

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



Agenda and Agenda Materials
Meeting of the Board of Directors

August 25, 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, August 25, 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 July 28, 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. 6, Park on Westview Demolition, from RNDI Companies.
 - c. Memorial Drive, Phase 2.
 - d. W-140 Briar Branch Detention Basin
 - i. Consider HR Green Supplemental Task Order for construction management and inspection services.
5. Receive The Goodman Corporation Report.
6. Receive Bookkeeper's Report; and approve payment of invoices.
7. Adjourn.



Scott Bean, Zone Administrator

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

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

3. Approve Minutes from July 28, 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**

July 28, 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, July 28, 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 Directors Iversen, and DeLongchamps, thus constituting a quorum. Also present were Scott Bean, Naina Magon, Linda Clayton, and Don Huml, Hawes Hill & Associates, LLC; Alia Vinson, Allen Boone Humphries Robinson, LLP; and Jennifer Landreville, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; James Rains, District G; Council Member Amy Peck, District A; Sonia Soto, Councilmember Carter's Office; Deanna Harrington, District 133; Muhammad Ali, Derek St. John, and Scott Cunningham, HR Green; Sam Hopper, Goodman Corporation; Walker Agnew; Elizabeth Trent; Andrew Halphen; Lois Myers; and Joseph Buie. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Lois Myers.

APPROVE MINUTES FROM JUNE 23, 2026, MEETING.

Upon a motion made by Director Hodges, and seconded by Director Pisklak, the Board voted unanimously to approve the Minutes of the June 23, 2026, Board meeting, as presented.

RECEIVE HR GREEN UPDATES AND RECOMMENDATIONS:

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 regarding the Sports Complex Detention project. He reported the City's contractor expects the benefit cost ratio to be completed by the end of this month. Mr. Ali provided an update on the Barryknoll realignment from Plantation to Gessner. No action from Board was required.

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

Mr. Ali provided an update on the abatement and demolition of the apartments on the property. A copy of the Progress Report is included in the Board materials.

i. Consider Pay Application No. 5, Park on Westview Demolition, from RNDI Companies

Mr. Ali reviewed Pay Application No. 5, Park on Westview Demolition, from RNDI Companies in the amount of \$191,619.03. 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 Hodges, and seconded by Director Massa, the Board voted unanimously to approve Pay Application No. 5, Park on Westview Demolition, from RNDI Companies in the amount of \$191,619.03, as presented.

ii. Consider HR Green Task Order for CMAR Procurement services.

Upon a motion made by Director Pisklak, and seconded by Director Hodges, the Board voted unanimously to approve HR Green Task Order for CMAR (Construction Manager at Risk) services for the Northwest HPD and HFD Public Safety Complex in the amount of \$165,555.25, as presented.

c. Memorial Drive, Phase 2.

Mr. Ali provided an update on Phase 2 Memorial Drive project. No action from Board was required.

d. W-140 Briar Branch Detention Basin.

i. Consider Change Order No. 1, W140 Detention, from Reytec Construction.

Mr. Ali reviewed Change Order No. 1, W140 Detention, from Reytec Construction in the amount of \$0. He reported the change order provides for a time extension for an additional 184 days for building code enforcement approvals and inspections for the pump station. Upon a motion made by Director Pisklak, and seconded by Director Hodges, the Board voted unanimously to approve Change Order No. 1, W140 Detention, from Reytec Construction for an additional 184 days in the amount of \$-0-.

RECEIVE THE GOODMAN CORPORATION REPORT.

Mr. Hopper presented Goodman Corporation's Status Report included in the Board materials. No action from Board was required.

AUTHORIZE ADDITIONAL EXPENDITURE FOR SECURITY SITE LOCATED AT 1057 WESTVIEW DRIVE TO THE END OF JULY; AUTHORIZE TERMINATION OF SERVICES EFFECTIVE JULY 31.

Upon a motion made by Director Pisklak, and seconded by Director Massa, the Board voted unanimously to (i) authorize additional funds for security services through July 31, 2026; and (ii) approved terminating contract with SEAL Security effective July 31, 2026.

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

Ms. Landreville presented the Bookkeeper's Report and Quarterly Investment Report; and reviewed invoices for payment. Upon a motion made by Director Hodges, and seconded by Director Pisklak, the Board voted unanimously to accept the Bookkeeper's Report and Quarterly Investment Report; and approved payment of invoices, as presented.

CONVENE IN EXECUTIVE SESSION PURSUANT TO (i) DISCUSS OR DELIBERATE REGARDING ECONOMIC DEVELOPMENT PURSUANT TO SECTION 551.087, TEXAS GOVERNMENT CODE; AND (ii) CONSULTATION WITH ATTORNEY PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE.

The Board convened in Executive Session at 8:32 a.m. pursuant to Section 551.071, for a private consultation with attorney.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION.

The Board reconvened in Open Session at 8:50 a.m. Upon reconvening, no action was taken.

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. 6, Park on Westview Demolition, from RNDI Companies.
 - c. Memorial Drive, Phase 2.
 - d. W-140 Briar Branch Detention Basin
 - i. Consider HR Green Supplemental Task Order for construction management and inspection services.

PROGRESS REPORT

AUGUST 2026

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



Preliminary:

- City of Houston / HR Green Sports Complex Support:
 - Benefit Evaluation
 - B/C Ratio: 1.15
 - SBISD Board Communication Coordination:
 - City of Houston reinitiated contact with SBISD on 8/17/2026
 - Initiate boundary survey for easement documents
 - Coordinate survey work with school in session
 - Next Steps
 - Update appraisal with new survey boundaries
 - Present Purchase and Sales agreement (offer) to SBISD
 - HR Green/City to re-present the project and the easement to the SBISD Board
 - SBISD to vote on easement offer or counter
 - Barryknoll Realignment
 - Completed modifications to roadway layout to accommodate owner changes
 - Revised design meets current City of Houston criteria
- Detention Basin C (Northwest HPD and HFD Public Safety Complex and Detention):
 - PER and Schematic Design
 - Tour of the Houston Fire Department (HFD) and Houston Police Department (HPD) Facilities was conducted on August 7, 2026
 - Programing with GSD and HPD/HFD is on-going. One meeting with HPD and one meeting with HFD have been conducted through August 17, 2026.
 - Draft Desktop Fault Study completed and under review
 - Geophysical Exploration of Fault to begin in late August
 - Preliminary Concepts for Underground Detention complete and coordinated with the structural engineer
 - Construction Manager at Risk (CMAR) Request For Proposals (RFP) has been drafted and is currently under final review

PROGRESS REPORT

AUGUST 2026

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



- Demolition:
 - All Buildings are demolished
 - Next activities
 - Cleanout the site
 - Grading work
 - Conduct substantial completion walkthrough
 - Issue certificate of substantial completion with punch list items
 - Address punch list items
 - Conduct final completion walkthrough
 - Close out the project
 - Pay App and Progress Report Document
- Memorial Drive – Phase II:
 - Memorial Green
 - No objections to schematic
 - Lantern Lane Shopping Center
 - Awaiting response
 - Memorial Management District
 - Consider annexing Memorial Drive to be able to match Phase I amenities
 - 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
 - Remobilization is in progress
 - Work will resume August 24
 - CM/I Supplement

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	\$1,735,783.85
Current Payment Due	\$228,249.90
Retainage	\$103,370.20
Contract Completion Date	08/07/2026
Balance Remaining Excluding Retainage	\$231,403.05

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 four buildings.
- Three buildings have been demolished and removed.
- Concrete foundations for one building has been demolished and removed.
- Abatement activities are in progress for the remaining one building.
- Pool, deck and equipment demolished.



Drywall Removed—Building Ready to be Demolished



Concrete Foundation Removal



Abatement Work



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

August 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. 06**

Dear Ms. Givens,

RNDI Companies, Inc. (RNDI) has submitted estimate No. 06 in the amount of \$228,249.90 for construction services rendered through July 31, 2026. Based on our review, RNDI has complied with all requirements stated in the estimate and we recommend payment of **\$228,249.90** 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. 06

Estimate No. 6
 Cut off Date 07/31/26
 Estimate Date 08/06/26

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 : 96.11% In Place : 89.93%
 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 : 173
 Days Remaining to Date : 7
 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 89.93% 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

TOTAL EARNINGS TO DATE \$2,067,403.95

B. DEDUCTIONS

- 1- Retainage 5% Of \$2,067,403.95 \$103,370.20
 2- Retainage Release 0% Of \$2,067,403.95 \$0.00
 3- Total Retainage \$103,370.20
 4- Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
 5- Assessments \$0.00
 6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$103,370.20

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$2,067,403.95
 2- Total Deductions \$103,370.20
 3- Total Payments Due \$1,964,033.75
 4- Less Previous Payments \$1,735,783.85
 5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$228,249.90

BALANCE REMAINING \$231,403.05

Prepared By Karam Qaddo 8/6/2026
 Karam Qaddo, P.E. (HRG) Date

Reviewed By Ruben Martinez 8/6/2026
 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: 6

PERIOD TO: 7/31/2026

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)	\$	2,067,403.95
5. RETAINAGE		
a. 5 % of Completed Work	\$	103,370.20
(Column D + E on G703)		
b. % of Stored Material	\$	0.00
(Column F on G703)		
Total Retainage (Lines 5a + 5b or	\$	103,370.20
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	1,964,033.74
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,735,783.85
8. CURRENT PAYMENT DUE	\$	228,249.89
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	334,773.25

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	

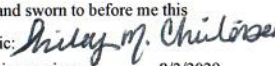
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates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

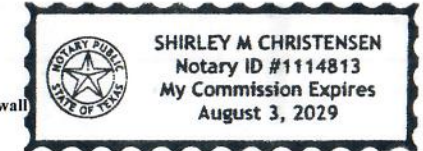
CONTRACTOR: RNDI Companies, Inc.

By: 

State of: County of: Rockwall

Subscribed and sworn to before me this day August 4, 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 \$ 228,249.89

(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:

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 G703

PAGE 2 OF 2 PAGES

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: 6

APPLICATION DATE: 8/4/2026

PERIOD TO: 7/30/2026

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
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
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	\$ 32,282.55		\$ 39,456.45	55.00%	\$ 32,282.55	\$ 1,972.82
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	\$ 18,671.70	\$ 43,567.30		\$ 62,239.00	100.00%	\$ -	\$ 3,111.95
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	\$ 46,565.10		\$ 51,739.00	100.00%	\$ -	\$ 2,586.95
16	Building Demolition 5	\$24,062.00		\$ 18,065.50		\$ 18,065.50	75.08%	\$ 5,996.50	\$ 903.28
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	\$ 37,043.40	\$ 24,695.60		\$ 61,739.00	100.00%	\$ -	\$ 3,086.95
22	Building Demolition 7	\$24,062.00		\$ 24,062.00		\$ 24,062.00	100.00%	\$ -	\$ 1,203.10
23	Foundation Removal 7	\$4,000.00				\$ -	0.00%	\$ 4,000.00	\$ -
24	Asbestos Abatement Building 8	\$38,500.00	\$ 13,475.00	\$ 25,025.00		\$ 38,500.00	100.00%	\$ -	\$ 1,925.00
25	Building Demolition 8	\$18,500.00		\$ 18,500.00		\$ 18,500.00	100.00%	\$ -	\$ 925.00
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	\$ 69,239.00			\$ 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		\$ 4,000.00		\$ 4,000.00	100.00%	\$ -	\$ 200.00

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	\$ 69,239.00			\$ 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	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	\$ -	\$ 3,500.00		\$ 3,500.00	100.00%	\$ -		\$ 175.00
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%	\$ 25,000.00		\$ -
	GRAND TOTALS	\$2,298,807.00	\$ 1,827,140.90	\$ 240,263.05	\$ -	\$ 2,067,403.95	89.93%	\$ 231,403.05	\$ -	\$ 103,370.20

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

RNDI Companies, Inc. (RNDI) has been paid and has received a progress payment in the sum of **\$1,735,783.85** for services, equipment or material furnished to Park on Westview Apartments and Building Demolition project located in Houston, Texas, and does hereby release any mechanic's lien or bond right that undersigned has on the above referenced project to the following extent. This release covers a progress payment for labor, services, equipment or material furnished to the Memorial City Redevelopment Authority/TIRZ 17 through **June 30, 2026** only, and does not cover any retention if any labor, services, equipment or materials furnished after that date. The undersigned warrants that all undisputed amount due to its equipment lessors, suppliers, subcontractors, labor, insurance and taxes applicable to this work have been paid in full through the date set forth and hold the Houston Parks Board against any loss arising from the nonpayment thereof.



Signature of Contractor Representative

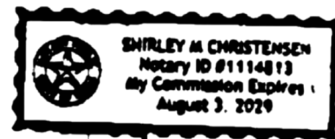
DIANA CROSS

Print of Type Name of Contractor representative

08/11/2026

Date

SWORN TO AND SUBSCRIBED before me on:



Notary Public in and for the State of Texas

My Commission Expires: 08/03/2029

Expiration Date



Print of Type Name of Notary Public

Document 00642

MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORM

Legal Project Name: Park on Westview Apartments and Building Demolition

Outline Agreement No.: _____ WBS No.: N/A

Contractor's Company Name: RNDI Companies, Inc.

Address: 311 East Interstate 30, Rockwall, TX 75087

CERTIFICATION

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

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

Subcontractor Name: _____ Subcontractor Name: _____

Street Address: _____ Street Address: _____

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

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

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

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


(Signature of Contractor's Representative)

DIANA CROSS
(Print or Type Name of Contractor's Representative)

PRESIDENT
Date



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

August 18, 2026

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

Re: **Supplemental Proposal for Construction Management and Inspection – W140-01-00 Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements**

Dear Mr. Bean,

HR Green is pleased to submit this proposal for supplemental Construction Management and Inspection for the W140-01-00 Briar Branch Storm Water Detention Basin Expansion and Storm Water Improvements Project. We propose to perform these services over the remaining 3-month construction duration for a Time and Material amount of **\$49,771**. A detailed breakdown of the scope items and fee can be found under Exhibits "A" and "B".

Please feel free to contact me at (832) 318-8802 if you have any questions or need additional information.

Sincerely,

HR Green, Inc.

Muhammad Ali, PE
Principal

Attachments:
Exhibit A – CM/I Level-of-Effort

Accepted for
Memorial City Redevelopment Authority / TIRZ 17:

Signature 8-25-2026
Date

Andrew Iversen, Vice-Chair

Print

Accepted for
City of Houston:

Signature Date

Print

EXHIBIT A
TIRZ 17 BRIAR BRANCH STORM WATER DETENTION BASIN
EXPANSION



LEVEL OF EFFORT - CONSTRUCTION MANAGEMENT & INSPECTION

Labor & Expenses								
Description	Billing Rate	TOTALS			2026			
		Hours	Amount	% of Labor	Aug	Sep	Oct	Nov
					1	2	3	4
							SC	Final / Closeout
Construction Manager	\$195.00	18	\$3,510	7.6%	3	6	6	3
Inspector	\$165.00	260	\$42,900	92.4%	40	80	80	60
Totals								
LABOR SUBTOTAL			\$46,410	100.0%	\$7,185	\$14,370	\$14,370	\$10,485
EXPENSES SUBTOTAL			\$3,301		\$511	\$1,021	\$1,021	\$748
GRAND TOTAL			\$49,711		\$7,696	\$15,391	\$15,391	\$11,233

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)

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 Bookkeeper's Report; and approve payment of invoices.

Memorial City Redevelopment Authority / TIRZ No. 17

Cash Management Report

July 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, 2027

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	44,258,670.73	1,924,985.35	8,784,877.30	54,968,533.38
Revenue	354,935.08	5,745.46	27,840.48	388,521.02
Expenditures	292,057.75	218,093.06	825.00	510,975.81
Ending Balance	44,321,548.06	1,712,637.75	8,811,892.78	54,846,078.59

NOTES:

Debt Service Payments due in Fiscal Year End 2027:

<u>Date</u>	<u>Series</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
9/1/2026	2016R	3,270,000.00	46,693.75	3,316,693.75
9/1/2026	2019	3,285,000.00	417,750.00	3,702,750.00
9/1/2026	2025		702,500.00	702,500.00
3/1/2027	2016R		7,290.25	7,290.25
3/1/2027	2019		335,625.00	335,625.00
3/1/2027	2025		702,500.00	702,500.00
			Total FYE 2027	8,767,359.00

July 31, 2026

General Operating Fund

BEGINNING BALANCE: **44,258,670.73**

REVENUE:

Checking Interest - Wells Fargo	51.51
Texpool Interest	115,531.71
Wells Fargo/TexSTAR (Surplus Funds) Interest	21,258.80
Due from CPF Series 2025	218,093.06
Voided Check(s)	0.00

Total Revenue: **354,935.08**

DISBURSEMENTS:

Checks Presented At Last Meeting	291,143.05
Checks Written at/after Last Meeting	0.00
Transferred to DSF	825.00
Bank Fees	89.70

Total Expenditures **292,057.75**

Ending Balance: **44,321,548.06**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.4800	19,537.42
TexPool	*0001	3.6484	44,278,807.19
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	3.6600	23,203.45
		Total	44,321,548.06

Memorial City Redevelopment Authority
Checks Presented
August 25, 2026

Num	Name	Description	Amount
3801	Allen Boone Humphries Robinson LLP	Legal Fees	-6,113.75
3802	City of Houston	Municipal Service Fee	-2,968,636.00
3803	Equi-Tax, Inc	Tax Assessor/Collector	-400.00
3804	eSiteful, Inc.	Domain Name Renewal	-30.00
3805	ETI Bookkeeping Services	Bookkeeping Fee	-2,611.80
3806	Hawes Hill & Associates	Professional Consultant	-11,750.00
3807	McCall Gibson Swedlund Barfoot PLLC	Auditor Fee	-13,000.00
3808	Seal Security Solutions LLC	Security - Detention Basin C	-51,408.00
3809	The Goodman Corporation Inc	Consultant Fee	-8,500.00
3810	Ev1pro	Photo & Video - Detention Basin C - Capital Projects	-950.00
3811	HR Green	Engineering - Capital Projects	-73,570.68
3812	RNDI Companies, Inc.	Demolition - Capital Projects	-228,249.90
3813	The Goodman Corporation Inc	Consultant Fee - Capital Projects	-5,599.89
Total			-3,370,820.02

Capital Projects Fund

BEGINNING BALANCE		1,924,985.35
REVENUE		
Bond Proceeds	0.00	
TexPool Interest	5,745.46	
Voided Check(s)	0.00	
Total Revenue		5,745.46
EXPENDITURES		
Transfer to GOF	218,093.06	
Bank Fees	0.00	
Total Expenditures		218,093.06
ENDING BALANCE		1,712,637.75

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	3.6484	1,712,637.75
		Total	1,712,637.75

Debt Service Fund

BEGINNING BALANCE **8,784,877.30**

REVENUE

TexPool DSF Interest	12.09
Transferred from GOF	825.00
Wells Fargo/TexSTAR (2008 DSF) Interest	26,970.72
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	32.67

Total Revenue **27,840.48**

EXPENDITURES

2008 Debt Service Interest Payment	0.00
2008 Debt Service Principal Payment	0.00
Trustee Fee	0.00
Paying Agent Fee	825.00

Total Expenditures **825.00**

ENDING BALANCE **8,811,892.78**

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	3.6600	8,797,317.26
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	3.6600	10,655.20
TexPool	*0004	3.6484	3,920.32
Total			8,811,892.78

Memorial City Redevelopment Authority
Investment Report
July 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	3.6484	34,436,880.80	0.99976	34,445,147.64	115,531.71	9,718,127.84	44,269,508.64	0.99979	44,278,807.19
DSF	TexPool	3.6484	3,907.29	0.99976	3,908.23	12.09	0.00	3,919.50	0.99979	3,920.32
	Wells Fargo/ TexStar									
GOF	TexStar	3.6600	9,771,035.55	0.99982	9,772,804.43	51.51	(9,749,652.49)	23,200.48	0.99987	23,203.45
CPF	TexPool	3.6484	1,924,523.35	0.99976	1,924,985.35	5,745.46	-218,093.06	1,712,278.10	0.99979	1,712,637.75
	Wells Fargo/ TexStar DSF									
DSF	TexStar DSF	3.6600	8,768,759.11	0.99982	8,770,346.54	26,970.72	0.00	8,796,191.20	0.99987	8,797,317.26
	Wells Fargo/ TexStar PI Rev									
DSF	TexStar PI Rev	3.6600	10,620.61	0.99982	10,622.53	32.67	0.00	10,653.84	0.99987	10,655.20

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	40,718.66	51.51	(21,232.75)	19,537.42

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	19,537.42	BNYM	94,319	G2 MA8268	67,175	63,802

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
July 2026

		July			Year to Date (1 Month)			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income								
1000	Income							
6001	City Tax Revenue	1,586,451	1,577,652	8,799	1,586,451	1,577,652	8,799	18,931,818
8223	Interest Income	169,603	84,299	85,304	169,603	84,299	85,304	1,011,589
8930	Bond Proceeds	0	31,000,000	-31,000,000	0	31,000,000	-31,000,000	101,000,000
Total 1000 · Income		1,756,054	32,661,951	-30,905,897	1,756,054	32,661,951	-30,905,897	120,943,407
6-4350	Grants	0	83,334	-83,334	0	83,334	-83,334	1,000,000
Total Income		1,756,054	32,745,285	-30,989,231	1,756,054	32,745,285	-30,989,231	121,943,407
Expense								
3335	Management Consulting Services							
6320	Legal	6,114	4,166	1,948	6,114	4,166	1,948	50,000
6322	Eng Consultant/General Prof.Svc	8,500	6,250	2,250	8,500	6,250	2,250	75,000
6343	Other	30	0	30	30	0	30	0
Total 3335 · Management Consulting Services		14,644	10,416	4,228	14,644	10,416	4,228	125,000
5650	Transfers							
6420	COH Administration Fee	946,591	946,591	0	946,591	946,591	0	946,591
6430	Municipal Services	2,968,636	3,313,425	-344,789	2,968,636	3,313,425	-344,789	3,313,425
Total 5650 · Transfers		3,915,227	4,260,016	-344,789	3,915,227	4,260,016	-344,789	4,260,016
5706	Debt Service							
5707	Principal	0	0	0	0	0	0	6,555,000
5708	Interest	0	0	0	0	0	0	2,212,359
Total 5706 · Debt Service		0	0	0	0	0	0	8,767,359
6300	Administration & Overhead							
6321	Auditor	13,000	2,709	10,291	13,000	2,709	10,291	32,500
6333	Bookkeeping/Accounting	1,731	1,834	-103	1,731	1,834	-103	22,000
6340	Administration Salaries/Benefit	11,750	11,750	0	11,750	11,750	0	141,000
6344	Bond Svcs/Trustee/FA	825	1,000	-175	825	1,000	-175	15,000
6352	Website Expenses	0	2,500	-2,500	0	2,500	-2,500	30,000
6353	Insurance	0	0	0	0	0	0	4,000
6359	Bank Fees	90	0	90	90	0	90	0
Total 6300 · Administration & Overhead		27,396	19,793	7,603	27,396	19,793	7,603	244,500
6454	Groundbreaking Ceremony	0			0			
7000	Capital Expenditure							
1725	Parks & Green Space Improv.	0	10,416	-10,416	0	10,416	-10,416	125,000
1735(1)	Detention Basin A	19,649	834,000	-814,351	19,649	834,000	-814,351	10,000,000
1736A	Memorial Drive Additional	0	83,334	-83,334	0	83,334	-83,334	1,000,000
1738A	Memorial Dr Drain & Mobility 1	0	91,666	-91,666	0	91,666	-91,666	1,100,000
1738B	Memorial Dr Drain & Mobility 2	1,710	0	1,710	1,710	0	1,710	0

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

	July			Year to Date (1 Month)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1741 · W140 Detention Basin Extensions	6,642	675,000	-668,358	6,642	675,000	-668,358	8,100,000
1742 · Detention Basin C	331,777	208,334	123,443	331,777	208,334	123,443	2,500,000
1799 · Sidewalk Improvement Program	0	33,334	-33,334	0	33,334	-33,334	400,000
Total 7000 · Capital Expenditure	359,778	1,936,084	-1,576,306	359,778	1,936,084	-1,576,306	23,225,000
Total Expense	4,317,045	6,226,309	-1,909,264	4,317,045	6,226,309	-1,909,264	36,621,875
Net Income	-2,560,991	26,518,976	-29,079,967	-2,560,991	26,518,976	-29,079,967	85,321,532

3801

ABHR

Allen Boone Humphries Robinson LLP

August 13, 2026

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

Invoice No. 197354
Client No. MEM001
Matter No. 01

Billing Attorney: Vinson, Alia

General

REMITTANCE PAGE

BALANCE DUE THIS INVOICE

\$ 2,148.75

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. 197354

INVOICES ARE PAYABLE UPON RECEIPT

SB

Code No. 6320
8-17-2026

HOUSTON

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

CENTRAL TEXAS

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

NORTH TEXAS

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

abhr.com

ABHR

Allen Boone Humphries Robinson LLP

August 13, 2026

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

Invoice No. 197356
Client No. MEM001
Matter No. 03

Billing Attorney: Vinson, Alia

Projects

REMITTANCE PAGE

BALANCE DUE THIS INVOICE

\$ 3,965.00

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. 197356

INVOICES ARE PAYABLE UPON RECEIPT

SB

Code No. 6320
8-17-2026

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



CITY OF HOUSTON

Mayor's Office of Economic Development

John Whitmire

Mayor

Gwendolyn F. Tillotson – Bell
Chief Economic Development Officer
P.O. Box 1562
Houston, Texas 77251-1562

T. 832-393-0937
F. 832-393-0862
www.houstontx.gov

To: Tax Increment Reinvestment Zone Number 17
Memorial City Redevelopment Authority

From: City of Houston
Economic Development
TIRZ Program

Date: August 6, 2026

Subject: FY2026 Municipal Services Charge

INVOICE

Per your City Council Approved FY2026 Budget, please remit the sum of **\$2,968,636** to the City of Houston.

Please mail a copy of this invoice along with your payment to the address below:

City of Houston

Attn: Jennifer D. Curley

Assistant Director, Mayor's Office of Economic Development
P.O. Box 200734
Houston, Texas 77216-0734

Should you have any questions please feel free to contact me at (832) 393-0937.

Sincerely,

A handwritten signature in blue ink that reads "Gwendolyn Tillotson".

Gwendolyn F. Tillotson – Bell
City of Houston
Economic Development/TIRZ Program

SB

Code No. 6430
8-17-2026

3803

Equi-Tax Inc.**Invoice**

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

DATE	INVOICE #
8/1/2026	65497

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
8-17-2026

3804



ESITEFUL CORPORATION

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

INVOICE

BILL TO

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

INVOICE # 8747

DATE 08/01/2026

DUE DATE 08/01/2026

TERMS Due on receipt

	QTY	RATE	AMOUNT
Domain Name Renewal for https://houstontirz17.org - (September 2026 - August 2027)	1	30.00	30.00

SUBTOTAL	30.00
TAX	0.00
TOTAL	30.00
BALANCE DUE	\$30.00

SB Code No. 6343
8-17-2026

SB Code No. 6333
8-17-2026

3806

HAWES HILL & ASSOCIATES
LLC



PO BOX 22167
Houston, TX 77227

INVOICE

BILL TO
Memorial City Redevelopment Authority/TIRZ #17

INVOICE 2952
DATE 08/01/2026

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: July 2026	11,750.00

BALANCE DUE **\$11,750.00**

SB Code No. 6340
8-17-2026

3807

McCall Gibson Swedlund Barfoot Ellis PLLC

Certified Public Accountants

*Chris Swedlund
Noel W. Barfoot
Joseph Ellis
Ashlee Martin*

*Mike M. McCall
(retired)
Debbie Gibson
(retired)*

August 17, 2026

TIRZ 17 Redevelopment Authority
Hawes Hill & Associates LLP
Attn: Linda Clayton
P.O. Box 22167
Houston TX 77227-2167

Client Number: 574-00

Audit of Memorial City Redevelopment Authority
as of and for the year ended June 30, 2026.

Interim Billing \$ 13,000.00

***Please remit to:
13100 Wortham Center Dr., Suite 235, Houston, TX 77065***

SB

Code No. 6321
8-18-2026

3808



SEAL Security Solutions LLC

1525 Blalock Road
Houston, TX 77080-7318

713-979-2388

www.SEALSecurity.com

TX DPS Lic. # C15942

Invoice

Date	Invoice #
7/31/2026	67248

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 07/01/2026 through 07/05/2026	192	34.00	6,528.00
July 4th is billed at Holiday rate **Patrol Period 07/04/2026**	48	51.00	2,448.00
Commissioned Security Officer with Vehicle Patrol Period 07/06/2026 through 07/12/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 07/13/2026 through 07/19/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 07/20/2026 through 07/26/2026	336	34.00	11,424.00
Commissioned Security Officer with Vehicle Patrol Period 07/27/2026 through 07/31/2026	240	34.00	8,160.00
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date. This invoice in Monday through Sunday inclusive.			
Subtotal			\$51,408.00
Sales Tax (8.25%)			\$0.00
Total			\$51,408.00

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

SB

Code No. 1742 - no bond funds
8-17-2026

SB Code No. 6322
8-17-2026

3810

Ev1pro

6315 Gessner Rd. Suite A
Houston, TX 77041
7137034811
ev1pro@ev1pro.com
ev1pro.com



INVOICE

BILL TO
TIRZ 17

INVOICE # 5829
DATE 03/17/2026

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
"TIRZ 17" Photo & video of The Park Apartment on Westview - Press conference	1	950.00	950.00

Ways to pay



SUBTOTAL	950.00
TAX	0.00
TOTAL	950.00
BALANCE DUE	\$950.00

[View and pay](#)

SB Code No 1742
8-17-2026

3811



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

August 07, 2026
 Project No: 2503140-0000
 Invoice No: 205930

Invoice Total: \$22,134.53

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 July 31, 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	10.00	19,405.96	9,702.98	9,702.98
Flood Mitigation and Underground Detent	267,715.00	3.00	8,031.45	2,677.15	5,354.30
Roadway And Site Prelim Engineering	141,545.00	5.00	7,077.25	0.00	7,077.25
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		34,514.66	12,380.13	22,134.53
Total Fee				22,134.53	
			Total this Task	\$22,134.53	
			Total this Phase	\$22,134.53	

Billing Limits	Current	Prior	To-Date
Total Billings	22,134.53	12,380.13	34,514.66
Limit			1,457,246.85
Remaining			1,422,732.19
		Total this Invoice	\$22,134.53

SB Code No. 1742
 8-17-2026

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

3811



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

August 10, 2026
Project No: 2501799-0000
Invoice No: 206023

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

Professional Services from July 01, 2026 to July 31, 2026

Phase 001 Construction Phase Services

Professional Personnel

	Hours	Rate	Amount
Greaney, David	9.00	225.00	2,025.00
Administrative			
Lewis, Dakota	.50	75.00	37.50
Project Engineer			
Dingilius Wallace, Shawn	4.50	140.00	630.00
Morrow, William	.25	240.00	60.00
Totals	14.25		2,752.50
Total Labor			2,752.50

Billing Limits	Current	Prior	To-Date
Total Billings	2,752.50	87,420.29	90,172.79
Limit			132,100.00
Remaining			41,927.21
Total this Phase			\$2,752.50
Total this Invoice			\$2,752.50

SB Code No. 1741
8-17-2026

3811



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

August 07, 2026
 Project No: 2503415.01
 Invoice No: 205943

Project Manager Karam Qaddo

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

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

Billing Phase	Contract Amount	Percent Complete	Earned to Date	Previously Billed	Current Billing
Phase III Construction Services	48,465.00	94.00	45,557.10	26,713.91	18,843.19
FERN	195,522.80	78.4403	153,368.60	153,368.60	0.00
PGAL	60,500.00	49.5455	29,975.00	19,783.50	10,191.50
Expenses	1,004.20	6.0257	60.51	60.51	0.00
Total Fee	305,492.00		228,961.21	199,926.52	29,034.69
Total Fee					29,034.69
Total this Invoice					<u>\$29,034.69</u>

SB Code No. 1742
 8-17-2026

3811



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

August 14, 2026
 Project No: 2602392-0000
 Invoice No: 206350

Invoice Total: \$19,648.96

Project 2602392-0000 TIRZ 17-Barryknoll Realignment

Professional Services Through July 31, 2026

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Drainage Impact Analysis	8,105.00	0.00	0.00	0.00	0.00
Traffic Engineering and Analysis	15,825.00	0.00	0.00	0.00	0.00
Design Phase	254,555.00	6.00	15,273.30	0.00	15,273.30
Private Utility Coordination	18,370.00	0.00	0.00	0.00	0.00
PM/Coordination	40,755.00	3.00	1,222.65	0.00	1,222.65
QA/QC	13,470.00	0.00	0.00	0.00	0.00
Expenses	4,894.70	0.8399	41.11	0.00	41.11
Landscape Arch - Streetscape Design	72,206.20	0.00	0.00	0.00	0.00
Geotechnical Investigation - HVJ	8,137.80	38.2401	3,111.90	0.00	3,111.90
Electrical Engineering - MBROH	28,743.00	0.00	0.00	0.00	0.00
Topographic Survey - UEI	22,407.00	0.00	0.00	0.00	0.00
ROW Mapping and Acquisition - UEI	11,550.00	0.00	0.00	0.00	0.00
Total Fee	499,018.70		19,648.96	0.00	19,648.96
Total Fee				19,648.96	

Billing Limits

	Current	Prior	To-Date
Total Billings	19,648.96	0.00	19,648.96
Limit			499,018.70
Remaining			479,369.74

Total this Invoice \$19,648.96

SB Code No. 1735(i)
 8-17-2026

3812



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

August 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. 06

Dear Ms. Givens,

RNDI Companies, Inc. (RNDI) has submitted estimate No. 06 in the amount of \$228,249.90 for construction services rendered through July 31, 2026. Based on our review, RNDI has complied with all requirements stated in the estimate and we recommend payment of **\$228,249.90** 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

SB Code No, 1742
8-17-2026

Enclosures: RNDI Pay Est. No. 06

Estimate No. 6
Cut off Date 07/31/26
Estimate Date 08/06/26

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 : 96.11% In Place : 89.93%
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 : 173
Days Remaining to Date : 7
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 89.93% Complete Current Month Billing \$240,263.05
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 \$2,067,403.95

B. DEDUCTIONS

1- Retainage 5% Of \$2,067,403.95 \$103,370.20
2- Retainage Release 0% Of \$2,067,403.95 \$0.00
3- Total Retainage \$103,370.20
4- Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
5- Assessments \$0.00
6- Inspector Overtime Costs \$0.00

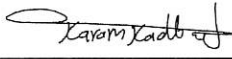
TOTAL DEDUCTIONS \$103,370.20

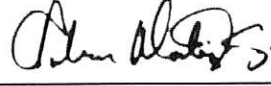
C. AMOUNT DUE THIS PERIOD

1- Total Earnings to Date \$2,067,403.95
2- Total Deductions \$103,370.20
3- Total Payments Due \$1,964,033.75
4- Less Previous Payments \$1,735,783.85
5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$228,249.90

BALANCE REMAINING \$231,403.05

Prepared By 
Karam Qaddo, P.E. (HRG) 8/6/2026
Date

Reviewed By 
Ruben Martinez (PGAL) 8/6/2026
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: 6

PERIOD TO: 7/31/2026

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)	\$	2,067,403.95
5. RETAINAGE		
a. 5 % of Completed Work (Column D + E on G703)	\$	103,370.20
b. % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or	\$	103,370.20
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	1,964,033.74
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,735,783.85
8. CURRENT PAYMENT DUE	\$	228,249.89
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	334,773.25

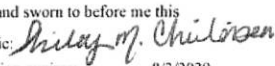
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates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

CONTRACTOR: RNDI Companies, Inc.

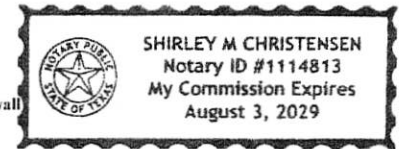
By: 

State of: County of: Rockwall

Subscribed and sworn to before me this day August 4, 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 \$ 228,249.89

(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: _____

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 G703

PAGE 2 OF 2 PAGES

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 1 on Contracts were variable retainage for line items may apply

APPLICATION NO 6

APPLICATION DATE 8/4/2026

PERIOD TO 7/30/2026

ARCHITECTS PROJECT NO TIRZ 17

A	B	C	D	E	F	G	H	I	J
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
									WITHELD
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	\$ 32,282.55		\$ 39,456.45	55.00%	\$ 32,282.55	\$ 1,972.82
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	\$ 18,671.70	\$ 43,567.30		\$ 62,239.00	100.00%	\$ -	\$ 3,111.95
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	\$ 46,565.10		\$ 51,739.00	100.00%	\$ -	\$ 2,586.95
16	Building Demolition 5	\$24,062.00		\$ 18,065.50		\$ 18,065.50	75.08%	\$ 5,996.50	\$ 903.28
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	\$ 37,043.40	\$ 24,695.60		\$ 61,739.00	100.00%	\$ -	\$ 3,086.95
22	Building Demolition 7	\$24,062.00		\$ 24,062.00		\$ 24,062.00	100.00%	\$ -	\$ 1,203.10
23	Foundation Removal 7	\$4,000.00				\$ -	0.00%	\$ 4,000.00	\$ -
24	Asbestos Abatement Building 8	\$38,500.00	\$ 13,475.00	\$ 25,025.00		\$ 38,500.00	100.00%	\$ -	\$ 1,925.00
25	Building Demolition 8	\$18,500.00		\$ 18,500.00		\$ 18,500.00	100.00%	\$ -	\$ 925.00
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	\$ 69,239.00			\$ 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		\$ 4,000.00		\$ 4,000.00	100.00%	\$ -	\$ 200.00

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	WITHELD
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	\$ 69,239.00			\$ 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 PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%	BALANCE	RETAINAGE	RETAINAGE	
NO		VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD			(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	\$ -	\$ 3,500.00		\$ 3,500.00	100.00%	\$ -		\$ 175.00	
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%	\$ 25,000.00		\$ -	
	GRAND TOTALS	\$2,298,807.00	\$ 1,827,140.90	\$ 240,263.05	\$ -	\$ 2,067,403.95	89.93%	\$ 231,403.05	\$ -	\$ 103,370.20	

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

RNDI Companies, Inc. (RNDI) has been paid and has received a progress payment in the sum of **\$1,735,783.85** for services, equipment or material furnished to Park on Westview Apartments and Building Demolition project located in Houston, Texas, and does hereby release any mechanic's lien or bond right that undersigned has on the above referenced project to the following extent. This release covers a progress payment for labor, services, equipment or material furnished to the Memorial City Redevelopment Authority/TIRZ 17 through **June 30, 2026** only, and does not cover any retention if any labor, services, equipment or materials furnished after that date. The undersigned warrants that all undisputed amount due to its equipment lessors, suppliers, subcontractors, labor, insurance and taxes applicable to this work have been paid in full through the date set forth and hold the Houston Parks Board against any loss arising from the nonpayment thereof.



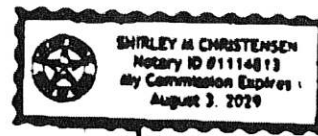
Signature of Contractor Representative

DIANA CROSS

Print of Type Name of Contractor representative

08/11/2026
Date

SWORN TO AND SUBSCRIBED before me on:



Notary Public in and for the State of Texas

My Commission Expires: 08/03/2029
Expiration Date


Print of Type Name of Notary Public

CITY OF HOUSTON **MONTHLY SUBCONTRACTOR**
STANDARD DOCUMENT

PAYMENT REPORTING FORM

Document 00642

MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORM

Legal Project Name: Park on Westview Apartments and Building Demolition

Outline Agreement No.: _____ WBS No.: N/A

Contractor's Company Name: RNDI Companies, Inc.

Address: 311 East Interstate 30, Rockwall, TX 75087

CERTIFICATION

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

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

Subcontractor Name: _____ Subcontractor Name: _____

Street Address: _____ Street Address: _____

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

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

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

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


(Signature of Contractor's Representative)

DIANA CROSS
(Print or Type Name of Contractor's Representative)

PRESIDENT
Date

3813

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 #
7/31/2026	7-2026-102

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	91%	0.00%	0.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	43%	9.00%	3,889.89
	W140				

Total	\$3,889.89
Balance Due	\$3,889.89

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

SB

Code No. 1741
 8-17-2026

3813

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

7/31/2026

Invoice #

7-2026-18

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	10%	2.00%	630.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	36,000.00	30%	3.00%	1,080.00
Memorial Dr. Phase 2					

Total

\$1,710.00

Balance Due

\$1,710.00

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

SB

Code No. 1738B
 8-17-2026