LLP P.O. Box 22167 Houston, TX 77227-2167

Date	Invoice #
12/31/2025	12-2025-71

Terms	Project
	MCT115

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	48,000.00	62.54%	4.17%	2,000.00
Contract Services	Task 2 – Pursuit of Funding	105,500.00	20.22%	16.59%	17,500.00
	Pursuit of Funding Svcs				

Total	\$19,500.00
Balance Due	\$19,500.00

Phone #	Fax #
713-951-7951	713-951-7957

SB

Code No. 6322
1-20-2026



3724
Please Remit To:
Gauge Engineering LLC
PO Box 312
Des Moines, IA 50302
319-841-4000

Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point Rd, Suite 200
Houston, TX 77055

January 06, 2026
Project No: 2501798-0000
Invoice No: 197141
Invoice Total: 30,943.00

Project 2501798-0000 W140 Expansion - CMT

Professional Services Through December 31, 2025

Phase 001 Construction Materials Testing

Consultants

Geotest Engineering, Inc.

12/2/2025	Geotest Engineering, Inc.	CMT	18,466.25
12/26/2025	Geotest Engineering, Inc.	CMT	12,476.75
	Total Consultants		30,943.00
			30,943.00

Billing Limits

	Current	Prior	To-Date
Total Billings	30,943.00	68,151.77	99,094.77
Limit			130,433.00
Remaining			31,338.23
		Total this Phase	30,943.00
			Total this Invoice <u><u>30,943.00</u></u>

SB Code No. 1741
1-20-2026



Please Remit To:
Gauge Engineering LLC
PO Box 312
Des Moines, IA 50302
319-841-4000

3724

Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point Rd, Suite 200
Houston, TX 77055

January 06, 2026
Project No: 2501797-0000
Invoice No: 197145
Invoice Total: 38,658.25

Project 2501797-0000 W140 Expansion - CM-I

Professional Services Through December 31, 2025

Phase 001 Construction Management & Inspection
Professional Personnel

	Hours	Rate	Amount
Appleton, Austin	1.25	275.00	343.75
Koenig, Jeffrey	.50	225.00	112.50
Luck, Jessica	3.00	130.00	390.00
Project Manager			
Ali, Muhammad	26.00	225.00	5,850.00
Project Manager			
Greaney, David	15.00	225.00	3,375.00
Senior Inspector			
Chapa, Roberto	152.00	130.00	19,760.00
Hamza, Bashir	42.00	130.00	5,460.00
Totals	239.75		35,291.25
Total Labor			35,291.25

Reimbursable Expenses

Mileage	525.70
Total Reimbursables	525.70
	525.70

Unit Charges

2025 IRS Mileage Rate 0.70	642.60
Total Unit Charges	642.60
	642.60

Billing Limits

Total Billings	36,459.55	Prior	To-Date
Limit		263,355.60	299,815.15
Remaining			463,710.00
			163,894.85
		Total this Phase	36,459.55

Phase 002 Expenses

Reimbursable Expenses

Mileage	2,198.70
Total Reimbursables	2,198.70
	2,198.70

Billing Limits

Total Billings	2,198.70	Prior	To-Date
Limit		8,225.00	10,423.70
Remaining			18,700.00
			8,276.30

Payment is due within 30 days unless prior arrangements are made. Interest of 1.5% per month will be levied on overdue balances.

Project	2501797-0000	W140 Expansion - CM-I	Invoice	197145
			Total this Phase	2,198.70
			Total this Invoice	<u>38,658.25</u>

SB Code No. 1741
1-20-2026



3724
Please Remit To:
Gauge Engineering LLC
PO Box 312
Des Moines, IA 50302
319-841-4000

Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point Rd, Suite 200
Houston, TX 77055

January 06, 2026
Project No: 2501799-0000
Invoice No: 197151
Invoice Total: 11,331.82

Project 2501799-0000 W140 Expansion - CPS

Professional Services Through December 31, 2025

Phase 001 Construction Phase Services

Professional Personnel

	Hours	Rate	Amount
Project Manager			
Ali, Muhammad	23.00	305.00	7,015.00
Project Engineer			
Baidani, Haidar	2.00	160.00	320.00
Morrow, William	7.75	240.00	1,860.00
Project Manager			
Greaney, David	4.50	225.00	1,012.50
Totals	37.25		10,207.50
Total Labor			10,207.50

Billing Limits

	Current	Prior	To-Date
Total Billings	10,207.50	53,142.79	63,350.29
Limit			132,100.00
Remaining			68,749.71
		Total this Phase	10,207.50

Phase 003 Subsurface Barrier Wall Support - Cibor

Consultants

CIBOR, Inc.			
12/30/2025	CIBOR, Inc.	CPS	1,014.00
	Total Consultants		1,014.00
			1,014.00

Billing Limits

Total Billings	1,014.00	Prior	To-Date
Limit		65,399.13	66,413.13
Remaining			104,280.00
			37,866.87
		Total this Phase	1,014.00

Phase 004 Expenses

Reimbursable Expenses

Mileage	106.61
Travel - Meals, Hotel & Transportation	3.71
Total Reimbursables	110.32
	110.32
	110.32

Project	2501799-0000	W140 Expansion - CPS	Invoice	197151
Billing Limits		Current	Prior	To-Date
Total Billings		110.32	174.50	284.82
Limit				1,835.00
Remaining				1,550.18
			Total this Phase	110.32
			Total this Invoice	<u>11,331.82</u>

SB Code No. 1741
1-20-2026



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

3725

Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point Rd, Suite 200
Houston, TX 77055

January 06, 2026
Project No: 2503415-0000
Invoice No: 197155

Project Manager Muhammad Ali

Project 2503415-0000 TIRZ 17 - Structures Demolition - Detention Basin C

Professional Services from December 01, 2025 to December 31, 2025

Fee

Billing Phase	Contract Amount	Percent Complete	Earned to Date	Previously Billed	Current Billing
Project Management	30,790.00	95.00	29,250.50	26,975.12	2,275.38
QA/QC	6,260.00	93.10	5,828.06	3,061.14	2,766.92
Bid Phase	8,600.00	98.50	8,471.00	5,094.64	3,376.36
PGAL	39,061.00	71.50	27,928.62	17,655.57	10,273.05
Berg & Oliver	29,018.00	0.00	0.00	0.00	0.00
Expenses	4,721.00	25.00	1,180.25	1,057.50	122.75
Total Fee	118,450.00		72,658.43	53,843.97	18,814.46
Total Fee					18,814.46
Total this Invoice					\$18,814.46

Code No. 1742
SB 1-20-2026

3726



► 11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832.318.8800 + **Fax** 713.965.0044
TBPE Firm F-11278
► HRGREEN.COM

January 20, 2026

Ms. Ann Givens, Chair of the Board
Memorial City Redevelopment Authority/TIRZ 17
9610 Long Point, Suite 150
Houston, TX 77055

RE: Briar Branch (W140-01-00) Storm Water Detention Basin Expansion and Storm Sewer Improvements
WBS No. N-T17000-0021-3
Reytec Construction Resources, Inc. Payment No. 11

Dear Ms. Givens,

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 11 in the amount of \$686,082.87 for construction services rendered through December 31, 2025. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$686,082.87** to Reytec.

The following billing information is to be used for payment:

Reytec Construction Resources, Inc.
1901 Hollister St.
Houston, TX 77080

If you have any questions or require additional information, please feel free to contact me at (832) 318-8800.

Sincerely,

HR GREEN, INC.

Muhammad Ali, PE
Project Manager

Enclosures: Reytec Pay Est. No. 11

SB
Code No. 1741
1-20-2026



Connecting Capital to Communities Since 1980
TBPE NO. F-19990

MEMO

Houston + Austin, TX
www.thegoodmancorp.com
Phone: (713) 951-7951

To: Memorial City Redevelopment Authority
Attn: Ann Givens, Board Chair

From: Cynthia Cruz

Subject: W-140 Detention Basin Improvements Project
EPA Grant 02F25701 - 1
Construction Contract Pay Estimate #11

Date: January 20, 2026

This memo serves as notification of approval of Pay Estimate #11 for the subject Project. The pay application submitted by Reytec Construction Resources, Inc., reflects work completed during the period from 11/24/2025 to 12/31/2025. The Goodman Corporation (TGC) has reviewed the pay application, certified payrolls, and supporting documents and has determined all items are in compliance with the plans, specifications, and contract conditions. TGC hereby recommends payment of \$686,082.87 to Reytec Construction pursuant to the executed contract.

The following billing information is to be used for payment:

Reytec Construction Resources, Inc.
1901 Hollister St
Houston, TX 77080

The Authority has fully drawn down the balance of the EPA funding allocated to this project in accordance with the grant agreement. The Authority share is now 100% of each pay estimate through completion. The total allocations of Federal and Authority shares and summary of work completed this period are provided on the following page. TGC requests copies of the approved pay certificate and proof of payment for the project procurement file.

Please feel free to contact me with any questions or requests for additional information at (713) 714-3573 or ccruz@thegoodmancorp.com.

Encl:
Certified Pay Estimate Packet
DBE Contractor Payment Report

C:
HR Green, Inc., Attn: David Grealan, PE, Project Manager
Hawes-Hill & Associates, Records & Compliance, Attn: Linda Clayton

Pay Estimate (Period)	Payment Due Contractor	Federal Share (EPA Grant 02F25701-1)	Authority Share
#1 (1/1/25-1/31/25)	\$390,503.20	\$3,458.00	\$387,045.20
#2 (2/1/25-2/28/25)	\$3,450,290.75	\$2,394,000.00	\$1,056,290.75
#3 (3/1/25-3/30/25)	\$149,068.68	\$55,178.00	\$93,890.68
#4 (4/1/25-4/30/25)	\$433,357.32	\$287,976.00	\$145,381.32
#5 (5/1/25-5/31/25)	\$910,774.50	\$625,776.00	\$284,998.50
#6 (6/1/25-6/30/25)	\$379,406.25	\$27,200.00	\$352,206.25
#7 (7/1/25-7/31/25)	\$354,304.88	\$412.00	\$353,892.88
#8 (8/1/25-8/31/25)	\$506,896.72	\$0.00	\$506,896.72
#9 (9/1/25-9/30/25)	\$1,426,561.93	\$0.00	\$1,426,561.93
#10 (10/1/25-11/21/25)	\$1,177,192.26	\$0.00	\$1,177,192.26
#11 (11/24/25-12/31/25)	\$686,082.87	\$0.00	\$686,082.87
Running Totals	\$9,864,439.36	\$3,394,000.00	\$6,470,439.36

The amount of the EPA grant for this project is \$3,394,000.00, which has been fully expended. The share amounts above reflect the appropriate eligible work items as detailed in the project budget in the grant agreement. All future work completed will be paid with 100% Authority share.

The work completed during this period, including materials on-hand (MOH), corresponds to approximately 5.2% of the bid schedule, bringing the project earned value to 75.6%. Elapsed contract time is 352 of 470 calendar days (74.9%). There have been no approved change orders to the contract. Payment for MOH includes the following pump station components: 12' pipe gate, vertical pumps, and wet well, valve vault, intake and control building structural steel. The summary of completed work for the stated period is provided in the following table. Overruns noted are due to site conditions and have been approved by the Engineer.

Item Category	Item Description	% Complete this Period	Total % Completed
General Items	12' Pipe Gate	1.40%	97.74%
Demolition	Concrete Pavement, Curb, Driveway, Pipe, Manhole, Inlet	16.38%	85.46%
Traffic Control	Move Concrete Barrier	3.74%	86.94%
Roadway	Slurry, Subgrade, Reinforced Concrete Pavement (6", 11") and HES, Paving Header	31.99%	37.90%
Drainage	Brick Plug in RCB, TYP C-1 Inlet, & 4-ft Round Manhole, Junction Box, Storm Sewer, 7'x7' RCB, Trench Safety	16.48%	97.72%
Sanitary	15-in Casing, 10-in Sewer	73.17%	157.32%
Detention Basin	Sheet Pile Wier, Concrete Curb	0.06%	87.28%
Pump Station	Structural - Wet Well, Valve vault	1.24%	41.69%
Extra Work Items	Temporary Basin Pumping	4.88%	62.20%

Contractor:
Reytec Construction Resources, Inc.
1901 Hollister ST.
Houston, Texas 77060

Todays Date: 1/8/2020
Pay Period: 11/24/2025 - 12/31/2025
Pay Estimate No. 11
Print Date: This Month

75	REMOVE AND DISPOSE OF CHANNEL LINING	SY	1532	\$ 10.00	\$ 15,320.00	1459.00	1459.00	\$ -	\$ 14,590.00	85%
76	REMOVE AND DISPOSE OF EXIST CONCRETE CURB/GUTTER	EA	2	\$ 150.00	\$ 300.00	60.00	60.00	\$ 300.00	\$ 300.00	100%
78	REMOVE AND DISPOSE OF EXIST BACKSLOPE INTERCEPTOR STRUCTURE	EA	3	\$ 350.00	\$ 1,050.00	3.00	3.00	\$ -	\$ 1,050.00	100%
80	REMOVE AND DISPOSE OF WATER METER	EA	5	\$ 150.00	\$ 750.00	5.00	5.00	\$ -	\$ 750.00	100%
81	REMOVE AND DISPOSE OF SPRINKLER	EA	5	\$ 250.00	\$ 1,250.00	5.00	5.00	\$ -	\$ 1,250.00	100%
82	REMOVE AND DISPOSE OF METAL POST WITH POST/CV BOX	EA	2	\$ 250.00	\$ 500.00	2.00	2.00	\$ -	\$ 500.00	100%
83	REMOVE STOCKPILE AND RE-INSTALL STONE RIPRAP	SY	740	\$ 70.00	\$ 5,000.00	370.00	370.00	\$ -	\$ 25,900.00	85%
84	COARSE FILTER TO DRAIN (CONC GRAVEL)	LF	142	\$ 35.00	\$ 4,940.00	850.00	850.00	\$ -	\$ 27,750.00	85%
85	TOE GRAIN WASHOUT STRUCTURE	SY	1	\$ 1,500.00	\$ 1,500.00	1.00	1.00	\$ -	\$ 1,500.00	100%
86	CRUSHED LIMESTONE - DEPTH (ALL WEATHER ACCESS ROAD)	SY	404	\$ 20.00	\$ 8,080.00	0.00	0.00	\$ -	\$ -	0%
87	4" ALUMINIZED STEEL TYPE 2 CMP BY OPEN CUT	TON	204	\$ 80.00	\$ 16,320.00	284.00	284.00	\$ -	\$ 22,720.00	14%
88	6" ALUMINIZED STEEL TYPE 2 CMP BY OPEN CUT	LF	249	\$ 120.00	\$ 28,890.00	249.00	249.00	\$ -	\$ 28,890.00	100%
89	URBAN INTERCEPTOR STRUCTURE	LF	124	\$ 150.00	\$ 18,600.00	124.00	124.00	\$ -	\$ 18,600.00	100%
90	CARE AND CONTROL OF WATER	EA	2	\$ 5,000.00	\$ 10,000.00	2.00	2.00	\$ -	\$ 10,000.00	100%
92	EXCAVATION AND OFFSITE DISPOSAL	LS	1	\$ 60,000.00	\$ 60,000.00	0.95	0.95	\$ -	\$ 57,000.00	95%
93	EXCAVATION, STOCKPILE AND RE-USE SOIL	CY	57400	\$ 20.00	\$ 1,148,000.00	51600	51600.00	\$ -	\$ 1,032,000.00	90%
94	IMPORTED CLAY (CAP OVER SLURRY WALL)	CY	200	\$ 30.00	\$ 6,000.00	200	200	\$ -	\$ 6,000.00	100%
95	CONCRETE CHANNEL LINING, 5" (PILOT CHANNEL)	SY	1093	\$ 150.00	\$ 165,950.00	985	985.00	\$ -	\$ 147,750.00	90%
96	CONCRETE CHANNEL LINING, 6" (WEIR)	SY	2385	\$ 80.00	\$ 190,800.00	0	0.0000	\$ -	\$ -	0%
97	CONCRETE CHANNEL LINING REPAIR, 6" (WEIR)	SY	270	\$ 200.00	\$ 54,000.00	0	0.00	\$ -	\$ -	0%
98	RIPPAR (GRADE NO. 11")	SY	154	\$ 120.00	\$ 15,880.00	0	0.00	\$ -	\$ -	0%
99	SUBSURFACE BARRIER WALL (FURNISH AND INSTALL)	SP	157900	\$ 20.00	\$ 3,159,000.00	157500	157500.00	\$ -	\$ 3,160,000.00	100%
100	6" PVC (SDR26)	LF	120	\$ 50.00	\$ 3,000.00	120	120.00	\$ -	\$ 5,000.00	100%
101	GROUND WATER CONTROL FOR OPEN CUT CONSTRUCTION	LS	1	\$ 5,000.00	\$ 5,000.00	1	1.00	\$ -	\$ 5,000.00	100%
102	TRENCH SAGEN SYSTEMS FOR TRENCH EXCAVATION	LF	450	\$ 200.00	\$ 2,250.00	391	391.00	\$ -	\$ 1,355.00	87%
103	4"V PRECAST REINFORCED CONCRETE BOX SEWERS	LF	133	\$ 300.00	\$ 65,000.00	114	114.00	\$ -	\$ 57,000.00	88%
104	PAINTING(S) PAINTING FOR PIPING, VALVES	LS	1	\$ 20,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%
105	VERTICAL SINGLE STAGE, NON-CLOG CENTRIFUGAL PUMPS	LS	1	\$ 450,000.00	\$ 450,000.00	0	0.00	\$ -	\$ -	0%
106	AIR RELEASE VALVE FOR PUMPING SYSTEM FORCE MAIN PIPING	EA	4	\$ 15,000.00	\$ 62,000.00	0	0.00	\$ -	\$ -	0%
107	PUMP STATION PIPING - 12-INCH RISER PIPING, INCL VALVES	LS	1	\$ 165,000.00	\$ 165,000.00	0	0.00	\$ -	\$ -	0%
108	PUMP STATION PIPING - 18-INCH RISER PIPING INCL VALVES	LS	1	\$ 85,000.00	\$ 85,000.00	0	0.00	\$ -	\$ -	0%
109	STRUCTURAL - WET WELL	LS	1	\$ 50,000.00	\$ 50,000.00	1	1.00	\$ -	\$ 50,000.00	100%
109.1	STRUCTURAL - WET WELL (ENGINEERING) - (EXCAVATION/PUMP STATION PAD)	LS	1	\$ 50,000.00	\$ 50,000.00	1	1.00	\$ -	\$ 50,000.00	100%
109.2	STRUCTURAL - WET WELL (2" OIA LINER PLATE SHAFT)	LS	1	\$ 100,000.00	\$ 100,000.00	1	1.00	\$ -	\$ 100,000.00	100%
109.4	STRUCTURAL - WET WELL (CIP WET WELL CONC PLUG)	LS	1	\$ 250,000.00	\$ 250,000.00	1	1.00	\$ -	\$ 250,000.00	100%
109.5	STRUCTURAL - WET WELL (CIP WET WELL BOTTOM SECTION)	LS	1	\$ 100,000.00	\$ 100,000.00	1	1.00	\$ -	\$ 100,000.00	100%
109.6	STRUCTURAL - WET WELL (CIP WET WELL TOP SECTION)	LS	1	\$ 300,000.00	\$ 300,000.00	0.5	0.5	\$ -	\$ 270,000.00	90%
109.7	STRUCTURAL - WET WELL (CIP WET WELL INTERNAL SUPPORT COLUMNS)	LS	1	\$ 50,000.00	\$ 50,000.00	0	0.00	\$ -	\$ -	0%
109.8	STRUCTURAL - WET WELL (CIP WET WELL INTERNAL SUPPORT COLUMNS)	LS	1	\$ 100,000.00	\$ 100,000.00	0	0.00	\$ -	\$ -	0%
109.9	STRUCTURAL - WET WELL (DEBRIS SCREEN/METAL COMPONENTS)	LS	1	\$ 25,000.00	\$ 25,000.00	1	1.00	\$ -	\$ 25,000.00	100%
109.10	STRUCTURAL - WET WELL (BACKFILL STRUCTURE)	LS	1	\$ 10,000.00	\$ 10,000.00	1	1.00	\$ -	\$ -	0%
109.11	STRUCTURAL - VALVE VAULT	LS	1	\$ 100,000.00	\$ 100,000.00	1	1.00	\$ -	\$ 100,000.00	100%
109.12	STRUCTURAL - VALVE VAULT (INSTALL SCREEN/PLATFORM)	LS	1	\$ 50,000.00	\$ 50,000.00	0	0.00	\$ -	\$ -	0%
111	STRUCTURAL - INTAKE STRUCTURE	LS	1	\$ 35,000.00	\$ 35,000.00	0	0.00	\$ -	\$ -	0%
112	STRUCTURAL - RETAINING WALL MODIFICATIONS	LS	1	\$ 30,000.00	\$ 30,000.00	0	0.00	\$ -	\$ -	0%
113	STRUCTURAL - CMU CONTROL BUILDING W/ PRECAST ROOF	LS	1	\$ 35,000.00	\$ 33,000.00	0	0.00	\$ -	\$ -	0%
113.1	STRUCTURAL - CMU CONTROL BUILDING (CIP FOUNDATION/STAIRS)	LS	1	\$ 35,000.00	\$ 33,000.00	0	0.00	\$ -	\$ -	0%
113.2	STRUCTURAL - CMU CONTROL BUILDING (BRICK WALLS)	LS	1	\$ 27,500.00	\$ 27,500.00	0	0.00	\$ -	\$ -	0%
113.3	STRUCTURAL - CMU CONTROL BUILDING (ROOF)	LS	1	\$ 27,500.00	\$ 27,500.00	0	0.00	\$ -	\$ -	0%
113.4	STRUCTURAL - CMU CONTROL BUILDING (INTERIOR FINISHES)	LS	1	\$ 22,000.00	\$ 22,000.00	0	0.00	\$ -	\$ -	0%
114	ELECTRICAL - CONTROL PANEL AND PANEL INSTRUMENTATION	EA	1	\$ 10,000.00	\$ 10,000.00	0	0.00	\$ -	\$ -	0%
115	ELECTRICAL - LIGHTING CONTRACTOR	EA	1	\$ 3,000.00	\$ 3,000.00	0	0.00	\$ -	\$ -	0%
116	ELECTRICAL - LIGHTING/DISTRIBUTION PANEL	EA	1	\$ 20,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%
117	ELECTRICAL - AUTODALY ON CIRCUIT BREAKER AC3500	EA	1	\$ 10,000.00	\$ 10,000.00	0	0.00	\$ -	\$ -	0%
118	ELECTRICAL - MISCELLANEOUS ELECTRICAL INSTRUMENTATION	EA	1	\$ 250,000.00	\$ 250,000.00	0	0.00	\$ -	\$ -	0%
119	ELECTRICAL - OUTDOOR LIGHTING INCL ELECTRICAL BUILDING	EA	1	\$ 25,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%
120	ELECTRICAL - LEVEL INDICATING TRANSMITTER FOR CONTROL PANEL	EA	2	\$ 10,000.00	\$ 10,000.00	0	0.00	\$ -	\$ -	0%
121	ELECTRICAL - CONDUIT AND CABLE	EA	1	\$ 20,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%
122	ELECTRICAL - NEW ELECTRICAL SERVICE	EA	1	\$ 160,000.00	\$ 160,000.00	0	0.00	\$ -	\$ -	0%
123	ELECTRICAL - MOTOR CONTROL CENTER W/ MTS	EA	1	\$ 100,000.00	\$ 100,000.00	0	0.00	\$ -	\$ -	0%
124	ELECTRICAL - 1KVA 1-PHASE TRANSFORMER	EA	1	\$ 7,500.00	\$ 7,500.00	0	0.00	\$ -	\$ -	0%
125	ELECTRICAL - 15KVA 1-PHASE TRANSFORMER	EA	1	\$ 20,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%
126	ELECTRICAL - FIELD INSTRUMENTATION (2 X HYDRANGER UNITS)	EA	2	\$ 10,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%
127	Install Root Pruning Trench	LF	275	\$ 10.00	\$ 2,750.00	0	0.00	\$ -	\$ -	0%
128	Install Zero Curb Cutback	LF	610	\$ 15.00	\$ 12,150.00	0	0.00	\$ -	\$ -	0%
129	BERMUDA SOD (INCL TOPSOIL)	SY	2432	\$ 5.00	\$ 12,160.00	0	0.00	\$ -	\$ 750.00	50%
130	HYDROMULCH SEEDING	AG	7	\$ 1,500.00	\$ 10,500.00	0	0.00	\$ -	\$ -	0%
131	Temporary Grasping Compacting	SY	154	\$ 1,000.00	\$ 1,540.00	1	1.00	\$ 1,000.00	\$ 12,000.00	100%
132	CLEARANCE PRUNE TREE	EA	10	\$ 150.00	\$ 1,500.00	5.00	5.00	\$ -	\$ 750.00	50%
133	CROWN CLEANING PRUNE	EA	10	\$ 250.00	\$ 2,500.00	0	0.00	\$ -	\$ -	0%
134	ROOT STIMULATION	EA	10	\$ 150.00	\$ 1,500.00	0	0.00	\$ -	\$ -	0%
135	Cash Allowance Items	CA	1	\$ 5,000.00	\$ 5,000.00	0	0.00	\$ -	\$ -	0%
136	Street Cut Permit	CA	1	\$ 10,000.00	\$ 10,000.00	0	0.00	\$ -	\$ -	0%
137	Street Lights	CA	1	\$ 4,455.10	\$ 4,455.10	0	0.00	\$ -	\$ 4,455.10	100%
137.01	WCD No.1 cast in place structures	CA	1	\$ 12,552.25	\$ 12,552.25	0	0.00	\$ -	\$ 12,552.25	100%
137.02	WCD No.2 relocation of Utilities Windover	CA	1	\$ 4,455.10	\$ 4,455.10	0	0.00	\$ -	\$ 4,455.10	100%
137.03	WCD No.3 soil contamination testing	CA	1	\$ 5,488.15	\$ 5,488.15	0	0.00	\$ -	\$ 5,488.15	100%

\$ 13,797,688.00

This Month's Billing: \$ 722,152.50

Earned to date \$ 10,032,048.75
 Stored Materials \$ 333,993.05
 Subtotal \$ 10,366,041.80

Previous Billings
Month
Amount
01/01/2025 through 01/31/2025 \$ 380,503.20

Lotti Hernandez
Project Manager

Project Management

Retainage (5%)	\$	(501,602.44)
Previous Payments	\$	[9,178,356.49]
Due This Month After Retainage	\$	686,082.87

01/14/2026

10

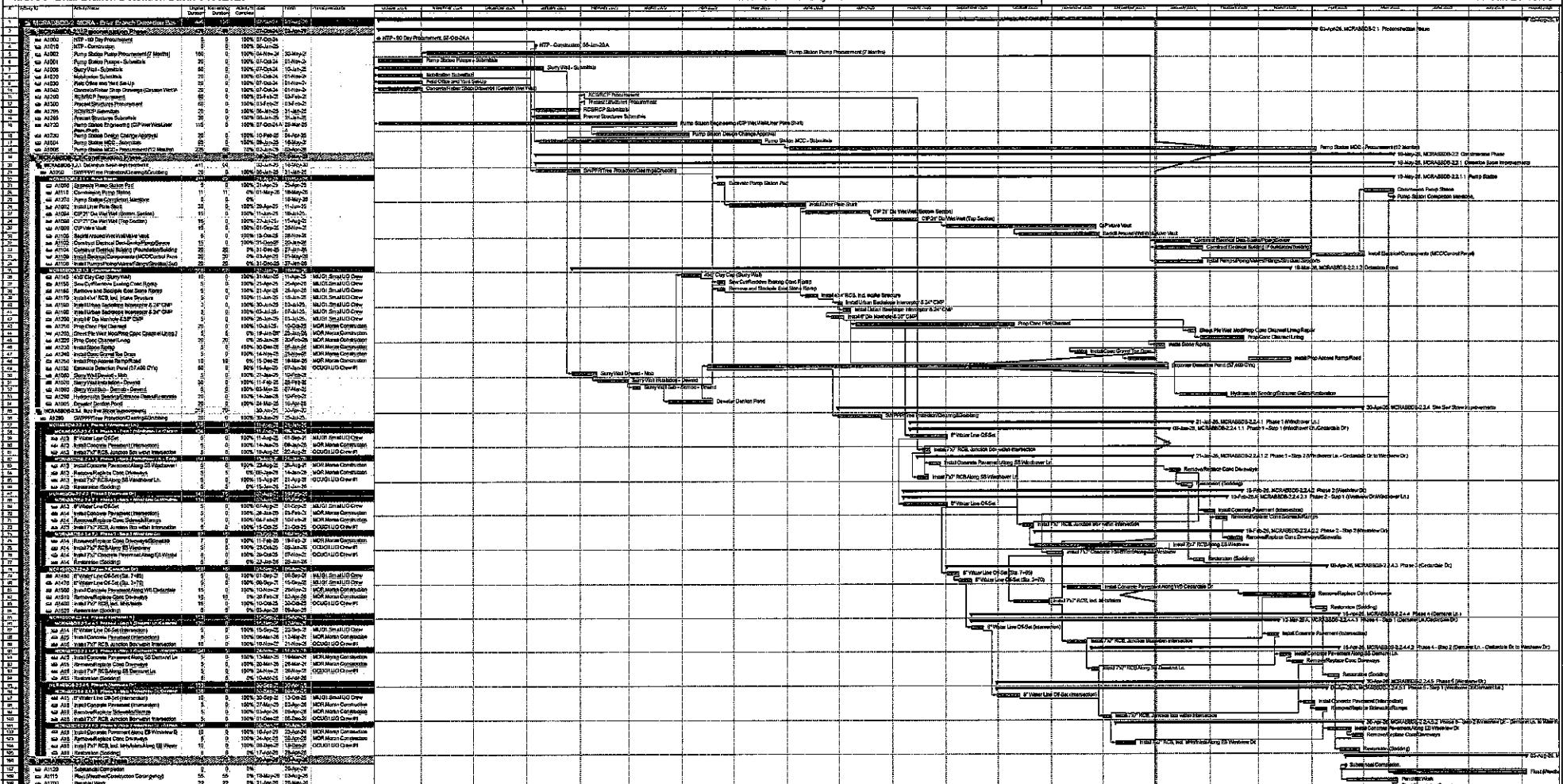
STORED MATERIALS

PROJECT: Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements
 CONTRACTOR: Reytec Construction Resources, Inc.
 PROJECT NO: N-T17000-0021-3

PAYMENT REQUEST NO. 9
 FROM: 9/1/25
 TO: 9/30/25

Pay Item No.	Material	Vendor Invoice No.	Unit Price	Previous Inventory		Received this Period		Installed this Period		Current Inventory	
		Invoice No.		Quantity	Invoice Cost	Quantity	Invoice Cost	Quantity	Invoice Cost	Quantity	Invoice Cost
105	Vertical, single stage, non-clog centrifugal pumps	122626	\$ 264,734.00			1	\$ 264,734.00			1	\$ 264,734.00
4	(3) lump sum price		\$ 3,900.00			1	\$ 3,900.00			1	\$ 3,900.00
109	12' Pipe gate		\$ 49,105.97			1	\$ 49,105.97			1	\$ 49,105.97
110	Wet well		\$ 49,105.98			1	\$ 49,105.98			1	\$ 49,105.98
111	Valve vault		\$ 20,918.00			1	\$ 20,918.00			1	\$ 20,918.00
113	Intake structure		\$ 5,169.05			1	\$ 5,169.05			1	\$ 5,169.05
			TOTALS	\$ -	\$ 392,933.00	\$ -	\$ 392,933.00				

COH Allowance 85% \$ 333,993.05



MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORM

Legal Project Name: BRIAR BRANCH DETENTION BASIN & STORM SEWER IMPROVEMENTS
Outline Agreement No.: _____ WBS No.: N-T17000-0021-3

Contractor's Company Name: Reytec Construction Resources, Inc.

Address: 1901 Hollister St, Houston, TX 77080

CERTIFICATION

Letti Hernandez, Contractor's Representative for the above referenced Contract, hereby certifies that (1) Contractor has paid all subcontractors, except those noted below, (2) Contractor made such payments (a) in proportion to the amount City paid Contractor and (b) in accordance and compliance with all applicable Contract Documents and laws; and (3) Contractor withheld no sums from any subcontractor for allegations of deficiency in Work. The term "subcontractor", as used herein, includes all persons or firms furnishing work, materials, services or equipment Contractor ordered incorporated into Work or placed near the Project for which the City made partial payment.

EXCEPTION: Contractor sent Payment Notifications to the following subcontractors explaining why Contractor withheld payment. Copies are attached.

Subcontractor Name: _____ Subcontractor Name: _____

Street Address: _____ Street Address: _____

City, State, and Zip Code: _____ City, State, and Zip Code: _____

Amount of Payment Withheld: _____ Amount of Payment Withheld: _____

Date Payment First Withheld: _____ Date Payment First Withheld: _____

Description of Good Faith Reason: _____ Description of Good Faith Reason: _____


(Signature of Contractor's Representative)

Letti Hernandez
(Print or Type Name of Contractor's Representative)

1/14/2026

Date

PAYMENT NOTIFICATION – EXPLANATION OF WITHHOLDING

Legal Project Name: BRIAR BRANCH DETENTION BASIN & STORM SEWER IMPROVEMENTS

Outline Agreement No.: _____ WBS No.: N-T17000-0021-3

Contractor's Company Name: Reytec Construction, Inc.

Address: 1901 Hollister St, Houston, TX 77080

Date: 1/14/2026

SUBCONTRACTOR PAYMENT INFORMATION:

Subcontractor Name: _____

Street Address: _____

City, State, and Zip Code: _____

Business Phone Number: _____

Amount of Subcontractor Invoice: _____

Amount of Payment Made: _____

Amount of Payment Withheld: _____

Date Payment First Withheld: _____

DETAILED EXPLANATION OF WITHHOLDING: _____

Letti Hernandez

(Signature of Contractor's Representative)

Letti Hernandez

(Print or Type Name of Contractor's Representative)

MWSDBE Utilization Schedule



Status as of: Monday, January 19, 2026
Project Name: W140-01-00 Briar Branch StormbWater Detention Basin Expansion
WBS Number: N-T17000-0021-3
Company Name: Reytec Construction Resources

Month	Total	Moran Construction (MBE)	PA Berrios Trucking (MBE)	Access Data (MBE)	Access Data (WBE)
Jan-25	\$0.00	\$0.00		\$0.00	\$0.00
Feb-25	\$0.00	\$0.00		\$0.00	\$0.00
Mar-25	\$0.00	\$0.00		\$0.00	\$0.00
Apr-25	\$0.00	\$0.00		\$0.00	\$0.00
May-25	\$0.00	\$0.00		\$0.00	\$0.00
Jun-25	\$0.00	\$0.00		\$0.00	\$0.00
Jul-25	\$49,588.94	\$49,588.94		\$0.00	\$0.00
Aug-25	\$203,810.89	\$72,238.89	\$131,572.00	\$0.00	\$0.00
Sep-25	\$842,507.85	\$62,490.61	\$112,938.00	\$0.00	\$667,079.24
Oct-25	\$450,461.61	\$14,864.61	\$81,503.00	\$84,094.00	\$270,000.00
Nov-25	\$152,559.30	\$101,510.00	\$28,058.50	\$22,990.80	\$0.00
Dec-25	\$458,359.33	\$154,560.33	\$46,198.50	\$257,600.50	\$0.00
Jan-26	\$0.00	\$0.00		\$0.00	\$0.00
Feb-26	\$0.00	\$0.00		\$0.00	\$0.00
Mar-26	\$0.00	\$0.00		\$0.00	\$0.00
Jun-26	\$0.00	\$0.00		\$0.00	\$0.00
\$	\$2,157,288	\$455,253	\$400,270	\$364,685	\$937,079
%	15.64%	3.30%	2.90%	2.64%	6.79%
GOAL		9.00%	8.00%	4.43%	6.78%

Contract Amount: **\$13,797,688**
Goal % **28.00%**
Projected Goal % **15.64%**
Goal \$ **\$3,863,353**
Project Goal \$ **\$2,157,288**

	Project Goal	To Date Utilization
MBE	21.43%	8.84%
WBE	6.78%	6.79%
SBE	0.00%	
TOTAL	28.21%	15.64%

3727

The Goodman Corporation
 3200 Travis Street, Ste. 200
 Houston, TX 77006

Invoice

Bill To
TIRZ 17 Memorial City Redevelopment Autho c/o Hawes Hill & Associates LLP P.O. Box 22167 Houston, TX 77227-2167

Date	Invoice #
12/31/2025	12-2025-68

Terms	Project
	MCT113

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	19,436.00	100%	0.00%	0.00
Contract Services	Task 2 – National Environmental Policy Act	28,506.00	100%	0.00%	0.00
Contract Services	Task 3 – Design and Bid Phase Compliance	26,161.00	100%	0.00%	0.00
Contract Services	Task 4 – Construction Phase Compliance	39,057.00	55.7%	6.00%	2,343.42
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	34.3%	1.00%	432.21
	W140 Detention Basin				

Total	\$2,775.63
Balance Due	\$2,775.63

Phone #	Fax #
713-951-7951	713-951-7957

SB

Code No. 1741
 1-20-2026

3727

The Goodman Corporation
 3200 Travis Street, Ste. 200
 Houston, TX 77006

Invoice

Bill To
TIRZ 17 Memorial City Redevelopment Autho c/o Hawes Hill & Associates LLP P.O. Box 22167 Houston, TX 77227-2167

Date	Invoice #
12/31/2025	12-2025-72

Terms	Project
	MCT116

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	20,000.00	100%	0.00%	0.00
Contract Services	Task 2 – National Environmental Policy Act (NEPA)	1,500.00	100%	0.00%	0.00
Contract Services	Task 3 – Procurement Assistance	17,500.00	100%	0.00%	0.00
Contract Services	Task 4 – Project/Contract Management	31,500.00	5%	0.00%	0.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	36,000.00	9%	3.00%	1,080.00
	Memorial Dr. Phase 2				

Total	\$1,080.00
Balance Due	\$1,080.00

Phone #	Fax #
713-951-7951	713-951-7957

SB Code No. 1738B
 1-20-2026