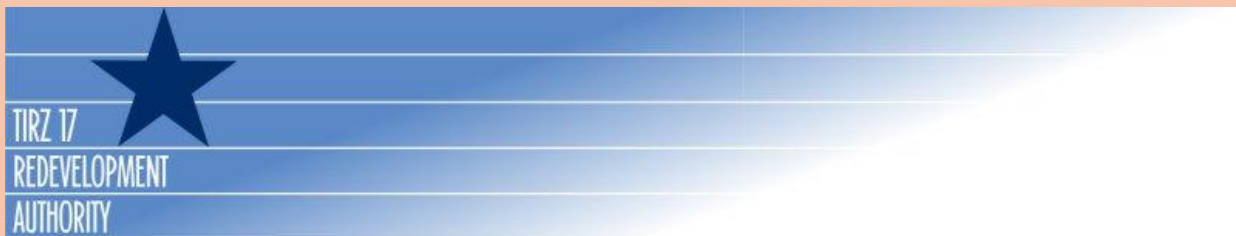


MEMORIAL CITY
REDEVELOPMENT AUTHORITY,
TIRZ No. 17,
City of Houston



Agenda and Agenda Materials
Meeting of the Board of Directors

July 28, 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, July 28, 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 June 23, 2026, meeting.
4. Receive HR Green updates and recommendations.
 - a. Sports Complex, Detention Basin A (City of Houston project)
 - b. Detention Basin C (Westview - Northwest HPD and HFD Public Safety Complex)
 - i. Consider Pay Application No. 5, Park on Westview Demolition, from RNDI Companies.
 - ii. Consider HR Green Task Order for CMAR Procurement services.
 - c. Memorial Drive, Phase 2.
 - d. W-140 Briar Branch Detention Basin
 - i. Consider Change Order No. 1, W140 Detention, from Reytec Construction.
5. Receive The Goodman Corporation Report.
6. Authorize additional expenditure for securing site located at 1057 Westview Drive to the end of July; authorize termination of services effective July 31.
7. Receive Bookkeeper's Report; and approve payment of invoices.
8. Convene in Executive Session pursuant to (i) discuss or deliberate regarding economic development negotiations pursuant to Section 551.087, Texas Government Code; and (ii) consultation with attorney pursuant to Section 551.071, Texas Government Code.
9. Reconvene in Open Session and authorize appropriate action.
10. Adjourn.



Scott Bean, Zone Administrator

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

AGENDA MEMORANDUM

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

FROM: Executive Director

SUBJECT: Agenda Item Materials

3. Approve Minutes from June 23, 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**

June 23, 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, June 23, 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, with the exception of Director Massa, thus constituting a quorum. Also present were Scott Bean and Linda Clayton, Hawes Hill & Associates, LLC; Alia Vinson, and Kachi Aghasili, Allen Boone Humphries Robinson, LLP; and Sean Stapanik, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; Gerardo Barrera, City of Bunker Hill; Derek St. John, HR Green; Jim Webb, Goodman Corporation; Bruce Nichols; Lois Myers; Karen Rust; Wendy Barnard; Shaun Benesch; Hunter Braeutigam; Roberta Prazak; and Shannon Benesch. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Bruce Nichols; Karen Rust; Wendy Barnard; Shaun Benesch; Hunter Braeutigam; and Lois Myers.

APPROVE MINUTES FROM MAY 26, 2026, MEETING.

Upon a motion made by Director Hodges, and seconded by Director DeLongchamps, the Board voted unanimously to approve the Minutes of the May 26, 2026, Board meeting, as presented.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS.

Ms. Vinson provided an overview of Sections 2054.5191 and 2063.103 of the Texas Government Code requiring governmental officials to complete a certified cybersecurity training program once a year; and a select group of officials to complete a certified artificial intelligence program. Links to the training are included in the Memorandum in the Board packet and will be emailed to the Board Members. She reported the training must be completed annually by August 31 and requested the Board Members to inform Ms. Clayton and she would provide the information to ABHR to prepare the report to satisfy the mandatory state requirements. No action from the Board was required.

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 reported the City contract is proceeding with the Benefit Cost Ratio evaluation and he anticipates it will be completed by early July. He reported the City is currently formalizing the easement offer which will need to go before the School Board for consideration. No action from the Board was required.

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

Mr. St. John provided an update on the building abatement and demolition of the apartments. A copy of the Process Report is included in the Board materials.

i. Pay Application No. 4, Park on Westview Demolition, from RNDI Companies.

Mr. St. John reviewed Pay Application No. 4, Park on Westview Demolition, from RNDI Companies in the amount of \$211,342.56. He reported HR Green has reviewed the pay application and concurs with the amount and quantities and is recommending it for approval. Upon a motion made by Director Pisklak, and seconded by Director Hodges, the Board voted unanimously to approve Pay Application No. 4, Park on Westview Demolition, from RNDI Companies in the amount of \$211,342.56, as presented.

c. Memorial Drive, Phase 2.

Mr. St. John reported HR Green is actively working on the design plans. He reported Memorial District is considering annexing Lantern Lane Shopping Center and will meet with the property owners to see if they are interested. He reported landscaping and lighting in this area will depend on whether the property owners are interested in being annexed into the District for the District to maintain improvements. No action from the Board was required.

d. W-140 Briar Branch Detention Basin.

Mr. St. John reported final inspection of the pump station is scheduled for permitting. No action from the Board was required.

e. Draft FEMA Floodplain Maps.

Mr. St. John provided information on the draft FEMA floodplain maps. No action from the Board was required.

RECEIVE UPDATE FROM THE GOODMAN CORPORATION.

Mr. Webb presented Goodman Corporation's Status Report, included in the Board materials. He reported all disbursements have been made under the EPA Grant for the W140 Detention project. He reported he has not received a response from HGAC for cost participation in the reconciliation of the Memorial Drive Phase 1 project. He reported Goodman completed submitting an EDA application for \$5Million for the design phase of Detention Basin C. No action from the Board was required.

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

Mr. Stapanik presented the Bookkeeper's Report, and reviewed invoices for payment, 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 and approved payment of invoices, as presented.

FY2027 BUDGET.**a. Consider Amended Hawes Hill & Associates LLC Agreement.**

Mr. Bean presented the FY2027 Budget, included in the Board materials. He reported Hawes Hill is requesting an increase from \$120,000 to \$141,000 annually (\$11,750 per month). He reviewed the Amended Professional Services Agreement with Hawes Hill, in accordance with the Budget included in the Board materials and answered questions. Upon a motion made by Director Iversen, and seconded by Director Hodges, the Board voted unanimously to (1) approve the FY2027 Budget; and (2) approve the Amended Professional Services Agreement with Hawes Hill, as presented.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:50 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. Receive HR Green updates and recommendations.
 - a. Sports Complex, Detention Basin A (City of Houston project)
 - b. Detention Basin C (Westview - Northwest HPD and HFD Public Safety Complex)
 - i. Consider Pay Application No. 5, Park on Westview Demolition, from RNDI Companies.
 - ii. Consider HR Green Task Order for CMAR Procurement services.
 - c. Memorial Drive, Phase 2.
 - d. W-140 Briar Branch Detention Basin
 - i. Consider Change Order No. 1, W140 Detention, from Reytec Construction.

PROGRESS REPORT

JULY 2026

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



Preliminary:

- City of Houston / HR Green Sports Complex Support:
 - Benefit Evaluation
 - City grant contractor reported end of July for completion of BC
 - SBISD Board Communication Coordination:
 - Next steps
 - City is in final stages of 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
 - Barryknoll Realignment
 - Initial schematic presented to landowner
 - Working through modifications to schematic to accommodate landowner changes
- 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
 - Status:
 - Total Structures - 24
 - Abatement complete – 19
 - Abatement in progress – 5
 - Demo Complete – 19
 - Upcoming Demo - 5
 - Pay App and Progress Report Document
 - PER and Schematic Design
 - Programing with GSD and HPD/HFD is scheduled
 - Construction Manager at Risk (CMAR) procurement proposal – TIRZ 17 to lead
- Memorial Drive – Phase II:
 - Memorial Green

PROGRESS REPORT

JULY 2026

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



- 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
- W140 Briar Branch Detention Basin Expansion
 - Building Code Enforcement plan approval received.
 - Review remobilization and completion schedule
 - Review zero-dollar time extension change order.

PROGRESS REPORT— JUNE 2026

PARK ON WESTVIEW APARTMENTS AND BUILDING DEMOLITION



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	\$1,544,164.82
Current Payment Due	\$191,619.03
Retainage	\$91,357.05
Contract Completion Date	08/07/2026
Balance Remaining Excluding Retainage	\$471,666.10

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



PROGRESS UPDATES

- General Site cleaning and debris removal activities are ongoing.
- Abatement has been completed for two buildings.
- Three buildings have been demolished and removed.
- Concrete foundations for three buildings have been demolished and removed.
- Abatement activities are in progress for the other buildings.



Abatement Work and Drywall Removal



Concrete Foundation Removal



Most of Buildings are removed



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

July 9th, 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. 05**

Dear Ms. Givens,

RNDI Companies, Inc. (RNDI) has submitted estimate No. 05 in the amount of \$191,619.03 for construction services rendered through June 30, 2026. Based on our review, RNDI has complied with all requirements stated in the estimate and we recommend payment of **\$191,619.03** 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, appearing to read 'Karam Qaddo'.

Karam Qaddo, PE

Area Manager

Enclosures: RNDI Pay Est. No. 05

Estimate No. 5
Cut off Date 06/30/26
Estimate Date 07/08/26

Memorial City Redevelopment Authority/TIRZ 17
Estimate and Certificate for Payment Unit Price Work



Project Name : Park on Westview Apartments and Building Demolition
Contractor Name : RNDI Companies, Inc.
Address : 311 East Interstate 30, Rockwall, TX 75087

Contract Date : 1/20/2026
Start Date : 2/9/2026
Current Contract Completion Date : 8/7/2026
Substantial Completion Date :
Percentage By Time : 78.89% In Place : 79.48%
Date Insurance Exp. : 6/14/2026 Drug Policy Due Date: N/A Current M/SBE : 0.00%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 180
Approved Extensions : 0
Total Contract Time : 180
Days Used to Date : 142
Days Remaining to Date : 38
Schedule Update Received :

CONTRACT AMOUNT TO DATE :

- 1- Original Contract Amount
2- Approved Change Orders

\$2,298,807.00

No.	Date	Ext.Days	Amount

Total Approved Extensions

0

Total Change Orders to Date

\$0.00

- 3- Approved Work Change Directives

No.	Date	Ext.Days	Amount

Total Pending Work Change Directives to Date

\$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs)

\$2,298,807.00

A. EARNINGS TO DATE

- 1- Work Completed to Date 79.48% Complete
2- Material Stored on Site \$0.00
3- Material Stored in Place \$0.00
4- Balance-Materials Accepted Not in Place \$0.00 @ 85%
5- Work Change Directives - In Place \$0.00

Current Month Billing

\$201,704.25

\$1,827,140.90

TOTAL EARNINGS TO DATE \$1,827,140.90

B. DEDUCTIONS

- 1- Retainage 5% Of \$1,827,140.90 \$91,357.05
2- Retainage Release 0% Of \$1,827,140.90 \$0.00
3- Total Retainage \$91,357.05
4- Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
5- Assessments \$0.00
6- Inspector Overtime Costs \$0.00

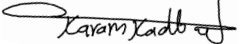
TOTAL DEDUCTIONS \$91,357.05

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$1,827,140.90
2- Total Deductions \$91,357.05
3- Total Payments Due \$1,735,783.85
4- Less Previous Payments \$1,544,164.82
5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$191,619.03

BALANCE REMAINING \$471,666.10

Prepared By  7/8/2026
Karam Qaddo, P.E. (HRG) Date

Reviewed By  7/8/2026
Ruben Martinez (PGAL) Date

Approved By: _____
TIRZ 17 Date

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: 5

PERIOD TO: 6/30/2026

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

Distribution to:

☒	OWNER
☐	ARCHITECT
☐	CONTRACTOR

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)	\$	1,827,140.90
5. RETAINAGE		
a. 5 % of Completed Work (Column D + E on G703)	\$	91,357.05
b. % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or)	\$	91,357.05
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	1,735,783.85
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,544,164.82
8. CURRENT PAYMENT DUE	\$	191,619.03
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	563,023.15

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.

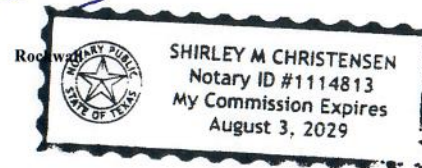
CONTRACTOR: RNDI Companies, Inc.

By: *[Signature]*

State of: _____ County of: _____
day July 8, 2026

Subscribed and sworn to before me this _____ day July 8, 2026

Notary Public: *[Signature]*
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 \$ 191,619.03

(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: *[Signature]* /PGAL Date: 07/08/2026

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.

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: 5

APPLICATION DATE: 7/8/2026

PERIOD TO: 6/30/2026

ARCHITECTS PROJECT NO: TIRZ 17

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
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	\$ 12,447.80		\$ 18,671.70	30.00%	\$ 43,567.30		\$ 933.59
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		\$ 37,043.40	60.00%	\$ 24,695.60		\$ 1,852.17
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	\$ 48,467.30		\$ 69,239.00	100.00%	\$ -		\$ 3,461.95
31	Building Demolition 10	\$24,062.00		\$ 24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
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	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	\$ 38,081.45		\$ 69,239.00	100.00%	\$ -		\$ 3,461.95
40	Building Demolition 13	\$24,062.00		\$ 24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
41	Foundation Removal 13	\$4,000.00		\$ 4,000.00		\$ 4,000.00	100.00%	\$ -		\$ 200.00
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		\$ 4,000.00		\$ 4,000.00	100.00%	\$ -		\$ 200.00
45	Asbestos Abatement Building 15	\$69,239.00	\$ 69,239.00			\$ 69,239.00	100.00%	\$ -		\$ 3,461.95
46	Building Demolition 15	\$24,062.00		\$ 24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
47	Foundation Removal 15	\$4,000.00		\$ 4,000.00		\$ 4,000.00	100.00%	\$ -		\$ 200.00
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	\$ 73,739.00			\$ 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	Foundati. oval 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
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
									RETAINED
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	\$ 15,600.00			\$ 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	\$ 1,625,436.65	\$ 201,704.25	\$ -	\$ 1,827,140.90	79.48%	\$ 446,666.10	\$ -
									\$ 91,357.05

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



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

July 20, 2026

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

Re: **Task Order for Construction Manager At Risk (CMAR) Procurement for
Northwest HPD and HFD Public Safety Complex and Detention (T-1742 – Detention Basin C)**

Dear Mrs. Givens,

HR Green, Inc. is pleased to submit this task order to deliver procurement and supervision of a Construction Manager at Risk (CMAR) through the schematic design and preliminary engineering phase of the combined sub-surface detention basin and joint police and fire station (TIRZ #17 T-1742 Detention Basin C). The proposed project will provide flood damage reduction benefits in the W140-01-00 watershed and essential first responder resources for Spring Branch.

We propose to perform these services over the course of the schematic design and preliminary engineering phase for a Lump Sum amount of **\$165,555.25**. A detailed breakdown of the scope items and fee can be found under Exhibits "A" and "B" respectively. Subconsultant proposals are included as Exhibits "C" and "D". We are prepared to begin this work immediately. Please feel free to contact me at (832) 318-8801 if you have any questions or need additional information.

Sincerely,
HR Green, Inc.

Derek St. John, PE, CFM
Principal

Accepted for
Memorial City Redevelopment Authority

Signature Date 7-28-2026

Ann T. Givens, Chair
Print

Accepted for
City of Houston

Signature Date

Print

Attachments: Exhibit A – Scope of Services
Exhibit B – Level-of-Effort
Exhibit C – Architecture Procurement Proposal
Exhibit D – Administration of CMAR Procurement Proposal

EXHIBIT A

NORTHWEST HPD AND HFD PUBLIC SAFETY COMPLEX AND DETENTION (T-1742 – DETENTION BASIN C) CONSTRUCTION MANAGER AT RISK (CMAR) PROCUREMENT SCOPE OF SERVICES

This proposal is to perform Construction Manager at Risk (CMAR) Procurement for a combined underground detention facility and joint police and fire station within the TIRZ 17 boundary north of IH-10 and between Gessner Road and Conrad Sauer Drive. See Figure 1 for project location map.



Figure 1: Project Location Map

TIRZ 17 (Owner) commissioned a Preliminary Engineering and Schematic Design to evaluate the design alternatives for the underground detention vault, pump facility, site development, utility connections, and the police station and fire stations. Through meetings and communications between the TIRZ, the City's General Services Department (GSD), PGAL, and Hawes Hill & Associates (HHA), it was decided to solicit a Request for Proposals (RFP) for a Construction Manager at Risk (CMAR) to assist in the design of the project and deliver the construction.

HR Green, Inc. will serve as the prime contractor to deliver the CMAR Procurement and Supervision of the selected CMAR contractor. PGAL will serve as the advertisement lead and Hawes Hill & Associates (HHA) will serve as the procurement administrator and CMAR contractor supervisor through schematic design and preliminary engineering. This scope of services is shown below.

A. Management/Coordination/Meetings

1. Project Team Kick-off Meeting:

Upon Notice to Proceed (NTP), a kick-off meeting will be conducted to review scope, confirm schedule, and establish clear lines of communication. The kickoff meeting will be documented with detailed meeting minutes.

2. Periodic Progress Meetings/Coordination/Minutes:

Meetings with the City (GSD) will be held to review the progress of the Procurement effort, or to address other issues which may arise. The PM will prepare and deliver meeting record memorandum of decisions and action items to the City after each meeting.

3. Overall Project Management and Team Coordination:

Project management activities are ongoing throughout the period of the contract and include items such as internal project management, project team coordination and internal team meetings, and monthly progress reports.

4. Prepare and Update Procurement Schedule

A detailed procurement schedule will be developed and updated throughout the duration of the project. The schedule will also identify critical deadlines and review processes over the course of the project.

5. Project Controls/Budget/Invoices

Invoices for subs will be reviewed for accuracy, tracked with progress, and processed accordingly. A comprehensive invoice and detailed progress report for the prime and subconsultants will be submitted monthly.

B. CMAR Procurement Services

1. RFP Development

Meet with the Owner and the City's GSD group to establish procurement objectives, project schedule, and CMAR selection criteria. Define Civil Scope related to underground detention, pump station, roadway work, storm sewer work, and utility connections. Coordinate with Architectural to define Architectural Scope. Assist in defining scope of CMAR services, preconstruction expectations and key contract milestones. Assist in preparing exhibits and supporting project information. Assist in developing proposer's proposal requirements, evaluation criteria, and weighted score methodology.

2. Advertisement Assistance

Assist in the advertisement for CMAR RFP and upload to the City of Houston Cloud Platform (CIVCAST). Assist in preparing responses to proposer Requests for Information (RFIs) during the advertising process.

3. Review and Evaluate Statements of Qualifications (SOQs)

Support the review and evaluation of Statements of Qualifications from respondents. Review proposed preconstruction services fees, general conditions, staffing plans, and related cost proposals to support contract negotiations.

4. Conduct Short List Interviews

Assist the Owner and Administrator with the preparation, scheduling, and planning for five (5) short list interviews.

5. Recommend Award

Assist the Owner in evaluating, ranking, and recommending the most qualified CMAR firms via evaluation matrices and scoring summaries.

6. Contract Review and Negotiation Assistance

Assist the Owner with the review and negotiation of the CMAR contract.

C. Architectural Scope for Procurement Services and Advertising

Additional Procurement Services and Advertising scope of work by the Architect is provided under EXHIBIT C – PGAL Proposal.

D. Administration of CMAR Procurement

The Administration of CMAR Procurement scope of work by the Owner's Representative is provided under EXHIBIT D – Hawes Hill & Associates Proposal.

EXHIBIT B
NORTHWEST HPD AND HFD PUBLIC SAFETY COMPLEX AND DETENTION (T-1742 - BASIN C)
CONSTRUCTION MANAGER AT RISK (CMAR) PROCUREMENT - LEVEL OF EFFORT



I. CMAR PROCUREMENT

DESCRIPTION OF WORK TASKS	PRINCIPAL	PROJECT MANAGER	SR. PROJ ENGINEER	EIT	SR. CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. Project Management, Coordination and QA/QC								
1 Project Team Kick-off Meeting	4	4					8	\$2,260.00
2 Periodic Progress Meetings/Coordination/Minutes	2	3					5	\$1,367.00
3 Overall Project Management/Team Coordination/Project Controls	2	3					5	\$1,367.00
4 Prepare and Update Procurement Schedule	1	2				1	4	\$802.00
5 Project Controls/Budget/Invoices	1	2				9	12	\$802.00
Total	10	14	0	0	0	10	34	\$6,598.00
B. Request for Proposals (RFP) Development, Advertising, and Review								
1 RFP Development	4	8					12	\$3,208.00
2 Advertisement Assistance	2	2					4	\$1,130.00
3 Review and Evaluate SOQs	16	4					20	\$6,196.00
4 Conduct Short List Interviews	16	4					20	\$6,196.00
5 Recommend Award	4	2					6	\$1,786.00
6 Contract Review and Negotiation Assistance	4	4					8	\$2,260.00
Total	46	24	0	0	0	0	70	\$20,776.00
C. Architectural Scope for Procurement Services and Advertising								
See Subcontracted Services Line 1								
D. Administration of CMAR Procurement								
See Subcontracted Services Line 2								
Total	56	38	0	0	0	10	104	\$27,374.00
Contract Labor Rate	\$328	\$237	\$0	\$0	\$0	\$0		
TOTAL LABOR COSTS BASIC PROCUREMENT SERVICES	\$18,368	\$9,006	\$0	\$0	\$0	\$0		\$27,374.00

DESCRIPTION OF WORK TASKS	PRINCIPAL	PROJECT MANAGER	SR. PROJ ENGINEER	EIT	SR. CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
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II. SUBCONTRACTED CMAR PROCUREMENT SERVICES

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
1 Architecture Procurement Services - PGAL	\$ 35,000.00	10%	\$38,500.00
2 Procurement Administration and Contractor Supervision - Hawes, Hill, & Ass.	\$ 90,000.00	10%	\$99,000.00
TOTAL SUBCONTRACTED SERVICES			\$137,500.00

III. EXPENSES AND ADDITIONAL SERVICES

EXPENSES	QUANTITY	UNIT	COST	TOTAL
1 Printing and Reproduction	1	LS	\$500.00	\$500.00
2 Mileage	250	MILE	\$0.73	\$181.25
TOTAL REIMBURSABLE EXPENSES AND ADDITIONAL SERVICES				\$681.25

* If Authorized

PER and SD TOTAL	
Basic Services	\$27,374.00
Subconsultants	\$137,500.00
Exp & Add Serv.	\$681.25

PROJECT TOTAL	\$165,555.25
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July 14, 2026

Derek St. John, PE, CFM

Principal, Practice Lead | HR Green
11750 Katy Fwy. Suite 400 4th FL.
Houston, Texas, 77079

Re: TIRZ 17 – Westview Public Safety Project
Construction Manager at Risk (CMAR) Procurement Services Proposal
PGAL Project #1008697.02

Dear Derek,

At the request of HR Green, PGAL is pleased to submit this proposal to provide professional services in support of procuring a Construction Manager at Risk (CMAR) for the TIRZ 17 Westview Public Safety Project.

PGAL will work collaboratively with HR Green and TIRZ 17 (Owner) to facilitate a fair, and efficient CMAR selection process that identifies the firm best qualified to meet the project's goals and unique requirements. Our services will include assistance with procurement planning, preparation of solicitation documents, evaluation of qualifications and proposals, and technical support throughout the selection process.

Scope of Services

PGAL will provide the following services:

1. Meet with the Owner and or City of Houston representative to establish procurement objectives, project schedule, and CMAR selection criteria.
2. Coordinate defining Architectural Scope for CMAR RFQ.
3. Coordinate with the advertisement for CMAR RFQ and upload it to the City of Houston cloud platform (CIVCAST).
4. Assist in defining the scope of CMAR services, preconstruction expectations, and key contract milestones.
5. Assist in the preparation of the CMAR Request for Qualifications (RFQ) and/or Request for Proposals (RFP).
6. Assist in preparing procurement exhibits and supporting project information.
7. Assist in developing respondent's proposal requirements, evaluation criteria, and weighted scoring methodology.
8. Assist in preparing responses to proposer Requests for Information (RFIs) during the procurement process.
9. Participate in pre-proposal conferences and provide technical support.
10. Review Statements of Qualifications (SOQs) and proposals for completeness and responsiveness.
11. Prepare evaluation matrices and scoring summaries for the Owner's selection committee.

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS/FORT WORTH
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SAN DIEGO

- I 2. Assist the Owner in evaluating, ranking, and recommending the most qualified CMAR firms.
- I 3. Review proposed preconstruction services fees, general conditions, staffing plans, and related cost proposals to support contract negotiations.

Compensation

Description

CMAR Procurement Support Services

Fee

\$35,000.00

Total Proposed Lump Sum Fee

\$35,000.00

FEE SCHEDULE	
Preparing and Uploading CMAR Procurement Documents for Advertisement	\$15,000.00
CMAR Selection Procurement Process	\$20,000.00
Total TIRZ 17 Westview Development Facility CMAR Procurement Selection Services	\$35,000.00

Assumptions

This proposal assumes that the agreement with the selected CMAR will be based upon AIA C133 Agreement between Owner and CMAR or similar as prepared and/or reviewed by TIRZ 17's legal counsel. Legal services, contract drafting, and legal review are not included in PGAL's scope of services.

Thank you for the opportunity to assist with this important project. We appreciate your consideration of our proposal and look forward to supporting HR Green and TIRZ 17 throughout the CMAR procurement process. Please let us know if you have any questions or require any additional information.

Sincerely,

PGAL



Ruben Martinez, Principal

July 13, 2026

Derek St. John
Principle, Practice Lead | HR Green
11750 Katy Freeway, Suite 400 4th Floor
Houston, Texas, 77079

Re: Proposal for Administration of Construction Manager At Risk (CMAR) Procurement for the Northwest HPD and HFD Public Safety Complex and Detention (T-1742 Basic C).

Dear Derek:

Hawes Hill and Associates, LLC, is pleased to submit this proposal for the administration of the CMAR procurement process and the CMAR acclimation and supervision through schematic design.

Per Article 3.2.d of the Interlocal Agreement between the City of Houston and the Memorial City Redevelopment Authority Date Countersigned on 4/13/2026, "The Authority shall comply with Chapter 2269 of the Texas Government Code, utilize standard procurement methods and an agreement approved by the City in procuring the construction manager at risk ("CMAR"). The Authority shall include GSD, HPD and HFD as part of the CMAR selection committee process. The Authority shall contract with the CMAR to construct the Project using the City's construction services agreement template where applicable." Don Huml will be assigned to this project, and he is uniquely qualified and experienced to administer, manage, and oversee all the entities and activities necessary to fulfil the requirements of Article 3.2.d of the Agreement.

We propose to perform these services within a 9-month period to coincide with the schematic design schedule for a Lump Sum of **\$90,000**. A detailed breakdown of scope items, fee, and schedule can be found under Exhibits A, B, and C respectively. We are prepared to begin this work immediately. Please feel free to contact me at 713-595-1274 if you have any questions or need additional information.

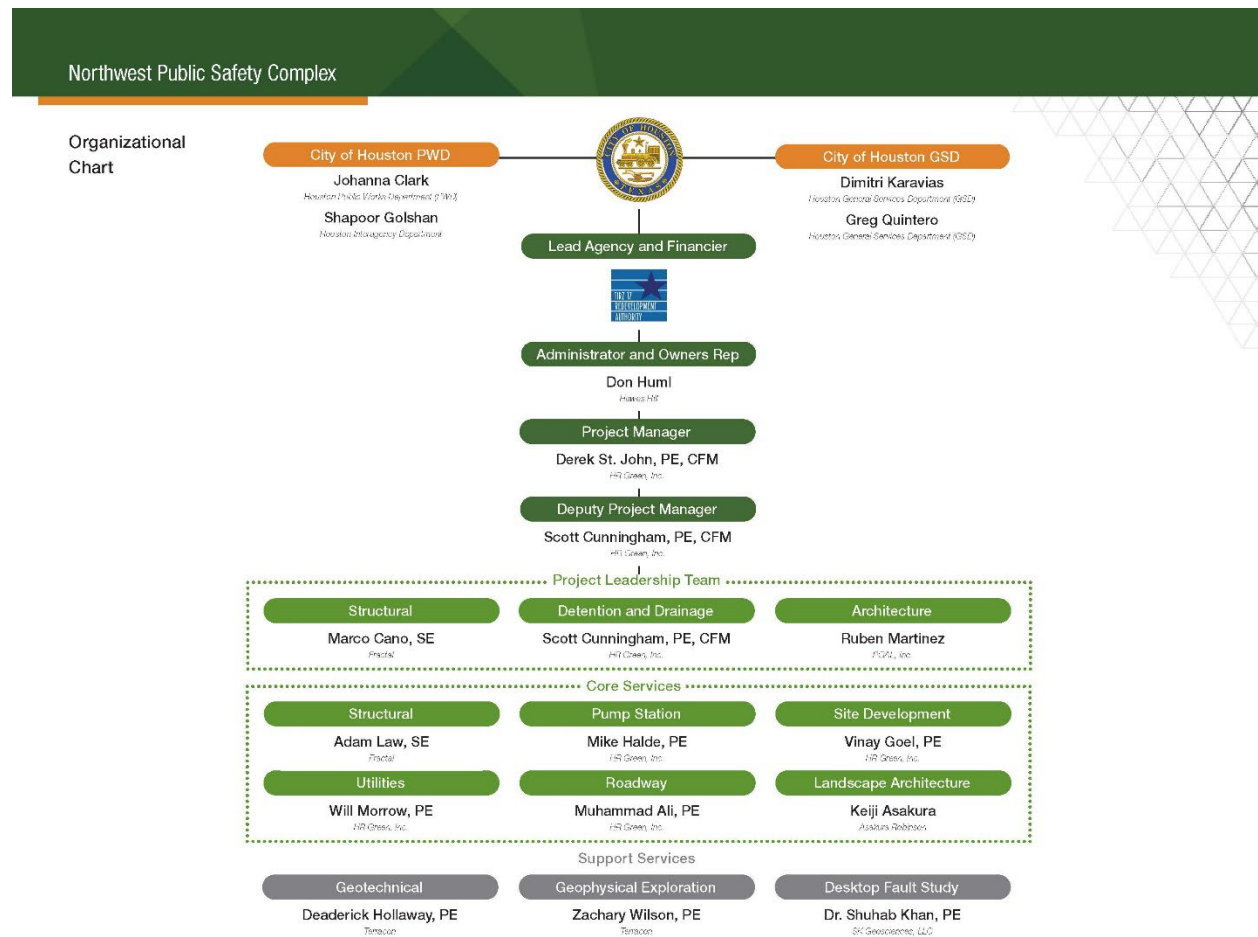
Sincerely,



Naina Magon
Managing Principal

EXHIBIT A – Scope of Services

Provide the administration, oversight, and professional guidance for the successful procurement and acclimation of the construction manager at risk (CMAR). Act as the key point of contact, as shown in the nearby org chart, throughout the CMAR procurement process to coordinate and implement all milestone activities from beginning to end.



Project scope of work includes:

- Oversee Interlocal Agreement Compliance. Ensure that all the requirements of the Interlocal Agreement (ILA) in terms of the construction manager at risk (CMAR) procurement are managed and fulfilled.
- Oversee Request For Proposal (RFP) Development. Ensure compliance with the ILA in terms of using City Standard procurement templates. Work with legal to adapt City procurement templates for Authority purposes. Coordinate with GSD, design team, TIRZ CIP Committee and other necessary stakeholders to review and concur with final RFP solicitation.
- Oversee CMAR RFP Checklist. Review and manage City's RFP checklist to ensure compliance.

- Oversee RFP solicitation. Work with design team to offer RFP solicitation over public outlets per City of Houston requirements and standards.
- Oversee Proposal Review and CMAR Selection. Work with design team, City of Houston, and the Authority to review and select the CMAR per the requirements of the RFP solicitation and ILA.
- Oversee Contract Development and Negotiation. Work with design team, legal, City, and Authority to negotiate and finalize the CMAR contract.
- Oversee Award of Contract. Work with legal and Authority to award and execute contract.
- Oversee Contract Administration. Work with legal, design team, City, and Authority to review and administer subsequent, ancillary, and related contracts, amendments, and agreements pertaining to the CMAR.
- Oversee CMAR Acclimation and Supervision through Schematic Design. Work with the design team to acclimate the CMAR to the project and related stakeholders. Supervise the CMAR, review all estimates and schedules, review and authorize payment of invoices and related materials.

Task	Description	Fee
1	Board Authorization	\$ 10,000
2	RFP Development	\$ 10,000
3	RFP Solicitation	\$ 10,000
4	CMAR Selection	\$ 10,000
5	Contract Period	\$ 10,000
6	Contract Award	\$ 10,000
7	CMAR Supervision	\$ 30,000
	Total	\$90,000

[illegible]



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

July 21, 2026

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

Re: **W140-01-00 Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements**
WBS No. N-T17000-0021-3
Reytec Construction Resources, Inc. Change Order #1 – Time Extension

Dear Mr. Bean,

HR Green presented the W140-01-00 Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements project to the CIP Committee, which recommended presenting the item to the Board for consideration and approval. The proposed change order provides an additional 184 days, extending the substantial completion date to October 21, 2026. During construction, HR Green identified that mechanical, plumbing, and electrical inspections would be required. HR Green coordinated this requirement with the City of Houston, who determined that the plans needed to be submitted to Building Code Enforcement for approval. This approval was necessary to allow the appropriate inspections to occur and to enable the City of Houston to accept the pump station with full maintenance responsibility. The change order is warranted due to the additional time required to obtain Building Code Enforcement approval for the pump station. Because Building Code Enforcement approval has now been received and the project is three months beyond the original substantial completion date, a time extension change order is needed.

Sincerely,

HR Green, Inc.

A handwritten signature in blue ink, appearing to be 'MA', with a long horizontal stroke extending to the right.

Muhammad Ali, P.E.
Principal

Attachments: CO #1 – Time Extension



MEMORIAL CITY REDEVELOPMENT AUTHORITY

TIRZ 17

CHANGE ORDER

Document 00941
CHANGE ORDER No. 1

PROJECT: W140-01-00 Briar Branch Stormwater Detention Basin Expansion and Storm Sewer Improvements

To: Reytect Construction Resources, Inc.
Contractor and 1901 Hollister St.
Address for Written Notice Houston, TX 77080

PROJECT No.: N-T17000-0021-3

1.01 DESCRIPTION OF CHANGES

ITEM 1 SCOPE: Time Extension

CONTRACT CHANGE	
Amount	Time
\$0.00	184 Days

JUSTIFICATION: The plans needed to be submitted to Building Code Enforcement for approval, which was necessary to allow the appropriate inspections to occur and to enable the City of Houston to accept the pump station with full maintenance responsibility.

TOTALS: \$0.00 184 Days

1.02 ACCEPTANCE BY CONTRACTOR

Contractor agrees to perform change(s) included in this Change Order for the price and time indicated. The prices for changes include all costs associated with this Change Order.

Contractor Signature and Title Date

1.03 ACCEPTANCE BY THE MONTROSE REDEVELOPMENT AUTHORITY

David J. Greaney 7/21/2026
Construction Manager Date

[Signature] 7/21/2026
Project Manager Date

TIRZ No. 17 7-28-2026
Date





MEMORIAL CITY REDEVELOPMENT AUTHORITY

TIRZ 17

CHANGE ORDER

Document 00941
CHANGE ORDER No. 1

PROJECT: W140-01-00 Briar Branch Stormwater Detention Basin Expansion and Storm Sewer Improvements

EXECUTIVE SUMMARY

1.01	CONTRACT PRICE SUMMARY	<u>DOLLAR AMOUNT</u>	<u>PERCENT</u>
A	Original Contract Price	<u>\$13,797,688.00</u>	<u>100%</u>
B	Previous Change Orders	<u>\$0.00</u>	<u>0.0%</u>
C	This Change Order	<u>\$0.00</u>	<u>0.0%</u>
D	Contract Price	<u>\$13,797,688.00</u>	<u>100.0%</u>

Date of Commencement of the Work: Monday, January 6, 2025

1.02	CONTRACT TIME SUMMARY	<u>DURATION</u>	<u>COMPLETION DATE</u>
A	Original Contract Time	<u>470 Calendar Days</u>	Monday, April 20, 2026
B	Previous Change Orders	<u>0 Calendar Days</u>	
C	This Change Order	<u>184 Calendar Days</u>	Wednesday, October 21, 2026
D	Contract Time	<u>654 Calendar Days</u>	Wednesday, October 21, 2026

END OF DOCUMENT

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 The Goodman Corporation Report.

Memorial City Redevelopment Authority Status Update

As of July 21, 2026

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

- All disbursements complete.
- EPA grant close-out pending final project notification by EPA.
- Walkthrough with EPA complete.

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 payments #1-4 have 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.
- EDA has determined that the project will not be selected for funding in this cycle.

H-GAC Regional Transportation Plan Update

- TGC has submitted the following RTP projects to H-GAC, towards preserving the ability to apply for future grants. These submissions were coordinated with the City of Houston.
 - Memorial Drive (Tallowood to Gessner)
 - Witte Road (IH-10 to Hazelhurst)



U.S. DEPARTMENT OF COMMERCE

Economic Development Administration
1401 Constitution Ave NW
Washington, D.C. 20230

In reply refer to: EDA-APP# 00016324

Linda Clayton
Director of Records and Compliance
Memorial City Redevelopment Authority
3200 Southwest Freeway Ste 2600
Houston, Texas 77027

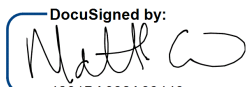
Dear Linda Clayton:

The U.S. Economic Development Administration (EDA) Austin Regional Office received your application for the FY25 Disaster Supplemental and conducted a preliminary review of the application's eligibility, completeness, and alignment with the Agency's investment funding priorities.

Based on the Austin Regional Office's review of the project with the evaluation criteria outlined in the Notice of Funding Opportunity (NOFO) and thorough consideration of your application, we regret to inform you that your project will not be considered further for funding. Please contact your Economic Development Representative, Angela Bonner, if you have specific questions about the consideration of your project.

Thank you for your interest in EDA. For more information about our programs and other upcoming funding opportunities, please visit our website at www.eda.gov.

Sincerely,

DocuSigned by:

4281BA682A68449...

Matthew Giannini
Acting Regional Director

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. Authorize additional expenditure for securing site located at 1057 Westview Drive to the end of July; authorize termination of services effective July 31.

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

June 30, 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	34,742,134.86	1,933,918.15	461,863.11	37,137,916.12
Revenue	9,891,289.15	5,783.64	8,323,014.19	18,220,086.98
Expenditures	374,753.28	14,716.44	0.00	389,469.72
Ending Balance	44,258,670.73	1,924,985.35	8,784,877.30	54,968,533.38

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

June 30, 2026

General Operating Fund

BEGINNING BALANCE: **34,742,134.86**

REVENUE:

City of Houston Increment	9,770,833.84
Checking Interest - Wells Fargo	48.84
Texpool Interest	103,745.38
Wells Fargo/TexSTAR (Surplus Funds) Interest	1,944.65
Due from CPF Series 2025	14,716.44
Voided Check(s)	0.00

Total Revenue: **9,891,289.15**

DISBURSEMENTS:

Checks Presented At Last Meeting	374,656.83
Checks Written at/after Last Meeting	0.00
Bank Fees	96.45

Total Expenditures **374,753.28**

Ending Balance: **44,258,670.73**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.4800	40,718.66
TexPool	*0001	3.6469	34,445,147.64
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	3.6444	9,772,804.43
		Total	44,258,670.73

Memorial City Redevelopment Authority
Checks Presented
July 28, 2026

Num	Name	Description	Amount
3790	Allen Boone Humphries Robinson LLP	Legal Fees	-3,200.30
3791	Equi-Tax, Inc	Tax Assessor/Collector	-400.00
3792	ETI Bookkeeping Services	Bookkeeping Fee	-1,331.19
3793	Hawes Hill & Associates	Professional Consultant	-10,000.00
3794	HR Green	Engineering	-2,008.50
3795	Seal Security Solutions LLC	Security - Detention Basin C	-48,960.00
3796	SMC Landscape Services	Landscaping - Detention Basin C	-1,650.00
3797	The Goodman Corporation Inc	Consultant Fee	-5,500.00
3798	HR Green	Engineering - Capital Projects	-23,869.04
3799	RNDI Companies, Inc.	Demolition - Capital Projects	-191,619.03
3800	The Goodman Corporation Inc	Consultant Fee - Capital Projects	-2,604.99
Total			-291,143.05

Capital Projects Fund

BEGINNING BALANCE		1,933,918.15
REVENUE		
Bond Proceeds	0.00	
TexPool Interest	5,783.64	
Voided Check(s)	0.00	
Total Revenue		5,783.64
EXPENDITURES		
Transfer to GOF	14,716.44	
Bank Fees	0.00	
Total Expenditures		14,716.44
ENDING BALANCE		1,924,985.35

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	3.6469	1,924,985.35
		Total	1,924,985.35

Debt Service Fund

BEGINNING BALANCE 461,863.11

REVENUE

COH Increment	8,319,983.43
TexPool DSF Interest	11.70
Wells Fargo/TexSTAR (2008 DSF) Interest	2,987.54
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	31.52

Total Revenue 8,323,014.19

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 8,784,877.30

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	3.6444	8,770,346.54
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	3.6444	10,622.53
TexPool	*0004	3.6469	3,908.23
		Total	8,784,877.30

Memorial City Redevelopment Authority
Investment Report
June 30, 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	3.6469	34,722,518.62	0.99988	34,726,685.82	103,745.38	(385,283.56)	34,436,880.80	0.99976	34,445,147.64
DSF	TexPool	3.6469	3,896.06	0.99988	3,896.53	11.70	(0.00)	3,907.29	0.99976	3,908.23
GOF	Wells Fargo/ TexStar	3.6444	25.94	0.99998	25.94	48.84	9,772,729.65	9,771,035.55	0.99982	9,772,804.43
CPF	TexPool	3.6469	1,933,686.08	0.99988	1,933,918.15	5,783.64	-14,716.44	1,924,523.35	0.99976	1,924,985.35
DSF	Wells Fargo/ TexStar DSF	3.6444	447,365.73	0.99998	447,375.57	2,987.54	8,319,983.43	8,768,759.11	0.99982	8,770,346.54
DSF	Wells Fargo/ TexStar PI Rev	3.6444	10,590.78	0.99998	10,591.01	31.52	0.00	10,620.61	0.99982	10,622.53

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	15,423.10	48.84	25,246.72	40,718.66

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	40,718.66	BNYM	1,197,238	FR ZS4671	193,777	174,553

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
June 2026

			June			Year to Date (12 Months)			Annual
			Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income									
1000 · Income									
	6001 · City Tax Revenue		1,619,437	1,677,771	-58,334	19,433,243	20,133,254	-700,011	20,133,254
	8223 · Interest Income		114,553	113,053	1,500	1,772,180	1,356,637	415,543	1,356,637
	8930 · Bond Proceeds		0	0	0	27,684,206	122,824,678	-95,140,472	122,824,678
	Total 1000 · Income		1,733,990	1,790,824	-56,834	48,889,629	144,314,569	-95,424,940	144,314,569
	6-4350 · Grants		0	0	0	653,388	0	653,388	0
Total Income			1,733,990	1,790,824	-56,834	49,543,017	144,314,569	-94,771,552	144,314,569
Expense									
3335 · Management Consulting Services									
	6320 · Legal		3,200	4,167	-967	53,456	50,000	3,456	50,000
	6322 · Eng Consultant/General Prof.Svc		7,509	2,450	5,059	94,894	60,000	34,894	60,000
	6334 · Planning Consultings		0			2,500	0	2,500	0
	6337 · Construction Audit		0	417	-417	3,250	5,000	-1,750	5,000
	6343 · Other		0	0	0	1,463	0	1,463	0
	Total 3335 · Management Consulting Services		10,709	7,034	3,675	155,563	115,000	40,563	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	21,757	22,000	-243	22,000
	6340 · Administration Salaries/Benefit		10,000	10,000	0	120,000	120,000	0	120,000
	6344 · Bond Svcs/Trustee/FA		0	10,363	-10,363	7,150	25,000	-17,850	25,000
	6353 · Insurance		0	0	0	3,770	2,250	1,520	2,250
	6359 · Bank Fees		96	0	96	581	0	581	0
	Total 6300 · Administration & Overhead		11,752	22,196	-10,444	181,258	190,750	-9,492	190,750
7000 · Capital Expenditure									
	1725 · Parks & Green Space Improv.		0	10,417	-10,417	0	125,000	-125,000	125,000
	1735(1) · Detention Basin A		0	833,710	-833,710	0	10,004,520	-10,004,520	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	496,347	-496,347	496,347
	1738B · Memorial Dr Drain & Mobility 2		1,350	0	1,350	16,075	0	16,075	0
	1741 · W140 Detention Basin Extensions		6,229	583,333	-577,104	6,152,456	7,000,000	-847,544	7,000,000

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

				June			Year to Date (12 Months)			Annual
				Actual	Budget	Variance	Actual	Budget	Variance	Budget
			1742 · Detention Basin C	261,124	166,667	94,457	18,910,288	20,000,000	-1,089,712	20,000,000
			1799 · Sidewalk Improvement Program	0	33,333	-33,333	0	400,000	-400,000	400,000
			Total 7000 · Capital Expenditure	268,703	1,668,822	-1,400,119	28,353,895	41,301,273	-12,947,378	41,301,273
Total Expense				291,164	1,698,052	-1,406,888	40,119,558	54,711,948	-14,592,390	54,711,948
Net Income				1,442,826	92,772	1,350,054	9,423,459	89,602,621	-80,179,162	89,602,621

ABHR

Allen Boone Humphries Robinson LLP

July 16, 2026

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

Invoice No. 194810
Client No. MEM001
Matter No. 01

Billing Attorney: Vinson, Alia

General

REMITTANCE PAGE

BALANCE DUE THIS INVOICE

\$ 3,200.30

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.194810

INVOICES ARE PAYABLE UPON RECEIPT

SB Code No. 6320
7-20-2026

HOUSTON

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

CENTRAL TEXAS

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

NORTH TEXAS

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

abhr.com

3791

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
7/1/2026	65366

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
--------------	-----------------

SB Code No. 6333
7-20-2026

3793

HAWES HILL & ASSOCIATES
LLC



PO BOX 22167
Houston, TX 77227

INVOICE

BILL TO
Memorial City Redevelopment Authority/TIRZ #17

INVOICE 2918
DATE 07/01/2026

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

BALANCE DUE **\$10,000.00**

SB Code #6340
7-20-2026

3794



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

July 09, 2026
 Project No: 2602906-0000
 Invoice No: 204598

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

Professional Services from June 01, 2026 to June 30, 2026

Professional Personnel

	Hours	Rate	Amount	
Professional				
Hay, Kelly	1.75	222.00	388.50	
Junior Professional				
Naghibipour, Shayan	6.00	150.00	900.00	
Technician				
Coyle, Chris	6.00	120.00	720.00	
Totals	13.75		2,008.50	
Total Labor				2,008.50

Billing Limits	Current	Prior	To-Date
Total Billings	2,008.50	3,297.50	5,306.00
Limit			25,000.00
Remaining			19,694.00
Total this Invoice			<u>\$2,008.50</u>

SB Code # 6322
 7-20-2026



SEAL Security Solutions LLC

1525 Blalock Road
Houston, TX 77080-7318

713-979-2388

www.SEALSecurity.com

TX DPS Lic. # C15942

Invoice

Date	Invoice #
6/30/2026	67085

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
Commissioned Security Officer with Vehicle Patrol Period 06/01/2026 through 06/07/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 06/08/2026 through 06/14/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 06/15/2026 through 06/21/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 06/22/2026 through 06/28/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 06/29/2026 through 06/30/2026	96	34.00	3,264.00
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date. This invoice in Monday through Sunday inclusive.			
Subtotal			\$48,960.00
Sales Tax (8.25%)			\$0.00
Total			\$48,960.00

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

3798



12200 Carlsbad St.
Houston, TX 77085

INVOICE

Invoice Number 2125
Invoice Date 07/03/26
Payment Terms Net 30
PO Number
Sales Rep Christian Chavez

Bill To

Naina Magon
TIRZ 17
820 Gessner Road #1530
Houston, TX 77024

Property Address

Westview Apartments
10157 Westview Drive
Houston, TX 77043

Description	Qty / UOM	Rate	Ext. Price	Amount
#1469 - Mow, Edge, Blow and Clean-up Debris Around Westview Apartments Mow, Edge, Blow and Clean-up Debris Around Westview Apartments - 07/03/2026				\$1,650.00
			Subtotal:	\$1,650.00
			Sales Tax:	\$0.00
			Invoice Total:	\$1,650.00
			Credits/Payments:	(\$0.00)
			Balance Due:	\$1,650.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,650.00	\$0.00	\$0.00	\$0.00	\$0.00

PLEASE REMIT PAYMENT TO:

SMC Landscape Services
P.O Box 31217
Houston, TX 77231

Page 1 of 1

SB Code #1742 (No Bond Funds)
7-20-2026

SB Code #6322
7-20-2026

3798



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

July 07, 2026
 Project No: 2501797-0000
 Invoice No: 204452

Project Manager David Greaney
 Project 2501797-0000 W140 Expansion - CM-I

Professional Services from June 01, 2026 to June 30, 2026

Phase 001 Construction Management & Inspection

Professional Personnel

	Hours	Rate	Amount	
Chapa, Roberto	2.00	166.00	332.00	
Greaney, David	.50	225.00	112.50	
Administrative				
Lewis, Dakota	.50	75.00	37.50	
Totals	3.00		482.00	
Total Labor				482.00

Unit Billing

2026 IRS Mileage Rate 0.725		137.75	
Total Units		137.75	137.75

Billing Limits

	Current	Prior	To-Date
Total Billings	619.75	304,022.03	304,641.78
Limit			312,087.65
Remaining			7,445.87

Total this Phase \$619.75

Total this Project \$619.75

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

Phase A Construction Inspection

Professional Personnel

	Hours	Rate	Amount	
Chapa, Roberto	8.00	166.00	1,328.00	
Totals	8.00		1,328.00	
Total Labor				1,328.00

Unit Billing

2026 IRS Mileage Rate 0.725		253.75	
Total Units		253.75	253.75

Project	2501797-0000	W140 Expansion - CM-I	Invoice	204452
---------	--------------	-----------------------	---------	--------

Billing Limits	Current	Prior	To-Date	
Total Billings	1,581.75	148,859.88	150,441.63	
Limit			151,622.35	
Remaining			1,180.72	
		Total this Phase		\$1,581.75
		Total this Project		\$1,581.75
		Total this Invoice		<u>\$2,201.50</u>

SB Code #1741
7-20-2026

3798



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

July 07, 2026
Project No: 2501799-0000
Invoice No: 204453

Project Manager David Greaney
Project 2501799-0000 W140 Expansion - CPS

Professional Services from June 01, 2026 to June 30, 2026

Phase 001 Construction Phase Services

Professional Personnel

	Hours	Rate	Amount
Greaney, David	8.50	225.00	1,912.50
Project Engineer			
Huml, John	5.00	160.00	800.00
Morrow, William	.25	240.00	60.00
Totals	13.75		2,772.50
Total Labor			2,772.50

Billing Limits	Current	Prior	To-Date
Total Billings	2,772.50	84,647.79	87,420.29
Limit			132,100.00
Remaining			44,679.71
Total this Phase			\$2,772.50
Total this Invoice			<u><u>\$2,772.50</u></u>

SB Code #1741
7-20-2026

3798



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

July 09, 2026
Project No: 2503415.01
Invoice No: 204606

Project Manager Karam Qaddo

Project 2503415.01 TIRZ 17 - Structures Demolition - Detention Basin C - CPS

Professional Services from June 01, 2026 to June 30, 2026

Fee

Billing Phase	Contract Amount	Percent Complete	Earned to Date	Previously Billed	Current Billing
Phase III Construction Services	48,465.00	55.12	26,713.91	20,199.00	6,514.91
FERN	195,522.80	78.4403	153,368.60	153,368.60	0.00
PGAL	60,500.00	32.70	19,783.50	19,783.50	0.00
Expenses	1,004.20	6.0257	60.51	60.51	0.00
Total Fee	305,492.00		199,926.52	193,411.61	6,514.91
Total Fee					6,514.91
Total this Invoice					<u>\$6,514.91</u>

58

Code No. 1742
7-20-2026

3798



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

July 09, 2026
 Project No: 2503140-0000
 Invoice No: 204602
Invoice Total: \$12,380.13

Project 2503140-0000 TIRZ 17 - Detention Basin C PER and Design Police and Fire Station Design Contract

Send invoices to lclayton@haweshill.com

Professional Services Through June 30, 2026

Phase A Project Management
 Task A.1 Project Management, Coordination & QA/QC
 Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Project Management, Coord and QA/QC	194,059.60	5.00	9,702.98	0.00	9,702.98
Flood Mitigation and Underground Detent	267,715.00	1.00	2,677.15	0.00	2,677.15
Roadway And Site Prelim Engineering	141,545.00	0.00	0.00	0.00	0.00
Fractal Structural Engineering	176,088.00	0.00	0.00	0.00	0.00
PGAL - Architectural Schematic Design	443,055.00	0.00	0.00	0.00	0.00
Terracon- Geotechnical Engineering	68,640.00	0.00	0.00	0.00	0.00
SK Geoscience Solutions, LLC	17,050.00	0.00	0.00	0.00	0.00
Terracon- Geotechnical Engineering-PH1	62,150.00	0.00	0.00	0.00	0.00
SK Geoscience Solutions, LLC - PH2	22,000.00	0.00	0.00	0.00	0.00
Asakura Robinson -Landscape Architecture	24,603.00	0.00	0.00	0.00	0.00
Printing and Reproduction	500.00	0.00	0.00	0.00	0.00
Mileage	181.25	0.00	0.00	0.00	0.00
*Additional Public Engagement	39,660.00	0.00	0.00	0.00	0.00
Total Fee	1,457,246.85		12,380.13	0.00	12,380.13

Total Fee 12,380.13

Total this Task \$12,380.13

Total this Phase \$12,380.13

Billing Limits	Current	Prior	To-Date
Total Billings	12,380.13	0.00	12,380.13
Limit			1,457,246.85
Remaining			1,444,866.72

Total this Invoice \$12,380.13

SB Code No. 1742
 7-20-2026

3799



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

July 9th, 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. 05

Dear Ms. Givens,

RNDI Companies, Inc. (RNDI) has submitted estimate No. 05 in the amount of \$191,619.03 for construction services rendered through June 30, 2026. Based on our review, RNDI has complied with all requirements stated in the estimate and we recommend payment of **\$191,619.03** 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, appearing to read 'Karam Qaddo'.

Karam Qaddo, PE

Area Manager

Enclosures: RNDI Pay Est. No. 05

SB Code No. 1742
7-20-2026

Estimate No. 5
 Cut off Date 06/30/26
 Estimate Date 07/08/26

Memorial City Redevelopment Authority/TIRZ 17
 Estimate and Certificate for Payment Unit Price Work



Project Name : Park on Westview Apartments and Building Demolition
 Contractor Name : RNDI Companies, Inc.
 Address : 311 East Interstate 30, Rockwall, TX 75087

Contract Date : 1/20/2026
 Start Date : 2/9/2026
 Current Contract Completion Date : 8/7/2026
 Substantial Completion Date :
 Percentage By Time : 78.89% In Place : 79.48%
 Date Insurance Exp. : 6/14/2026 Drug Policy Due Date: N/A Current M/SBE : 0.00%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 180
 Approved Extensions : 0
 Total Contract Time : 180
 Days Used to Date : 142
 Days Remaining to Date : 38
 Schedule Update Received :

CONTRACT AMOUNT TO DATE :

- 1- Original Contract Amount
- 2- Approved Change Orders

\$2,298,807.00

No.	Date	Ext.Days	Amount

Total Approved Extensions

0

Total Change Orders to Date

\$0.00

- 3- Approved Work Change Directives

No.	Date	Ext.Days	Amount

Total Pending Work Change Directives to Date \$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs)

\$2,298,807.00

A. EARNINGS TO DATE

1- Work Completed to Date 79.48% Complete Current Month Billing \$201,704.25
 2- Material Stored on Site \$0.00
 3- Material Stored in Place \$0.00
 4- Balance-Materials Accepted Not in Place \$0.00 @ 85% \$0.00
 5- Work Change Directives - In Place \$0.00

TOTAL EARNINGS TO DATE **\$1,827,140.90**

B. DEDUCTIONS

1- Retainage 5% Of \$1,827,140.90 \$91,357.05
 2- Retainage Release 0% Of \$1,827,140.90 \$0.00
 3- Total Retainage \$91,357.05
 4- Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
 5- Assessments \$0.00
 6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS **\$91,357.05**

C. AMOUNT DUE THIS PERIOD

1- Total Earnings to Date \$1,827,140.90
 2- Total Deductions \$91,357.05
 3- Total Payments Due \$1,735,783.85
 4- Less Previous Payments \$1,544,164.82
 5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE **\$191,619.03**

BALANCE REMAINING **\$471,666.10**

Prepared By Karam Qaddo 7/8/2026
 Karam Qaddo, P.E. (HRG) Date

Reviewed By Ruben Martinez 7/8/2026
 Ruben Martinez (PGAL) Date

Approved By: _____
 TIRZ 17 Date

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: 5
PERIOD TO: 6/30/2026

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

Distribution to:
☒ OWNER
☐ ARCHITECT
☐ CONTRACTOR

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)	\$	1,827,140.90
5. RETAINAGE		
a. <u>5</u> % of Completed Work (Column D + E on G703)	\$	91,357.05
b. <u>0</u> % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or	\$	91,357.05
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	1,735,783.85
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,544,164.82
8. CURRENT PAYMENT DUE	\$	191,619.03
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	563,023.15

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: day July 8, 2026
Notary Public: Shirley M. Christensen
My Commission expires: 8/3/2029

SHIRLEY M. CHRISTENSEN
Notary ID #1114813
My Commission Expires
August 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 \$ 191,619.03

(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:  /PGAL Date: 07/08/2026

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.

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 5
APPLICATION DATE 7/8/2026
PERIOD TO 6/30/2026
ARCHITECTS PROJECT NO TIRZ 17

ITEM	DESCRIPTION OF WORK	C SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE RELEASED	I RETAINAGE WITHHELD
			D FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (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	\$ 12,447.80		\$ 18,671.70	30.00%	\$ 43,567.30		\$ 933.59
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		\$ 37,043.40	60.00%	\$ 24,695.60		\$ 1,852.17
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	\$ 48,467.30		\$ 69,239.00	100.00%	\$ -		\$ 3,461.95
31	Building Demolition 10	\$24,062.00		\$ 24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
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	E		F	G		H	I	J
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	\$ 38,081.45		\$ 69,239.00	100.00%	\$ -		\$ 3,461.95
40	Building Demolition 13	\$24,062.00		\$ 24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
41	Foundation Removal 13	\$4,000.00		\$ 4,000.00		\$ 4,000.00	100.00%	\$ -		\$ 200.00
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		\$ 4,000.00		\$ 4,000.00	100.00%	\$ -		\$ 200.00
45	Asbestos Abatement Building 15	\$69,239.00	\$ 69,239.00			\$ 69,239.00	100.00%	\$ -		\$ 3,461.95
46	Building Demolition 15	\$24,062.00		\$ 24,062.00		\$ 24,062.00	100.00%	\$ -		\$ 1,203.10
47	Foundation Removal 15	\$4,000.00		\$ 4,000.00		\$ 4,000.00	100.00%	\$ -		\$ 200.00
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	\$ 73,739.00			\$ 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
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
									RETAINED
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 & Curb	\$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	\$ 15,600.00			\$ 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	\$ 1,625,436.65	\$ 201,704.25	\$ -	\$ 1,827,140.90	79.48%	\$ 446,666.10	\$ 91,357.05

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

3800

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 #
6/30/2026	6-2026-50

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	90%	1.00%	390.57
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	41%	2.00%	864.42
	W140 Detention				

Total \$1,254.99

Balance Due \$1,254.99

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

SB Code #1741
 7-20-2026

3800

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 #
6/30/2026	6-2026-52

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%	2.00%	630.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	36,000.00	28%	2.00%	720.00
	Memorial Dr. Phase 2				

Total	\$1,350.00
Balance Due	\$1,350.00

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

SB Code #1738B
 7-20-2026

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. Convene in Executive Session pursuant to (i) discuss or deliberate regarding economic development negotiations pursuant to Section 551.087, Texas Government Code; and (ii) consultation with attorney pursuant to Section 551.071, Texas Government Code.
9. Reconvene in Open Session and authorize appropriate action.