

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



Agenda and Agenda Materials
Meeting of the Board of Directors

June 23, 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, June 23, 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 May 26, 2026, meeting.
4. Cybersecurity and artificial intelligence training requirements.
5. Receive update from HR Green.
 - a. Sports Complex, Detention Basin A (City of Houston project)
 - b. Detention Basin C (Westview - Northwest HPD and HFD Public Safety Complex)
 - i. Pay Application No. 4, Park on Westview Demolition, from RNDI Companies.
 - c. Memorial Drive, Phase 2.
 - d. W-140 Briar Branch Detention Basin
 - e. Draft FEMA Floodplain Maps.
6. Receive update from The Goodman Corporation.
7. Receive Bookkeeper’s Report; and approve payment of invoices.
8. FY2027 Budget – *attached*.
 - a. Consider Amended Hawes Hill & Associates LLC Agreement.
9. Adjourn.



Scott Bean, Zone Administrator

Taxpayer Impact Statement- TIRZ #17 Memorial City Redevelopment Authority

	Current Budget Fiscal Year Ending June 30 2026	Proposed Budget Fiscal Year Ending June 30 2027	No-New-Revenue Tax Rate Budget
Estimated Authority Operations and Maintenance Tax Bill on Average Homestead	\$0	\$0	\$0

*Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Authority's Zone Administrator at (713) 595-1200 at least three business days prior to the meeting so that the appropriate arrangements can be made. The Board will conduct an in-person meeting at its physical meeting location. Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.

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 May 26, 2026, 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**

May 26, 2026

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 LLC, 9600 Long Point Road, Spring Branch District Conference Room, Suite 250, Houston, Texas 77055, open to the public on Tuesday, May 26, 2026, at 8:00 a.m., and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 – Andy Iversen, *Vice-Chair*
Position 2 – Alex Massa, *Asst. Secretary*
Position 3 – Marlen J. Trujillo
Position 4 – Ann T. Givens, *Chair*

Position 5 – Zachary R. Hodges, *Secretary*
Position 6 – Ben Pisklak
Position 7 – Pete DeLongchamps

and all of the above were present, thus constituting a quorum. Also present were Naina Magon and Linda Clayton, Hawes Hill & Associates, LLC; Alia Vinson, Allen Boone Humphries Robinson, LLP; Jennifer Landreville and Sean Stapanik, ETI Bookkeeping Services. Others attending the meeting were Thien-Tam Do, COH Economic Development Dept.; Gerardo Barrera, City of Bunker Hill; Muhammad Ali, Scott Cunningham and Derek St. John, HR Green; Jim Webb, The Goodman Corporation; Wendy Barnard, Charlotte Nall, Limulaki Davis, Mackenzie Nall, Will Rassman, Fred Allen, and Lois Myers. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Charlotte Nall, Limulaki Davis, Mackenzie Nall, Will Rassman, Wendy Barnard and Lois Myers.

APPROVE MINUTES FROM APRIL 28, 2026, MEETING.

Upon a motion made by Director Iversen, and seconded by Director DeLongchamps, the Board voted unanimously to approve the Minutes of the April 28, 2026, Board meeting, as presented.

RECEIVE UPDATE FROM HR GREEN.

A copy of HR Green’s Progress Report is included in the Board materials.

a. Sports Complex, Detention Basin A (City of Houston project)

Mr. St. John provided an update on the Sports Complex (City of Houston project). He reported 100% final plans were submitted on April 15 and the Benefit Cost Ratio analysis is ongoing. He reported the Interlocal Agreement regarding the \$20 million contribution towards the project has been signed. No action from the Board was required.

b. Detention Basin C (Westview - Northwest HPD and HFD Public Safety Complex)

Mr. Ali provided an update on the Westview Northwest HPD and HFD Public Safety Complex/Detention Basin C project. He reported the demolition and abatement is anticipated to be completed the first week of August. No action from the Board was required.

i. Pay Application No. 3, Park on Westview Demolition, from RNDI Companies.

Mr. Ali reviewed Pay Application No. 3, Park on Westview Demolition, from RNDI Companies, in the amount of \$475,316.73. He reported he has reviewed the pay application and concurs with the amount and quantities and is recommending for approval. Upon a motion made by Director Iversen, and seconded by Director DeLongchamps, the Board voted unanimously to approve Pay Application No. 3, Park on Westview Demolition, from RNDI Companies, in the amount of \$475,316.73, as presented.

ii. Consider HR Green Task Order for additional asbestos consulting and monitoring services.

Mr. Ali reviewed HR Green Task Order for additional asbestos consulting and monitoring services for the Park on Westview site and building demolition, based on time and materials in an amount not-to-exceed \$56,892.00. Upon a motion made by Director Iversen, and seconded by Director DeLongchamps, the Board voted unanimously to approve HR Green Task Order for additional asbestos consulting and monitoring services, in an amount not-to-exceed \$56,892.00, as presented.

c. Memorial Drive, Phase 2.

Mr. Ali provided an update on the Memorial Drive Phase 2 project. He reported design is ongoing and HR Green is coordinating a meeting with Lantern Lane Shopping Center stakeholders. No action from the Board was required.

d. W-140 Briar Branch Detention Basin

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

i. Pay Application No. 15, W-140 Detention Basin, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 15, W-140 Detention Basin, from Reytec Construction in the amount of \$292,399.13. 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 Iversen, and seconded by Director Trujillo, the Board voted unanimously to approve Pay Application No. 15, W-140 Detention Basin, from Reytec Construction in the amount of \$292,399.13, as presented.

e. FEMA Map update.

Mr. St. John reported the current FEMA maps stop at Blalock. He reported he will send a link to the Board to review the FEMA maps and HR Green will give a presentation at the next Board meeting. No action from the Board was required.

RECEIVE UPDATE FROM THE GOODMAN CORPORATION.

Mr. Webb presented Goodman Corporation's Progress Report, included in the Board materials. He reported all disbursements are complete for the W-140 Detention Project. He reported a response is still pending from H-GAC relating to the cost reconciliation for the Memorial Drive Phase I project. He reported Goodman is managing the HUD grant to offset design cost for Memorial Drive Phase II and Bunker Hill Village is holding and dispensing funds. He reported the submission of the EDA application for \$5 Million for Westview, Detention C project is still under review. No action from the Board was required.

RECEIVE BOOKKEEPER'S REPORT; AND APPROVE PAYMENT OF INVOICES.

Ms. Landreville reviewed the Bookkeeper's Report and invoices included in the Board materials. Upon a motion made by Director Iversen, and seconded by Director Hodges, the Board voted unanimously to accept the Bookkeeper's Report; approved payment of invoices, as presented.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:41 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. Cybersecurity and artificial intelligence training requirements.

ABHR

MEMORANDUM

TO: Board of Directors
FROM: Allen Boone Humphries Robinson LLP
DATE: June 23, 2026
RE: Annual Cybersecurity and Artificial Intelligence Training for Local Government Employees and Officials

Training Requirements

Sections 2054.5191 and 2063.103 of the Texas Government Code, as amended, impose cybersecurity and artificial intelligence training requirements for state and local government employees and officials. At least once each year, all local government employees and officials must complete a certified cybersecurity training program. Additionally, any local government employees and officials who have access to a local government computer system or database and use a computer to perform at least 25% of their required duties must also complete a certified artificial intelligence program.

All employees and officials must complete a certified cybersecurity training program, while only a select group of employees and officials must complete a certified artificial intelligence program.

The artificial intelligence training requirement requires water districts and other local governments to annually (1) identify any district employees and officials who have access to a district computer system or database and use a computer to perform at least 25% of their required duties, and (2) require such employees and officials of the district to complete a qualifying artificial intelligence training program.

The required cybersecurity and artificial training programs must be completed annually **before August 31st** of each year.

Training Programs

The Texas Department of Information Resources (DIR), in coordination with the Texas Cyber Command framework, maintains the list of certified training programs to satisfy mandatory state requirements. The list is updated annually on August 31st. Local government employees and officials who are required to complete annual cybersecurity and/or artificial intelligence training must complete a program that has been certified for the current year. The local government's governing body may choose the most appropriate certified training program for completion by its employees and officials. Below are recommended links to certified training programs developed by DIR:

Cybersecurity Training

- <https://www.youtube.com/watch?v=XtdQd5nN1d0>

Artificial Intelligence Training

- https://www.youtube.com/watch?v=q_sVb2LZiXs

Reporting

Local governments are required to (1) verify and report to DIR on completion of training by employees and officials of the local government annually by August 31st; and (2) require periodic audits to confirm compliance with the requirements of Sections 2054.5191 and 2063.103, Texas Government Code. **Prior to August 31st, local government employees and officials who are required to complete annual cybersecurity and/or artificial intelligence training should report their annual training completion to the district's legal assistant and provide a copy of the certificate(s) of completion or other documentation received from the program provider (if any).**

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. Receive update from HR Green.
 - a. Sports Complex, Detention Basin A (City of Houston project)
 - b. Detention Basin C (Westview - Northwest HPD and HFD Public Safety Complex)
 - i. Pay Application No. 4, Park on Westview Demolition, from RNDI Companies.
 - c. Memorial Drive, Phase 2.
 - d. W-140 Briar Branch Detention Basin
 - e. Draft FEMA Floodplain Maps.

PROGRESS REPORT

JUNE 2026

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



Preliminary:

- City of Houston / HR Green Sports Complex Support:
 - Benefit Evaluation
 - City grant contractor proceeding with Benefit/Cost Evaluation
 - Anticipated completion is end of June or early July
 - HR Green responding to data requests
 - SBISD Board Communication Coordination:
 - No necessary follow up technical communication
 - Next steps
 - City is currently developing formal easement offer
 - HR Green / City to represent the project and the easement to the SBISD Board
 - SBISD to vote on easement offer or counter
 - Submitted 100% Final Deliverable 4/15/2026
 - Barryknoll Realignment
 - Gully executed task order received
 - Developing initial roadway layout to establish proposed ROW

- Detention Basin C (Northwest HPD and HFD Public Safety Complex and Detention):
 - Demo:
 - Abatement and demo continue to be on schedule
 - Target completion is 8/7/2026
 - Additional inspector is effective
 - Status:
 - Total Structures - 24
 - Abatement complete – 17
 - Abatement in progress – 7
 - Demo Complete – 15
 - Demo in progress – 2
 - Upcoming Demo - 7
 - Pay App and Progress Report Document
 - PER and Schematic Design
 - Received fully executed task order 6/8/2026

PROGRESS REPORT

JUNE 2026

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



- Finalizing contracting sub consultants
 - Initial meeting with City GSD and Engineering Thursday 6/18/2026
 - 9 month project schedule
 - Programing first 3 months
-
- Memorial Drive – Phase II:
 - Memorial Green
 - No objections to schematic
 - Met with Lantern Lane Shopping Center
 - They are currently reviewing the schematic and will get back to us with any comments
 - Met with Memorial Management District and presented the schematic
 - They will consider annexing Memorial Drive to be able to match the amenities provided in phase I of Memorial Drive
 - They plan to approach Lantern Lane to see if they want to join the mgmt. district
 - The level of landscaping amenities and ped lighting will need to be coordinated with the district during the design phase
 - Design is ongoing
-
- New Draft FEMA Maps
 - See exhibits in board book

PROGRESS REPORT— MAY 2026

PARK ON WESTVIEW APARTMENTS AND BUILDING DEMOLITION



CONSTRUCTION TIME

Original Contract Time: 180 Days
Mobilization Date: Feb 9th, 2026

CONTACT INFORMATION

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



CONTRACTOR

RNDI Companies, Inc.
311 East Interstate 30
Rockwall, TX 75087



PAYMENT ESTIMATES

Original Contract Amount	\$2,298,807.00
Change Order Amount to Date	\$0.00
Current Contract Amount	\$2,298,807.00
Previous Payments	\$1,332,822.26
Current Payment Due (Minus Retainage)	\$211,342.56
Contract Completion Date	08/07/2026
Balance Remaining Excluding Retainage	\$673,370.35

PROGRESS UPDATES

- General Site cleaning and debris removal activities are ongoing.
- Abatement has been completed for one building.
- Two buildings have been demolished and removed.
- Concrete foundations for six buildings have been demolished and removed.
- Abatement activities are in progress for the other buildings.



Abatement Work and Drywall Removal



Concrete Foundation Removal



Demo in place
building 23

Building Demolition



11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832-318-8800
TBPE Firm F-11278
▶ HRGREEN.COM

June 8th, 2026

Ms. Ann Givens, Chair of the Board
Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point, Suite 200
Houston, Texas 77055

Re: Park on Westview Apartments and Building Demolition - RNDI Companies, Inc. **Payment No. 04**

Dear Ms. Givens,

RNDI Companies, Inc. (RNDI) has submitted estimate No. 04 in the amount of \$211,342.56 for construction services rendered through May 31, 2026. Based on our review, RNDI has complied with all requirements stated in the estimate and we recommend payment of **\$211,342.56** to RNDI.

The following billing information is to be used for payment:

RNDI Companies, Inc.
311 East Interstate 30
Rockwall, TX 75087

If you have any questions or require additional information, please feel free to contact me at (832) 318-8803.

Sincerely,

HR Green, Inc.

A handwritten signature in black ink that reads 'Karam Qaddo'.

Karam Qaddo, PE

Area Manager

Enclosures: RNDI Pay Est. No. 04

RNDI Companies, Inc

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2

PAGES

TO OWNER: Memorial City Redevelopment Authority
Attn: Accounts Payable
11750 Katy Freeway Suite 400
Houston, TX 77079

PROJECT: Westview Apartments
10157 Westview Dr
Houston, TX

APPLICATION NO: 4

PERIOD TO: 5/31/2026

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM CONTRACTOR:
RNDI Companies, Inc.
311 E Interstate 30
Rockwall, TX 75087

VIA ARCHITECT:

CONTRACT FOR: Asbestos Abatement & Demolition
CONTRACT DATE: 1/20/2026
PROJECT NOS: TIR 17

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	2,298,807.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	2,298,807.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,625,436.65
5. RETAINAGE		
a. 5 % of Completed Work (Column D + E on G703)	\$	81,271.83
b. % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or)	\$	81,271.83
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	1,544,164.82
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,332,822.26
8. CURRENT PAYMENT DUE	\$	211,342.56
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	754,642.18

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month	\$ -	
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

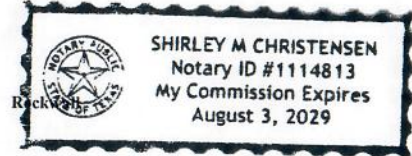
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payment received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **RNDI Companies, Inc.**

By: 

State of: County of: Rockwall, TX
Subscribed and sworn to before me this day June 9, 2026

Notary Public: 
My Commission expires: 8/3/2029



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 211,342.56

(Attached explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified)
ARCHITECT:

By:  Date: 06/08/2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use column I on Contracts were variable retainage for line items may apply

APPLICATION NO: 4

APPLICATION DATE: 6/8/2026

PERIOD TO: 5/31/2026

ARCHITECTS PROJECT NO: TIRZ 17

A ITEM	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D O R E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE RELEASED	I RETAINAGE WITHHELD
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G ÷ C)	%			
1	Mobilization	\$25,000.00	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	100.00%	\$ -		\$ 1,250.00
2	Demolition Permits	\$9,500.00	\$ 9,500.00	\$ -		\$ 9,500.00	100.00%	\$ -		\$ 475.00
3	Asbestos Abatement Building 1	\$71,739.00		\$ 7,173.90		\$ 7,173.90	10.00%	\$ 64,565.10		\$ 358.70
4	Building Demolition 1	\$24,062.00				\$ -	0.00%	\$ 24,062.00		\$ -
5	Foundation Removal 1	\$4,000.00				\$ -	0.00%	\$ 4,000.00		\$ -
6	Asbestos Abatement Building 2	\$62,239.00		\$ 6,223.90		\$ 6,223.90	10.00%	\$ 56,015.10		\$ 311.20
7	Building Demolition 2	\$24,062.00				\$ -	0.00%	\$ 24,062.00		\$ -
8	Foundation Removal 2	\$4,000.00				\$ -	0.00%	\$ 4,000.00		\$ -
9	Asbestos Abatement Building 3	\$41,739.00	\$ 41,739.00	\$ -		\$ 41,739.00	100.00%	\$ -		\$ 2,086.95
10	Building Demolition 3	\$24,062.00	\$ 24,062.00	\$ -		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
11	Foundation Removal 3	\$4,000.00	\$ 4,000.00	\$ -		\$ 4,000.00	100.00%	\$ -		\$ 200.00
12	Asbestos Abatement Building 4	\$51,739.00	\$ 51,739.00	\$ -		\$ 51,739.00	100.00%	\$ -		\$ 2,586.95
13	Building Demolition 4	\$24,062.00	\$ 24,062.00			\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
14	Foundation Removal 4	\$4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -		\$ 200.00
15	Asbestos Abatement Building 5	\$51,739.00		\$ 5,173.90		\$ 5,173.90	10.00%	\$ 46,565.10		\$ 258.70
16	Building Demolition 5	\$24,062.00				\$ -	0.00%	\$ 24,062.00		\$ -
17	Foundation Removal 5	\$4,000.00				\$ -	0.00%	\$ 4,000.00		\$ -
18	Asbestos Abatement Building 6	\$51,739.00	\$ 51,739.00	\$ -		\$ 51,739.00	100.00%	\$ -		\$ 2,586.95
19	Building Demolition 6	\$24,062.00	\$ 24,062.00	\$ -		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
20	Foundation Removal 6	\$4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -		\$ 200.00
21	Asbestos Abatement Building 7	\$61,739.00		\$ 18,521.70		\$ 18,521.70	30.00%	\$ 43,217.30		\$ 926.09
22	Building Demolition 7	\$24,062.00				\$ -	0.00%	\$ 24,062.00		\$ -
23	Foundation Removal 7	\$4,000.00				\$ -	0.00%	\$ 4,000.00		\$ -
24	Asbestos Abatement Building 8	\$38,500.00		\$ 13,475.00		\$ 13,475.00	35.00%	\$ 25,025.00		\$ 673.75
25	Building Demolition 8	\$18,500.00				\$ -	0.00%	\$ 18,500.00		\$ -
26	Foundation Removal 8	\$3,000.00				\$ -	0.00%	\$ 3,000.00		\$ -
27	Asbestos Abatement Building 9	\$51,739.00	\$ 51,739.00	\$ -		\$ 51,739.00	100.00%	\$ -		\$ 2,586.95
28	Building Demolition 9	\$24,062.00	\$ 24,062.00	\$ -		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
29	Foundation Removal 9	\$4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -		\$ 200.00
30	Asbestos Abatement Building 10	\$69,239.00		\$ 20,771.70		\$ 20,771.70	30.00%	\$ 48,467.30		\$ 1,038.59
31	Building Demolition 10	\$24,062.00				\$ -	0.00%	\$ 24,062.00		\$ -
32	Foundation Removal 10	\$4,000.00		\$ -		\$ -	0.00%	\$ 4,000.00		\$ -

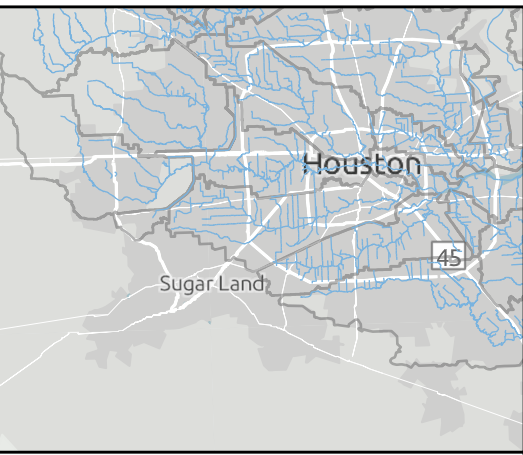
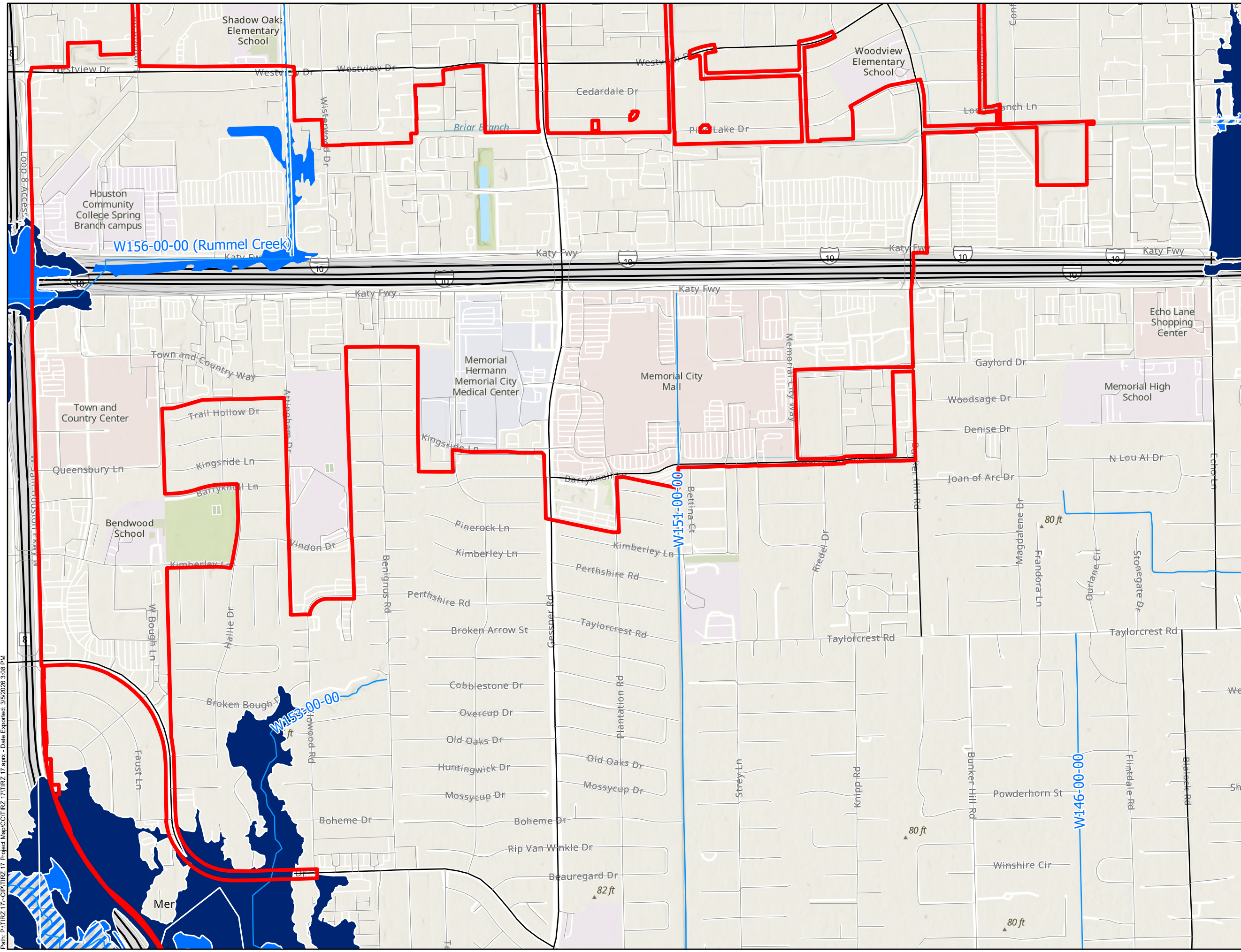
33	Asbestos Abatement Building 11	\$32,000.00	\$ 32,000.00		\$ 32,000.00	100.00%	\$ -	\$ 1,600.00
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A ITEM NO	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE RELEASED	I RETAINAGE WITHELD
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G ÷ C)				
34	Building Demolition 11	\$13,886.00	\$ 13,886.00			\$ 13,886.00	100.00%	\$ -		\$ 694.30
35	Foundation Removal 11	\$2,500.00		\$ 2,500.00		\$ 2,500.00	100.00%	\$ -		\$ 125.00
36	Asbestos Abatement Building 12	\$59,239.00	\$ 59,239.00			\$ 59,239.00	100.00%	\$ -		\$ 2,961.95
37	Building Demolition 12	\$24,062.00	\$ 24,062.00			\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
38	Foundation Removal 12	\$4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -		\$ 200.00
39	Asbestos Abatement Building 13	\$69,239.00		\$ 31,157.55		\$ 31,157.55	45.00%	\$ 38,081.45		\$ 1,557.88
40	Building Demolition 13	\$24,062.00				\$ -	0.00%	\$ 24,062.00		\$ -
41	Foundation Removal 13	\$4,000.00				\$ -	0.00%	\$ 4,000.00		\$ -
42	Asbestos Abatement Building 14	\$69,239.00	\$ 69,239.00			\$ 69,239.00	100.00%	\$ -		\$ 3,461.95
43	Building Demolition 14	\$24,062.00		\$ 24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
44	Foundation Removal 14	\$4,000.00				\$ -	0.00%	\$ 4,000.00		\$ -
45	Asbestos Abatement Building 15	\$69,239.00	\$ 27,695.60	\$ 41,543.40		\$ 69,239.00	100.00%	\$ -		\$ 3,461.95
46	Building Demolition 15	\$24,062.00				\$ -	0.00%	\$ 24,062.00		\$ -
47	Foundation Removal 15	\$4,000.00				\$ -	0.00%	\$ 4,000.00		\$ -
48	Asbestos Abatement Building 16	\$84,739.00	\$ 84,739.00	\$ -		\$ 84,739.00	100.00%	\$ -		\$ 4,236.95
49	Building Demolition 16	\$24,062.00	\$ 24,062.00	\$ -		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
50	Foundation Removal 16	\$4,000.00		\$ 4,000.00		\$ 4,000.00	100.00%	\$ -		\$ 200.00
51	Asbestos Abatement Building 17	\$73,739.00	\$ 73,739.00	\$ -		\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
52	Building Demolition 17	\$24,062.00	\$ 24,062.00	\$ -		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
53	Foundation Removal 17	\$4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -		\$ 200.00
54	Asbestos Abatement Building 18	\$73,739.00	\$ 73,739.00	\$ -		\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
55	Building Demolition 18	\$24,062.00	\$ 24,062.00	\$ -		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
56	Foundation Removal 18	\$4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -		\$ 200.00
57	Asbestos Abatement Building 19	\$73,739.00	\$ 73,739.00	\$ -		\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
58	Building Demolition 19	\$24,062.00	\$ 24,062.00	\$ -		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
59	Foundation Removal 19	\$4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -		\$ 200.00
60	Asbestos Abatement Building 20	\$73,739.00	\$ 73,738.20	\$ 0.80		\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
61	Building Demolition 20	\$24,062.00	\$ 24,062.00			\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
62	Foundation Removal 20	\$4,000.00		\$ 4,000.00		\$ 4,000.00	100.00%	\$ -		\$ 200.00
63	Asbestos Abatement Building 21	\$73,739.00	\$ 73,739.00	\$ -		\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
64	Building Demolition 21	\$24,062.00	\$ 24,062.00			\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
65	Foundation Removal 21	\$4,000.00		\$ 4,000.00		\$ 4,000.00	100.00%	\$ -		\$ 200.00
66	Asbestos Abatement Building 22	\$73,739.00	\$ 73,739.00	\$ -		\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
67	Building Demolition 22	\$24,062.00	\$ 24,062.00			\$ 24,062.00	100.00%	\$ -		\$ 1,203.10

68	Foundation Removal 22	\$4,000.00		\$ 4,000.00		\$ 4,000.00	100.00%	\$ -		\$ 200.00
69	Asbestos Abatement Building 23	\$73,739.00	\$ 73,739.00			\$ 73,739.00	100.00%	\$ -		\$ 3,686.95

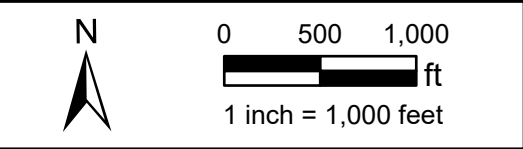
A	B	C	D E		F	G		H	I	I
ITEM	DESCRIPTION OF WORK	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL	%	BALANCE	RETAINAGE	RETAINAGE
NO		VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (D+E+F)	(G ÷ C)	TO FINISH (C - G)	RELEASED	WITHELD
70	Building Demolition 23	\$24,062.00	\$ -	\$ 24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
71	Foundation Removal 23	\$4,000.00	\$ -	\$ 4,000.00		\$ 4,000.00	100.00%	\$ -		\$ 200.00
72	Driveway/Parking Areas Demolition	\$12,000.00	\$ -			\$ -	0.00%	\$ 12,000.00		\$ -
73	Pool, Deck and Equipment Demo	\$3,500.00	\$ -			\$ -	0.00%	\$ 3,500.00		\$ -
74	Brush Clear & Extra Waste	\$9,500.00	\$ 9,500.00	\$ -		\$ 9,500.00	100.00%	\$ -		\$ 475.00
75	Tree Removal	\$15,000.00	\$ 15,000.00	\$ -		\$ 15,000.00	100.00%	\$ -		\$ 750.00
76	Utility Disconnect Cut/Cap	\$12,000.00	\$ 12,000.00	\$ -		\$ 12,000.00	100.00%	\$ -		\$ 600.00
77	Underground (MEP) Utilities Removal	\$11,500.00	\$ -			\$ -	0.00%	\$ 11,500.00		\$ -
78	Sidewalk & Crubs	\$3,500.00	\$ 3,500.00	\$ -		\$ 3,500.00	100.00%	\$ -		\$ 175.00
79	Ground Work	\$65,000.00	\$ -			\$ -	0.00%	\$ 65,000.00		\$ -
80	SWPPP	\$15,600.00	\$ 7,800.00	\$ 7,800.00		\$ 15,600.00	100.00%	\$ -		\$ 780.00
81	Hydroseeding	\$12,500.00	\$ -			\$ -	0.00%	\$ 12,500.00		\$ -
82	Cash Allowance	\$25,000.00	\$ -			\$ -	0.00%	\$ -		\$ -
	GRAND TOTALS	\$2,298,807.00	\$ 1,402,970.80	\$ 222,465.85	\$ -	\$ 1,625,436.65	70.71%	\$ 648,370.35	\$ -	\$ 81,271.83

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity



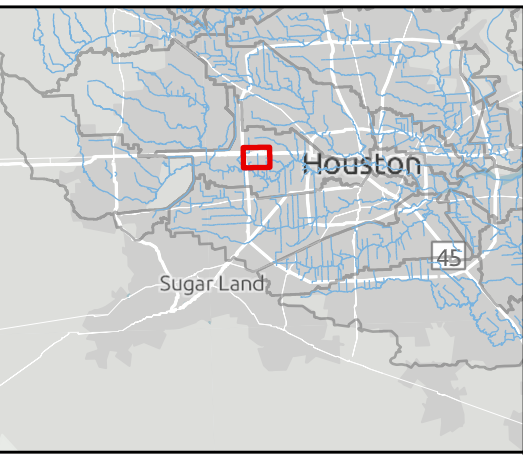
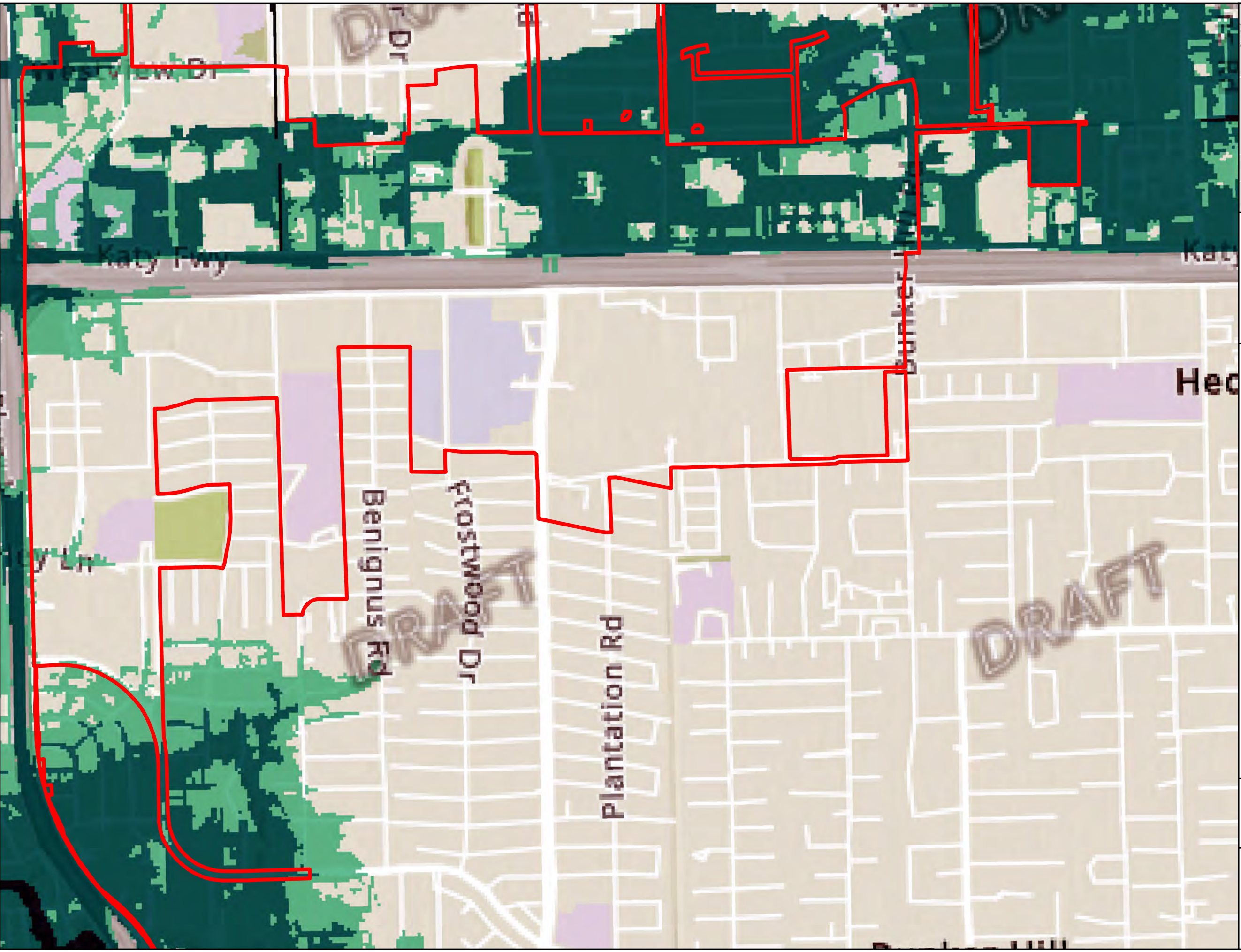
TIRZ 17
Harris County
FEMA Effective Maps

- Legend**
- Streams
 - Highways
 - Major Local Roads
 - Local Roads
 - TIRZ 17 Boundary
 - FEMA Effective 100yr Floodplain**
 - 100 Year
 - Floodway
 - Overflow
 - 500 Year






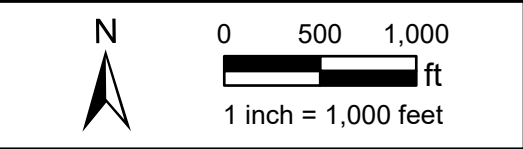
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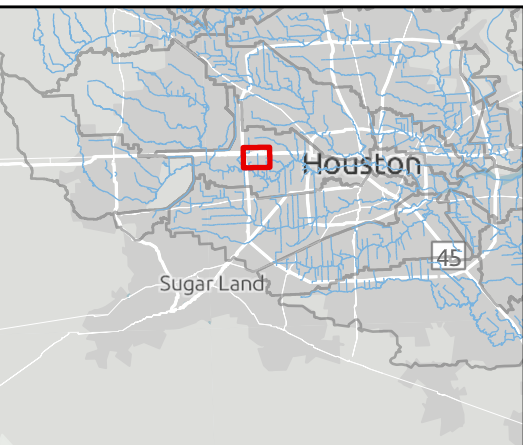
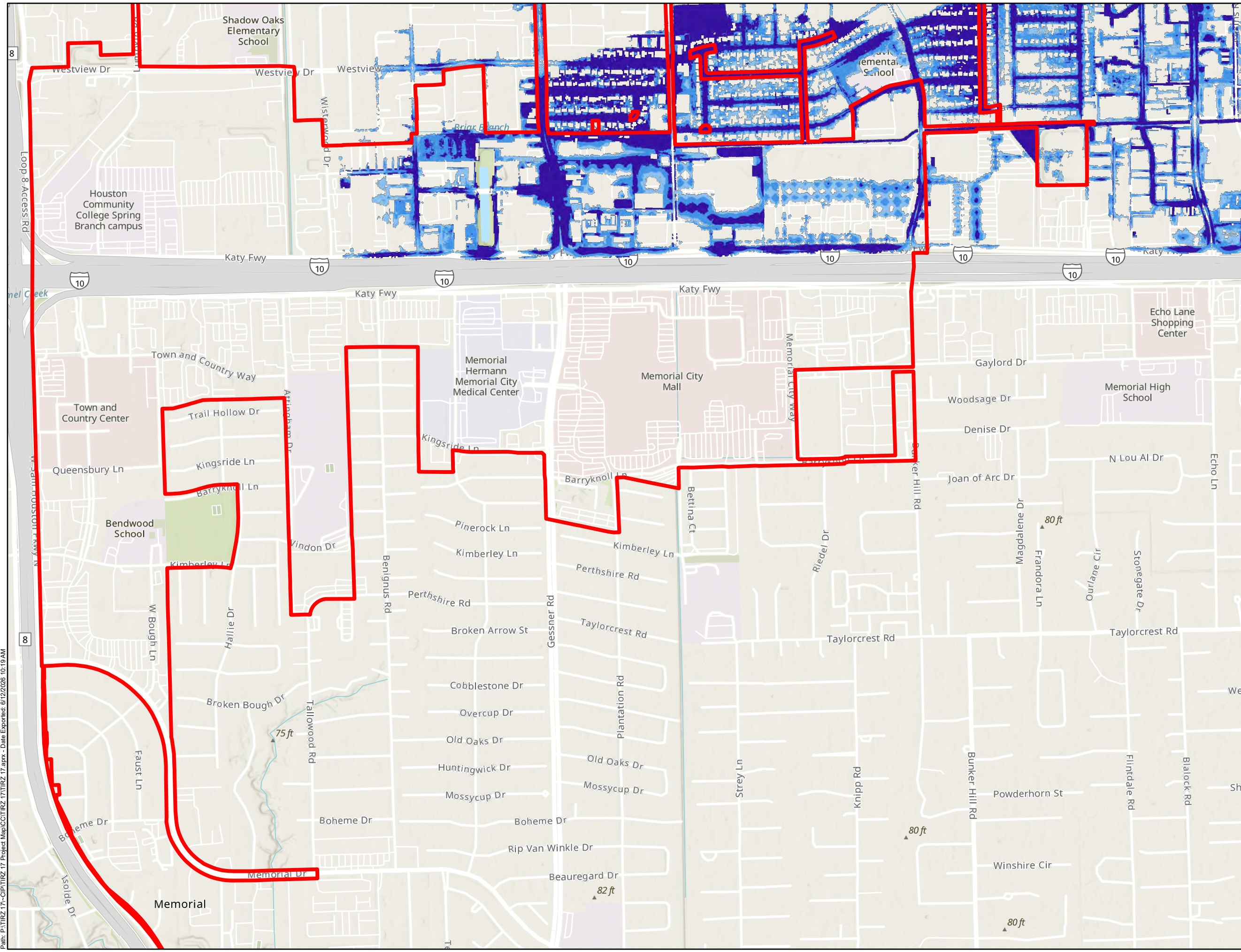
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TIRZ 17
Harris County
MAAPNext Inundation
Draft FEMA Floodplains

- Legend**
-  TIRZ 17 Boundary
 -  Draft MAAPNext 100 Year
 -  Draft MAAPNext 500 Year

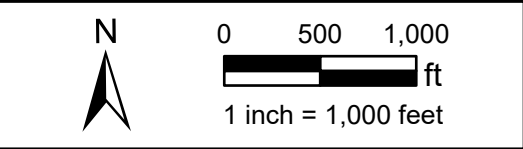




TIRZ 17
Harris County
TIRZ 17 100-Year Inundation
without Detention Basin C

Legend

- TIRZ 17 Boundary
- TIRZ 17 Existing ICM Inundation**
- 0.001 - 0.1
- 0.101 - 0.5
- 0.501 - 1
- 1.001 - 2



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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 update from The Goodman Corporation.

Memorial City Redevelopment Authority Status Update

As of June 19, 2026

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

- All disbursements complete.
- EPA grant close-out pending final project completion (Q2 2026) to include a walkthrough by EPA.

Memorial Drive Phase 1

- Receive and review TxDOT invoice for cost reconciliation (total, \$1,181,488.60).
- Request funding participation from H-GAC for TxDOT related CE&I costs (\$335,807.68)
 - Still pending response from H-GAC on cost participation.

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

- Design progressing.
- TGC grant management continues.
- HUD payment #2 has been received by Bunker Hill Village.

Detention Basin C (Funding Pursuit)

- TGC has completed the submission of an EDA application for \$5M in EDA support towards the project design phase.
- Application review still pending.

H-GAC Regional Transportation Plan Update

- TGC in progress to submit RTP projects to H-GAC, towards preserving the ability to apply for future grants
 - Memorial Drive (Tallowood to Gessner)
 - Witte Road (IH-10 to Hazelhurst)

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

7. Receive Bookkeeper's Report; and approve payment of invoices.

Memorial City Redevelopment Authority / TIRZ No. 17

Cash Management Report

May 31, 2026

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	33,178,106.87	2,302,688.05	460,456.13	35,941,251.05
Revenue	2,479,701.99	6,604.13	1,406.98	2,487,713.10
Expenditures	915,674.00	375,374.03	0.00	1,291,048.03
Ending Balance	34,742,134.86	1,933,918.15	461,863.11	37,137,916.12

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: **33,178,106.87**

REVENUE:

City of Houston Demolition & Abatement	2,000,000.00
Checking Interest - Wells Fargo	177.43
Texpool Interest	104,150.48
Wells Fargo/TexSTAR (Surplus Funds) Interest	0.05
Due from CPF Series 2025	375,374.03
Voided Check(s)	0.00

Total Revenue: **2,479,701.99**

DISBURSEMENTS:

Checks Presented At Last Meeting	915,589.12
Checks Written at/after Last Meeting	0.00
Bank Fees	84.88

Total Expenditures **915,674.00**

Ending Balance: **34,742,134.86**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.4800	15,423.10
TexPool	*0001	3.6200	34,726,685.82
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	3.5974	25.94
		Total	34,742,134.86

Memorial City Redevelopment Authority
Checks Presented
June 23, 2026

Num	Name	Description	Amount
3778	Allen Boone Humphries Robinson LLP	Legal Fees	-2,414.81
3779	Equi-Tax, Inc	Tax Assessor/Collector	-400.00
3780	eSiteful, Inc.	Annual Web Hosting	-1,200.00
3781	ETI Bookkeeping Services	Bookkeeping Fee	-1,255.86
3782	Hawes Hill & Associates	Professional Consultant	-10,000.00
3783	HR Green	Engineering	-3,297.50
3784	Seal Security Solutions LLC	Security - Detention Basin C	-51,986.00
3785	The Goodman Corporation Inc	Consultant Fee	-2,000.00
3786	Gauge Engineering, LLC	Engineering - Capital Projects	-12,001.95
3787	HR Green	Engineering - Capital Projects	-76,043.66
3788	RNDI Companies, Inc.	Demolition - Capital Projects/COH	-211,342.56
3789	The Goodman Corporation Inc	Consultant Fee - Capital Projects	-2,714.49
Total			-374,656.83

Capital Projects Fund

BEGINNING BALANCE	2,302,688.05
 REVENUE	
Bond Proceeds	0.00
TexPool Interest	6,604.13
Voided Check(s)	0.00
 Total Revenue	 6,604.13
 EXPENDITURES	
Transfer to GOF	375,374.03
Bank Fees	0.00
 Total Expenditures	 375,374.03
 ENDING BALANCE	 1,933,918.15

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	3.6200	1,933,918.15
		Total	1,933,918.15

Debt Service Fund

BEGINNING BALANCE		460,456.13
REVENUE		
TexPool DSF Interest	11.97	
Wells Fargo/TexSTAR (2008 DSF) Interest	1,362.73	
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	32.28	
Total Revenue		1,406.98
EXPENDITURES		
2008 Debt Service Interest Payment	0.00	
2008 Debt Service Principal Payment	0.00	
Trustee Fee	0.00	
Total Expenditures		0.00
ENDING BALANCE		461,863.11

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	3.5974	447,375.57
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	3.5974	10,591.01
TexPool	*0004	3.6200	3,896.53
		Total	461,863.11

Memorial City Redevelopment Authority
Investment Report
May 31, 2026

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	3.6200	33,160,171.58	0.99994	33,162,161.31	104,150.48	1,460,374.03	34,722,518.62	0.99988	34,726,685.82
DSF	TexPool	3.6200	3,884.33	0.99994	3,884.56	11.97	0.00	3,896.06	0.99988	3,896.53
GOF	Wells Fargo/ TexStar	3.5974	25.89	0.99998	25.89	177.43	(177.38)	25.94	0.99998	25.94
CPF	TexPool	3.6200	2,302,549.89	0.99994	2,302,688.05	6,604.13	-375,374.03	1,933,686.08	0.99988	1,933,918.15
DSF	Wells Fargo/ TexStar DSF	3.5974	446,003.03	0.99998	446,012.84	1,362.73	(0.00)	447,365.73	0.99998	447,375.57
DSF	Wells Fargo/ TexStar PI Rev	3.5974	10,558.50	0.99998	10,558.73	32.28	0.00	10,590.78	0.99998	10,591.01

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	15,919.67	177.43	(674.00)	15,423.10

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	15,423.10	BNYM	1,074,452	G2 MA8100	773,138	728,990

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	5/22/2026

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
 May 2026

	May			Year to Date (11 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
1000 · Income							
6001 · City Tax Revenue	1,619,437	1,677,771	-58,334	17,813,806	18,455,483	-641,677	20,133,254
8223 · Interest Income	112,339	113,053	-714	1,657,626	1,243,584	414,042	1,356,637
8930 · Bond Proceeds	0	0	0	27,684,206	122,824,678	-95,140,472	122,824,678
Total 1000 · Income	1,731,776	1,790,824	-59,048	47,155,638	142,523,745	-95,368,107	144,314,569
6-4350 · Grants	0	0	0	653,388	0	653,388	0
Total Income	1,731,776	1,790,824	-59,048	47,809,026	142,523,745	-94,714,719	144,314,569
Expense							
3335 · Management Consulting Services							
6320 · Legal	2,415	4,167	-1,752	50,255	45,833	4,422	50,000
6322 · Eng Consultant/General Prof.Svc	5,298	2,000	3,298	87,385	57,550	29,835	60,000
6334 · Planning Consultings	0	0	0	2,500	0	2,500	0
6337 · Construction Audit	0	417	-417	3,250	4,583	-1,333	5,000
6343 · Other	1,200	0	1,200	1,463	0	1,463	0
Total 3335 · Management Consulting Services	8,913	6,584	2,329	144,853	107,966	36,887	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	1,978,086	1,045,323	932,763	1,045,323
Total 5706 · Debt Service	0	0	0	8,293,086	8,784,837	-491,751	8,784,837
6300 · Administration & Overhead							
6321 · Auditor	0	0	0	28,000	21,500	6,500	21,500
6333 · Bookkeeping/Accounting	1,656	1,833	-177	20,101	20,167	-66	22,000
6340 · Administration Salaries/Benefit	10,000	10,000	0	110,000	110,000	0	120,000
6344 · Bond Svcs/Trustee/FA	0	0	0	7,150	14,637	-7,487	25,000
6353 · Insurance	0	0	0	3,770	2,250	1,520	2,250
6359 · Bank Fees	85	0	85	485	0	485	0
Total 6300 · Administration & Overhead	11,741	11,833	-92	169,506	168,554	952	190,750
7000 · Capital Expenditure							
1725 · Parks & Green Space Improv.	0	10,417	-10,417	0	114,583	-114,583	125,000
1735(1) · Detention Basin A	0	833,710	-833,710	0	9,170,810	-9,170,810	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	454,985	-454,985	496,347
1738B · Memorial Dr Drain & Mobility 2	720	0	720	14,725	0	14,725	0
1741 · W140 Detention Basin Extensions	13,996	583,333	-569,337	6,146,228	6,416,667	-270,439	7,000,000

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
May 2026

	May			Year to Date (11 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1742 · Detention Basin C	-1,660,628	166,667	-1,827,295	18,649,164	19,833,333	-1,184,169	20,000,000
1799 · Sidewalk Improvement Program	0	33,333	-33,333	0	366,667	-366,667	400,000
Total 7000 · Capital Expenditure	-1,645,912	1,668,822	-3,314,734	28,085,193	39,632,451	-11,547,258	41,301,273
Total Expense	-1,625,258	1,687,239	-3,312,497	39,828,394	53,013,896	-13,185,502	54,711,948
Net Income	3,357,034	103,585	3,253,449	7,980,632	89,509,849	-81,529,217	89,602,621

3778

ABHR

Allen Boone Humphries Robinson LLP

June 9, 2026

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

Invoice No. 191248
Client No. MEM001
Matter No. 01

Billing Attorney: Vinson, Alia

General

REMITTANCE PAGE

BALANCE DUE THIS INVOICE

\$ 2,414.81

All checks should be made payable to:

(Please return this remittance page with payment.)

Allen Boone Humphries Robinson LLP
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. 191248

INVOICES ARE PAYABLE UPON RECEIPT

SB Code No. 6320
6-15-2026

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

3779

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
6/1/2026	65243

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 446 items on the tax roll as of January 2026	400.00
Invoice emailed to: Jennifer Landreville at jl@equitaxinc.com Bookkeeper at bkp2@etiaccounting.com Scott Bean at sbean@haweshill.com Linda Clayton at lclayton@haweshill.com	

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

3780



ESITEFUL CORPORATION

725 Barbara St
Tomball, TX 77375 US
+17135027182
qbo@esiteful.com
www.esiteful.com

INVOICE

BILL TO

Houston TIRZ 17
Hawes Hill & Associates LLP
P.O. Box 22167
Houston, TX 77227-2176

INVOICE # 8702
DATE 06/01/2026
DUE DATE 07/01/2026
TERMS Net 30

	QTY	RATE	AMOUNT
Annual Web Hosting - houstontirz17.org (July 2026 - June 2027)	12	100.00	1,200.00

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	\$1,200.00

SB Code No. 6343 (website domain)
6-15-2026

3781

ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice #
6/1/2026	10961

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

3782

HAWES HILL & ASSOCIATES
LLC



PO BOX 22167
Houston, TX 77227

INVOICE

BILL TO
Memorial City Redevelopment Authority/TIRZ #17

INVOICE 2885
DATE 06/01/2026

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: May 2026	10,000.00

BALANCE DUE **\$10,000.00**

SB Code No. 6340
6-15-2026



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

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

June 09, 2026
Project No: 2602906-0000
Invoice No: 203365

Project Manager Muhammad Ali
Project 2602906-0000 TIRZ 17 - On-call Engineering - 2026

Professional Services from March 25, 2026 to May 29, 2026

Professional Personnel

	Hours	Rate	Amount
Principal			
Ali, Muhammad	1.00	275.00	275.00
St John, Derek	6.00	275.00	1,650.00
Junior Professional			
Naghiebipour, Shayan	.75	150.00	112.50
Technician			
Coyle, Chris	10.50	120.00	1,260.00
Totals	18.25		3,297.50
Total Labor			3,297.50

Billing Limits	Current	Prior	To-Date
Total Billings	3,297.50	0.00	3,297.50
Limit			25,000.00
Remaining			21,702.50
Total this Invoice			<u><u>\$3,297.50</u></u>

SB Code No. 6322
6-15-2026

3784



SEAL Security Solutions LLC

1525 Blalock Road
Houston, TX 77080-7318

713-979-2388

www.SEALSecurity.com

TX DPS Lic. # C15942

Invoice

Date	Invoice #
5/31/2026	66887

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

Property Info:
10157 Westview Drive Houston, TX 77043

Terms
Net 15

Description	Hours	Rate/Hour	Amount
Memorial Day is billed at Holiday rate **Patrol Period 05/25/2026**	48	51.00	2,448.00
Commissioned Security Officer with Vehicle Patrol Period 05/01/2026 through 05/03/2026	161	34.00	5,474.00
Commissioned Security Officer with Vehicle Patrol Period 05/04/2026 through 05/10/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 05/11/2026 through 05/17/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 05/18/2026 through 05/24/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 05/25/2026 through 05/31/2026	288	34.00	9,792.00
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice in Monday through Sunday inclusive.			
		Subtotal	\$51,986.00
		Sales Tax (8.25%)	\$0.00
		Total	\$51,986.00

NOTE: A 3% convenience fee will be charged on all payments made by credit card.

SB

Code No. 1742 (no bond funds)
6-15-2026

3785

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

Invoice

Bill To

Date
5/31/2026

Invoice #
5-2026-60

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

Terms

Project
MCT115

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	48,000.00	83.39%	4.17%	2,000.00
Contract Services	Task 2 – Pursuit of Funding	105,500.00	63.98%	0.00%	0.00

Total	\$2,000.00
Balance Due	\$2,000.00

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

SB Code No. 6322
 6-15-2026

3786



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

June 04, 2026
Project No: 2501797-0000
Invoice No: 203063
Invoice Total: 9,214.45

Project 2501797-0000 W140 Expansion - CM-I
Professional Services Through May 29, 2026

Phase 001 Construction Management & Inspection

Professional Personnel

	Hours	Rate	Amount
Greaney, David	.50	225.00	112.50
Totals	.50		112.50
Total Labor			112.50

Billing Limits

	Current	Prior	To-Date
Total Billings	112.50	303,909.53	304,022.03
Limit			312,087.65
Remaining			8,065.62
		Total this Phase	112.50
		Total this Project	112.50

Project 2501797.01 TIRZ 17 - W140 Inspection Expansion - CM-I

Phase A Construction Inspection

Professional Personnel

	Hours	Rate	Amount
Chapa, Roberto	46.00	166.00	7,636.00
Totals	46.00		7,636.00
Total Labor			7,636.00

Unit Charges

2026 IRS Mileage Rate 0.725			1,465.95
Total Unit Charges			1,465.95

Billing Limits

	Current	Prior	To-Date
Total Billings	9,101.95	139,757.93	148,859.88
Limit			151,622.35
Remaining			2,762.47
		Total this Phase	9,101.95
		Total this Project	9,101.95

Total this Invoice 9,214.45

SB Code No. 1741
6-15-2026

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



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

June 04, 2026
 Project No: 2501799-0000
 Invoice No: 203065
Invoice Total: 2,787.50

Project 2501799-0000 W140 Expansion - CPS

Professional Services Through May 29, 2026

Phase 001 Construction Phase Services

Professional Personnel

	Hours	Rate	Amount	
Alfred, Olivia	.50	110.00	55.00	
Greaney, David	8.50	225.00	1,912.50	
Project Engineer				
Huml, John	2.50	160.00	400.00	
Morrow, William	1.75	240.00	420.00	
Totals	13.25		2,787.50	
Total Labor				2,787.50

Billing Limits

	Current	Prior	To-Date	
Total Billings	2,787.50	81,860.29	84,647.79	
Limit			132,100.00	
Remaining			47,452.21	
			Total this Phase	2,787.50
			Total this Invoice	<u>2,787.50</u>

SB Code No. 1741
 6-15-2026

3787



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

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

June 10, 2026
Project No: 2503415.01
Invoice No: 203449

Project Manager Karam Qaddo
Project 2503415.01 TIRZ 17 - Structures Demolition - Detention Basin C - CPS

Professional Services from May 01, 2026 to May 31, 2026
Fee

Billing Phase	Contract Amount	Percent Complete	Earned to Date	Previously Billed	Current Billing
Phase III Construction Services	48,465.00	41.6775	20,199.00	13,230.95	6,968.05
FERN	195,522.80	78.4403	153,368.60	92,147.00	61,221.60
PGAL	60,500.00	32.70	19,783.50	11,990.00	7,793.50
Expenses	1,004.20	6.0257	60.51	0.00	60.51
Total Fee	305,492.00		193,411.61	117,367.95	76,043.66
Total Fee					76,043.66
Total this Invoice					\$76,043.66

SB Code No. 1742
6-15-2026

3788



11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832-318-8800
TBPE Firm F-11278
▶ HRGREEN.COM

June 8th, 2026

Ms. Ann Givens, Chair of the Board
Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point, Suite 200
Houston, Texas 77055

Re: Park on Westview Apartments and Building Demolition - RNDI Companies, Inc. Payment No. 04

Dear Ms. Givens,

RNDI Companies, Inc. (RNDI) has submitted estimate No. 04 in the amount of \$211,342.56 for construction services rendered through May 31, 2026. Based on our review, RNDI has complied with all requirements stated in the estimate and we recommend payment of **\$211,342.56** to RNDI.

The following billing information is to be used for payment:

RNDI Companies, Inc.
311 East Interstate 30
Rockwall, TX 75087

If you have any questions or require additional information, please feel free to contact me at (832) 318-8803.

Sincerely,

HR Green, Inc.

Karam Qaddo, PE

Area Manager

SB

Code No. 1742
6-15-2026

Enclosures: RNDI Pay Est. No. 04

RNDI Companies, Inc

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2

PAGES

TO OWNER: Memorial City Redevelopment Authority
 Attn: Accounts Payable
 11750 Katy Freeway Suite 400
 Houston, TX 77079

PROJECT: Westview Apartments
 10157 Westview Dr
 Houston, TX

FROM CONTRACTOR: RNDI Companies, Inc.
 311 E Interstate 30
 Rockwall, TX 75087

VIA ARCHITECT:

APPLICATION NO: 4

PERIOD TO: 5/31/2026

CONTRACT FOR: Asbestos Abatement & Demolition
 CONTRACT DATE: 1/20/2026
 PROJECT NOS: TIR 17

Distribution to:

<input checked="" type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment as shown below, in connection with the Contract.
 Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payment received from the Owner, and that current payment shown herein is now due.

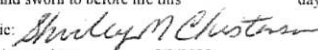
- 1. ORIGINAL CONTRACT SUM \$ 2,298,807.00
- 2. Net change by Change Orders \$ 0.00
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 2,298,807.00
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 1,625,436.65
- 5. RETAINAGE
 - a. 5 % of Completed Work \$ 81,271.83
(Column D + E on G703)
 - b. % of Stored Material \$ 0.00
(Column F on G703)
 - Total Retainage (Lines 5a + 5b or) \$ 81,271.83
- 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 1,544,164.82
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 1,332,822.26
- 8. CURRENT PAYMENT DUE \$ 211,342.56
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 754,642.18

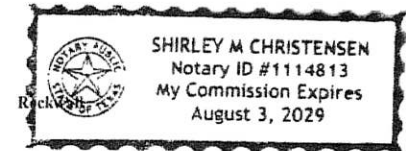
CONTRACTOR: RNDI Companies, Inc.

By: 

State of: County of: day June 9, 2026

Subscribed and sworn to before me this

Notary Public: 
 My Commission expires: 8/3/2029



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 211,342.56

(Attached explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified)

ARCHITECT:

By:  Date: 06/08/2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month	\$ -	
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use column I on Contracts where variable retainage for line items may apply.

APPLICATION NO 4

APPLICATION DATE 6/8/2026

PERIOD TO 5/31/2026

ARCHITECTS PROJECT NO: TIRZ 17

A ITEM NO	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D O R E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE RELEASED	I RETAINAGE WITHELD
			D FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G + C)	%			
1	Mobilization	\$25,000.00	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	100.00%	\$ -		\$ 1,250.00
2	Demolition Premits	\$9,500.00	\$ 9,500.00	\$ -		\$ 9,500.00	100.00%	\$ -		\$ 475.00
3	Asbestos Abatement Building 1	\$71,739.00		\$ 7,173.90		\$ 7,173.90	10.00%	\$ 64,565.10		\$ 358.70
4	Building Demolition 1	\$24,062.00				\$ -	0.00%	\$ 24,062.00		\$ -
5	Foundation Removal 1	\$4,000.00				\$ -	0.00%	\$ 4,000.00		\$ -
6	Asbestos Abatement Building 2	\$62,239.00		\$ 6,223.90		\$ 6,223.90	10.00%	\$ 56,015.10		\$ 311.20
7	Building Demolition 2	\$24,062.00				\$ -	0.00%	\$ 24,062.00		\$ -
8	Foundation Removal 2	\$4,000.00				\$ -	0.00%	\$ 4,000.00		\$ -
9	Asbestos Abatement Building 3	\$41,739.00	\$ 41,739.00	\$ -		\$ 41,739.00	100.00%	\$ -		\$ 2,086.95
10	Building Demolition 3	\$24,062.00	\$ 24,062.00	\$ -		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
11	Foundation Removal 3	\$4,000.00	\$ 4,000.00	\$ -		\$ 4,000.00	100.00%	\$ -		\$ 200.00
12	Asbestos Abatement Building 4	\$51,739.00	\$ 51,739.00	\$ -		\$ 51,739.00	100.00%	\$ -		\$ 2,586.95
13	Building Demolition 4	\$24,062.00	\$ 24,062.00			\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
14	Foundation Removal 4	\$4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -		\$ 200.00
15	Asbestos Abatement Building 5	\$51,739.00		\$ 5,173.90		\$ 5,173.90	10.00%	\$ 46,565.10		\$ 258.70
16	Building Demolition 5	\$24,062.00				\$ -	0.00%	\$ 24,062.00		\$ -
17	Foundation Removal 5	\$4,000.00				\$ -	0.00%	\$ 4,000.00		\$ -
18	Asbestos Abatement Building 6	\$51,739.00	\$ 51,739.00	\$ -		\$ 51,739.00	100.00%	\$ -		\$ 2,586.95
19	Building Demolition 6	\$24,062.00	\$ 24,062.00	\$ -		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
20	Foundation Removal 6	\$4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -		\$ 200.00
21	Asbestos Abatement Building 7	\$61,739.00		\$ 18,521.70		\$ 18,521.70	30.00%	\$ 43,217.30		\$ 926.09
22	Building Demolition 7	\$24,062.00				\$ -	0.00%	\$ 24,062.00		\$ -
23	Foundation Removal 7	\$4,000.00				\$ -	0.00%	\$ 4,000.00		\$ -
24	Asbestos Abatement Building 8	\$38,500.00		\$ 13,475.00		\$ 13,475.00	35.00%	\$ 25,025.00		\$ 673.75
25	Building Demolition 8	\$18,500.00				\$ -	0.00%	\$ 18,500.00		\$ -
26	Foundation Removal 8	\$3,000.00				\$ -	0.00%	\$ 3,000.00		\$ -
27	Asbestos Abatement Building 9	\$51,739.00	\$ 51,739.00	\$ -		\$ 51,739.00	100.00%	\$ -		\$ 2,586.95
28	Building Demolition 9	\$24,062.00	\$ 24,062.00	\$ -		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
29	Foundation Removal 9	\$4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -		\$ 200.00
30	Asbestos Abatement Building 10	\$69,239.00		\$ 20,771.70		\$ 20,771.70	30.00%	\$ 48,467.30		\$ 1,038.59
31	Building Demolition 10	\$24,062.00				\$ -	0.00%	\$ 24,062.00		\$ -
32	Foundation Removal 10	\$4,000.00		\$ -		\$ -	0.00%	\$ 4,000.00		\$ -

33	Asbestos Abatement Building 11	\$32,000.00	\$ 32,000.00		\$ 32,000.00	100.00%	\$ -		\$ 1,600.00
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A	B	C	D E		F	G		H	I	I
ITEM	DESCRIPTION OF WORK	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL	%	BALANCE	RETAINAGE	RETAINAGE
NO		VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (D+E+F)	(G - C)	TO FINISH (C - G)	RELEASED	WITHHELD
34	Building Demolition 11	\$13,886.00	\$ 13,886.00			\$ 13,886.00	100.00%	\$ -		\$ 694.30
35	Foundation Removal 11	\$2,500.00		\$ 2,500.00		\$ 2,500.00	100.00%	\$ -		\$ 125.00
36	Asbestos Abatement Building 12	\$59,239.00	\$ 59,239.00			\$ 59,239.00	100.00%	\$ -		\$ 2,961.95
37	Building Demolition 12	\$24,062.00	\$ 24,062.00			\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
38	Foundation Removal 12	\$4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -		\$ 200.00
39	Asbestos Abatement Building 13	\$69,239.00		\$ 31,157.55		\$ 31,157.55	45.00%	\$ 38,081.45		\$ 1,557.88
40	Building Demolition 13	\$24,062.00				\$ -	0.00%	\$ 24,062.00		\$ -
41	Foundation Removal 13	\$4,000.00				\$ -	0.00%	\$ 4,000.00		\$ -
42	Asbestos Abatement Building 14	\$69,239.00	\$ 69,239.00			\$ 69,239.00	100.00%	\$ -		\$ 3,461.95
43	Building Demolition 14	\$24,062.00		\$ 24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
44	Foundation Removal 14	\$4,000.00				\$ -	0.00%	\$ 4,000.00		\$ -
45	Asbestos Abatement Building 15	\$69,239.00	\$ 27,695.60	\$ 41,543.40		\$ 69,239.00	100.00%	\$ -		\$ 3,461.95
46	Building Demolition 15	\$24,062.00				\$ -	0.00%	\$ 24,062.00		\$ -
47	Foundation Removal 15	\$4,000.00				\$ -	0.00%	\$ 4,000.00		\$ -
48	Asbestos Abatement Building 16	\$84,739.00	\$ 84,739.00	\$ -		\$ 84,739.00	100.00%	\$ -		\$ 4,236.95
49	Building Demolition 16	\$24,062.00	\$ 24,062.00	\$ -		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
50	Foundation Removal 16	\$4,000.00		\$ 4,000.00		\$ 4,000.00	100.00%	\$ -		\$ 200.00
51	Asbestos Abatement Building 17	\$73,739.00	\$ 73,739.00	\$ -		\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
52	Building Demolition 17	\$24,062.00	\$ 24,062.00	\$ -		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
53	Foundation Removal 17	\$4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -		\$ 200.00
54	Asbestos Abatement Building 18	\$73,739.00	\$ 73,739.00	\$ -		\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
55	Building Demolition 18	\$24,062.00	\$ 24,062.00	\$ -		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
56	Foundation Removal 18	\$4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -		\$ 200.00
57	Asbestos Abatement Building 19	\$73,739.00	\$ 73,739.00	\$ -		\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
58	Building Demolition 19	\$24,062.00	\$ 24,062.00	\$ -		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
59	Foundation Removal 19	\$4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -		\$ 200.00
60	Asbestos Abatement Building 20	\$73,739.00	\$ 73,738.20	\$ 0.80		\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
61	Building Demolition 20	\$24,062.00	\$ 24,062.00			\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
62	Foundation Removal 20	\$4,000.00		\$ 4,000.00		\$ 4,000.00	100.00%	\$ -		\$ 200.00
63	Asbestos Abatement Building 21	\$73,739.00	\$ 73,739.00	\$ -		\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
64	Building Demolition 21	\$24,062.00	\$ 24,062.00			\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
65	Foundation Removal 21	\$4,000.00		\$ 4,000.00		\$ 4,000.00	100.00%	\$ -		\$ 200.00
66	Asbestos Abatement Building 22	\$73,739.00	\$ 73,739.00	\$ -		\$ 73,739.00	100.00%	\$ -		\$ 3,686.95
67	Building Demolition 22	\$24,062.00	\$ 24,062.00			\$ 24,062.00	100.00%	\$ -		\$ 1,203.10

68	Foundation Removal 22	\$4,000.00		\$ 4,000.00		\$ 4,000.00	100.00%	\$ -		\$ 200.00
69	Asbestos Abatement Building 23	\$73,739.00	\$ 73,739.00			\$ 73,739.00	100.00%	\$ -		\$ 3,686.95

A	B	C	D		E	F	G		H	I	I
ITEM	DESCRIPTION OF WORK	SCHEDULED	WORK COMPLETED			MATERIALS	TOTAL	%	BALANCE	RETAINAGE	RETAINAGE
NO		VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (D+E+F)	(G - C)	TO FINISH (C - G)	RELEASED	WITHHELD
70	Building Demolition 23	\$24,062.00	\$ -	\$ 24,062.00			\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
71	Foundation Removal 23	\$4,000.00	\$ -	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -		\$ 200.00
72	Driveway/Parking Areas Demolition	\$12,000.00	\$ -				\$ -	0.00%	\$ 12,000.00		\$ -
73	Pool, Deck and Equipment Demo	\$3,500.00	\$ -				\$ -	0.00%	\$ 3,500.00		\$ -
74	Brush Clear & Extra Waste	\$9,500.00	\$ 9,500.00	\$ -			\$ 9,500.00	100.00%	\$ -		\$ 475.00
75	Tree Removal	\$15,000.00	\$ 15,000.00	\$ -			\$ 15,000.00	100.00%	\$ -		\$ 750.00
76	Utility Disconnect Cut/Cap	\$12,000.00	\$ 12,000.00	\$ -			\$ 12,000.00	100.00%	\$ -		\$ 600.00
77	Underground (MEP) Utilities Removal	\$11,500.00	\$ -				\$ -	0.00%	\$ 11,500.00		\$ -
78	Sidewalk & Crubs	\$3,500.00	\$ 3,500.00	\$ -			\$ 3,500.00	100.00%	\$ -		\$ 175.00
79	Ground Work	\$65,000.00	\$ -				\$ -	0.00%	\$ 65,000.00		\$ -
80	SWPPP	\$15,600.00	\$ 7,800.00	\$ 7,800.00			\$ 15,600.00	100.00%	\$ -		\$ 780.00
81	Hydroseeding	\$12,500.00	\$ -				\$ -	0.00%	\$ 12,500.00		\$ -
82	Cash Allowance	\$25,000.00	\$ -				\$ -	0.00%	\$ -		\$ -
	GRAND TOTALS	\$2,298,807.00	\$ 1,402,970.80	\$ 222,465.85		\$ -	\$ 1,625,436.65	70.71%	\$ 648,370.35	\$ -	\$ 81,271.83

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3789

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 #
5/31/2026	5-2026-59

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	86%	4.00%	1,562.28
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	40%	1.00%	432.21
	W140 Detention Basin				

Total	\$1,994.49
Balance Due	\$1,994.49

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

SB Code No. 1741
 6-15-2026

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
5/31/2026

Invoice #
5-2026-61

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	8%	0.00%	0.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	36,000.00	26%	2.00%	720.00
Memorial Dr. Phase 2					

Total	\$720.00
Balance Due	\$720.00

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

SB

Code No. 1738B
 6-15-2026

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

8. FY2027 Budget.

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2027 BUDGET PROFILE**

Fund Summary
Fund Name: **Memorial City Redevelopment Authority**
TIRZ: **17**
Fund Number: **7565/50**

P R O F I L E	Base Year:		1999
	Base Year Taxable Value:	\$	509,671,530
	Projected Taxable Value (TY2026):	\$	4,454,214,234
	Current Taxable Value (TY2025):	\$	4,454,214,234
	Acres:		983.67
	Administrator (Contact):		Scott Bean
	Contact Number:		(713) 595-1213

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Seventeen, City of Houston, Texas was created to provide plans and programs needed to address blighted conditions in the Memorial City area associated with failing infrastructure, lack of utility capacity, increased traffic congestion and declining retail sales resulting from increased competition to older inner-city malls and shopping centers from suburban retail centers.
	Completed construction of the W-140-01 Channel Improvements project.
	Gessner Road reconstruction from Interstate 10 to Long Point Road is complete.
	Reconstruction of Memorial Drive from Beltway 8 to Tallowood is complete.
	The full design of Memorial Drive Phase II reconstruction from Tallowood to Gessner is underway.
	Continued preliminary design and acquisition work on a detention basin on the south side of Interstate 10 known as Detention Basin A.
	The deepening of the existing W-140 (Briar Branch) detention basin is nearing completion.
	The Westview Apartment site has been purchased and the buildings are being demolished for the Northwest Police and Fire Command Center with underground detention.

P R O J E C T P L A N N		Total Plan	Cumulative Expenses (to 6/30/25)	Variance
	Capital Projects:			
Roadway and Sidewalk Improvements	\$	53,429,681	\$ 39,733,413	\$ 13,696,268
Public Utility Improvements		120,856,453	118,190,653	2,665,800
Parks and Recreational Facilities		11,889,119	382,265	11,506,854
		-	-	-
Total Capital Projects	\$	186,175,253	\$ 158,306,331	\$ 27,868,922
Affordable Housing		-	-	-
School & Education/Cultural Facilities		-	-	-
Financing Costs		25,000,000	54,351,922	(29,351,922)
Administration Costs/ Professional Services		-	-	-
Creation Costs		5,952,851	19,304,584	(13,351,733)
Total Project Plan	\$	217,128,104	\$ 231,962,837	\$ (14,834,733)

D E B T	Additional Financial Data	FY2026 Budget	FY2026 Estimate	FY2027 Budget
		Debt Service	\$ 7,360,323	\$ 7,360,323
	Principal	\$ 6,315,000	\$ 6,315,000	\$ 6,555,000
	Interest	\$ 1,045,323	\$ 1,045,323	\$ 2,212,359
		Balance as of 6/30/25	Projected Balance as of 6/30/26	Projected Balance as of 6/30/27
	Year End Outstanding (Principal)			
	Bond Debt	\$ 26,900,000	\$ 20,585,000	\$ 14,030,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ 3,258,526	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2027 BUDGET DETAIL

Fund Summary
 Fund Name: **Memorial City Redevelopment Authority**
17
7565/50

TIRZ Budget Line Items	FY2026 Budget	FY2026 Estimate	FY2027 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 60,540,837	\$ 35,515,284	\$ 43,288,413
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,291,022	\$ 8,299,839	\$ 7,291,022
Beginning Balance	\$ 67,831,859	\$ 43,815,123	\$ 50,579,435
City tax revenue	\$ 19,291,155	\$ 18,872,017	\$ 18,931,818
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 19,291,155	\$ 18,872,017	\$ 18,931,818
Miscellaneous revenue	\$ -	\$ 2,000,000	
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 1,356,637	\$ 876,302	\$ 1,011,589
Other Interest Income	\$ 1,356,637	\$ 876,302	\$ 1,011,589
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ 1,000,000
Grant Proceeds	\$ -	\$ -	\$ 1,000,000
Bond Proceeds	\$ 122,824,678	\$ 27,666,936	\$ 101,000,000
Contract Revenue Bond Proceeds	\$ 122,824,678	\$ 27,666,936	\$ 101,000,000
TOTAL AVAILABLE RESOURCES	\$ 211,304,329	93,230,378	172,522,842

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2027 BUDGET DETAIL

Fund Summary
 Fund Name: Memorial City Redevelopment Authority
 17
 7565/50

TIRZ Budget Line Items	FY2026 Budget	FY2026 Estimate	FY2027 Budget
EXPENDITURES			
Accounting	\$ 22,000	\$ 22,000	\$ 22,000
Administration Salaries & Benefits	\$ 120,000	\$ 120,000	\$ 141,000
Auditor	\$ 21,500	\$ 31,250	\$ 32,500
Bond Services/Trustee/Financial Advisor	\$ 25,000	\$ 14,637	\$ 15,000
Insurance	\$ 2,250	\$ 3,770	\$ 4,000
Website Development and Maintenance	\$ -	\$ -	\$ 30,000
TIRZ Administration and Overhead	\$ 190,750	191,657	244,500
Engineering Consultants	\$ 60,000	\$ 80,088	\$ 75,000
Legal	\$ 50,000	\$ 45,558	\$ 50,000
Construction Audit	\$ 5,000	\$ -	\$ -
Planning Consultants (TIRZ Plan Amendment)	\$ -	\$ 25,000	\$ -
Program and Project Consultants	\$ 115,000	150,646	125,000
Management consulting services	\$ 305,750	342,303	369,500
Capital Expenditures (See CIP Schedule)	\$ 38,025,867	\$ 26,500,000	\$ 23,225,000
TIRZ Capital Expenditures	\$ 38,025,867	26,500,000	23,225,000
T&C Way Partners, LLC	\$ -	\$ -	\$ -
MetroNational - Detention & Roadway Construction	\$ 3,275,406	\$ 3,258,526	\$ -
Town Center Partners, Ltd	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 3,275,406	3,258,526	-
Bond Series (Series 2016)			
Principal	\$ 3,200,000	\$ 3,200,000	\$ 3,270,000
Interest	\$ 131,948	\$ 131,948	\$ 53,984
Trustee Fee	\$ -	\$ -	\$ -
Principal (Series 2019)	\$ 3,115,000	\$ 3,115,000	\$ 3,285,000
Interest	\$ 913,375	\$ 913,375	\$ 753,375
Bond Series (Series 2025)			
Principal	\$ 932,765	\$ -	\$ -
Interest	\$ -	\$ 932,765	\$ 1,405,000
Cost of Issuance	\$ -	\$ -	\$ -
System debt service	\$ 8,293,088	8,293,088	8,767,359
TOTAL PROJECT COSTS	\$ 49,900,111	38,393,917	32,361,859
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 964,558	\$ 943,601	\$ 946,591
County	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 3,313,425	\$ 3,313,425	\$ 3,313,425
Municipal Services - Supplemental	\$ -	\$ -	\$ -
Total Transfers	\$ 4,277,983	4,257,026	4,260,016
Total Budget	\$ 54,178,094	42,650,943	36,621,875
RESTRICTED Funds - Capital Projects	\$ 148,833,147	\$ 43,288,413	\$ 127,607,879
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 8,293,088	\$ 7,291,022	\$ 8,293,088
Ending Fund Balance	\$ 157,126,235	50,579,435	135,900,967
Total Budget & Ending Fund Balance	\$ 211,304,329	93,230,378	172,522,842

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY27 - FY31 Total	Cumulative Total (To Date)
			Through 2025	Projected 2026	2027	2028	2029	2030	2031			
A,G	T-1725	Park and Green Space Improvements	\$ 163,993	-	125,000	125,000	100,000	40,000	-	390,000	553,993	
A	T-1732A	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	\$ 14,039,922	-	-	-	-	-	-	-	14,039,922	
A	T-1734	W140 Channel Improvements with Bridge and Straws	\$ 18,469,052	-	-	-	-	-	-	-	18,469,052	
G	T-1735	Detention Basin A	\$ 4,146,827	-	10,000,000	15,000,000	37,500,000	22,500,000	-	85,000,000	89,146,827	
G	T-1735A	Detention Basin B	\$ -	-	-	-	-	-	-	-	-	
G	T-1738A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 24,956,812	-	1,100,000	-	-	-	-	1,100,000	26,056,812	
G	T-1738B	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	\$ -	-	-	-	15,423,500	15,423,500	-	30,847,000	30,847,000	
A,G	T-1739	Memorial Drive (Additional PERs)	\$ -	-	1,000,000	-	-	-	-	1,000,000	1,000,000	
A,G	T-1740	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
A	T-1741	W140 Detention Basin Deepening and Straw Extensions	\$ 232,605	6,100,000	8,100,000	-	-	-	-	8,100,000	14,432,605	
A	T-1742	Detention Basin C with Public Safety Facilities	\$ -	20,400,000	2,500,000	5,500,000	35,985,000	34,485,000	34,485,000	112,955,000	133,355,000	
0	T-1743	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
A,G	T-1799	Sidewalk Improvement Program	\$ -	-	400,000	60,000	60,000	60,000	60,000	640,000	640,000	
Totals			\$ 62,009,211	\$ 26,500,000	\$ 23,225,000	\$ 20,685,000	\$ 89,068,500	\$ 72,508,500	34,545,000	240,032,000	\$ 328,541,211	

* NOTE: CIP T-1735 and CIP T-1735A reflects the Memorial City Redevelopment Authority's commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.

Source of Funds	Fiscal Year Planned Appropriations								FY27 - FY31 Total	Cumulative Total (To Date)
	Through 2025	Projected 2026	2027	2028	2029	2030	2031			
TIRZ Funds	43,869,857	23,106,000	22,225,000	15,405,000	57,651,530	41,091,530	34,545,000	170,918,060	237,893,917	
City of Houston	-	-	-	-	-	-	-	-	-	
Grants	18,139,354	3,394,000	1,000,000	5,280,000	21,416,970	21,416,970	-	49,113,940	70,647,294	
Other	-	-	-	-	10,000,000	10,000,000	-	20,000,000	20,000,000	
Project Total	62,009,211	26,500,000	23,225,000	20,685,000	89,068,500	72,508,500	34,545,000	240,032,000	328,541,211	

Project:	Park and Green Space Improvements	City Council District		Key Map:		WBS.:	T-1725	
		Location:	A,G	Geo. Ref.:				
		Served:	A,G	Neighborhood:	10, 16			
Description	Provide pedestrian friendly environment throughout the TIRZ. This includes pedestrian trails, bikeways, and public green space.	Operating and Maintenance Costs: (\$ Thousands)						
			2027	2028	2029	2030	2031	Total
Justification:	Projects include funding for route studies, design, construction, and ROW acquisition.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs	-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	103,835	25,000	-	25,000	25,000	-	-	-	\$ 50,000	\$ 153,835
4	Construction	60,000	100,000	-	100,000	100,000	100,000	40,000	-	\$ 340,000	\$ 400,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	158	-	-	-	-	-	-	-	\$ -	\$ 158
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		158	-	-	-	-	-	-	-	\$ -	\$ 158
Total Allocations		\$ 163,993	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993
Source of Funds											
TIRZ Funds		163,993	125,000	-	125,000	125,000	100,000	40,000	-	\$ 390,000	\$ 553,993
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 163,993	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993

*NOTE:

Project:	Detention Basin A	City Council District		Key Map:		WBS.:	T-1735	
		Location:	G	Geo. Ref.:				
		Served:	G	Neighborhood:				
Description	Detention Basin A. Project may involve multiple phases.	Operating and Maintenance Costs: (\$ Thousands)						
			2027	2028	2029	2030	2031	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	281,596	-	-	-	-	-	-	-	\$ -	\$ 281,596
2	Acquisition	-	-	-	10,000,000	-	-	-	-	\$ 10,000,000	\$ 10,000,000
3	Design	3,865,231	50,000	-	-	-	-	-	-	\$ -	\$ 3,865,231
4	Construction	-	-	-	-	15,000,000	37,500,000	22,500,000	-	\$ 75,000,000	\$ 75,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 4,146,827	\$ 50,000	\$ -	\$ 10,000,000	\$ 15,000,000	\$ 37,500,000	\$ 22,500,000	\$ -	\$ 85,000,000	\$ 89,146,827
Source of Funds											
TIRZ Funds		2,407,473	50,000	-	10,000,000	9,720,000	18,001,830	3,001,830	-	\$ 40,723,660	\$ 43,131,133
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		1,739,354	-	-	-	5,280,000	9,498,170	9,498,170	-	\$ 24,276,340	\$ 26,015,694
Other (HCFCD)		-	-	-	-	-	10,000,000	10,000,000	-	\$ 20,000,000	\$ 20,000,000
Total Funds		\$ 4,146,827	\$ 50,000	\$ -	\$ 10,000,000	\$ 15,000,000	\$ 37,500,000	\$ 22,500,000	\$ -	\$ 85,000,000	\$ 89,146,827

NOTE: CIP T-1735 reflects the Memorial City Redevelopment Authority's commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.

Project:	Detention Basin B	City Council District		Key Map:		WBS.:	T-1735A	
		Location:	G	Geo. Ref.:				
		Served:	G	Neighborhood:				
Description	Detention Basin B. Project may involve multiple phases.	Operating and Maintenance Costs: (\$ Thousands)						
			2027	2028	2029	2030	2031	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTE: CIP T-1735A reflects the Memorial City Redevelopment Authority's commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.

Project:	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	City Council District		Key Map:		WBS.:	T-1738B	
		Location:	G	Geo. Ref.:				
		Served:	G	Neighborhood:	16			
Description	Flooding and drainage improvements based on recommendations of the Regional Drainage Study to address flooding on the W153-00 and improve mobility and pedestrian safety on Memorial Drive within the boundaries of the TIRZ.	Operating and Maintenance Costs: (\$ Thousands)						
			2027	2028	2029	2030	2031	Total
Justification:	Project will improve storm water drainage system and reconstruct Memorial Drive (from Tallwood Road to Bunker Hill City Limits).	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs	-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	668,781	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	14,898,500	14,898,500	-	\$ 29,797,000	\$ 29,797,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	525,000	525,000	-	\$ 1,050,000	\$ 1,050,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	525,000	525,000	-	\$ 1,050,000	\$ 1,050,000
Total Allocations		\$ -	\$ 668,781	\$ -	\$ -	\$ -	\$ 15,423,500	\$ 15,423,500	\$ -	\$ 30,847,000	\$ 30,847,000
Source of Funds											
TIRZ Funds		-	668,781	-	-	-	3,504,700	3,504,700	-	\$ 7,009,400	\$ 7,009,400
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	11,918,800	11,918,800	-	\$ 23,837,600	\$ 23,837,600
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 668,781	\$ -	\$ -	\$ -	\$ 15,423,500	\$ 15,423,500	\$ -	\$ 30,847,000	\$ 30,847,000

NOTE:

Project:	Memorial Drive (Additional PERs)	City Council District		Key Map:		WBS.:	T-1739	
		Location:	A,G	Geo. Ref.:				
		Served:	A,G	Neighborhood:	16			
Description:	Secondary Mobility and Drainage Improvements	Operating and Maintenance Costs: (\$ Thousands)						
			2027	2028	2029	2030	2031	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	1,000,000	-	-	-	-	\$ 1,000,000	\$ 1,000,000
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	1,000,000	-	-	-	-	\$ 1,000,000	\$ 1,000,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000

NOTE:

Project: FUTURE CIP PROJECT				City Council District		Key Map:		WBS.:		T-1740											
				Location: A,G		Geo. Ref.:															
				Served: A,G		Neighborhood:															
Description:				Operating and Maintenance Costs: (\$ Thousands)																	
						2027		2028		2029		2030		2031		Total					
				Personnel		-		-		-		-		-		\$ -					
				Supplies		-		-		-		-		-		\$ -					
Justification:				Svcs. & Chgs.		-		-		-		-		-		\$ -					
				Capital Outlay		-		-		-		-		-		\$ -					
				Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -					
				FTEs																	
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/25		2026 Budget		2026 Estimate		2027		2028		2029		2030		2031		FY27 - FY31 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		-		-		-		-		\$ -		\$ -	
4 Construction		-		-		-		-		-		-		-		-		\$ -		\$ -	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Allocations		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Source of Funds																					
TIRZ Funds		-		-		-		-		-		-		-		-		\$ -		\$ -	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	

Project:	W140 Detention Basin Deepening and Straw Extensions	City Council District		Key Map:		WBS.:	T-1741	
		Location:	A	Geo. Ref.:				
		Served:	A	Neighborhood:				
Description	Deepening of the existing W140 Detention Basin and extension of straws.	Operating and Maintenance Costs: (\$ Thousands)						
			2027	2028	2029	2030	2031	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Addition of 26 acre feet of capacity (50% increase) to the basin, and improvements to drainage for the residential areas to the north.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	232,605	226,394	-	-	-	-	-	-	\$ -	\$ 232,605
4	Construction	-	4,500,000	6,100,000	8,100,000	-	-	-	-	\$ 8,100,000	\$ 14,200,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -

Total Allocations	\$ 232,605	\$ 4,726,394	\$ 6,100,000	\$ 8,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,100,000	\$ 14,432,605
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Source of Funds											
TIRZ Funds	232,605	1,226,394	2,706,000	8,100,000	-	-	-	-	-	\$ 8,100,000	\$ 11,038,605
City of Houston	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	3,500,000	3,394,000	-	-	-	-	-	-	\$ -	\$ 3,394,000
Other	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 232,605	\$ 4,726,394	\$ 6,100,000	\$ 8,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,100,000	\$ 14,432,605

Project:	Detention Basin C with Public Safety Facilities	City Council District		Key Map:		WBS.:	T-1742	
		Location:	A	Geo. Ref.:				
		Served:	A	Neighborhood:				
Description	100 +/- acre feet of detention plus public safety facilities	Operating and Maintenance Costs: (\$ Thousands)						
			2027	2028	2029	2030	2031	Total
Justification:	The project is necessary to alleviate flooding and provide public safety facilities.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs	-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	20,400,000	1,000,000	-	-	-	-	\$ 1,000,000	\$ 21,400,000
3	Design	-	-	-	1,500,000	5,500,000	1,500,000	-	-	\$ 8,500,000	\$ 8,500,000
4	Construction	-	-	-	-	-	33,000,000	33,000,000	33,000,000	\$ 99,000,000	\$ 99,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	1,485,000	1,485,000	1,485,000	\$ 4,455,000	\$ 4,455,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	1,485,000	1,485,000	1,485,000	\$ 4,455,000	\$ 4,455,000
Total Allocations		\$ -	\$ -	\$ 20,400,000	\$ 2,500,000	\$ 5,500,000	\$ 35,985,000	\$ 34,485,000	\$ 34,485,000	\$ 112,955,000	\$ 133,355,000
Source of Funds											
TIRZ Funds		-	-	20,400,000	2,500,000	5,500,000	35,985,000	34,485,000	34,485,000	\$ 112,955,000	\$ 133,355,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ 20,400,000	\$ 2,500,000	\$ 5,500,000	\$ 35,985,000	\$ 34,485,000	\$ 34,485,000	\$ 112,955,000	\$ 133,355,000

Project:	Sidewalk Improvement Program	City Council District		Key Map:		WBS.:	T-1799	
		Location:	A,G	Geo. Ref.:				
		Served:	A,G	Neighborhood:				
Description	Sidewalk Improvement Program	Operating and Maintenance Costs: (\$ Thousands)						
			2027	2028	2029	2030	2031	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Mobility improvements	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	60,000	-	400,000	60,000	60,000	60,000	60,000	\$ 640,000	\$ 640,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	60,000	-	400,000	60,000	60,000	60,000	60,000	\$ 640,000	\$ 640,000
Total Allocations		\$ -	\$ 60,000	\$ -	\$ 400,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 640,000	\$ 640,000
Source of Funds											
TIRZ Funds		-	60,000	-	400,000	60,000	60,000	60,000	60,000	\$ 640,000	\$ 640,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 60,000	\$ -	\$ 400,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 640,000	\$ 640,000

THIS SPREADSHEET IS LINKED -- AUTOMATICALLY UPDATES FROM BUDGET DETAILS, CIP SUMMARY AND REVENUE PROJECTIONS

TAX YEAR	2023	2024	2025	2026	2027	2028	2029
TIRZ 17	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
City	\$ 18,411,783	\$ 19,396,400	\$ 18,872,017	\$ 18,931,818	\$ 18,931,818	\$ 18,931,818	\$ 18,931,818
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 18,411,783	\$ 19,396,400	\$ 18,872,017	\$ 18,931,818	\$ 18,931,818	\$ 18,931,818	\$ 18,931,818
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ 3,393,588	\$ -	\$ 1,000,000	\$ 5,280,000	\$ 21,416,970	\$ 21,416,970
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ 2,000,000			\$ -	\$ -
INTEREST INCOME	\$ 1,760,333	\$ 1,500,305	\$ 876,302	\$ 1,011,589	\$ 2,718,019	\$ 2,446,070	\$ 2,010,742
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 20,172,116	\$ 24,290,293	\$ 21,748,319	\$ 20,943,407	\$ 26,929,837	\$ 42,794,858	\$ 42,359,530
ISD Education Set-Aside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing							
City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ 2,067,101	\$ 2,129,093	\$ 3,313,425	\$ 3,313,425	\$ 3,313,425	\$ 3,313,425	\$ 3,313,425
Administrative Fees							
City	\$ 920,589	\$ 969,820	\$ 943,601	\$ 946,591	\$ 946,591	\$ 946,591	\$ 946,591
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS	\$ 2,987,690	\$ 3,098,913	\$ 4,257,026	\$ 4,260,016	\$ 4,260,016	\$ 4,260,016	\$ 4,260,016
Management Consulting Services	\$ 232,378	\$ 307,422	\$ 342,303	\$ 369,500	\$ 369,500	\$ 369,500	\$ 369,500
Bond Series (Series 2008)							
Principal						\$ -	\$ -
Interest						\$ -	\$ -
Bond Series (Series 2011)							
Principal					\$ -	\$ -	\$ -
Interest					\$ -	\$ -	\$ -
Bond Series (Series 2011A)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal					\$ -	\$ -	\$ -
Interest					\$ -	\$ -	\$ -
Bond Series (Series 2016)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal	\$ 3,050,000	\$ 3,125,000	\$ 3,200,000	\$ 3,270,000	\$ 605,000		
Interest	\$ 282,573	\$ 208,164	\$ 131,948	\$ 53,984	\$ 7,290		
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Series (Series 2019)							
Principal	\$ 2,820,000	\$ 2,970,000	\$ 3,115,000	\$ 3,285,000	\$ 6,240,000	\$ 7,185,000	\$ -
Interest	\$ 1,210,250	\$ 1,065,500	\$ 913,375	\$ 753,375	\$ 515,250	\$ 179,625	
Cost of Issuance							
Bond Series (Series 2025)							\$ -
Principal							\$ 775,000
Interest			\$ 932,765	\$ 1,405,000	\$ 1,405,000	\$ 1,405,000	\$ 1,385,625
Series 2027 Debt Service					\$ 6,440,225	\$ 6,440,225	\$ 6,440,225
Series 2029 Debt Service						\$ 4,653,431	\$ 4,653,431
Cost of Issuance							
BOND DEBT SERVICE - PRINCIPAL	\$ 5,870,000	\$ 6,095,000	\$ 6,315,000	\$ 6,555,000	\$ 6,845,000	\$ 7,185,000	\$ 775,000
BOND DEBT SERVICE - INTEREST	\$ 1,492,823	\$ 1,273,664	\$ 1,978,088	\$ 2,212,359	\$ 1,927,540	\$ 1,584,625	\$ 1,385,625
Loan Debt Service - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ 7,362,823	\$ 7,368,664	\$ 8,293,088	\$ 8,767,359	\$ 15,212,765	\$ 19,863,281	\$ 13,254,281
TOTAL EXPENSES	\$ 7,595,201	\$ 7,676,086	\$ 8,635,391	\$ 9,136,859	\$ 15,582,265	\$ 20,232,781	\$ 13,623,781
CASH FLOW FROM OPERATIONS	\$ 9,589,225	\$ 13,515,294	\$ 8,855,902	\$ 7,546,532	\$ 7,087,556	\$ 18,302,061	\$ 24,475,733
BEGINNING FUND BALANCE (7)	\$ 34,845,877	\$ 40,901,164	\$ 43,815,124	\$ 50,579,435	\$ 135,900,967	\$ 122,303,523	\$ 100,537,085
DEBT ISSUANCE (**PROJECT FUND ONLY**)	\$ -	\$ -	\$ 27,566,936	\$ 101,000,000	\$ -	\$ 49,000,000	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 44,435,102	\$ 54,416,458	\$ 80,337,961	\$ 159,125,967	\$ 142,988,523	\$ 189,605,585	\$ 125,012,818

TIRZ 17	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Projects							
T&C Way Parnters, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MetroNational - Detention & Roadway Construction *	\$ 3,013,459	\$ 3,013,460	\$ 3,258,526	\$ -	\$ -	\$ -	\$ -
Town Center Partners, Ltd	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*MetroNational 2022 payment includes \$3mm payment and \$16.25mm payment with bond proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER AGREEMENTS	\$ 3,013,459	\$ 3,013,460	\$ 3,258,526	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -
T-1709 Improvement to Lumpkin from I-10 to Northbrook	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1712 Bunker Hill South of IH 10 Mobility Improvements	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1714 Frostwood Drive and Kingsride Drainage Improvements (com	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1715A Barryknoll East Drainage Improvements	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1715B Barryknoll West Drainage Improvements (combined with T-	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1716 Queensbury Drainage Improvements	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1717 Town and Country West Drainage and Mobility Improvements	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1718 Kimberly near Beltway 8 Drainage Improvements	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1719 Kingside East Bound at Gessner	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1722 Town and Country Blvd. at Queensbury Signalization	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1724 Gessner at Barryknoll Intersection Improvements	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1725 Park and Green Space Improvements	\$ -		\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000
T-1726 West Bough Roadway Improvements	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1727 N. Gessner Preliminary Engineering	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1728 Westview and Lumpkin enhanced sidewalk/bus	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1731A Detention Basin and W-140	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1731B Memorial Drive Drainage and Mobility	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1732A N. Gessner Drainage and Mobility Improvement, I-10 to Lon	\$ -	\$ 485,564	\$ -	\$ -	\$ -	\$ -	\$ -
T-1732B N. Gessner Drainage Phase 2 - (combined with T - 1732A)	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1733A N. Witte Drainage and Mobility Improvement - Phase 1	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1733B N. Witte Drainage and Mobility Improvement - Phase 2	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1734 W140 Channel Improvements with Bridge and Straws	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1734B Bunker Hill Bridge and Straws (Combined with T-1734)	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1735 Detention Basin A	\$ 35,010		\$ -	\$ 10,000,000	\$ 15,000,000	\$ 37,500,000	\$ 22,500,000
T-1735A Detention Basin B	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1737 FUTURE CIP PROJECT	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1738A Memorial Drive Drainage and Mobility Improvement Project	\$ 5,653		\$ -	\$ 1,100,000	\$ -	\$ -	\$ -
T-1738B Memorial Drive Drainage and Mobility Improvement Project	\$ 251,498	\$ 38,600	\$ -	\$ -	\$ -	\$ 15,423,500	\$ 15,423,500
T-1739 Memorial Drive (Additional PERs)	\$ -		\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
T-1740 FUTURE CIP PROJECT	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
T-1741 W140 Detention Basin Deepening and Straw Extensions	\$ 228,318	\$ 6,383,410	\$ 6,100,000	\$ 8,100,000	\$ -	\$ -	\$ -
T-1742 Detention Basin C with Public Safety Facilities	\$ -	\$ 680,300	\$ 20,400,000	\$ 2,500,000	\$ 5,500,000	\$ 35,985,000	\$ 34,485,000
T-1799 Sidewalk Improvement Program	\$ -		\$ -	\$ 400,000	\$ 60,000	\$ 60,000	\$ 60,000
CAPITAL PROJECTS	\$ 520,479	\$ 7,587,874	\$ 26,500,000	\$ 23,225,000	\$ 20,685,000	\$ 89,068,500	\$ 72,508,500
TOTAL PROJECTS	\$ 3,533,938	\$ 10,601,334	\$ 29,758,526	\$ 23,225,000	\$ 20,685,000	\$ 89,068,500	\$ 72,508,500
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - 2022 Bond Debt Service Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,368,664	\$ 8,293,088	\$ 8,767,359	\$ 15,212,765	\$ 19,863,281	\$ 13,254,281	\$ 16,353,281
Unrestricted Funds/Net Current Activity	\$ 33,532,500	\$ 35,522,036	\$ 41,812,076	\$ 120,688,202	\$ 102,440,242	\$ 87,282,804	\$ 36,151,037
Ending Fund Balance	\$ 40,901,164	\$ 43,815,124	\$ 50,579,435	\$ 135,900,967	\$ 122,303,523	\$ 100,537,085	\$ 52,504,318

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

8.a. Consider Amended Hawes Hill & Associates LLC Agreement.

AMENDED PROFESSIONAL SERVICES AGREEMENT

This PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made by and between MEMORIAL CITY REDEVELOPMENT AUTHORITY (the "Authority") and REINVESTMENT ZONE NUMBER SEVENTEEN, CITY OF HOUSTON, TEXAS (the "Zone," and together with the Authority, the "Clients") and HAWES HILL & ASSOCIATES, LLC (the "Contractor") (each a "Party," and collectively the "Parties").

WITNESSETH:

WHEREAS, the Clients desire that the Contractor provide certain professional services with regard to the administration of the operations of the Zone and management of programs and projects;

WHEREAS, the Contractor has the employees, office operations, and knowledge to ably provide the professional and administrative services required by the Clients;

NOW THEREFORE, for and in consideration of the premises and mutual covenants and agreements herein contained, it is agreed as follows:

I.

Engagement of Contractor

The Clients hereby engage the Contractor, and the Contractor hereby agrees to provide, furnish, or perform certain professional and administrative services with respect to the Zone, including the services described on Exhibit A, annexed hereto. Such services herein collectively referred to as the "Services."

II.

Compensation and Reimbursement to Contractor

For and in consideration of the Services to be performed by the Contractor specified in Exhibit "A," *Scope of Professional Consulting and Management Services*, of this Agreement, the Client agrees to pay the Contractor a fixed fee of ELEVEN THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND 00/100 (\$11,750.00) per month for all Services performed during Clients' 2027 fiscal year. Thereafter, the Clients agree to pay for Services performed in connection with the Zone/Authority operations at the rate determined and established by the Board of Directors and adopted in the Zone/Authority's operating budget each fiscal year.

In addition, the Clients agree to compensate Contractor for Reimbursable out-of-pocket expenses and other expenses and charges incurred by the Contractor in performing the Services under this Agreement shall be made on a monthly basis upon submission by the Contractor of invoices and other documentation setting forth such expenses and charges; *provided, however*, all expenses and charges proposed to be incurred by the Contractor for the performance of the Services shall be subject to the Clients' prior written approval. The *Schedule of Maximum Charges and Rates of Hawes Hill & Associates LLC* for the performance of the Services by the Contractor under this Agreement as set forth on Exhibit "B" attached hereto for reference and are hereby approved by the Clients. The Clients expressly disclaim any liability for reimbursement to the Contractor of any amounts in excess of those approved in writing by the Clients.

Contractor shall tender to the Clients a detailed invoice of the services performed and the allowable reimbursable expenses incurred to the Clients each month during the term of this Agreement. Payments on account of services rendered and for reimbursable expenses incurred shall be made within thirty (30) days after the Clients receive Contractor's detailed invoice therefor. In the event of a disputed or contested invoice, the Clients may withhold any such disputed or contested amount without penalty.

III.
Administrative Policies and Procedures

The Contractor shall conduct the administrative activities of the Clients in accordance with the instructions and guidance of the Client.

IV.
Accounts, Records, Accounting Reports and Audits

The Contractor shall maintain the books of records and accounts of the Clients in order to establish the amount due by the Clients to the Contractor in accordance with this Agreement. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. The Contractor shall provide free access to the Clients and allow for inspection and audit of all work, data, documents, proceedings, and activities related to this Agreement. Such right of access and audit shall continue for a period three (3) years from the date of termination of this Agreement.

V.
Compliance With Applicable Laws Concerning Redevelopment Authorities,
Local Government Corporations, and Tax Increment Reinvestment Zones

The Contractor, in performance of its duties under this Agreement for the Clients, will comply with all applicable provisions of Texas law and municipal ordinances concerning local government corporations, tax increment reinvestment zones and public improvement districts under which these entities are created.

VI.
Right of Ownership

All data, information, maps, books, reports, files, photography, artwork, software, equipment, and materials purchased, created or maintained by the Clients or purchased, created or maintained by the Contractor on behalf of the Client shall remain the property of the Clients. It shall be clearly marked as property of the Clients in such manner that it may at any time be removed from the premises of the Contractor.

VII.
Laws to be Observed

In performing its obligations under this Agreement, the Contractor at all times shall observe and comply with all federal and state laws, local laws, ordinances, orders, and regulations of the federal, state, county, or city governments. The federal, state, and local laws, ordinances, and regulations which affect those engaged or employed in the work, or the equipment used in the work, or which in any way affects the conduct of the work, shall be at all times in effect, and no pleas of misunderstanding will be considered on account of ignorance thereof.

VIII.
Successors and Assigns

This Agreement shall bind and benefit the respective parties and their legal successors, and shall not be assignable, in whole or in part, by any party hereto without first obtaining the written consent of the other party. Nothing herein shall be construed as creating any personal liability on the part of any officer or director of the Zone.

IX.
Character of Workers and Work

Services provided for under this Agreement are being performed for the public benefit. The employees provided by the Contractor shall be competent and careful workers skilled in their respective trades. In performing its obligations under this Agreement, the Contractor shall not employ any person who engages in misconduct or is incompetent or negligent in the performance of his or her duties. The Client retains the right to require the Contractor to remove from the performance of services provided for under this Agreement any employee who engages in (1) unethical or unprofessional conduct, (2) misconduct or other discourtesies toward the public, (3) conduct inconsistent with sound business practices or (4) other conduct inconsistent with the performance of work in an acceptable manner and at a satisfactory rate of progress to the Client. Nothing herein is intended to, and the parties agree that this Agreement does not, create any third-party beneficiary rights for any employee or other person. It is intended that any employee who engages in any services provided for under this Agreement is an employee-at-will of the Contractor.

X.
Conflict of Interest

In keeping with Contractor's duties to the Client, Contractor agrees that it shall not, directly or indirectly, become involved in any conflict of interest, or upon discovery thereof, allow such a conflict to continue. Moreover, Contractor agrees that it shall promptly disclose to the Clients any facts, which might involve any reasonable possibility of a conflict of interest.

XI.
Term and Termination

This Agreement shall become effective as of the date executed by the Clients and the Contractor as set forth on the signature page hereof and shall continue in force until such time as it may be terminated or amended by mutual agreement of both parties. Either party may terminate this Agreement without cause at any time by giving the other party at least thirty (30) days' prior written notice thereof, specifying in such notice the effective date of such termination. In the event of termination, it is understood and agreed that only the amounts due the Contractor for services provided and expenses incurred to the date of termination will be due and payable. No penalty will be assessed for termination of this Agreement.

XII.
Amendment or Modification

Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment, or modification only upon the written consent of the parties hereto.

XIII.
Disclaimer of Political Support or Affiliation


The Clients expressly disclaim any political support or affiliation with the Contractor. Further, the Clients prohibit the Contractor, and the Contractor hereby agrees to comply with such prohibition, from expending any Zone funds, directly or indirectly, including any funds to be reimbursed by the Zone, on any political candidate, cause, party, organization or activity.

XIV.
Counterparts.

This Agreement may be executed in any number of counterparts including electronic signature, each of which for all purposes shall be deemed to be an original, and all of which are identical. The parties hereto consent and agree that this Agreement may be signed and/or transmitted by e-mail of a .pdf document or using electronic signature technology (e.g., via DocuSign or similar electronic signature technology) and that such signed electronic record shall be valid and as effective to bind the party so signing as a paper copy bearing such party's handwritten signature. Each party to this Agreement hereby waives any defenses to the enforcement of the terms of this Agreement based on the form of the signature, and hereby agree that such electronically transmitted or signed signatures shall be conclusive proof, admissible in judicial proceedings, of each party's execution of this Agreement.

AGREED AND ACCEPTED this ___ day of June, 2026.

On Behalf of:
HAWES HILL & ASSOCIATES, LLC

By: 
Name: Naina Magon
Title: Managing Principal

On Behalf of:
MEMORIAL CITY REDEVELOPMENT AUTHORITY

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

On Behalf of:
TAX INCREMENT REINVESTMENT ZONE NUMBER 17
CITY OF HOUSTON, TEXAS

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

On Behalf of:
City of Houston, Texas

By: _____
Name: Gwendolyn Tillotsen-Bell

Chief Economic Development Officer

**Exhibit “A”
Scope of Professional Consulting and Management Services**

Hawes Hill & Associates, LLC, will provide the following services:

Professional Planning and Development Consulting

Manage and direct all professional team services provided to and on behalf of the Authority and Zone and their respective Boards of Directors.

Provide full professional management, administrative and technical support services to the Authority and Zone.

Serve as the Clients’ liaison and advocate with the City of Houston, Harris County, METRO, agencies and departments of the State of Texas, and other interested parties.

Provide expert testimony in public meetings and proceedings as requested by the respective Boards of Directors.

Coordinate and provide professional services in conjunction with Clients’ attorney concerning legal matters related to Board operations, implementation of Zone plan, and development agreements.

Assist developers with regard to their development projects within the Zone.

Work with City to resolve infrastructure issues as they arise.

Work with developers to ensure that development agreement procedures are followed.

Coordinate and work with City to prepare financing packages to reimburse developers for eligible project-related costs defined in each developer reimbursement agreement. This includes, but is not limited to, providing the City with necessary zone information, verifying eligible project costs and providing information briefings to elected City officials.

Board Development and Administration

Coordinate and arrange all meetings of the respective Boards of Directors and their committees.

Prepare all meeting agendas and ensure proper notification is made in accordance with state statutes and such other governing documents as may apply.

Take and prepare minutes of Board meetings.

Prepare resolutions, certificates and other official documents as may be required.

Assemble and distribute reports and information packets for use at Board meetings.

Develop and implement an orientation program to assist new Board members to carry out their duties and responsibilities and to understand the Zone’s history, policies and procedures, and pertinent laws.

Information and Communications Management

Assist in the coordination, communication and interface between the Boards of Directors, government officials and employees, contractors, developers, property owners, citizens, and others regarding planned and actual Zone projects.

Prepare or cause to be prepared reports, maps, charts and exhibits as requested by the respective Boards of Directors.

Receive inquiries and respond to property owners, real estate agents and brokers, and other interested parties with respect to development issues that pertain to the Zone and the Redevelopment Authority.

Maintain records and files of the Authority and Zone consistent with the Texas Public Information Act, the Local Government Records Act, and all other applicable laws, rules and regulations.

Monitor regulations and comply with reporting requirements of Secretary of State, City of Houston, and other regulatory bodies.

Financial Administration

Oversee all accounting and financial administration procedures of the Authority and Zone.

Administer the Authority, Zone and District budgets, including tracking income and monthly expenses in reference to the annual budget, monitoring expenses, preparing budget reports, assisting with annual budget preparation.

Arrange for Authority's independent audit, providing necessary information and documentation.

Oversee the Clients' consultant responsible for tracking zone values to assure that Clients' receive all monies due.

Coordinate and work with financial consultants, the City of Houston, and others on preparation of documents, financial projections, and related information.

Contract Administration and Project Management

Prepare requests for proposals or qualifications for professional services and bids for contract services as needed and as determined by the Boards of Directors.

Analyze proposals and bids from prospective contractors and provide summary analyses for consideration of the Boards of Directors in decision-making

Provide management oversight for all contractors, including such service providers as engineering/project management consultants, legal counsel, bookkeepers and financial advisors, public infrastructure construction contractors, security services, landscape services, and others that the Clients may employ from time to time

Interface with developers on development, financing, and property acquisitions issues

Exhibit "B"

**Schedule of Maximum Charges and Rates of
Hawes Hill & Associates, LLC**

Professional Consulting & Administrative Services	Fiscal Year 2027 Monthly fixed fee: \$11,750.00 Future fiscal years to be determined annually by Board approved Budget
Board Development and Administration	bid as package
Information and Communications Management	bid as package
Financial Administration	bid as package
Contract Administration and Project Management	bid as package

REIMBURSABLE OUT-OF-POCKET EXPENSES

Photocopies	Billed at actual cost.
Binding Supplies	Billed at actual cost
Supplies:	Special supplies required for a specific project billed at actual cost
Postage	Billed at actual cost
Delivery Services:	Billed at actual cost
Mileage:	Billed at maximum rate per mile allowed by IRS regulations
GIS Mapping:	\$150.00 per hour, plus actual costs for printing, paper, ink and special mounting.