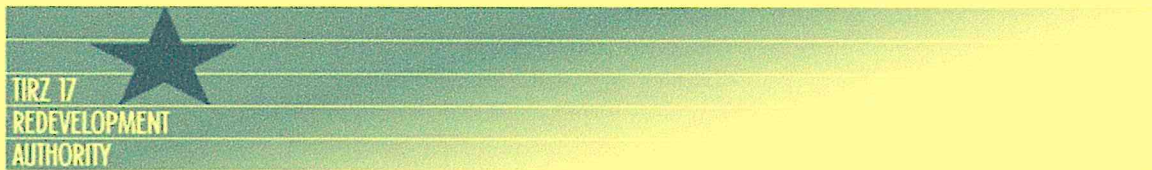


MEMORIAL CITY
REDEVELOPMENT AUTHORITY,
CITY OF HOUSTON



Agenda and Agenda Materials
Meeting of the Board of Directors

October 28, 2015

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

Notice is hereby given that the Board of Directors of the TIRZ 17 Redevelopment Authority (aka the Memorial City Redevelopment Authority), City of Houston, Texas, will hold a regular meeting on Wednesday, October 28, 2015, at 2:00 p.m., at Four Points by Sheraton, 10655 Katy Freeway, Wycliffe Room, Houston, Texas 77024, open to the public, to discuss and adopt such orders, resolutions or motions, and take direct or indirect 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.
3. Approve Minutes of September 29, 2015 regular meeting.
4. Consider combined meeting date for November and December.
5. Receive financial and bookkeeper's report, including payment of invoices, review of investments and project cash flow reports.
6. Receive and consider FY2015 Annual Financial Report from McCall Gibson Swedlund Barfoot PLLC.
7. Conflict of Interest Disclosure required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission and approve List of Local Government Officers for the Authority
8. Receive information on correction to the 2014 annexation.
9. Receive presentation from Klotz Associates with regard to Conrad Sauer Detention Basin.
10. Receive proposal from Gunda Corporation for revised scope of services for the evaluation of the Conrad Sauer/Mathewson Lane Project.
11. Receive Agreed-Upon Procedures report from McCall Gibson Swedlund Barfoot, PLLC for Phase I reimbursement of costs pursuant to development agreement with Lipex Properties, LP; Authorize reimbursement payment.
12. CIP Update.
13. Receive engineer's report from LAN including:
 - a. Lumpkin Road Improvements Project construction status; and
 - b. Consider approval of time modifications, changes in work or pay applications.
 - c. Consider Bid Tabulation and Contractor Recommendation for Four Points by Sheraton Parking Lot Extension.
 - d. Consider proposal for engineering services related to Queensbury and Town and Country Intersection Safety Improvements.
 - e. Presentation on proposed Memorial Drive Drainage and Mobility improvements.
 - f. Other engineering matters and projects.
14. Receive engineer's report from Klotz Associates including:
 - a. Updates on W140 Channel Improvements and related flood mitigation improvements.
 - b. Updates on North Gessner.
 - c. Other engineering matters and projects.
15. Receive SWA projects status report.
16. Receive TIP Call for Projects update from the Goodman Corporation.

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's Executive Director at (713) 595-1200 at least three business days prior to the meeting so that the appropriate arrangements can be made.

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

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17. Convene in Executive Session pursuant to section 551.071, Texas Government Code, to conduct a private consultation with attorney, with regard to pending or contemplated litigation.
18. Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property.
19. Reconvene in Open Session and authorize appropriate action regarding private consultation with attorney, with regard to pending or contemplated litigation.
20. Reconvene in Open Session and authorize appropriate action regarding the purchase, exchange, lease or value of real property.
21. Adjournment.



Executive Director for Authority

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's Executive Director at (713) 595-1200 at least three business days prior to the meeting so that the appropriate arrangements can be made.

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

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

3. Approve minutes of the September 29, 2015 regular meeting.

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

September 29, 2015

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority, City of Houston, Texas, held a regular meeting on Thursday, September 29, 2015, at 8:00 a.m., at the Four Points by Sheraton, 10655 Katy Freeway, Wycliffe Room, Houston, Texas 77024, inside the boundaries of the TIRZ, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 – David A. Hamilton

Position 2 – John Rickel

Position 3 – Bob Tucker, *Asst. Secretary*

Position 4 – Ann T. Givens, *Chair*

Position 5 – Zachary R. Hodges

Position 6 – Brad Freels, *Vice-Chair*

Position 7 – Glenn E. Airola, *Secretary*

and all of the above were present, thus constituting a quorum. Also present were consultants Scott Bean and Linda Clayton, both of Hawes Hill Calderon, LLC; and Jessica Holoubek, Allen Boone Humphries Robinson, LLP. Others attending the meeting were Muhammad Ali and Derek St. John, both of Lockwood Andrews & Newman, Inc.; Edward Conger and Bart Standley, both of Klotz Associates, Inc.; Jim Webb, Goodman Corporation; Michelle Lofton, ETI Bookkeeping Services; James Vick, SWA; Jennifer Curley, COH - Economic Development; Amy Peck, Chief of Staff CM Stardig; Jack Valinski, COH; Pat Walters, Memorial City Management District; Steve Otis; John Haslam; Karen Kleypas; Mike Sharp; Mary Blair; David Tresch; John Jackson; Virginia Gregory; Ed Browne; Donna Freedman and Roberta Prazak. Chair Givens called the meeting to order at 8:01 a.m.

RECEIVE PUBLIC COMMENTS.

Karen Kleypas discussed north and south side of I-10 Board member representation and discussed the detention pond at Conrad Sauer. Virginia Gregory discussed Director Tucker's position on the Board and representation of the community; and discussed the ad hoc committee. Ed Browne discussed Klotz Associates and his view of the ethical situation with Klotz; and discussed flooding issues. Roberta Prazak reported she is the president of the ad hoc committee and discussed north and south side representation on the Board. Mary Blair, resident of Royal Oaks subdivision, discussed representation for north side on the Board and the detention pond. Donna Freedman discussed the positions on the Board and representation.

APPROVE MINUTES OF AUGUST 27, 2015, REGULAR MEETING AND SEPTEMBER 14, 2015, SPECIAL MEETING.

After review of the August 27, 2015, Chair Givens pointed out the notation indicating the time Director Hodges left the meeting needed to be moved in the middle of the paragraph discussing the review of the engineering consultants. Upon a motion duly made by Director Freels, and being seconded by Director Hamilton, the Board voted unanimously to approve the Minutes of the August 27, 2015, Board meeting with the amendment of moving the notation of Director Hodges leaving the meeting to the middle of the paragraph discussing the review of the engineering consultants.

Upon a motion duly made by Director Hodges, and being seconded by Director Rickel, the Board voted unanimously to approve the Minutes of the September 14, 2015, special meeting, as presented.

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

Ms. Lofton presented the bookkeeper's report and went over invoices, included in the Board agenda materials. There was general discussion regarding check number 2522 payable to Gunda Corporation. Upon a motion duly made by Director Hamilton, and being seconded by Director Hodges, the Board voted unanimously to accept the bookkeeper's report and approved payment of invoices.

RECEIVE REIMBURSEMENT REQUEST FROM METRONATIONAL FOR PHASE I OF CONRAD SAUER/MATHEWSON LANE PROJECT; ENGAGEMENT LETTER WITH McCALL GIBSON SWEDLUND BARFOOT PLLC FOR AGREED-UPON PROCEDURES REPORT PURSUANT TO DEVELOPMENT AGREEMENT.

Mr. Bean reviewed the reimbursement request, included in the Board agenda materials. He reported the request is the first from Lipex pursuant to the Development Agreement entered into in September, 2014. He reported the reimbursement is due 45 days from the date of the request which would allow time for review. Director Rickel made a motion to table this item, Director Tucker seconded. Mr. Bean reported an engagement letter from McCall Gibson Swedlund Barfoot PLLC was included in the Board agenda materials and was for a report of agreed upon procedures to assist in evaluating the reasonableness of the costs and their allocation. Mr. Bean reported the action item was not to approve the reimbursement payment but to engage McCall Gibson to provide an agreed upon procedure report. Director Rickel withdrew his motion. Upon a motion duly made by Director Rickel, and being seconded by Director Tucker, the Board voted unanimously to approve engaging McCall Gibson Swedlund Barfoot PLLC to provide an Agreed-Upon Procedures Report pursuant to the Development Agreement with Lipex Properties, as presented.

DISCUSS CIP COMMITTEE AND TAKE APPROPRIATE ACTION.

Chair Givens reported the original CIP Committee included John Rickel, Glenn Airola and David Hamilton and at last month's board meeting the CIP Committee changed to include John Rickel, Glenn Airola and Brad Freels. She reported Director Hamilton has voiced his desire to be on the CIP Committee. There was general discussion regarding revising the members to the CIP Committee. Upon a motion duly made by Director Givens, and being seconded by Director Freels, the Board voted to revise the members of the CIP Committee to include John Rickel, Glenn Airola and David Hamilton with Brad Freels being an alternate; Directors Hamilton, Tucker, Givens, Hodges, Freels and Airola voted aye; Director Rickel voted nay. The motion passed.

CIP UPDATE.

Mr. Bean reported he had not received comments back from the City on the CIP. No action from the Board was required.

RECEIVE ENGINEER'S REPORT FROM LAN INCLUDING:

a. Lumpkin Road Improvements Project construction status;

Mr. Ali provided an update on the Lumpkin Road reconstruction and drainage improvements project and answered questions.

b. Approval of time modifications, changes in work or pay applications; and

Mr. Ali reviewed pay application number 8, included in the Board agenda materials, and reported SER has complied with all requirements stated in the estimate and LAN was recommending the Board approve the pay application. Upon a motion duly made by Director Hodges, and being seconded by Director Tucker, the Board voted unanimously to approve pay application number 8 in the amount of \$1,428,946.33 to SER Construction Partners, as presented.

c. Other engineering matters and projects.

A presentation was given by Mr. St. John, LAN, on the W-140 straws evaluation. He reported on topographical challenges. He reported the recommendations have been provided to Klotz Associates for final evaluations. No action from the Board was required.

8:56 a.m. Director Freels leaves the meeting; a quorum is still present.

RECEIVE ENGINEER'S REPORT FROM KLOTZ ASSOCIATES INCLUDING:

a. Updates on W140 Channel Improvements and related flood mitigation improvements;

Mr. Conger provided an update on the Briar Branch drainage improvements and related flood mitigation and answered questions; status reports are included in the Board agenda materials. There was general discussion regarding Harris County Flood Control requiring an executed maintenance agreement prior to moving forward with the project. There was general discussion regarding the Bunker Hill Bridge feasibility report. No action from the Board was required.

b. Update and presentation on North Gessner drainage and mobility improvements;

A presentation was given on the North Gessner Drainage and Mobility Improvements. The presentation highlighted (a) project location; (b) proposed improvements, including mobility and drainage; (c) project layout; (d) drainage area; and (e) project status. Mr. Conger answered questions presented by the Board regarding the project. No action from the Board was required.

c. Receive and consider general professional services agreement with Klotz Associates; and

Mr. Bean reviewed the proposal for general professional services from Klotz Associates, included in the Board agenda materials. Mr. Rickel made a motion to table the agenda item. There was general discussion regarding the need to have an agreement in place with Klotz Associates to provide general professional services not included in specific contracts currently in place. Upon a motion duly made by Director Hodges, and being seconded by Director Hamilton, the Board voted to approve the proposal for engineering services from Klotz Associates, as presented. Directors Hamilton, Tucker, Givens, Hodges and Airola voted aye; Director Rickel voted nay; the motion passed.

d. Other engineering matters and projects.

There was general discussion regarding the contract with Klotz Associates. There was a lengthy discussion regarding the code of ethics with regard to engineers. Mr. Stanley reported Klotz Associates provides engineering services under the contract between the City of Houston, TIRZ 17 Memorial City Redevelopment Authority and Lipex Properties and does not provide services outside this project to MetroNational. The Board requested Klotz Associates to provide a presentation on the incremental capacity of Conrad Sauer detention basin at the next Board meeting, which Mr. Standley agreed to do.

PROPOSAL FROM GUNDA CORPORATION FOR INDEPENDENT EVALUATION OF THE CONRAD SAUER DETENTION BASIN.

This item was tabled.

RECEIVE SWA PROJECTS STATUS REPORT.

Mr. Vick went over the projects status report, included in the Board agenda materials, and answered questions. No action from the Board was required

RECEIVE TIP CALL FOR PROJECTS UPDATE FROM THE GOODMAN CORPORATION.

Mr. Webb provided an update on the TIP call for projects and answered questions. He reported on the Memorial Drive (Beltway 8 to Tallowood) project and that Houston-Galveston Area Council staff is

recommending the project receive approximately \$10 million in federal funding assistance. He reported The Goodman Corporation has attended two workshops regarding the Hazard Mitigation Grant Program. The Goodman Corporation's full report is included in the Board agenda materials. No action from the Board was required.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

An executive session was called at 9:48 a.m.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

The Board reconvened in open session at 9:58 a.m. Upon a motion duly made by Director Hamilton, and being seconded by Director Hodges, the Board voted unanimously to authorize the purchase and disbursement of funds for acquisition of a drainage easement.

ADJOURNMENT.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:59 a.m.

Secretary

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

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

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

Memorial City Redevelopment Authority

Cash Management Report

September 30, 2015

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, 2016

Summary

<u>Current Activity</u>	<u>Memorial City Redevelopment Authority</u>			<u>Total</u>
	<u>General Fund</u>	<u>Capital Projects</u>	<u>Debt Service</u>	
Beginning Balance	25,287,433.02	64,857.15	782,506.41	26,134,796.58
Revenue	69,253.61	7.39	63.98	69,324.98
Expenditures	1,700,067.76	64,864.54	0.00	1,764,932.30
Ending Balance	23,656,618.87	0.00	782,570.39	24,439,189.26

NOTES

Debt Service Payments due in Fiscal Year End 2016:

Date	Series	Principal	Interest	Total
9/1/2015	2008	450,000.00	171,102.50	621,102.50
9/1/2015	2011	555,000.00	151,248.00	706,248.00
9/1/2015	2011A	1,760,000.00	503,965.00	2,263,965.00
3/1/2016	2008	-	161,090.00	161,090.00
3/1/2016	2011	-	141,036.00	141,036.00
3/1/2016	2011A	-	470,085.00	470,085.00
			Total FYE 2016	4,363,526.50

September 30, 2015

General Operating Fund

BEGINNING BALANCE:	25,287,433.02
REVENUE:	
Checking Interest - Wells Fargo	2,553.25
Texpool Interest	59.57
Wells Fargo/TexSTAR (Surplus Funds) Interest	55.58
Texas Exchange CD Maturing Interest	1,720.67
Transferred From CPF	64,864.54
Voided Check (s)	0.00
Total Revenue:	69,253.61
DISBURSEMENTS:	
Checks Presented At Last Meeting	1,644,685.76
Checks Written at/after Last Meeting	55,382.00
2529 Jess Briley Manufacturing Company	
Total Expenditures	1,700,067.76
Ending Balance:	23,656,618.87

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1500	21,877,075.05
TexPool	*0001	0.0850	852,451.69
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.0994	680,371.46
Texas Exchange Bank CD	*3601	0.8500	246,720.67
Total			23,656,618.87
Certificate of Deposit		CD *3601	Term: 12 Months Matures: 09/28/2015

**Memorial City Redevelopment Authority
Checks Presented October 28, 2015**

Num	Name	Description	Amount
2530	Bank of America	Final FDIC Assessment Fee	-273.92
2531	Equi-Tax, Inc	Tax Assessor Fee	-400.00
2532	eSiteful, Inc.	Website Maintenance	-83.17
2533	ETI Bookkeeping Services	Bookkeeping Fee	-850.00
2534	Hawes Hill Calderon LLP	Professional Consultant	-7,500.00
2535	Klotz Associates Inc	Engineering Consultant	-5,398.28
2536	Lockwood, Andrews & Newman, Inc.	Engineering Fee	-174,862.09
2537	McCall Gibson Swedlund Barfoot PLLC	Auditor	-7,500.00
2538	Rapid Research, Inc.	Legal Notices	-641.25
2539	SER Construction Partners, LLC	Pay Estimate No. 9	-1,849,101.02
2540	SWA Group	Landscape Architect Services	-8,855.50
2541	The Goodman Corporation Inc	Contract Services	-22,150.00
2542	TML Intergovernmental Risk Pool	Insurance	-2,033.14
Total			-2,079,648.37

Capital Projects Fund

BEGINNING BALANCE		64,857.15
REVENUE		
Checking Interest - Wells Fargo	7.39	
Voided Check(s)	0.00	
Total Revenue		7.39
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Transferred To GOF	64,864.54	
Total Expenditures		64,864.54
ENDING BALANCE		0.00

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo	*5458	0.1500	0.00
Tex Pool	*0003	0.0850	0.00
		Total	0.00

Debt Service Fund

BEGINNING BALANCE		782,506.41
REVENUE		
Wells Fargo/TexSTAR (2008 DSF) Interest	63.16	
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	0.82	
Total Revenue		63.98
EXPENDITURES		
2008 Debt Service Interest Payment	0.00	
2008 Debt Service Principal Payment	0.00	
Total Expenditures		0.00
ENDING BALANCE		782,570.39

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.0994	773,068.05
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.0994	9,502.34
	Total		782,570.39

Memorial City Redevelopment Authority
Investment Report
September 30, 2015

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Interest Earned	Deposits or (Withdrawals)	Ending Balance		
			Market	N.A.V.			Market	N.A.V.	
GOF	TexPool	0.0850	852,434.74	1.00005	59.57	(0.00)	852,494.31	1.00005	852,451.69
GOF	Wells Fargo/ TexStar	0.0994	15,681,303.74	1.000063	55.58	(15,000,000.00)	680,427.25	1.000082	680,371.46
CPF	TexPool	0.0850	0.00	1.00005	0.00	0.00	0.00	1.00005	0.00
DSF	Wells Fargo/ TexStar DSF	0.0994	773,053.59	1.000063	63.16	0.00	773,131.44	1.000082	773,068.05
DSF	Wells Fargo/ TexStar Res.	0.0994	0.00	1.000063	0.00	0.00	0.00	1.000082	0.00
DSF	Wells Fargo/ TexStar PI Rev	0.0994	9,502.12	1.000063	0.82	(0.00)	9,503.12	1.000082	9,502.34

Certificates of Deposit

Fund	Location Of Assets	Interest Rate	Purchase Value	Term	Maturity Date	Beginning Balance	Deposits or (Withdrawals)	Interest Earned	Ending Balance
GOF	TX Exch *3601	0.8500	245,000.00	12 Months	9/28/2016	245,000.00	0.00	1,720.67	246,720.67

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	21,877,075.05	BNYM	36,427,690	WU2246	25,262,904	26,454,284

Certification:

The District's investments are in compliance with the investment strategy as expressed in the District's Investment Policy and the Public Funds Investment Act.

Bookkeeper _____

Investment Officer _____

Investment Officer	Date Assumed Office	Training Completed
Kenneth Byrd	8/6/2015	10/18/2014

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
September 2015

	September			Year To Date (3 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Ordinary Income/Expense							
Income							
1000 · Income							
8223 · Interest Income	4,693	7,303	-2,610	8,881	21,908	-13,027	87,633
Total 1000 · Income	4,693	7,303	-2,610	8,881	21,908	-13,027	87,633
6-4320 · Increment Collections	0	0	0	11,488,134	12,524,238	-1,036,104	12,524,238
Total Income	4,693	7,303	-2,610	11,497,015	12,546,146	-1,049,131	12,611,871
Expense							
3335 · Management Consulting Services							
6320 · Legal	0	5,000	-5,000	18,209	15,000	3,209	60,000
6322 · Eng Consultant/General Prof.Svc	0	6,250	-6,250	11,506	18,750	-7,244	75,000
6337 · Construction Audit	0	0	0	0	0	0	10,000
6343 · Other	22,233	0	22,233	22,461	0	22,461	0
Total 3335 · Management Consulting Services	22,233	11,250	10,983	52,176	33,750	18,426	145,000
5650 · Transfers							
6430 · Municipal Services	0	0	0	0	0	0	490,000
Total 5650 · Transfers	0	0	0	0	0	0	490,000
5706 · Debt Service							
5707 · Principal	0	0	0	2,765,000	0	2,765,000	2,660,000
5708 · Interest	0	0	0	826,316	0	826,316	1,704,667
Total 5706 · Debt Service	0	0	0	3,591,316	0	3,591,316	4,364,667
6-6420 · City of Houston Admin Fee	0	0	0	0	0	0	626,212
6300 · Administration & Overhead							
6321 · Auditor	7,500	0	7,500	16,500	0	16,500	17,000
6333 · Bookkeeping/Accounting	850	875	-25	2,954	2,625	329	10,500
6340 · Administration Salaries/Benefit	7,500	11,833	-4,333	22,500	35,500	-13,000	142,000
6344 · Bond Svcs/Trustee/FA	400	0	400	1,200	0	1,200	4,800
6350 · Office Expense	0	1,250	-1,250	0	3,750	-3,750	15,000
6351 · Office Lease	0	1,250	-1,250	0	3,750	-3,750	15,000
6353 · Insurance / FDIC Assess.Fee	2,307	3,750	-1,443	3,138	11,250	-8,112	45,000
Total 6300 · Administration & Overhead	18,557	18,958	-401	46,292	56,875	-10,583	249,300
7000 · Capital Expenditure							
1709 · Lumpkin I-10 Westview	2,014,746	275,000	1,739,746	4,714,835	825,000	3,889,835	3,300,000
1715A · Barryknoll East Drainage	0	16,667	-16,667	0	50,000	-50,000	200,000
1717 · Town & Country W. Drain/Mobil	13,932	172,917	-158,985	81,712	518,750	-437,038	2,075,000
1722 · Town & Country Blv Signalizatn	0	0	0	225	0	225	0
1725 · Parks & Green Space Improv.	0	2,083	-2,083	0	6,250	-6,250	25,000
1731A · Detention Basin & W-140 Bridge	0	0	0	388	0	388	0

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
September 2015

	September			Year To Date (3 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1731B · Memorial Drainage & Mobility	42,860	0	42,860	150,010	0	150,010	0
1732A · N Gessner Drainage & Mobility	5,398	25,000	-19,602	82,697	75,000	7,697	300,000
1734 · W140 Channel Improvements	15,473	134,583	-119,110	15,973	403,750	-387,777	1,615,000
1734B · Bunker Hill Bridge	0	6,250	-6,250	0	18,750	-18,750	75,000
1735A · Detention Basin A	1,831	256,667	-254,836	1,831	770,000	-768,169	3,080,000
1736A · Memorial Drive Drainage	0	33,333	-33,333	0	100,000	-100,000	400,000
Total 7000 · Capital Expenditure	2,094,240	922,500	1,171,740	5,047,671	2,767,500	2,280,171	11,070,000
Total Expense	2,135,030	952,708	1,182,322	8,737,455	2,858,125	5,879,330	16,945,179
Net Income	-2,130,337	-945,405	-1,184,932	2,759,560	9,688,021	-6,928,461	-4,333,308

September 2015 FYE 2016 Budget based on FYE 2015 numbers.
 FYE 2016 Budget not yet approved by COH as of 9/30/2015.

September 30, 2015

ETI Bookkeeping Services
 PO BOX 73109
 Houston, TX 77273

Invoice

Date	Invoice #
10/1/2015	7461

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

Description	Cty	Rate	Amount
Bookkeeping		850.00	850.00

Total	\$850.00
Payments/Credits	\$0.00
Balance Due	\$850.00

*Code # 6333
 10/31/2015*



Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
10/1/2015	48578

BILL TO
 TIRZ 17
 Memorial City Redevelopment Authority
 17111 Rolling Creek Drive, Ste 200
 Houston, TX 77090

DESCRIPTION	AMOUNT
Fee per Contract, Monthly Consultant Services	400.00

Total	\$400.00
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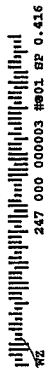
*Code # 6333
 10/31/2015*





BANK OF AMERICA, N.A.
P.O. BOX 15294
MILWAUKEE, WI 53215

ANALYSIS INVOICE
Member FDIC



MEMORIAL CITY REDEVELOPMENT AUTHORITY

247 000 000003 #001 8P 0-416
CAPITAL PROJECTS FUND
C/O ETI ACCOUNTING
PO BOX 73109
HOUSTON TX 77275-3109

PUBLIC FUNDS INTEREST CKG
BANK AND COST CENTER NUMBER 01 4880 2028 1719
099 0002833

DATE PREPARED 08-13-15
MONTH ENDING 07-31-15
MONTHLY SETTLEMENT 07-31-15
SETTLEMENT & ACCOUNT TYPE INVOICE 562
OFFICER NUMBER 71PTF 1 OF 2
PAGE 2

CUSTOMER SERVICE: 1.888.400.9009

INVOICE AND PAYMENT INFORMATION IS LISTED BELOW.

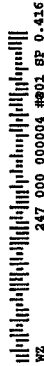
INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT/TAX	PAYMENT(S)/ADJUSTMENT(S)	PRY/ADJ DATE	OUTSTANDING BALANCE
1507002644	08-05-15	\$ 160.97	\$		\$ 160.97
					\$ 160.97

TOTAL AMOUNT DUE (US DOLLARS): \$ 160.97



BANK OF AMERICA, N.A.
P.O. BOX 15294
MILWAUKEE, WI 53215

ANALYSIS INVOICE
Member FDIC



MEMORIAL CITY REDEVELOPMENT AUTHORITY

247 000 000004 #001 8P 0-416
REINVESTMENT ZONE - TRIZ 17
C/O ETI ACCOUNTING
PO BOX 73109
HOUSTON TX 77275-3109

PUBLIC FUNDS INTEREST CKG
BANK AND COST CENTER NUMBER 01 4880 2270 9516
099 0002833

DATE PREPARED 08-13-15
MONTH ENDING 07-31-15
MONTHLY SETTLEMENT 07-31-15
SETTLEMENT & ACCOUNT TYPE INVOICE 562
OFFICER NUMBER 71PTF 1 OF 2
PAGE 2

CUSTOMER SERVICE: 1.888.400.9009

INVOICE AND PAYMENT INFORMATION IS LISTED BELOW.

INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT/TAX	PAYMENT(S)/ADJUSTMENT(S)	PRY/ADJ DATE	OUTSTANDING BALANCE
1507002706	08-05-15	\$ 112.95	\$		\$ 112.95
					\$ 112.95

TOTAL AMOUNT DUE (US DOLLARS): \$ 112.95

DETACH THIS PORTION AND REBIT TO ADDRESS SHOWN BELOW

ANALYSIS INVOICE

TOTAL AMOUNT DUE (U.S. DOLLARS): \$ 160.97
AMOUNT ENCLOSED: \$

APPLY PAYMENTS TO THE FOLLOWING INVOICES:
INVOICE NUMBER AND AMOUNT

ACCOUNT NUMBER 01 4880 2028 1719
BANK AND COST CENTER NUMBER 099 0002833

1507002644 \$ 160.97 \$

MAIL PAYMENT TO:

BANK OF AMERICA
ACCOUNT ANALYSIS
P.O. BOX 942425
DALLAS, TX 75284-2425

TOTAL PAYMENT DUE 30 DAYS FROM INVOICE DATE
THANK YOU FOR BANKING WITH BANK OF AMERICA

Code # 6333
10/21/2015



DETACH THIS PORTION AND REBIT TO ADDRESS SHOWN BELOW

ANALYSIS INVOICE

TOTAL AMOUNT DUE (U.S. DOLLARS): \$ 112.95
AMOUNT ENCLOSED: \$

APPLY PAYMENTS TO THE FOLLOWING INVOICES:
INVOICE NUMBER AND AMOUNT

ACCOUNT NUMBER 01 4880 2270 9516
BANK AND COST CENTER NUMBER 099 0002833

1507002706 \$ 112.95 \$

MAIL PAYMENT TO:

BANK OF AMERICA
ACCOUNT ANALYSIS
P.O. BOX 942425
DALLAS, TX 75284-2425

TOTAL PAYMENT DUE 30 DAYS FROM INVOICE DATE
THANK YOU FOR BANKING WITH BANK OF AMERICA

Code # 6333
10/21/2015





12777 Jones Road, Suite 175
Houston, TX 77070

832-804-7083

Invoice

Date	Invoice #
10/08/2015	5149
Terms	Due Date
Net 30	11/07/2015

Bill To:
Ms. Michelle Lofton
ETI Bookkeeping Services
P.O. Box 73109
Houston, TX 77273

Activity	Quantity	Rate	Amount
• Houston TIRZ 17 Website Maintenance - September 2015 (see timesheet for details)	0.5	130.00	65.00
• Domain Name Renewal (see attached invoice)	1	18.17	18.17
Total			\$83.17

Project Activity Report

From 09/01/2015 through 09/30/2015; Houston TIRZ 17; Billable time only

Work type	%	Time	Rate	Total
Project Management	100.00%	0.500	\$130.00	\$65.00
Total billable time		0.500	\$130.00	\$65.00
Total Time		0.5		\$65.00

Billable time details

#	Task	Client	Project	Module	Estimate	Date	Work type	Person	Time	Rate	Total
2621	Domain name 1 year renewal	Houston TIRZ 17 Maintenance			0	09/03/2015	Project Management	Les Lee	0.500	\$130.00	\$65.00
Total Billable Time									0.500	\$130.00	\$65.00

Grand Total

Total Billable Time

Total Time and Fees

\$65.00

\$65.00

Code # 6343
10/21/2015

Thank you



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



TO: Scott Bean, Executive Director
 Jim Webb
FROM: September 1, 2015
DATE: Mobility Planning TIRZ #17 / Memorial City Redevelopment Authority (MCT100) -
SUBJECT: August 2015

Invoice

Bill To
 Ms. Michelle Lofton
 ETI Bookkeeping Services
 P.O. Box 73109
 Houston, TX 77273

Date	8/31/2015
Invoice #	8-2015-8

Item	Description	Rate	Prior %	Curr %	Amount
Contract Services	Task 1 - Develop Federal CIP	50,000.00	100%	0.00%	0.00
Contract Services	Task 2 - Quantify Benefits	20,000.00	75%	20.00%	4,000.00
Contract Services	Task 3 - Funding and Implementation	15,000.00	35%	60.00%	9,000.00
Contract Services	Task 4 - Plan Development	10,000.00	65%	15.00%	1,500.00
Contract Services	Task 5 - Pursuit of Funding	20,000.00	76%	8.00%	1,600.00
Contract Services	Task 6 - Intergovernmental and Legal	20,000.00	64%	0.00%	0.00

Total	\$16,100.00
Balance Due	\$16,100.00

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

Code # 6343
 10/31/2015



PROGRESS REPORT

Task	Previous % Complete	Current % Complete
1 - Develop Federal CIP	100%	100%
2 - Quantify Benefits	75%	95%
3 - Funding and Implementation	35%	95%
4 - Plan Development	68%	80%
5 - Pursuit of Funding	78%	84%

Comment: TGC has substantially completed the development of recommendations for federal and state participation in the funding and implementation of MCRA projects. This chapter has been forwarded to MCRA staff for review and comment.

Comment: TGC is compiling plan documents and editing them for completion. A final product is anticipated to be available for presentation at the October/November MCRA board meeting.

Comment: TGC attended two TIP subcommittee meetings, a public meeting regarding the TIP process, a TAC meeting, and a TPC meeting in August. Preliminary rankings and funding recommendations were distributed at the TIP subcommittee meeting held on 8/24/15. Based on these recommendations, it appears that the Gessner and Memorial projects may be funded. TGC will continue to monitor the decision making process.

TGC also attended a Texas Disaster Mitigation grant workshop on 8/28/15. This workshop provided information on how MCRA may develop an application for funding assistance towards flood mitigation. TGC will continue to explore this opportunity with MCRA staff.

Comment: No activity in August.

1200 Travis Street, Suite 200 ■ Houston, Texas 77006-3636
 (713) 951-7951 FAX (713) 951-7957

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



Invoice

Bill To
 Mrs. Michelle Lofton
 ETI Bookkeeping Services
 P.O. Box 73109
 Houston, TX 77273

Date
 9/30/2015

Invoice #
 9-2015-16

Item	Description	Rate	Prior %	Curr %	Amount
Contract Services	Task 1 - Develop Federal CIP	50,000.00	100%	0.00%	0.00
Contract Services	Task 2 - Quantify Benefits	20,000.00	95%	5.00%	1,000.00
Contract Services	Task 3 - Funding and Implementation	15,000.00	95%	5.00%	750.00
Contract Services	Task 4 - Plan Development	10,000.00	80%	15.00%	1,500.00
Contract Services	Task 5 - Pursuit of Funding	20,000.00	84%	8.00%	1,600.00
Contract Services	Task 6 - Intergovernmental and Legal	20,000.00	64%	6.00%	1,200.00
Total					\$6,050.00
Balance Due					\$6,050.00

Code # 6313
 10/21/2015

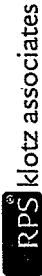
Phone # 713-951-7951
 Fax # 713-951-7957

TO: Scott Bean, Executive Director
 FROM: Jim Webb
 DATE: October 1, 2015
 SUBJECT: Mobility Planning TIRZ #17 / Memorial City Redevelopment Authority (MCT100) - September 2015

PROGRESS REPORT

- Task**
- 1 - Develop Federal CIP**
 Comment: Task complete.
 Previous % Complete 100%
 Current % Complete 100%
- 2 - Quantify Benefits**
 Comment: TGC has completed the benefit quantification chapter of the MCRA Grant Eligible CIP and have forwarded it to MCRA staff for review.
 Previous % Complete 95%
 Current % Complete 100%
- 3 - Funding and Implementation**
 Comment: TGC has completed the funding and implementation strategy within the MCRA Grant Eligible CIP and have forwarded it to MCRA staff for review.
 Previous % Complete 95%
 Current % Complete 100%
- 4 - Plan Development**
 Comment: TGC has completed the draft plan and has sent it to MCRA staff for review and comment. TGC will edit and revise as directed.
 Previous % Complete 80%
 Current % Complete 95%
- 5 - Pursuit of Funding**
 Comment: In September TGC attended TIP Subcommittee meetings on 9/1/15 and 9/9/15, a Transportation Advisory Committee meeting on 9/16/15, and a Transportation Policy Council Meeting on 9/25/15. Funding recommendations from H-GAC staff were distributed to all groups. Based on these recommendations, it appears that the Gessner and Memorial Urve projects will receive funding. TGC has forwarded this information to Memorial City staff for review.
 Previous % Complete 84%
 Current % Complete 92%
- 6 - Intergovernmental and Legal**
 Comment: TGC coordinated with Texas Department of Emergency Management staff as it relates to the Hazard Mitigation Grant Program. TGC collected information pertinent to the process and the program and distributed it to MCRA staff via several memorandums and conversations. Included in this task the attendance at workshops regarding this grant program in Houston and in Austin.
 Previous % Complete 64%
 Current % Complete 70%

TGC coordinated with City of Houston Economic Development, Floodplain Management, and Public Works and Engineering staff in order to understand the City of Houston's interest in this program and associated funding. It became evident that the City was preparing an application to assist property owners who had been negatively impacted by the flooding. COH staff did not indicate an interest towards pursuing opportunities for localized flood mitigation/retention. This information was shared at the MCRA Board of Directors meeting on 9/29/15.



1160 Dairy Ashford, Suite 500, Houston, Texas 77079
 T 281 589 7257 E email@klotz.com W www.rpsgroup.com | www.klotz.com

klotz associates
 1160 Dairy Ashford, Suite 500
 Houston, Texas 77079
 T 281,589,7257 F 281,589,7309
 houston.office@klotz.com

Memorial City Redevelopment Authority / TIRZ 17

North Gessner Drainage and Mobility Improvements
 - IH10 (Katy Freeway) to Westview

TIRZ 17 CIP No. T-1732A

Master Agreement (07-30-13) Task Order No.4
 Klotz Assoc. Job No. 1111,004,000

Professional Services Summary
 Through 09/25/15
 Invoice # **416080**

Mr. Scott Bean
 Executive Director
 Memorial City Redevelopment Authority
 8955 Katy Freeway, Suite 215
 Houston, TX 77024

October 09, 2015
 Project No: 1111,004,000
 Invoice No: 915080

TIRZ 17 North Gessner Drainage and Mobility Improvements North Gessner Road Reconstruction from IH-10 to north of Westview - Phase 2 Detailed Design
 TIRZ 17 CIP No.: T-1732A

For Professional Services rendered from August 29, 2015 to September 25, 2015:

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
Basic Services	474,170.00	90.19	427,653.92	427,653.92	0.00
Additional Services	102,390.00	33.00	33,848.28	28,450.00	5,398.28
Sub - Contracted Engineering Services	20,000.00	0.00	0.00	0.00	0.00
Reimbursable Expenses	22,800.00	0.00	0.00	0.00	0.00
Total Fee	619,360.00	461,502.20	456,103.92	456,103.92	5,398.28
					\$5,398.28

Recap:	Current	Previous	To-Date
Total Billings	5,398.28	456,103.92	461,502.20
Contract Amount			619,360.00
Balance			157,857.80
		Total Due This Invoice:	\$5,398.28

Code # 1732A
 10/01/2015



Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Basic Services						
I. Phase I - PER (Update Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
II. Phase II - Final Design	\$474,170.00	\$474,170.00	90.19%	\$427,653.92	\$427,653.92	\$0.00
III. Phase III - CPS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Basic Services	\$474,170.00	\$474,170.00		\$427,653.92	\$427,653.92	\$0.00
Additional Engineering Services / Sub-Contracted Services / Reimbursible Expenses						
I. Additional Engineering Services	\$102,390.00					
1. TCPs - Traffic Control Plans		\$23,280.00	64.42%	\$12,668.28	\$11,550.00	\$1,118.28
2. Traffic Signals - 2 Locations (Gessner & IH10; Gessner & Westview)		\$88,010.00	16.40%	\$11,155.00	\$6,875.00	\$4,280.00
3. SWGP - StormWater Pollution Prevention Plans		\$11,100.00	90.32%	\$10,025.00	\$10,025.00	\$0.00
III. SubContracted Services	\$20,000.00					
1. Addtl Sub-Consultant Services		\$0.00	0.00%	\$0.00	\$0.00	\$0.00
III. Reimbursible Expenses	\$22,800.00					
1. Reimbursible Expenses		\$22,800.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Additional Services	\$145,190.00	\$125,190.00		\$33,848.28	\$28,450.00	\$5,398.28
Total Professional Services Fees	\$619,360.00	\$599,360.00		\$461,502.20	\$456,103.92	\$5,398.28
Total Fees Earned this Period						\$5,398.28

Monthly Progress Report

Project Memorial City Redevelopment Authority / TIRZ-17
N. Gessner Drainage and Mobility Improvements – IH10 (Katy Frwy) to Westview
Ph II – Design

CIP No: T-1732A

Period: Through September 25, 2015

Job No: 1111.004.000

Prepared By: W. Edward Conger PE

Activities Completed this Period

1. Ph II Final Design - Authorization received dated 11/14/14.
 - a. Basic and Additional Services
 - 1.) Review of project documentation provided by LAN complete.
 - 2.) Development of N. Gessner SWMM model complete. Draft Drainage Impact report begun.
 - 3.) Completed development of design plans and profiles from the survey and previous PER plans.
 - 4.) SW3P and TCP plans continue.
 - 5.) Review of Traffic Signals for design continues.
 - 6.) Update of concepts and coordination with Mathewson Ln project continue.
 - 7.) Continue coordination with SWA for streetscape design.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Progress Migs. on 09-09-15 to review project status with TIRZ Executive Director.
 - 3.) Attended and provided project update at TIRZ Board Meetings on 08-27-15 & 09-14-15.
 - 4.) Additional meetings with TIRZ as required.
2. Ph II Sub-consultant – Need for supplemental sub-consultant services evaluated.

Activities Planned for Next Period

1. Ph II Final Design.
 - a. Basic and Additional Services

- 1.) Conduct additional project research, field reconnaissance and site visits as required for design.
 - 2.) Draft Drainage Impact Report to be completed.
 - 3.) Continue refinement of design plans.
 - 4.) SW3P and TCP plans continue.
 - 5.) Update of concepts and coordination with Mathewson Ln project continue.
- b. Meetings
- 1.) Project Team Meetings as required.
 - 2.) Progress Mtgs. to be held to review project status with TIRZ Executive Director.
 - 3.) Additional meetings with TIRZ as required.
 - 4.) Attend and provide project update at TIRZ Board Meeting on 09-29-15.
2. Ph II Sub-consultant
- 1.) ESA II needed
 - 2.) TBD

Issues and Information we are waiting to receive –

1. ESA II needed for project approval and design completion. Proposal in preparation to provide this required service.
2. Additional requests from CoH PWE for additional reviews, updated PER and new TRC. Proposal in preparation to provide these newly required services.

swa

To: Memorial City Redevelopment Authority/Houston TIRZ 17
 Attn: Linda Clayton
 c/o Hawes Hill Calderon LLP
 PO Box 22167
 Houston, TX 77227-2167

Date: October 19, 2015
 Invoice No: 163702
 For Period: September
 Project No: RHTS401.A
 Project Manager: Rhett Rentrop

Project Lumpkin Road Construction Phase Services - Professional Design Services

WORK PERFORMED: Construction phase services.

Professional Services from September 01, 2015 to September 30, 2015

Total Fee	14,750.00	Total Earned	5,162.50
Percent Complete	35.00	Previous Fee Billing	4,130.00
		Current Fee Billing	1,032.50
		Total Fee	1,032.50

Total this invoice \$1,032.50

Prior Billed 4,130.00
 Current 1,032.50
 Billed to Date 5162.50
 % Complete 35%

Code # 1709
 10/21/2015



Remit to:
 SWA Group
 PO Box 5904
 Sausalito, CA 94966
 +1.415.332.5100

Please refer to our invoice number and Project number when making payment.
 A discount of 1% on current charges allowed if paid in full in thirty days.
 A service charge will be assessed on all past due accounts.

swa

To: Memorial City Redevelopment Authority/Houston TIRZ 17
 Attn: Linda Clayton
 c/o Hawes Hill Calderon LLP
 PO Box 22167
 Houston, TX 77227-2167

Date: October 19, 2015
 Invoice No: 163718
 For Period: September
 Project No: RHTS405
 Project Manager: James Vick

Project W140 Detailed Design for Grading and Planting-Professional Design Services

WORK PERFORMED: Design coordination.

Professional Services from September 01, 2015 to September 30, 2015

Principals	Hours	Rate	Amount
Vick, James	3.50	210.00	735.00

Total Fee Due This Invoice 735.00

Total this invoice \$735.00

Prior Billed 21,570.71
 Current 735.00
 Billed to Date 22305.71
 % Complete 68%

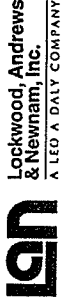
Code # 1734
 10/21/2015



Remit to:
 SWA Group
 PO Box 5904
 Sausalito, CA 94966
 +1.415.332.5100

Please refer to our invoice number and Project number when making payment.
 A discount of 1% on current charges allowed if paid in full in thirty days.
 A service charge will be assessed on all past due accounts.

swa



To: Memorial City Redevelopment Authority/Houston TIRZ 17
 Attn: Linda Clayton
 c/o Hawes Hill Calderon LLP
 PO Box 22167
 Houston, TX 77227-2167

Date: October 19, 2015
 Invoice No: 163717
 For Period: September
 Project No: RHTSS01
 Project Manager: Clayton Bruner

Project: CIP 1717 Town and Country West Drainage and Mobility Improvements DD,CD, Bid Phase SV

WORK PERFORMED: Final concept plan options; Final preliminary design/ Property owner/Management district coordination; Meetings & conferences.

Professional Services from September 01, 2015 to September 30, 2015

Total Fee	88,600.00		
Percent Complete	61.00	Total Earned	54,046.00
		Previous Fee Billing	46,958.00
		Current Fee Billing	7,088.00
		Total Fee	7,088.00

Total this Invoice \$7,088.00

Prior Billed	46,958.23
Current	7,088.00
Billed to Date	54,046.23
% Complete	61%

Code # 1717
10/21/2015



Remit to:
 SWA Group
 PO Box 5904
 Sausalito, CA 94966
 +1.415.332.5100

Please refer to our invoice number and Project number when making payment.
 A discount of 1% on current charges allowed if paid in full in thirty days.
 A service charge will be assessed on all past due accounts.

October 20, 2015

Memorial City Redevelopment Authority / TIRZ 17
 8955 Katy Freeway, Suite 215
 Houston, TX 77024

Attention: Mr. Scott Bean
 Reference: Engineering Services relating to TIRZ 17 Redevelopment Authority Engineer Review of W140-01-00 Storm Sewer Improvements

Dear Mr. Bean:

Attached is the original copy of our invoice No. 1 in the amount of \$14,247.22 for the above project, which covers services through September 25th, 2015.

If you have any questions, please feel free to contact me at (713) 266-6900.

Sincerely,

Muhammad Ali, P.E.

MA:rtm

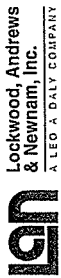
Enclosures: LAN Invoice No. 1

cc: File

Code # 1734
10/21/2015



2625 Blumhark Drive • Houston, Texas 77042-3170 • 713.266.6900 • Fax: 713.266.2188 • www.lan-inc.com



**Lockwood, Andrews
& Newnam, Inc.**
A LEO A DALY COMPANY

PLEASE
REMIT TO:
Lockwood, Andrews & Newnam, Inc.
2925 Briarpark Drive
Houston, Texas 77042
Attn: Accounts Receivable
713.266.6900 • Fax: 713.266.7191

Scott Bean
Hawes Hill Calderon LLP
10103 Fondren, #300
Houston, Texas 77096

October 20, 2015
Invoice No: 1

Engineering Consulting Services through September 25th, 2015 in connection with
the TIRZ Redevelopment Authority

Project Name	Original Contract Amount	Total To Date	Previously Invoiced To Date	Current Payment Due
1) Engineer Review of W140-01-00 Storm Sewer Improvements	\$14,800.00	\$ 14,247.22	\$ -	\$14,247.22

CURRENT PAYMENT DUE THIS INVOICE: \$14,247.22



**Lockwood, Andrews
& Newnam, Inc.**
A LEO A DALY COMPANY

October 20, 2015

Hawes Hill Calderon LLP
10103 Fondren, #300
Houston, TX 77096

Attention: Mr. Scott Bean
Reference: Engineering Services relating to
TIRZ 17 Redevelopment Authority
Engineering Consulting Services & T-1735

Dear Mr. Bean:

Attached is the original copy of our Invoice No. 15 in the amount of \$1,830.87 for the above project, which covers services through October 19, 2015.

If you have any questions, please feel free to contact me at (713) 266-6900.

Sincerely,

Muhammad Ali, P.E.

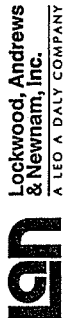
MA:rtm

Enclosures: LAN Invoice No.15

cc: File

Code # 1735
10/21/2015





PLEASE
REMIT TO:
Lockwood, Andrews & Newnam, Inc.
2025 Elderspark Drive
Houston, Texas 77042
Attn: Accounts Receivable
713.268.6900 • Fax: 713.268.7191

October 20, 2015
Invoice No: 15

Scott Bean
Hayes Hill Calderon LLP
10103 Fondren, #300
Houston, Texas 77056

October 20, 2015

Engineering Consulting Services through October 19, 2015 in connection with the TIRZ Redevelopment Authority

Project Name	Original Contract Amount	Total To Date	Previously Invoiced To Date	Current Payment Due
1) Engineering Consulting Services	\$40,000.00	\$ 40,000.00	\$ 38,169.13	\$ 1,830.87

CURRENT PAYMENT DUE THIS INVOICE: \$1,830.87

Scott Bean
Memorial City Redevelopment Authority
c/o Hayes Hill Calderon, LLP
10103 Fondren #300
Houston, Texas 77056

Reference: Lumpkin Road Reconstruction and Drainage Improvements
LAN Project No.: 130-10384-001
WBS No. N-T17000-0012-3
SER Construction Partners, LLC Payment No. 09

Dear Mr. Bean:

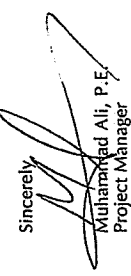
SER Construction Partners, LLC (SER) has submitted estimate No. 09 in the amount of \$1,849,101.02 for construction services rendered through September 30, 2015.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of \$1,849,101.02 to SER.

The following billing information is to be used for payment:


SER Construction Partners, LLC
3636 Pasadena Blvd.
Pasadena, TX 77503

If you have any questions or require additional information, please feel free to contact me at (713)266-6900.

Sincerely,

Muhammad Ali, P.E.
Project Manager

MA:rlb

Enclosures: SER Pay Est. No. 09

Code # 1709
10/21/2015






MEMORIAL CITY REDEVELOPMENT AUTHORITY
 Tax Increment Reinvestment Zone No. 17

Estimate No. : 9
 Cut Off Date : 09/30/15
 Estimate Date : 10/20/15

**ESTIMATE AND CERTIFICATE FOR
 PAYMENT UNIT PRICE WORK**

Project Name : Lumpkin Road Reconstruction and Drainage Improvements
 Contractor Name : SER Construction Partners, LLC
 Address : 3616 Pasadena Blvd.
 Pasadena, TX 77503

WBS No. : N-117000-0012-3

Contract Dates : 12/11/2014
 Start Date : 1/5/2015
 Current Contract Completion Date : 4/14/2016
 Substantial Completion Date :
 Percentage By Time : 57.83% In Place : 74.14%
 Date Invoice Exp. : 6/8/2016 Date Policy Due Date: N/A Current M/SDBE :
CONTRACT AMOUNT TO DATE :
 1. Original Contract Amount : \$11,142,531.40
 2. Approved Change Orders :
 3. Approved Work Change Directives : 0

No	Date	Ext.Days	Amount
1	01/22/2015		\$2,353,471.80

No	Date	Amount
Total Approved Extensions 0		
Total Change Orders to Date		
Total Change Directives to Date		

Total Pending Work Change Directives to Date \$0.00
TOTAL CONTRACT AMOUNT (includes WCDs) \$13,497,993.20

A. EARNINGS TO DATE

1. Work Completed to Date \$ 74.14% 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 \$10,007,259.97

B. DEDUCTIONS

1. Retainage 5% Of \$10,007,259.97 \$500,363.00
2. Retainage Release 0% Of \$0.00
3. Total Retainage \$500,363.00
4. Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
5. Assessments \$0.00
6. Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$500,363.00

C. AMOUNT DUE THIS PERIOD

1. Total Earnings to Date \$10,007,259.97
2. Total Deductions \$500,363.00

\$9,506,896.97

\$7,657,795.95

\$1,849,101.02

TOTAL AMOUNT DUE CONTRACTOR THIS DATE

\$3,490,733.23

BALANCE REMAINING

\$11,142,531.40

Prepared By

Richard L. Butler
 Richard L. Butler

Reviewed By

Muhammad Ali
 Muhammad Ali, P.E.

Date

10/22/15

Date

Approved By

Scott Bean, TIRZ17

Date

Pay Est. No. 9

Printed 10/20/2015 @ 12:10 PM

Page 1 of 1



**Lockwood, Andrews
 & Newnam, Inc.**
 A LEO A DALY COMPANY

October 20, 2015

Hawes Hill Calderon LLP
 10103 Fondren, #300
 Houston, TX 77096

Attention: Mr. Scott Bean

Reference: Engineering Services relating to
 TIRZ 17 Redevelopment Authority
 CIP T-1709, T-1717, T-1731B

Dear Mr. Bean:

Attached is the original copy of our invoice No. 24 in the amount of \$158,784.00 for the above projects, which covers services through October 19, 2015.

If you have any questions, please feel free to contact me at (713) 266-6900.

Sincerely,

Muhammad Ali
 Muhammad Ali, P.E.
 Project Manager

MA:rtm

Enclosures: LAN Invoice No.24

cc: File

Code # VARIOUS see detail
 10/21/2015



2923 Briarpark Drive • Houston, Texas 77042-3720 • 713.266.6900 • Fax 713.266.2088 • www.lan-inc.com



Lockwood, Andrews & Newnam, Inc.
A DIVISION OF IAN

PLEASE REMIT TO:
Lockwood, Andrews & Newnam, Inc.
2028 Rice Street
Houston, Texas 77042
Attn: Accounts Receivable
713.288.8800 • Fax: 713.268.7181

Scott Bean
Haynes Hill Calderon LP
10103 Fondren, # 300
Houston, Texas 77096

October 20, 2015
Invoice No: 24

Engineering services through October 19, 2015 in connection with the THIRZ 17 Redevelopment Authority

Account No.	Project Name	Original Contract	Percent Complete	Remaining Contract Amount	Total Invoiced To Date	Previously Invoiced	Current Payment Due
709	Lumpkin Roadway Improvements from IH-10 Frontage Road to Northbrook Drive CPS and CHI	\$493,200.00	70.00%	\$147,960.00	\$ 345,240.00	\$ 295,920.00	\$ 49,320.00
709	Lumpkin Roadway Improvements from IH-10 Frontage Road to Northbrook Drive CMAA	\$597,600.00	75.00%	\$149,400.00	\$ 448,200.00	\$ 386,440.00	\$ 59,760.00
717	Town & Country West Drainage & Mobility Improvements-Amendment to Phase II Detailed Design	\$694,000.00	94.00%	\$41,064.00	\$ 643,336.00	\$ 636,692.00	\$ 6,644.00
731-B	Memorial Drive Drainage and Mobility Improvements	\$428,600.00	95.00%	\$21,430.00	\$ 407,170.00	\$ 364,310.00	\$ 42,860.00
Total		\$2,203,800.00		\$ 1,243,894.00	\$ 1,685,162.00	\$ 1,587,784.00	

CURRENT PAYMENT DUE THIS INVOICE: \$158,784.00



Rapid Research, Inc.

c/o Amy C. Swanson
15 Ferris Crk.
San Antonio, TX 78254
210-823-6622

Invoice

Date: 10/1/15
Invoice #: 4535

Bill To:
Memorial City Redevelopment Authority
17111 Rolling Creek Drive
Houston, TX 77090

Terms	Job Number	Job Reference	Ordered By
Net 15	MEM001	certificate updates	Elena Fitzgerald
Description	Qty	Rate	Amount
update certificate no. Certificate Nos. HC-3871 and HC-3872	2	50.00	100.00

Thank you for using Rapid Research, Inc. It's been a pleasure working with you!

Invoice Total: \$100.00

Code # 1709
10/21/2015



Rapid Research, Inc.

c/o Amy C. Swanson
15 Ferris Crk.
San Antonio, TX 78254
210-823-6622

Invoice

Bill To:
Memorial City Redevelopment Authority
17111 Rolling Creek Drive
Houston, TX 77090

Date: 10/11/15
Invoice #: 4569

Terms	Job Number	Job Reference	Ordered By
Net 15	MEMORIAL RDA	certificate update	Laura Medina
Description		Qty	Rate
update certificate no. HC-1959		1	50.00
no copies needed			50.00

Thank you for using Rapid Research, Inc. It's been a pleasure working with you!

Invoice Total: \$50.00

Code #1709
10/21/2015



Rapid Research, Inc.

c/o Amy C. Swanson
15 Ferris Crk.
San Antonio, TX 78254
210-823-6622

Invoice

Bill To:
Memorial City Redevelopment Authority
17111 Rolling Creek Drive
Houston, TX 77090

Date: 10/11/15
Invoice #: 4545

Terms	Job Number	Job Reference	Ordered By
Net 15	MEM001	M&B west esmt tract	Megan Barcak
Description		Qty	Rate
For professional services rendered in research and creation of partial abstractor's certificate - ownership and liens		3	135.00
Copies purchased		69	1.25
Certificate Nos. HC-4268, HC-4269 and HC-4270			86.25
			405.00

Thank you for using Rapid Research, Inc. It's been a pleasure working with you!

Invoice Total: \$491.25

Code #1734
10/21/2015





HAWES HILL CALDERON
LLP

P.O. Box 22167
Houston TX 77227-2167

Invoice

TIRZ-Memorial City Redevelopment
Authority/RZ-17
PO Box 22167
Houston, TX 77227-2167

Invoice #: 43015181
Date: 10/21/2015

DATE	DESCRIPTION	AMOUNT
	Professional consulting and administration fee, October 2015	\$7,500.00

Terms: C.O.D. Sales Tax: \$0.00
 Total Amount: \$7,500.00
 Amount Applied: \$0.00
 Balance Due: \$7,500.00

Owed As Of: 10/21/2015

30 DAYS	90 DAYS	90+ DAYS	Total Owed
			\$7,500.00

Code # 6340
10/21/2015

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

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

6. Receive and consider the FY 2015 annual financial report from McCall Gibson Swedlund Barfoot PLLC.

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
(AKA TIRZ 17 REDEVELOPMENT AUTHORITY)**

CITY OF HOUSTON, TEXAS

ANNUAL FINANCIAL REPORT

JUNE 30, 2015

DRAFT SUBJECT TO CHANGE

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McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708
E-Mail: mgsb@mgsbpllc.com

111 Congress Avenue
Suite 400
Austin, Texas 78701
(512) 610-2209
www.mgsbpllc.com

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Memorial City Redevelopment Authority
City of Houston, Texas

We have audited the accompanying financial statements of the governmental activities and each major fund of Memorial City Redevelopment Authority (the "Authority"), **a component unit of the City of Houston, Texas**, as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making these risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Authority as of June 30, 2015, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis and the Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – All Governmental Funds be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The supplementary information required by the City of Houston, Texas and other supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information, excluding that portion marked "Unaudited" on which we express no opinion or provide any assurance, has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants

October 28, 2015

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2015**

Management's discussion and analysis of Memorial City Redevelopment Authority's, aka TIRZ 17 Redevelopment Authority (the "Authority") financial performance provides an overview of the Authority's financial activities for the fiscal year ended June 30, 2015. Please read it in conjunction with the Authority's financial statements, which begin on page 8.

FINANCIAL HIGHLIGHTS

- In the Statement of Net Position, the Authority's liabilities exceeded its assets by \$2,652,894 (net position) for the year ended June 30, 2015. This compares to the previous year when liabilities exceeded assets by \$2,156,212.
- The Authority anticipates that with continued development in the area, the Tax Increment Revenues will be sufficient to cover operating costs, project costs and debt service of the Authority.
- The Authority's governmental funds reported a total ending fund balance of \$30,802,110 this year. This compares to the prior year fund balance of \$34,109,911, showing a decrease of \$3,307,801 during the current fiscal year.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The basic financial statements include: (1) combined fund financial statements and government-wide financial statements and (2) notes to the financial statements. The combined fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Funds Balance Sheet and (2) the Statement of Activities and Governmental Funds Revenue, Expenditures, and Changes in Fund Balances. This report also includes other supplementary information in addition to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The Authority's annual report includes two financial statements combining the government-wide financial statements and the fund financial statements. The government-wide portion of these statements provides both long-term and short-term information about the Authority's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2015

GOVERNMENT-WIDE FINANCIAL STATEMENTS (continued)

The first of the government-wide statements is the Statement of Net Position. This information is found in the Statement of Net Position column on page 8. The Statement of Net Position is the Authority-wide statement of its financial position presenting information that includes all of the Authority's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority as a whole is improving or deteriorating. Evaluation of the overall financial health of the Authority would extend to other non-financial factors.

The government-wide portion of the Statement of Activities on page 10 reports how the Authority's net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid.

FUND FINANCIAL STATEMENTS

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority has three governmental funds types. The General Fund is the operating fund of the Authority, the Debt Service Fund is used to account for the payment of interest and principal on the Authority's long-term debt, and the Capital Projects Fund accounts for capital project acquisition and or construction.

Governmental funds are reported in each of the financial statements. The focus in the fund statements provides a distinctive view of the Authority's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the Authority and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position and the Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities explain the differences between the two presentations and assist in understanding the differences between these two perspectives.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2015

NOTES TO THE FINANCIAL STATEMENTS

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements. The notes to the financial statements can be found on pages 12 through 24 in this report.

OTHER INFORMATION

In addition to the financial statements and the accompanying notes, this report also presents certain required supplementary information ("RSI"). A budgetary comparison schedule is included as RSI for all governmental funds and can be found on page 26.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the Authority's financial position. In the case of the Authority, liabilities exceeded assets by \$2,652,894 as of June 30, 2015.

The following table provides a summary of the changes in the Statement of Net Position as of June 30, 2015, and June 30, 2014:

<u>Summary of Changes in the Statement of Net Position</u>			
	<u>2015</u>	<u>2014</u>	<u>Variance Positive (Negative)</u>
ASSETS:			
Current and Other Assets	\$ 32,701,491	\$ 35,277,730	\$ (2,576,239)
Land	9,185,874	9,071,378	114,496
TOTAL ASSETS	<u>\$ 41,887,365</u>	<u>\$ 44,349,108</u>	<u>\$ (2,461,743)</u>
LIABILITIES:			
Current Liabilities	\$ 5,215,259	\$ 4,415,320	\$ (799,939)
Long-term Liabilities	39,325,000	42,090,000	2,765,000
TOTAL LIABILITIES	<u>\$ 44,540,259</u>	<u>\$ 46,505,320</u>	<u>\$ 1,965,061</u>
NET POSITION:			
Net Investment in Capital Assets	\$ 9,185,874	\$ 9,071,378	\$ 114,496
Restricted - Debt Service	3,815,521	3,781,971	33,550
Unrestricted	(15,654,289)	(15,009,561)	(644,728)
TOTAL NET POSITION	<u>\$ (2,652,894)</u>	<u>\$ (2,156,212)</u>	<u>\$ (496,682)</u>

MEMORIAL CITY REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2015

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The following table provides a summary of the changes in the Statement of Activities for the fiscal years ending June 30, 2015, and June 30, 2014:

	<u>Summary of Changes in the Statement of Activities</u>		
	2015	2014	Variance Positive (Negative)
Revenues:			
Tax Increment	\$ 12,092,773	\$ 10,190,198	\$ 1,902,655
Interest and Others	38,348	58,453	(19,805)
Total revenues	<u>\$ 12,131,121</u>	<u>\$ 10,248,651</u>	<u>\$ 1,882,850</u>
Expenses:			
Salaries and Benefits	\$ 179,301	\$ 128,892	\$ (50,409)
Professional Services	175,561	137,360	(38,201)
Contracted Services	12,141	12,334	193
Other	170,942	84,725	(86,217)
Administration Fee	1,094,639	999,227	(95,412)
Bond Interest	1,669,977	1,773,393	103,416
Capital Improvements	9,325,242	8,626,437	(698,805)
Total expenses	<u>\$ 12,527,803</u>	<u>\$ 11,762,368</u>	<u>\$ (865,435)</u>
Changes in Net Position	\$ (496,682)	\$ (1,514,097)	\$ 1,017,415
Beginning Net Position	<u>(2,156,212)</u>	<u>(642,115)</u>	<u>(1,514,097)</u>
Ending Net Position	<u>\$ (2,652,894)</u>	<u>\$ (2,156,212)</u>	<u>\$ (496,682)</u>

FINANCIAL ANALYSIS OF THE AUTHORITY'S GOVERNMENTAL FUNDS

The Authority has three governmental funds, which are the General Fund, the Debt Service Fund, and the Capital Projects Fund. As discussed, governmental funds are reported in the fund statements with a short-term, inflow and outflow of spendable resources focus. This information is useful in assessing resources available at the end of the year in comparison with upcoming financing requirements. Governmental funds reported ending fund balances totaling \$30,802,116, a decrease of \$3,307,801 from the prior year.

GOVERNMENTAL FUND BUDGETARY HIGHLIGHTS

The Board of the Authority did not amend the budget during the current fiscal year. Actual excess revenues were \$1,025,507 greater than budgeted excess revenues due to capital outlay being significantly less than budgeted. See the budget to actual comparisons on page 26.

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2015**

CAPITAL ASSETS

In the current fiscal year, the Authority transferred \$9,325,242 to the City of Houston related to capital expenditures. These capital expenditures are related to public works improvements. In accordance with Section VIII of the Tri-Party Agreement between the City of Houston, Reinvestment Zone Number Seventeen, City of Houston, Texas and the Authority, it states "all utilities, drainage facilities, public street improvements, sidewalks and light fixtures shall be conveyed to the City." Therefore, any current year expenditures related to such improvements are not recorded as assets of the Authority.

The Authority is also holding title to certain land associated with the detention basin and W-140 bridge improvements, and Town and Country West Drainage and Mobility Improvements. Upon completion of these projects, this land will be transferred to the City. These land costs amount to \$9,185,874 at June 30, 2015.

LONG -TERM DEBT

At the end of the current fiscal year, the Authority had total bond debt payable of \$42,090,000. This debt is secured with future tax increment contract revenue.

CONTACTING THE AUTHORITY'S MANAGEMENT

This financial report is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Memorial City Redevelopment Authority, 8955 Katy Freeway, Suite 215, Houston, Texas 77024.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
JUNE 30, 2015

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
ASSETS						
Cash	\$ 8,706,072	\$	\$ 2,620,068	\$ 11,326,140	\$	\$ 11,326,140
Cash with Trustee	11,488,134			11,488,134		11,488,134
Investments	9,660,120	666	225,145	9,885,931		9,885,931
Other Receivables	1,286			1,286		1,286
Due From Other Funds	983,640	4,365,733		5,349,373	(5,349,373)	
Land					9,185,874	9,185,874
TOTAL ASSETS	\$ 30,839,252	\$ 4,366,399	\$ 2,845,213	\$ 38,050,864	8,836,501	41,887,365
LIABILITIES						
Accounts Payable	\$ 34,648	\$	\$ 1,593,260	\$ 1,627,908	\$	\$ 1,627,908
Other Payable	3,307			3,307		3,307
Retainage Payable			268,166	268,166		268,166
Accrued Interest Payable					550,878	550,878
Due To Other Funds	4,365,733		989,640	5,349,373	(5,349,373)	
Long-Term Liabilities:						
Due Within One Year					2,765,000	2,765,000
Due After One Year					39,325,000	39,325,000
TOTAL LIABILITIES	4,403,688		2,845,066	7,248,754	37,291,505	44,540,259
FUND BALANCES						
Restricted	\$	\$ 4,366,399	\$ 147	\$ 4,366,546	\$ (4,366,546)	
Assigned	1,508,703			1,508,703	(1,508,703)	
Unassigned	24,926,861			24,926,861	(24,926,861)	
TOTAL FUND BALANCES	26,435,564	4,366,399	147	30,802,110	(30,802,110)	
TOTAL LIABILITIES AND FUND BALANCES	\$ 30,839,252	\$ 4,366,399	\$ 2,845,213	\$ 38,050,864		
Net Position:						
Net Investment in Capital Assets					\$ 9,185,874	\$ 9,185,874
Restricted - Debt Service					3,815,521	3,815,521
Unrestricted					(15,654,289)	(15,654,289)
Total Net Position					\$ (2,652,894)	\$ (2,652,894)

The accompanying notes to the financial
statements are an integral part of this report.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
JUNE 30, 2015

Total Fund Balance - Governmental Funds	\$	30,802,110
Amounts reported for governmental activities in the <i>Statement of Net Position</i> are different because:		
Land used in governmental activities is not a financial resource and therefore is not reported as an asset in governmental funds.		9,185,874
Some liabilities, are not due and payable in the current period and are not included in the fund financial statement, but are included in the governmental activities of the <i>Statement of Net Position</i> .		
Bonds payable		(42,090,000)
Accrued interest on bonds payable		(550,878)
		(42,640,878)
Total Net Position - Governmental Activities	\$	(2,652,894)

DRAFT SUBJECT TO CHANGE

The accompanying notes to the financial statements are an integral part of this report.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2015

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
REVENUES						
Tax Increment	\$ 12,092,773	\$	\$	\$ 12,092,773	\$	\$ 12,092,773
Interest and Other	23,469	394	14,485	38,348		38,348
TOTAL REVENUES	\$ 12,116,242	\$ 394	\$ 14,485	\$ 12,131,121	\$	\$ 12,131,121
EXPENDITURES/EXPENSES						
Service Operations						
Salaries and Benefits	\$ 181,234	\$	\$	\$ 181,234	\$ (1,933)	\$ 179,301
Professional Services	151,703		23,858	175,561		175,561
Contracted Services	12,141			12,141		12,141
Insurance Cost	15,130		11,677	26,807		26,807
Other	143,159		976	144,135		144,135
Administration Fees	1,094,639			1,094,639		1,094,639
Capital Improvement, Note 7			9,439,738	9,439,738	(114,496)	9,325,242
Debt Service:						
Principal		2,660,000		2,660,000	(2,660,000)	
Interest		1,704,667		1,704,667	(34,690)	1,669,977
TOTAL EXPENDITURES/EXPENSES	\$ 1,598,006	\$ 4,364,667	\$ 9,476,249	\$ 15,438,922	\$ (2,811,119)	\$ 12,627,803
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	\$ 10,518,236	\$ 4,364,273	\$ (9,461,764)	\$ (3,307,801)	\$ 2,811,119	\$ (496,682)
OTHER FINANCING SOURCES (USES)						
Internal Transfers	\$ (4,363,133)	\$ 4,363,133	\$	\$	\$	\$
TOTAL OTHER FINANCING SOURCES (USES)	(4,363,133)	4,363,133	\$	\$	\$	\$
NET CHANGE IN FUND BALANCES	\$ 6,155,103	\$ (1,140)	\$ (9,461,764)	\$ (3,307,801)	\$ 3,307,801	
CHANGE IN NET POSITION					(496,682)	(496,682)
FUND BALANCES/NET POSITION - JULY 1, 2014	20,280,461	4,367,539	9,461,911	34,109,911	(36,266,123)	(2,156,212)
FUND BALANCES/NET POSITION - JUNE 30, 2015	\$ 26,435,564	\$ 4,366,399	\$ 147	\$ 30,802,110	\$ (33,455,004)	\$ (2,652,894)

The accompanying notes to the financial
statements are an integral part of this report.

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO
THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2015**

Net Change in Fund Balances - Governmental Funds	\$ (3,307,801)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report repayment of long-term debt principal as an expenditure. In contrast, the <i>Statement of Net Position</i> treats such repayments as a reduction in long-term liabilities.	2,660,000
Capital outlays for land purchases are recorded as expenditures in the funds until completion of the project, but reduce capital improvements in the <i>Statement of Activities</i> .	114,496
Some expenses reported in the <i>Statement of Activities</i> do not require the use of current financial resources and these are not reported as expenditures in governmental funds:	
Compensated absences	1,933
Accrued interest	34,690
	34,690
Change in Net Position - Governmental Activities	\$ (496,682)

DRAFT SUBJECT TO CHANGE

The accompanying notes to the financial statements are an integral part of this report.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2015

NOTE 1. CREATION OF CORPORATION

The City of Houston, Texas (the "City") authorized the creation of the Memorial City Redevelopment Authority (the "Authority") by the Resolution No. 2002-0026 passed on August 14, 2002. The Authority was created and organized as a local government corporation pursuant to provisions of Subchapter D of Chapter 431 of the Texas Transportation Code and Chapter 394 of the Texas Local Government Code. The Authority is organized as a public non-profit corporation for the purpose of aiding, assisting, and acting on behalf of the City in the performance of its governmental function to promote the common good and general welfare of Reinvestment Zone Number Seventeen, City of Houston, Texas (the "Zone") and neighboring areas in the preparation and implementation of a project plan and a reinvestment zone financing plan for the Zone; in the development of a policy to finance development and redevelopment of properties in the Memorial City area; and in the development and implementation of a redevelopment policy for the Memorial City area, including the acquisition of land for redevelopment purposes; in the development and implementation of a policy for improving vehicular and pedestrian circulation in the Memorial City area including the acquisition of street rights-of-way. The Authority may issue bonds with consent of City Council. The Authority is managed by a Board of Directors consisting of up to seven members who are appointed by the Mayor with the approval of City Council. The Authority held its first meeting on November 22, 2002.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

The accompanying basic financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board ("GASB").

The GASB has established the criteria for determining whether or not a given entity is a component unit. The criteria are: (1) is the potential component unit a legally separate entity, (2) does the primary government appoint a voting majority of the potential component unit's board, (3) is the primary government able to impose its will on the potential component unit, (4) is there a financial benefit or burden relationship. The Authority was created as an instrumentality of the City of Houston (the "City"). The Authority does meet the criteria for inclusion as a component unit of the City. Copies of the financial statements for the City may be obtained from the City Secretary's office.

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2015

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation (continued)

The GASB Codification sets forth standards for external financial reporting for all state and local government entities, which includes a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net position into three components: Net Investment in Capital Assets, Restricted, and Unrestricted. These classifications are defined as follows:

- Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consist of assets that do not meet the definition of “Restricted” or “Net Investment in Capital Assets.”

When both restricted and unrestricted resources are available for use, generally it is the Authority’s policy to use restricted resources first.

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the Authority as a whole. The Authority’s Statement of Net Position and Statement of Activities are combined with the governmental fund financial statements. The Authority is viewed as a special purpose government and has the option of combining these financial statements.

The Statement of Net Position is reported by adjusting the general fund, debt service fund, and capital projects fund to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations.

The Statement of Activities is reported by adjusting the general fund, debt service fund, and capital projects fund to report only items related to current year revenues and expenditures. Items such as capital outlay are allocated over their estimated useful lives as depreciation expense. Internal activities between governmental funds, if any, are eliminated by adjustment to obtain net total revenue and expense in the government-wide Statement of Activities.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2015

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Financial Statements

As discussed above, the Authority's fund financial statements are combined with the government-wide statements. The fund financial statements include a Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances.

Governmental Funds

The Authority has three major governmental funds – the General Fund, Debt Service Fund, and Capital Projects Fund. The General Fund is the general operating fund of the Authority and accounts for all resources of the Authority not accounted for in another fund. The principal source of revenue is tax increment collections and expenditures are primarily for operations. The Debt Service Fund is used to account for the payment of interest and principal on the Authority's long-term debt. The Capital Projects Fund is used to account for the proceeds of tax increment debt and the corresponding expenditures primarily consisting of construction projects.

Basis of Accounting

The Authority uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both "measurable and available." Measurable means the amount can be determined. Available means collectable within the current period or soon enough thereafter to pay current liabilities. The Authority considers revenues reported in the governmental funds to be available if they are collectable within sixty (60) days after year-end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are reported using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities associated with the activities are reported, regardless of the timing of related cash flows. Fund equity is classified as net position.

Governmental fund types are accounted for on a spending or financial flow measurement focus. Accordingly, only current assets and current liabilities are included on the balance sheet, and the reported fund balances provide an indication of available spendable or appropriable resources.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2015

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Balances

The Authority's governmental fund balances are classified as follows:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The Authority does not have any nonspendable fund balances.

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally required. The Authority's restricted fund balances consist of unspent bond proceeds in the Capital Projects Fund and tax increment receipts in the Debt Service Fund.

Committed - amounts that can be used only for specific purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the Authority. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The Authority does not have any committed fund balances.

Assigned - amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. The Authority has not adopted a formal policy regarding the assignment of fund balances and does not have any assigned fund balances.

Unassigned - all other spendable amounts in the General Fund.

When expenditures are incurred for which restricted, committed, assigned, or unassigned fund balances are available, the Authority considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds.

Cash

The Authority's cash consist of amounts in demand deposits.

Investments

Investments consist of amounts in the TexPool, TexSTAR, and a certificates of deposit.

Debt Service

Tax increment contract revenue is pledged for debt service on bond obligations.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2015

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Due to and from other funds

Interfund receivable and payables arise from interfund transactions and are recorded by all funds affected in the period in which transactions are executed. These receivables and payables are, for the most part, eliminated from the Government-Wide Statement of Net Position and are recorded as “due from other funds” and “due to other funds” in the fund financial statements.

Budgeting

In compliance with the Tri-Party Agreement (See Note 4), the Authority’s board members adopted an unappropriated budget for the combined governmental funds of the Authority for the fiscal year ending June 30, 2015. The budget was submitted and approved by the City.

Accounting Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

DRAFT SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2015

NOTE 3. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Authority's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes. Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the Authority of securities eligible under the laws of Texas to secure the funds of the Authority, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. As of June 30, 2015, none of the Authority's bank balances were exposed to custodial credit risk.

The carrying values of the deposits are included in the Governmental Fund Balance Sheet and the Statement of Net Position at June 30, 2015, as listed below:

	Cash
General Fund	\$ 20,194,206
Capital Projects Fund	2,620,068
Total Deposits	\$ 22,814,274

Investments

Under Texas statute, the Authority is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all Authority funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the Authority's financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. Authority's investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." No person may invest Authority funds without express written authority from the Board of Directors.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2015

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Investments (continued)

Texas statutes include specifications for and limitations applicable to the Authority and its authority to purchase investments as defined in the Public Funds Investment Act. Authorized investments are summarized as follows: (1) obligations of the United States or its agencies and instrumentalities, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, (5) certain A rated or higher obligations of states, agencies, counties, cities, and other political subdivisions of any state, (6) bonds insured, assumed or guaranteed by the State of Israel, (7) insured or collateralized certificates of deposit, (8) certain fully collateralized repurchase agreements secured by delivery, (9) certain bankers' acceptances with limitations, (10) commercial paper rated A-1 or P-1 or higher and a maturity of 270 days or less, (11) no-load money market mutual funds and no-load mutual funds with limitations, (12) certain guaranteed investment contracts (13) certain qualified governmental investment pools and (14) a qualified securities lending program.

The Authority's adopted investment policy allows it to invest in any of the above listed investments, except items 3, 4, 5, 6, 8, 9, 10, 11, 12 and 14.

For fiscal year 2015, the Authority invested in the Texas Local Government Investment Pool ("TexPool"), the Texas Short Term Asset Reserve Program ("TexSTAR") and certificates of deposit.

TexPool has been organized in conformity with the Interlocal Cooperation Act and is overseen by the Comptroller of Public Accounts (the "Comptroller"). The Comptroller is the sole officer, director and shareholder of the Texas Treasury Safekeeping Trust Company (the "Trust Company") which is authorized to operate TexPool. Pursuant to the TexPool Participation Agreement, administrative and investment services to TexPool are provided by Federated Investors, Inc. ("Federated"), under an agreement with the Comptroller, acting on behalf of the Trust Company. The Comptroller maintains oversight of the services provided to TexPool by Federated. State Street Bank serves as custodian to TexPool. The primary objectives of TexPool are preservation and safety of principal, liquidity and yield. TexPool will only invest in investments that authorized under both the Public Funds Investment Act and the TexPool Investment Policy.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2015

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Investments (continued)

TexSTAR has been organized in conformity with the Interlocal Cooperation Act and is administered by J.P. Morgan Investment Management, Inc. (“JPMIM”) and First Southwest Asset Management, Inc. (“FSAM”). JPMIM provides investment services, and FSAM provides participant services and marketing. Custodial, transfer agency, fund accounting and depository services are provided by JPMorgan Chase Bank and/or its subsidiary J.P. Morgan Investor Services Co. The primary objectives of TexSTAR are, in order of priority, preservation and protection of principal, maintenance of sufficient liquidity to meet Participant’s needs, diversification to avoid unreasonable or avoidable risks, and yield. TexSTAR will only invest in investments that are authorized under both the Public Funds Investment Act and the current TexSTAR Investment Policy.

As of June 30, 2015, the Authority had the following investments and maturities:

Type	Fair Value	Maturities in Years			
		Less Than 1	1-5	6-10	More Than 10
TexPool	\$ 1,077,440	\$ 1,077,440	\$	\$	\$
TexSTAR	8,563,491	8,563,491			
Certificate of Deposit	245,000	245,000			
Total	\$ 9,885,931	\$ 9,885,931	\$	\$	\$

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At June 30, 2015, the Authority’s investments in both TexPool and TexSTAR were rated ‘AAAm’ by Standard & Poor’s. The ‘AAAm’ rating indicates an extremely strong capacity to maintain principal stability and to limit exposure to principal losses due to credit, market, and/or liquidity risks. ‘AAAm’ is the highest principal stability rating assigned by Standard & Poor’s.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority considers the investments in TexPool and TexSTAR to have maturities of less than one year due to the fact the share position can usually be redeemed each day at the discretion of the Authority, unless there has been a significant change in value.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2015

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Restrictions

All cash and investments of the Debt Service Fund are restricted for the payment of debt service and the cost of assessing and collecting taxes.

All cash and investments of the Capital Projects Fund are restricted for the purchase of capital assets.

NOTE 4. TRI-PARTY AGREEMENT

On November 22, 2002, the Authority and on December 11, 2002, the City of Houston, Texas in accordance with Ordinance No. 2002-1145 executed a Tri-Party Agreement between the City of Houston, Texas, the Zone and the Authority. The Tri-Party Agreement states in detail the scope of services to be provided to the Zone by the Authority. The services include management and administrative service for the Zone, as requested by the Zone Board, services with respect to the Project Plan and Reinvestment Zone Financing Plan (the "Plan"), including enlarging the zone and amendments to the project plan and financing plan, and services with respect to the special tax rolls pertaining to the Zone, including analysis and coordination with taxing units. The Authority is also required to assist the Zone Board in establishing a program to increase the level of safety within the Zone, preparing development plans, establishing a marketing and public relations program, planning and design and construction of infrastructure improvements and land acquisition in the Memorial City area.

The Tri-Party Agreement also provides for the Authority to issue bonds and notes, enter into obligations with developers or builders, and enter into contracts with consultants, to be repaid from Contract Tax Increments. All bonds must be approved by City Council of the City of Houston and the Director of the Finance Department of the City of Houston must approve all development agreements. This Agreement shall end upon termination of the Zone.

Pursuant to the Agreement, the City and the Zone have agreed to pay the Authority not later than the first business day of each July in which a current approved budget is in effect for the Authority, all monies available in the Tax Increment Fund, less (a) certain tax increments constituting educational facilities project costs to be paid to the Spring Branch Independent School District (if any), and (b) a reserve of up to five percent of the monies then available in the Tax Increment Fund for administrative costs of the City. Currently, no monies are owed or are being paid to the Spring Branch Independent School District. Notwithstanding the above, in the event the Authority's budget is not approved by the thirtieth (30th) day before the date of a principal and interest payment on the Authority's bonds or notes, the City shall pay from available funds sufficient monies to the Authority to allow for meeting the Authority's debt service obligations.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2015

NOTE 4. TRI-PARTY AGREEMENT (Continued)

The Tri-Party Agreement allows the City to recover the costs of municipal services pursuant to the Agreement among the City, the Authority, and the TIRZ. During the current fiscal year, the authority recorded \$490,000 pursuant to this Agreement.

NOTE 5. TAX INCREMENTS

The City of Houston, Texas has agreed to deposit their tax increments into the Tax Increment Fund established by the Zone (See Note 6).

The amount of a Participant's tax increment for a year is the amount of property taxes levied and collected by the Participant for that year on the Captured Appraised Value of real property taxable by the Participant and located in the Zone. The Captured Appraised Value of real property taxable by a Participant for a year is the total appraised value of all real property taxable by the Participant and located in the Zone for that year less the Tax Increment Base, which is the total appraised value of all real property taxable by the Participant and located in the Zone on January 1 of the year in which the Zone was designated as such under the Tax Increment Financing Act (the "TIF Act"). In the event property is annexed into the Zone by ordinance of the City, the Tax Increment Base for annexed property is the value of all real property taxable by a Participant and located in the annexed area on January 1 of the year of annexation. No Participant is required to deposit tax increments derived from property annexed into the Zone unless the Participant has agreed to do so.

Each Participant is required to collect taxes on property located within the Zone in the same manner as other taxes are collected. The Participant is required to pay into the tax increment fund the collected tax increments by no later than the 90th day after the delinquency date for the Participant's property taxes.

NOTE 6. CITY OF HOUSTON TAX INCREMENTS

Pursuant to City Ordinance No. 1999-759, the City and the Zone have established the Tax Increment Fund, a separate fund in the City Treasury into which tax increments have and will be deposited.

On June 26, 2015, tax increments relating to fiscal year 2015 of \$12,092,773 were collected by the trustee from the City of Houston. At June 30, 2015, this amount was recorded as cash with trustee on the Statement of Net Position and Governmental Funds Balance Sheet. \$604,639 was withheld by the City of Houston to cover administrative costs.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2015

NOTE 7. TRANSFER TO THE CITY OF HOUSTON

During the current fiscal year, the Authority recorded capital improvements of \$9,325,242 for capital assets transferred to the City. This transfer is related to capital improvements made by the Authority to City facilities. The Authority finances these facilities for the benefit of the City. Any capital assets the Authority purchases related to public improvements and facilities have been conveyed to the City of Houston. See pages 29 and 30 for information on current year capital improvement expenditures. The Authority is also holding title to certain land associated with the detention basin and W-140 bridge improvements, and Town and Country West Drainage and Mobility Improvements. Upon completion of these projects, this land will be transferred to the City. These land costs amount to \$9,185,874 at June 30, 2015, of which \$114,496 was recorded during the current fiscal year.

NOTE 8. LONG-TERM DEBT

During the year ended June 30, 2015, the following changes occurred in long-term liabilities:

	Balance July 1, 2014	Additions	Reductions	Balance June 30, 2015	Amounts Due Within One Year
Governmental Activities:					
Bonds and notes payable:					
Tax Increment Contract Bonds	\$ 44,750,000	\$	\$ (2,660,000)	\$ 42,090,000	\$ 2,765,000
Bonds payable, end of year	\$ 44,750,000	\$	\$ (2,660,000)	\$ 42,090,000	\$ 2,765,000

The terms of the current debt obligations are as follows:

Series	Original Issue	Matures	Interest Rate (%)	Debt Outstanding
Governmental Activities:				
Tax Increment Contract Bonds				
Tax Increment Contract Bonds, Series 2008	\$ 10,000,000	9/1/27	4.45%	\$ 7,690,000
Refunding Tax Increment Contract Bonds, Series 2011	9,400,000	9/1/26	3.68%	8,220,000
Tax Increment Contract Bonds, Series 2011A	30,600,000	9/1/26	3.85%	26,180,000
Total General Obligation Bonds				\$ 42,090,000

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2015

NOTE 8. LONG-TERM DEBT (Continued)

The annual requirements to amortize governmental activity tax increment contract revenue bonds at June 30, 2015 are as follows:

Tax Increment Contract Revenue Bonds			
Governmental Activities			
Fiscal Year	Principal	Interest	Total
2016	\$ 2,765,000	\$ 1,598,527	\$ 4,363,527
2017	2,870,000	1,488,253	4,358,253
2018	2,985,000	1,373,663	4,358,663
2019	3,100,000	1,254,569	4,354,569
2020	3,225,000	1,130,756	4,355,756
2021	3,350,000	1,002,017	4,352,017
2022	3,480,000	868,254	4,348,254
2023	3,615,000	729,290	4,344,290
2024	3,760,000	584,832	4,344,832
2025	3,905,000	434,667	4,339,667
2026	4,060,000	278,595	4,338,595
2027	4,215,000	116,428	4,331,428
2028	760,000	16,910	776,910
	<u>\$ 42,090,000</u>	<u>\$ 10,876,761</u>	<u>\$ 52,966,761</u>

See pages 33 through 36 for debt service schedules on each bond series outstanding as of June 30, 2015.

NOTE 9. INTERFUND TRANSACTIONS

At year end, interfund receivables and payables were as follows:

Receivable Fund	Payable Fund	Amounts	Purpose
General Fund	Capital Projects Fund	\$ 983,640	Capital Projects Disbursements paid by the General Fund
Debt Service Fund	General Fund	4,365,733	Debt Service tax increment revenue owed by General Fund
		<u>\$ 5,349,373</u>	

For the fiscal year ended June 30, 2015, an operating transfer is summarized as follows:

Transfers Out	Transfers In	Amounts	Purpose
General Fund	Debt Service Fund	<u>\$ 4,363,133</u>	Tax increment revenue for debt service

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2015

NOTE 10. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the Authority participates along with 2,786 other entities in the Texas Municipal League's Intergovernmental Risk Pool. The Pool purchases commercial insurance at group rates for participants in the Pool. The Authority has not significantly reduced insurance coverage or had settlements that exceeded coverage amounts for the past three years.

DRAFT SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY

REQUIRED SUPPLEMENTARY INFORMATION

JUNE 30, 2015

DRAFT SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
- BUDGET AND ACTUAL - ALL GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2015

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
REVENUES			
Tax Increment	\$ 12,524,238	\$ 12,092,773	\$ (431,465)
Interest and Other	87,633	38,348	(49,285)
TOTAL REVENUES	<u>\$ 12,611,871</u>	<u>\$ 12,131,121</u>	<u>\$ (480,750)</u>
EXPENDITURES/EXPENSES			
Maintenance and Operations	\$ 394,300	\$ 509,878	\$ (145,578)
Capital Outlay	11,070,000	9,439,738	1,630,262
Municipal Services	490,000	490,000	
Administration Fees	626,212	604,639	21,573
Debt Service:			
Principal	2,660,000	2,660,000	
Interest	1,704,667	1,704,667	
TOTAL EXPENDITURES	<u>\$ 16,945,179</u>	<u>\$ 15,438,922</u>	<u>\$ 1,506,257</u>
NET CHANGE IN FUND BALANCE	<u>\$ (4,333,308)</u>	<u>\$ (3,307,801)</u>	<u>\$ 1,025,507</u>
FUND BALANCE - JULY 1, 2014	<u>34,109,911</u>	<u>34,109,911</u>	
FUND BALANCE - JUNE 30, 2015	<u><u>\$ 29,776,603</u></u>	<u><u>\$ 30,802,110</u></u>	<u><u>\$ 1,025,507</u></u>

DRAFT SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY

SUPPLEMENTARY INFORMATION

REQUIRED BY CITY OF HOUSTON

JUNE 30, 2015

DRAFT SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY
OPERATING EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2015

<i>Category</i>	<i>Vendor</i>	<i>Budget</i>	<i>Actual Expenditures</i>	<i>Variance Positive (Negative)</i>
ADMINISTRATION AND OVERHEAD				
Administration Salaries and Benefits	Don Huml, Executive Director	\$ 142,000	\$ 181,234	\$ (39,234)
Management Consultant	Hawes Hill Calderon LLP		15,000	(15,000)
Administrative Operating				
Office Expenses	Various	30,000	8,393	21,607
Property Account Consultant	Equi-tax, Inc.	-	4,800	(4,800)
Accounting/Audit				
Accounting	ETI Accounting Services	10,500	12,141	(1,641)
	McGrath & Co. PLLC &	9,500	9,500	
Auditor	McCall Gibson Swedlund Barfoot PLLC	17,500	9,500	8,000
Insurance	Texas Municipal League	45,000	26,807	18,193
Other		4,800	135,741	(130,941)
Subtotal		259,300	403,116	(143,816)
PROGRAM AND PROJECT CONSULTANTS				
Legal-General Counsel	Allen Boone Humphries Robinson LLP	60,000	121,908	(61,908)
Engineering Consultants	Lockwood Andrews & Newman, Inc.	75,000	14,854	60,146
Subtotal		135,000	136,762	(1,762)
TOTAL MANAGEMENT CONSULTING SERVICES		394,300	539,878	(145,578)
City Administration Fees	City of Houston	626,212	604,639	21,573
Municipal Services Fess	City of Houston	490,000	490,000	
DEBT SERVICE				
Principal		2,660,000	2,660,000	
Interest		1,704,667	1,704,667	
Subtotal		4,364,667	4,364,667	
Total Operating Expenditures		\$ 5,875,179	\$ 5,999,184	\$ (124,005)

See accompanying auditors' report.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
CAPITAL EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2015

<i>Project</i>	<i>Vendor</i>	<i>Budget</i>	<i>Actual Expenditures</i>	<i>Variance Positive (Negative)</i>
Project T-1701: Gessner Widening				
Other	Allen Boone Humphries Robinson, LLP	\$ -	\$ 102	\$ (102)
Project T-1709: Improvement to Lumpkin from I-10 to Westview				
Engineering/Design Services	Lockwood, Andrews & Newman	3,300,000	602,293	(2,755,004)
Construction	SER Construction		5,365,820	
Other	Allen Boone Humphries Robinson, LLP		55,470	
	StarTex Company		271	
	Rapid Research		358	
	SWA Group		30,580	
	Property Acquisition		2,703	
Project T-1713: Memorial near Beltway 8 Drainage Improvement				
Other	Allen Boone Humphries Robinson, LLP	-	113	(113)
Project T-1715A: Barryknoll East Drainage Improvements				
Engineering/Design Services	Lockwood, Andrews & Newman	200,000	92,162	(1,052,841)
Construction Services	Texas Sterling Construction Co		1,160,679	
Project T-1717 and T-1721: Town and Country West Drainage and Mobility Improvements				
Engineering/Design Services	Lockwood, Andrews & Newman	2,075,000	581,740	1,325,726
Land Purchase	Stewart Title Company		119,393	
Other	Allen Boone Humphries Robinson, LLP		9,589	
	BR T&C Blvd LLC		(4,142)	
	Property Acquisition		2,818	
	SWA Group		39,876	
Project T-1722: Town and Country Blvd at Queensbury Signalization				
Other	Allen Boone Humphries Robinson, LLP	-	2,848	(3,422)
	City of Houston		574	
Project T-1724: Gessner at Barryknoll Intersection Improvements				
Other	Allen Boone Humphries Robinson, LLP	-	103	(103)
Project T-1725: Park and Green Space Improvements				
Other	SWA Group	\$ 25,000	47,809	\$ (23,244)
	CenterPoint		435	
Project T-1731A: Detention Basin & W-140 Bridge Improvements				
Other	Allen Boone Humphries Robinson, LLP	-	2,215	(5,222)
	Rapid Research		100	
	City of Houston		2,907	
Project T-1731B: Memorial Drive - Drainage and Mobility				
Engineering/Design Services	Lockwood, Andrews & Newman	-	257,160	(267,475)
Other	Allen Boone Humphries Robinson, LLP		3,130	
	SWA Group		7,185	

See accompanying auditors' report.

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
CAPITAL EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2015**

<i>Project</i>	<i>Vendor</i>	<i>Budget</i>	<i>Actual Expenditures</i>	<i>Variance Positive (Negative)</i>
Project T-1732A: N. Gessner Drainage and Mobility Improvement - Phase 1				
Engineering/Design Services	Klotz Associates, Inc.	300,000	385,073	(92,350)
Other	Allen Boone Humphries Robinson, LLP		225	
	SWA Group		7,052	
Project T-1734: W140 Channel Improvements				
Engineering/Design Services	Klotz Associates, Inc.	1,615,000	465,595	1,193,575
Other	Allen Boone Humphries Robinson, LLP		4,703	
	SWA Group		51,127	
Project T-1734B: Bunker Hill Bridge				
Engineering/Design Services	Klotz Associates, Inc.	75,000	112,464	(49,429)
Other	Property Acquisition		11,965	
Project T-1735: Detention Basin				
Engineering/Design Services	Lockwood, Andrews & Newman	3,080,000	45,519	2,960,266
	Klotz Associates, Inc.		68,800	
Other	Allen Boone Humphries Robinson, LLP		2,080	
	Property Acquisition		3,335	
Project T-1738A: Memorial Drive - Drainage and Mobility Improvement - Phase 1				
		400,000		400,000
Total Capital Expenditures		<u>\$ 11,070,000</u>	<u>\$ 9,439,738</u>	<u>\$ 1,630,263</u>

See accompanying auditors' report.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
PROJECT PLAN RECONCILIATION
AS OF THE YEAR ENDED JUNE 30, 2015

	<i>Project Plan Estimated Amount</i>	<i>Cumulative Expenditures as of the Fiscal Year Ended 2015</i>	<i>Variance Positive (Negative)</i>
Capital Projects:			
Roadway and Sidewalk Improvements	\$ 53,429,681	\$ 25,337,321	\$ 28,092,360
Public Utility Improvements	43,194,163	31,439,316	11,754,847
Park and Recreational Facilities	11,889,119	326,966	11,562,153
Total Capital Projects Costs	\$ 108,512,963	\$ 57,103,603	51,409,360
Financing Costs	25,000,000	19,518,166	5,481,834
Creation and Administration Costs	3,352,851	4,352,072	(999,221)
Total Project Plan	\$ 136,865,814	\$ 80,973,841	\$ 55,891,973

DRAFT SUBJECT TO CHANGE

See accompanying auditors' report.

DRAFT SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY

OTHER SUPPLEMENTARY INFORMATION

JUNE 30, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS
AS OF THE YEAR ENDED JUNE 30, 2015

TAX INCREMENT CONTRACT
REVENUE BONDS
SERIES - 2008

<u>Due During Fiscal Years Ending June 30</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1/ March 1</u>	<u>Total</u>
2016	\$ 450,000	\$ 332,193	\$ 782,193
2017	470,000	311,722	781,722
2018	490,000	290,362	780,362
2019	510,000	268,113	778,113
2020	535,000	244,861	779,861
2021	560,000	220,498	780,498
2022	585,000	195,021	780,021
2023	610,000	168,432	778,432
2024	635,000	140,731	775,731
2025	665,000	111,806	776,806
2026	695,000	81,546	776,546
2027	725,000	49,951	774,951
2028	760,000	16,910	776,910
TOTAL	<u><u>\$ 7,690,000</u></u>	<u><u>2,432,146</u></u>	<u><u>\$ 10,122,146</u></u>

DRAFT SUBJECT TO CHANGE

See accompanying auditors' report.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS
AS OF THE YEAR ENDED JUNE 30, 2015

REFUNDING TAX INCREMENT
CONTRACT REVENUE BONDS
SERIES - 2011

Due During Fiscal Years Ending June 30	Principal Due September 1	Interest Due September 1/ March 1	Total
2016	\$ 555,000	\$ 292,284	\$ 847,284
2017	575,000	271,492	846,492
2018	600,000	249,872	849,872
2019	625,000	227,332	852,332
2020	645,000	203,964	848,964
2021	665,000	179,860	844,860
2022	690,000	154,928	844,928
2023	720,000	128,984	848,984
2024	745,000	102,028	847,028
2025	770,000	74,151	844,151
2026	800,000	45,263	845,263
2027	830,000	15,272	845,272
TOTAL	<u>\$ 8,220,000</u>	<u>\$ 1,945,430</u>	<u>\$ 10,165,430</u>

DRAFT SUBJECT TO CHANGE

See accompanying auditors' report.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS
AS OF THE YEAR ENDED JUNE 30, 2015

TAX INCREMENT CONTRACT
REVENUE BONDS
SERIES - 2011A

<u>Due During Fiscal Years Ending June 30</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1/ March 1</u>	<u>Total</u>
2016	\$ 1,760,000	\$ 974,050	\$ 2,734,050
2017	1,825,000	905,039	2,730,039
2018	1,895,000	833,429	2,728,429
2019	1,965,000	759,124	2,724,124
2020	2,045,000	681,931	2,726,931
2021	2,125,000	601,659	2,726,659
2022	2,205,000	518,305	2,723,305
2023	2,285,000	431,874	2,716,874
2024	2,380,000	342,073	2,722,073
2025	2,470,000	248,710	2,718,710
2026	2,565,000	151,786	2,716,786
2027	2,660,000	51,205	2,711,205
TOTAL	<u>\$ 26,180,000</u>	<u>\$ 6,499,185</u>	<u>\$ 32,679,185</u>

DRAFT SUBJECT TO CHANGE

See accompanying auditors' report.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS
AS OF THE YEAR ENDED JUNE 30, 2015

ANNUAL REQUIRMENTS
FOR ALL SERIES

<u>Due During Fiscal Years Ending June 30</u>	<u>Total Principal Due</u>	<u>Total Interest Due</u>	<u>Total Principal and Interest Due</u>
2016	2,765,000	1,598,527	4,363,527
2017	2,870,000	1,488,253	4,358,253
2018	2,985,000	1,373,663	4,358,663
2019	3,100,000	1,254,569	4,354,569
2020	3,225,000	1,130,756	4,355,756
2021	3,350,000	1,002,017	4,352,017
2022	3,480,000	868,254	4,348,254
2023	3,615,000	729,290	4,344,290
2024	3,760,000	584,832	4,344,832
2025	3,905,000	434,667	4,339,667
2026	4,060,000	278,595	4,338,595
2027	4,215,000	116,428	4,331,428
2028	760,000	16,910	776,910
TOTAL	<u>\$ 42,090,000</u>	<u>\$ 10,876,761</u>	<u>\$ 52,966,761</u>

DRAFT SUBJECT TO CHANGE

See accompanying auditors' report.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
JUNE 30, 2015

Authority Mailing Address - Memorial City Redevelopment Authority
8955 Katy Freeway, Suite 215
Houston, TX 77024

Authority Telephone Number - 713-829-5720

<u>Board Members</u>	<u>Position</u>
David A. Hamilton, P.E. - Director	
John Rickel - Director	2
Bob Tucker – Assistant Secretary	3
Ann Thomas.Givens – Chair	4
Dr. Zachary R. Hodges - Director	5
Brad Freels - Vice Chair	6
Glenn E. Acola – Secretary	7
Former Executive Director Don Huml	

See accompanying auditors' report.

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

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

7. Receive the Conflict of Interest Disclosure required under Chapter 176 of the Texas Local Government Code, including a review of disclosure forms adopted by the Texas Ethics Commission and approve the List of Local Government Officers for the Authority.

ALLEN BOONE HUMPHRIES ROBINSON LLP

ATTORNEYS AT LAW

PHOENIX TOWER
3200 SOUTHWEST FREEWAY
SUITE 2600
HOUSTON, TEXAS 77027
TEL (713) 860-6400
FAX (713) 860-6401
abhllp.com

MEMORANDUM

TO: Board of Directors

DATE: September 28, 2015

RE: Conflict of Interest Disclosure

All local government officers and vendors (as those terms are defined below) must comply with the disclosure requirements of Chapter 176 of the Local Government Code. The disclosure requirements of Chapter 176 are in addition to any other disclosures required by law.

In general, a local government officer must disclose if he/she has a current business relationship (as that term is defined below) with any vendor (contractor or consultant) doing business with the local government entity if that relationship results in either: (i) gifts to the officer or the officer's immediate family in excess of \$100 (including entertainment, lodging and travel; but NOT including food or beverage accepted as a guest) OR (ii) an employment or any other business relationship that results in \$2,500 of taxable income (other than investment income) in the previous 12-month period. Also, a local government officer must disclose any family relationship with a vendor of the local government entity. Set forth below is a summary of the disclosure requirements of Chapter 176.

* * *

I. DISCLOSURE BY LOCAL GOVERNMENT OFFICER

A. Relationships Requiring Disclosure

A local government officer shall file a conflicts disclosure statement (Texas Ethics Commission Form CIS, a copy of which is attached to this memorandum) with respect to a vendor if:

1. The vendor has contracted with the local governmental entity or the local governmental entity is considering doing business with the vendor;

AND

2. The vendor:

- a. has (1) an employment or other business relationship with the local government officer or a family member of the officer (2) that results in the officer or family member receiving taxable income (other than investment income) in excess of \$2,500 in the preceding 12-month period; (FORM CIS - Section 4)

OR

- b. has a family relationship with the local government officer; (FORM CIS - Section 4)¹

OR

- c. has given to the local government officer or a family member of the officer one or more gifts, including entertainment, lodging, and travel accepted as a guest (EXCEPTION: gifts of food or beverage accepted as a guest) that have an aggregated value of more than \$100 in the preceding 12-month period. (FORM CIS - Section 5)²

GIFT EXCEPTION: the term gift does not include a benefit offered on account of kinship or a personal, professional, or business relationship independent of the official status of the recipient.

¹ New requirement of Chapter 176, Local Government Code, per amendment by HB 23 (84th Legislative Session, 2015).

² Expanded requirement of Chapter 176, Local Government Code, per Amendment by HB 23 (84th Legislative Session, 2015). The bill adjusted the applicable reporting amount from \$250 to \$100 and narrowed reporting exceptions.

B. Nature and Timing of Disclosure

The conflicts disclosure statement shall be made on Texas Ethics Commission FORM CIS and shall be filed with the records administrator of the local governmental entity not later than the seventh business day after the officer becomes aware of the facts that require the filing of the statement.

C. Consequences for Failing to Disclose

It is an offense if an officer *knowingly* violates these requirements. The penalties for such offenses are:

- a Class C misdemeanor if the contract amount is less than \$1 million or if there is no contract amount for the contract;
- a Class B misdemeanor if the contract amount is at least \$1 million but less than \$5 million; or
- a Class A misdemeanor if the contract amount is at least \$5 million.

It is an exception to the application of Ch. 176 if the officer filed the required statement not later than the seventh business day after the officer receives notice of the violation from the local government entity.

II. DISCLOSURE BY VENDORS

All vendors of the local government entity are also required to file conflict of interest questionnaires (Texas Ethics Commission Form CIQ, a copy of which is attached to this memorandum) with respect to the local government entity.

III. MAINTENANCE OF RECORDS

Each district must maintain a list of local government officers of the local governmental entity and shall make that list available to the public and any vendor who may be required to file a conflict of interest form. Additionally, districts are required to maintain a file of any completed CIQ or CIS form received by the district. Moreover, if the district maintains a website, the district must post any completed CIQ or CIS forms to the district's website.

III. DEFINITIONS

1. "Local governmental entity" includes a county, municipality, school district, water district, or other political subdivision of this state or a local government corporation, board, commission, district, or authority to which a member is appointed by a county or a municipality (including TIRZs).

2. **"Local government officer"** means a member of the governing body of a local governmental entity or a director, superintendent, administrator, president, or other person designated as the executive officer of a local governmental entity. The term also includes an agent of a local governmental entity who exercises discretion in the planning, recommending, selecting, or contracting of a vendor.

3. **"Vendor"** means a person who enters or seeks to enter into a contract with a local governmental entity. The term includes an agent of a vendor.

4. **"Family member"** means a person related to another person within the first degree by consanguinity or affinity (i.e., spouse, parents, or children of a person).

5. **"Family relationship"** means a relationship between a person and another person within the third degree of consanguinity or the second degree of affinity. The third degree of consanguinity extends to parents, children, grandchildren, siblings, grandparents, great grandchildren, nieces/nephews, aunts/uncles, and great grandparents; the second degree of affinity extends to spouses, parent-in-laws, and daughter/son-in-laws. Of note, step relationships are considered to be the same as blood relationships in determining such relationships.

6. **"Gift"** means a benefit offered by a person, including food, lodging, transportation, and entertainment accepted as a guest. **The term does not include a benefit offered on account of kinship or a personal, professional, or business relationship independent of the official status of the recipient.**

7. **"Business relationship"** means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

8. **"Investment income"** means dividends, capital gains, or interest income generated from:

- (A) a personal or business:
 - (i) checking or savings account;
 - (ii) share draft or share account; or
 - (iii) other similar account;
- (B) a personal or business investment; or
- (C) a personal or business loan.

9. **“Records administrator”** means the director, county clerk, municipal secretary, superintendent, or other person responsible for maintaining the records of the local governmental entity.

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

FORM CIS

(Instructions for completing and filing this form are provided on the next page.)

This questionnaire reflects changes made to the law by H.B. 22, 84th Leg., Regular Session.

This is the notice to the appropriate local governmental entity that the following local government officer has become aware of facts that require the officer to file this statement in accordance with Chapter 176, Local Government Code.

OFFICE USE ONLY

Date Received

1 Name of Local Government Officer

2 Office Held

3 Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code

4 Description of the nature and extent of employment or other business relationship with vendor named in item 3

5 List gifts accepted by the local government officer and any family member, if aggregate value of the gifts accepted from vendor named in item 3 exceeds \$100 during the 12-month period described by Section 176.003(a)(2)(B).

Date Gift Accepted _____ Description of Gift _____

Date Gift Accepted _____ Description of Gift _____

Date Gift Accepted _____ Description of Gift _____

(attach additional forms as necessary)

6 AFFIDAVIT

I swear under penalty of perjury that the above statement is true and correct. I acknowledge that the disclosure applies to each family member (as defined by Section 176.001(2), Local Government Code) of this local government officer. I also acknowledge that this statement covers the 12-month period described by Section 176.003(a)(2)(B), Local Government Code.

Signature of Local Government Officer

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day of _____, 20_____, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Printed name of officer administering oath

Title of officer administering oath

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

Section 176.003 of the Local Government Code requires certain local government officers to file this form. A "local government officer" is defined as a member of the governing body of a local governmental entity; a director, superintendent, administrator, president, or other person designated as the executive officer of a local governmental entity; or an agent of a local governmental entity who exercises discretion in the planning, recommending, selecting, or contracting of a vendor. This form is required to be filed with the records administrator of the local governmental entity not later than 5 p.m. on the seventh business day after the date on which the officer becomes aware of the facts that require the filing of this statement.

A local government officer commits an offense if the officer knowingly violates Section 176.003, Local Government Code. An offense under this section is a misdemeanor.

Please refer to chapter 176 of the Local Government Code for detailed information regarding the requirement to file this form.

INSTRUCTIONS FOR COMPLETING THIS FORM

The following numbers correspond to the numbered boxes on the other side.

- 1. Name of Local Government Officer.** Enter the name of the local government officer filing this statement.
- 2. Office Held.** Enter the name of the office held by the local government officer filing this statement.
- 3. Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code.** Enter the name of the vendor described by Section 176.001(7), Local Government Code, with whom the officer has an employment or other business relationship as described by Section 176.003(a)(2)(A), Local Government Code.
- 4. Description of the nature and extent of employment or business relationship with vendor named in item 3.** Describe the nature and extent of the employment or other business relationship with the vendor in item 3 as described by Section 176.003(a)(2)(A), Local Government Code.
- 5. List gifts accepted, if the aggregate value of the gifts accepted from vendor named in item 3 exceeds \$100.** List gifts accepted during the 12-month period (described by Section 176.003(a)(2)(B), Local Government Code) by the local government officer or family member of the officer from the vendor named in item 3 that in the aggregate exceed \$100 in value.
- 6. Affidavit.** Signature of local government officer.

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.
This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).
By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.
A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

2 Check this box if you are filing an update to a previously filed questionnaire.

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information in this section is being disclosed.

Name of Officer

This section (item 3 including subparts A, B, C, & D) must be completed for each officer with whom the vendor has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the vendor?

Yes No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

Yes No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more?

Yes No

D. Describe each employment or business and family relationship with the local government officer named in this section.

4

Signature of vendor doing business with the governmental entity

Date

MEMORIAL CITY REDEVELOPMENT AUTHORITY

**LIST OF LOCAL GOVERNMENT OFFICERS PURSUANT TO LOCAL
GOVERNMENT CODE, CHAPTER 176.0065**

Mr. Glenn E. Airola
Mr. Brad Freels
Ms. Ann T. Givens
Mr. David A. Hamilton
Dr. Zachary R. Hodges
Mr. John Rickel
Mr. Bob Tucker
Mr. Kenneth Byrd
Mr. Scott Bean
Ms. Michelle Lofton

APPROVED by the Board of Directors this _____ day of _____, 2015.

Secretary, Board of Directors

(SEAL)

EAST ALDINE MANAGEMENT DISTRICT,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: East Aldine Management District Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

10. Receive a proposal from the Gunda Corporation for a revised scope of services for the evaluation of the Conrad Sauer/Mathewson Lane project.



GUNDA CORPORATION

Engineers, Planners & Managers

October 22, 2015

Mr. Scott Bean
Executive Director
Memorial City Redevelopment Authority

**Subject: Supplement to Existing Task Order
Peer Review – Conrad Sauer Detention Basin Revitalization Project,
Houston, Texas**

Dear Mr. Bean:

Per our meeting on October 7, 2015, Gunda Corporation, LLC (GUNDA) is pleased to submit this supplement to the existing work order to perform revised scope of services for the Conrad Sauer Detention Basin Revitalization Project within the boundaries of MCRA in the City of Houston, Texas.

Project Understanding

We understand that MCRA is entering into a development agreement for the implementation of Conrad Sauer Detention Basin Revitalization Project. As part of the agreement, MCRA would like GUNDA to provide Peer Review of the design provided by the Developer's design engineer.

Original Scope of Services

GUNDA will provide QA/QC review services for construction documents for the Conrad Sauer Detention Basin Revitalization project. The reviews will be done on the following submittals:

- 30%
- 90%

Following tasks will be included:

- Review plans
- Review project manual
- Review construction cost estimates
- Constructability review
- Document the review comments on a spreadsheet, then track that the comments are addressed in subsequent submittals
- Meet with the Consultant discuss the review comments

- Meet with the Client to discuss the review comments

Our scope of service does not include the following:

- Review of the detailed design
- Review of design data
- Review of quantity take-offs
- Board or other presentations

It is understood that Developer's Designer Engineer is responsible for the quality and constructability of the project. Our Peer Review is for Board information purpose only and does not relieve Designer Engineer from their professional responsibility to the Developer and/or MCRA.

Revised Scope of Services

GUNDA has already performed 30% review as per the scope; MCRA would like GUNDA to replace 90% plan review scope with following scope of services.

MCRA shared the presentation dated April 2014 by Klotz/MetroNational regarding Conrad Sauer Detention Basin Revitalization and asked us to verify the following statements from the presentation.

Detention Capacity

CAPACITY BREAKDOWN	
EXISTING	Ac-Ft
Utilized Capacity (Estimate*)	31.0
PROPOSED	
Revitalized Detention Basin	57.8
Basin Expansion North	+4.7
Mathewson Drive Underground Vault Detention – West	+4.0
Mathewson Drive Underground Vault Detention – East	+8.0

* Estimate based on a typical 2-year frequency design for the storm drainage system

**74.5 Total
Acre Feet**

GUNDA scope of services is limited to verifying the statements above by reviewing the analysis and calculations provided by Klotz and investigating City of Houston records, including as-builts, to confirm design year for basin. GUNDA will provide it's findings in a letter memo format to MCRA. No meetings or public presentations included in this proposal.

Client Supplied information

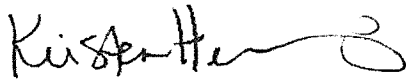
Please provide following documents at the start of the project:

- Executed Supplement
- 30% submittal plans, specifications and estimates along with all engineering calculations, analysis and computer models (Any updates since we received the data in August 2015)
- Any analysis or calculations performed by Klotz to support the statements above such as 31 acre-feet utilized capacity
- Drainage analysis and report of Existing Conditions for all design year events including 2-year and 100-year events

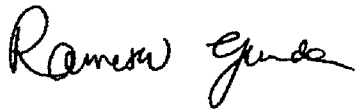
Proposed Fee

This change in the scope will not result in any changes to the currently authorized fee.

Respectfully submitted,
GUNDA CORPORATION, LLC



Kristen Hennings, P.E., CFM, LEED® Green Associate
Senior Project Manager



Ramesh Gunda, P.E., P.T.O.E.
President

Accepted by:

Memorial City Redevelopment Authority

City of Houston

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

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

11. Receive the Agree-upon Procedures report from McCall Gibson Swedlund Barfoot PLLC for Phase I reimbursement of costs pursuant to a development agreement with Lipex Properties LP and authorize the reimbursement payment.

**DRAFT
SUBJECT TO CHANGE**

MEMORIAL CITY REDEVELOPMENT AUTHORITY
REPORT ON APPLYING AGREED-UPON PROCEDURES TO
DESIGN AND RELATED COSTS REIMBURSABLE
TO LIPEX PROPERTIES, L.P. (DEVELOPER)

OCTOBER 28, 2015

**DRAFT
SUBJECT TO CHANGE**

MEMORIAL CITY REDEVELOPMENT AUTHORITY

REPORT ON APPLYING AGREED-UPON PROCEDURES TO

DESIGN AND RELATED COSTS REIMBURSABLE

TO LIPEX PROPERTIES, L.P. (DEVELOPER)

OCTOBER 28, 2015

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SUBJECT TO CHANGE

SCHEDULE

INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING
AGREED-UPON PROCEDURES

SCHEDULE OF DESIGN AND RELATED COSTS
REIMBURSABLE TO LIPEX PROPERTIES, L.P.
(DEVELOPER)

A

SCHEDULE COMPARING ACTUAL REIMBURSABLE
COSTS WITH EXHIBIT B OF THE DEVELOPMENT
AGREEMENT

B

McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708
E-Mail: mgsb@mgsbpllc.com

111 Congress Avenue
Suite 400
Austin, Texas 78701
(512) 610-2209
www.mgsbpllc.com

October 28, 2015

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SUBJECT TO CHANGE

Board of Directors
Memorial City Redevelopment Authority
City of Houston, Texas

Independent Accountant's Report
on Applying Agreed-Upon Procedures

We have performed the procedures enumerated below, which were agreed to by the Board of Directors of Memorial City Redevelopment Authority (the "Authority") on the invoices and schedules submitted by Metro National Corporation on behalf of Lipex Properties, L.P. (the "Developer") for Phase 1 design and related costs of improvements related to the Conrad Sauer detention pond and Mathewson Lane right-of-way. The responsible parties for this report are the intended users of the report. This agreed-upon procedures engagement is for the purpose of complying with the requirements of the Agreement and was performed solely to assist you in evaluating the reasonableness of those costs. This report is not to be used for any other purpose.

This engagement to apply agreed-upon procedures was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of the Board of the Authority or the City. Consequently, we make no representation regarding the sufficiency of the procedures either for the purpose for which this report has been requested or for any other purpose. The procedures performed are summarized as follows:

- A. We reviewed certain schedules and supporting invoices submitted by the Developer in substantiation of the costs to be reimbursed. Our review included all documentation supporting items, amounts, and proof of payment for which reimbursement was requested. In addition, we reviewed all agreements provided to us relative to the reimbursement request.

DRAFT
SUBJECT TO CHANGE

- B. We verified the mathematical accuracy of all engineering invoices greater than \$5,000.
- C. We reviewed the computation of certain costs, looking for any amounts required to be paid 100% by the Developer, in accordance with the Development Agreement. Any costs required to be paid by the Developer were deducted.
- D. We prepared a schedule to calculate interest at the interest rate of the Authority's Development Agreement.
- E. We prepared a reimbursement report for the benefit of the Authority, including the accountant's report and schedule of amounts reimbursable to the Developer, and have compared the amounts for approved costs with the actual reimbursable costs to complete the project.

The attached Schedule A titled "Schedule of Design and Related Costs Reimbursable to Lipex Properties, L.P. (Developer)", sets forth their reimbursable costs. This reimbursement is in accordance with the terms and conditions of the Development Agreement between the Authority and the Developer dated September 24, 2014.

Metro National, on behalf of and as General Partner of the Developer, originally submitted a schedule for reimbursement totaling \$1,049,856.47 which included \$13,293.09 in developer interest, calculated at an interest rate of 4.0% through August 28, 2015. We have revised the reimbursable amount to \$994,604.05, including interest of \$18,642.92. Interest was calculated at 4.0%, in accordance with the Development Agreement through the funding date of October 28, 2015. The following changes were made to the Developer's original schedule:

1. We re-calculated interest in accordance with the Development Agreement dated September 24, 2014. In that agreement, the interest rate is to be the lesser of 4% or the rate of interest imposed by the Developer's lender. The Developer has indicated that 4% is the rate to be used. That calculation resulted in an increase of \$5,349.83.
2. We deducted sales tax for boundary surveys of \$272.25. The Authority is not subject to sales tax.
3. Land costs are not reimbursable under the agreement, so we deducted \$330.00 for attorney fees related to easements.
4. We deducted project management fees that are not reimbursable under the agreement, resulting in a decrease of \$60,000.00.

Schedule B compares the actual reimbursable costs due the Developer with Exhibit B of the Development Agreement.

We were not engaged to and did not conduct an audit, the objective of which would be the expression of an opinion on the aforementioned reimbursable costs. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the use of the Board of Directors and is not intended to be and should not be used by anyone other than this specified party. However, this report is a matter of public record and its distribution is not limited. This report should not be associated with the presentation of any financial data of the City or the Authority except to comply with filing requirements as required by the respective agreements.

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McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

AUP Report 2015 Reimb

MEMORIAL CITY REDEVELOPMENT AUTHORITY
SCHEDULE OF DESIGN AND RELATED COSTS
REIMBURSABLE TO LIPEX PROPERTIES, L.P. (DEVELOPER)
OCTOBER 28, 2015

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SUBJECT TO CHANGE

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION		TOTAL REIMBURSABLE COST
Klotz Associates Inc.		
Design, Project Management, Landscaping, Structural, Geotech, Plat and Expenses for Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way		
Amount Paid by Developer	\$ 980,141.20	
Less: 100% Developer Item	14,680.07	\$ 965,461.13
 Windrose Land Services, Inc.		
Boundary Surveys, City Planning Letter Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way		
Amount Paid by Developer	\$ 10,772.25	
Less: 100% Developer Item	272.25	10,500.00
TOTAL AMOUNT REIMBURSABLE TO LIPEX PROPERTIES, L.P. AS OF OCTOBER 28, 2015		\$ 975,961.13

* Interest rate in accordance with the Development Agreement dated September 24, 2014

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SUBJECT TO CHANGE

<u>ACCRUED INTEREST AT 4.0%*</u>	<u>TOTAL REIMBURSABLE</u>
\$ 18,347.20	\$ 983,808.33
<u>295.72</u>	<u>10,795.72</u>
<u>\$ 18,642.92</u>	<u>\$ 994,604.05</u>

MEMORIAL CITY REDEVELOPMENT AUTHORITY
SCHEDULE COMPARING ACTUAL REIMBURSABLE COSTS
WITH EXHIBIT B OF THE DEVELOPMENT AGREEMENT
OCTOBER 28, 2015

DRAFT
SUBJECT TO CHANGE

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION	ESTIMATED COSTS EXHIBIT B	REIMBURSABLE TO LIPEX PROPERTIES, L.P. AT OCTOBER 27, 2015	ESTIMATED ADDITIONAL COST TO COMPLETE
PROJECT ITEMS			
Phase 1 - 30% Design of Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way	\$ 829,591	\$ 975,961	\$ -
Developer Interest		18,643	
TOTAL PROJECT ITEMS	\$ 829,591	\$ 994,604	\$ -

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<u>TOTAL ACTUAL COSTS TO DATE AND ESTIMATED ADDITIONAL COST TO COMPLETE</u>	<u>ACTUAL OVER (UNDER) ESTIMATE</u>	<u>% VARIANCE OVER (UNDER) ESTIMATE</u>
\$ 975,961	\$ 146,370	18.00%
<u>18,643</u>	<u>18,643</u>	100.00%
<u>\$ 994,604</u>	<u>\$ 165,013</u>	

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

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

13. Receive the engineer's report from LAN including:
- a. Lumpkin Road Improvements Project construction status
 - b. Consider approval of time modifications, changes in work or pay applications
 - c. Consider bid tabulations and contractor recommendations for the Four Points by Sheraton parking lot extension
 - d. Consider a proposal for engineering services related to Queensbury and Town and Country intersection safety improvements
 - e. Presentation on proposed Memorial Drive drainage and mobility improvements
 - f. Other engineering matters and projects

Lumpkin Road

Reconstruction and Drainage Improvements
WBS No. N-T17000-0012-3



TIRZ 17

REDEVELOPMENT

AUTHORITY

Project Location

The project is located along Lumpkin Road between IH10 Frontage Road and Northbrook Drive. City Council District A.



Not to scale

Project Purpose

The purpose of the Project is to improve vehicular and pedestrian flow, improve local and regional drainage with the installation reinforced concrete box storm sewers and with improvements to the existing detention basin at the northwest corner of Lumpkin Road and Westview Drive, which will result in increased conveyance and storage.

Project Description

The overall construction will consist of installation of storm sewer facilities ranging in size from 4'x4' to dual 8'x8' boxes, detention basin improvements, replacement of water and sanitary sewer lines, relocation of large diameter water transmission lines, installation of three (3) lanes of concrete pavement, and sidewalks throughout the project limits. Also included will be a bus shelter, pedestrian lights along the western sidewalks, pavers and trees. The traffic signal at Westview Drive will also be upgraded to meet current City of Houston Standards.

Status Report

- Completed concrete paving and driveways between Westview Dr. and I-10 Frontage Rd.
- Installed pedestrian light fixtures
- Started concrete paving and driveways along west side of Lumpkin Rd. between Westview Dr. and Northbrook Dr.
- Continuing with basin construction

Current Traffic Control

- Lumpkin Road between IH10 feeder and Westview Dr. has South bound one way traffic only. (note, NB is being detoured via Beltway 8 Frontage Road)

Construction Schedule

Construction Phases	Schedule Completion
Phase 1 - West side from I-10 frontage road to Westview Drive -Install water line along west side -Install storm boxes -Construct concrete paving and sidewalks along west side.	July 2015
Phase 2 - East side from I-10 frontage road to Westview Drive -Construct concrete paving, sidewalks and lighting	October 2015
Phase 3 - Lumpkin Road and Westview Dr. Intersection -Relocate 36" and 48" water lines -Install storm boxes through intersection -Construct concrete paving	April 2015
Phase 4 - Lumpkin Road at Westview Dr. -Install storm sewer at detention basin -Construct detention basin -Install sanitary sewer	September 2015
Phase 5 – Lumpkin Road between Westview Dr. and Northbrook Dr. -Install storm sewer system -Install water lines -Construct concrete paving, sidewalks and lighting	January 2016

Payment Estimates	
Original contract amount	\$11,142,521.40
Change order amount to date	\$2,355,471.80
Current contract amount	\$13,497,993.20
Previous payments	\$7,657,795.95
Current payment due	\$1,849,101.02
Contract completion date	April 14, 2016

* For more information please refer to TIRZ 17 website



New concrete paving north of Westview Dr.



West end of Basin



Basin looking east



New pedestrian light Fixture

Construction Time:

- Contract time is 465 calendar days.
- Notice to Proceed date – January 5, 2015

Contact Information:

Construction Manager (CM):
Lockwood, Andrews, and Newnam, Inc. (LAN)
2925 Briarpark Dr., Suite 400
Houston, TX 77042

Contractor:
SER Construction Partners, LLC
3636 Pasadena Blvd.
Pasadena, TX 77503



**Lockwood, Andrews
& Newnam, Inc.**

A LEO A DALY COMPANY

October 20, 2015

Scott Bean
Memorial City Redevelopment Authority
c/o Hawes Hill Calderon, LLP
10103 Fondren #300
Houston, Texas 77096

Reference: Lumpkin Road Reconstruction and Drainage Improvements
LAN Project No.: 130-10384-001
WBS No. N-T17000-0012-3
SER Construction Partners, LLC Payment No. 09

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 09 in the amount of \$1,849,101.02 for construction services rendered through September 30, 2015.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of **\$1,849,101.02** to SER.

The following billing information is to be used for payment:

SER Construction Partners, LLC
3636 Pasadena Blvd.
Pasadena, TX 77503

If you have any questions or require additional information, please feel free to contact me at (713)266-6900.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MA', is written over the typed name and title.

Muhammad Ali, P.E.
Project Manager

MA:rlb

Enclosures: SER Pay Est. No. 09



MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

Estimate No. : 9
 Cut Off Date : 09/30/15
 Estimate Date : 10/20/15

**ESTIMATE AND CERTIFICATE FOR
 PAYMENT UNIT PRICE WORK**

Project Name : Lumpkin Road Reconstruction and Drainage Improvements
 Contractor Name : SER Construction Partners, LLC
 Address : 3636 Pasadena Blvd.
 Pasadena, TX 77503

WBS No. : N-T17000-0012-3

CONTRACT TIME IN CALENDAR DAYS

Contract Date	: 12/11/2014	Original Contract Time	: 465
Start Date	: 1/5/2015	Approved Extensions	: 0
Current Contract Completion Date	: 4/14/2016	Total Contract Time	: 465
Substantial Completion Date	:	Days Used to Date	: 269
Percentage By Time	: 57.85%	In Place	: 74.14%
Days Remaining to Date	:	Days Remaining to Date	: 196
Date Insurance Exp. :	6/8/2016	Drug Policy Due Date:	N/A
Current M/SBE :	2.4/1.9%	Schedule Update Received :	8/27/2015

CONTRACT AMOUNT TO DATE :

- Original Contract Amount \$11,142,521.40
- Approved Change Orders

No	Date	Ext.Days	Amount
1	01/22/2015		\$2,355,471.80

Total Approved Extensions **0** Total Change Orders to Date \$2,355,471.80

3. Approved Work Change Directives

No	Date		Amount

Total Pending Work Change Directives to Date **\$0.00**
TOTAL CONTRACT AMOUNT (excludes WCDs) \$13,497,993.20

A. EARNINGS TO DATE

1. Work Completed to Date	74.14% Complete	<u>\$10,007,259.97</u>
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		<u>\$10,007,259.97</u>

B. DEDUCTIONS

1. Retainage	5% Of \$10,007,259.97	\$500,363.00
2. Retainage Release	0% Of \$10,007,259.97	\$0.00
3. Total Retainage		\$500,363.00
4. Liquidated Damages	0.00 Days @ \$5,000.00	\$0.00
5. Assessments		\$0.00
6. Inspector Overtime Costs		\$0.00
TOTAL DEDUCTIONS		<u>\$500,363.00</u>

C. AMOUNT DUE THIS PERIOD

1. Total Earnings to Date	<u>\$10,007,259.97</u>	
2. Total Deductions	<u>\$500,363.00</u>	
3. Total Payments Due	<u>\$9,506,896.97</u>	
4. Less Previous Payments	<u>\$7,657,795.95</u>	
5. Restoration Adjustment	<u>\$0.00</u>	
TOTAL AMOUNT DUE CONTRACTOR THIS DATE		<u>\$1,849,101.02</u>

BALANCE REMAINING \$3,490,733.23

Prepared By

Richard L. Butler

Reviewed By

Muhammad Ali, P.E.

Date

Approved By:

Scott Bean, TIRZ17

10/22/15
 Date

SER Construction Partners, Inc.
 Contract # WBS No. N-117000-0012-3
 Lumpkin Road Reconstruction and Drainage Improvements
 ESTIMATE No. 9 September 2015

Writer:
 Memorial City Redevelopment Authority
 2925 Briar Park Dr.
 Houston, Texas 77042
 Harris

Contractor:
 SER Construction Partners, LLC
 3636 Pasadena Blvd
 Pasadena, Texas 77503
 Harris

Item No. Spec Ref	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Date	Amount to Date	% Completed	Remaining to Install	Dollar Amount Remaining
1	01502	LS	1	\$300,000.00	\$300,000.00	1.00	0	1.00	\$0.00	100.00%	0.00	\$0.00
2	01555	LS	1	\$250,000.00	\$250,000.00	0.25	0.5	0.75	\$187,500.00	75.00%	0.25	\$62,500.00
3	01555	HR	3185	\$90.00	\$95,550.00	3,185.00	0	3,185.00	\$95,550.00	100.00%	0.00	\$0.00
4	01555	LF	2570	\$29.00	\$74,530.00	2,729.00	0	2,729.00	\$74,530.00	106.19%	-159.00	-\$4,611.00
5	01555	LF	2570	\$10.60	\$27,242.00	2,462.00	0	2,462.00	\$22,917.20	84.12%	408.00	\$4,324.80
6	01555	LF	2570	\$9.30	\$13,621.00	0.00	0	0.00	\$0.00	0.00%	2,570.00	\$13,621.00
7	01562	LS	1	\$6,450.00	\$6,450.00	1.00	0	1.00	\$6,450.00	100.00%	0.00	\$0.00
8	04570	LF	500	\$14.70	\$7,350.00	365.00	0	365.00	\$5,365.50	73.00%	135.00	\$1,984.50
9	02922	SY	3100	\$4.00	\$12,400.00	0.00	0	0.00	\$0.00	0.00%	3,100.00	\$12,400.00
10	01570	LF	5000	\$2.10	\$10,500.00	3,000.00	0	3,000.00	\$6,300.00	60.00%	2,000.00	\$4,200.00
11	02082	EA	17	\$3,000.00	\$51,000.00	16.00	0	16.00	\$48,000.00	94.12%	1.00	\$3,000.00
12	02082	EA	2	\$4,000.00	\$8,000.00	2.00	0	2.00	\$8,000.00	100.00%	0.00	\$0.00
	HCFC0											
	02120/02241/											
13	02314	CY	29673	\$20.00	\$593,460.00	14,836.52	7500	22,336.52	\$446,730.40	75.28%	7,336.48	\$146,729.60
14	02200	LF	1869	\$30.00	\$56,070.00	0.00	0	0.00	\$0.00	0.00%	1,869.00	\$56,070.00
15	02200	EA	1	\$2,400.00	\$2,400.00	0.00	0	0.00	\$0.00	0.00%	1.00	\$2,400.00
16	02221	LF	750	\$20.60	\$15,450.00	611.00	0	611.00	\$12,586.60	81.47%	139.00	\$2,863.40
17	02221	LF	132	\$21.80	\$2,877.60	50.00	120	170.00	\$3,706.00	128.79%	-38.00	-\$828.40
18	02221	LF	748	\$25.30	\$18,924.40	590.00	160	750.00	\$18,975.00	100.27%	-2.00	-\$50.60
19	02221	LF	174	\$28.90	\$5,028.60	163.00	0	163.00	\$4,710.70	93.68%	11.00	\$317.90
20	02221	EA	13	\$524.00	\$4,212.00	13.00	0	13.00	\$4,212.00	100.00%	0.00	\$0.00
21	02221	EA	3	\$324.00	\$972.00	1.00	0	1.00	\$324.00	100.00%	0.00	\$0.00
22	02221	EA	3	\$735.00	\$2,205.00	3.00	0	3.00	\$2,205.00	100.00%	0.00	\$0.00
23	02221	LF	126	\$46.70	\$5,884.20	126.00	0	126.00	\$5,884.20	100.00%	0.00	\$0.00
24	02221	LF	573	\$49.10	\$28,134.30	573.00	0	573.00	\$28,134.30	100.00%	0.00	\$0.00
25	02221	LF	72	\$26.40	\$1,900.80	72.00	0	72.00	\$1,900.80	100.00%	0.00	\$0.00
26	02221	SY	865	\$13.00	\$11,245.00	865.00	0	865.00	\$11,245.00	100.00%	0.00	\$0.00
27	02221	EA	2	\$441.00	\$882.00	2.00	0	2.00	\$882.00	100.00%	0.00	\$0.00
28	02221	AC	3	\$15,000.00	\$45,000.00	2.75	0	2.75	\$41,250.00	91.67%	0.25	\$3,750.00
29	HCFC0 02241	LS	1	\$6,000.00	\$6,000.00	1.00	0	1.00	\$6,000.00	100.00%	0.00	\$0.00
30	02260	LF	2424	\$1,200.00	\$2,908.80	3,280.23	0	3,280.23	\$3,956.28	135.32%	-856.23	-\$1,027.48
31	02540	EA	30	\$1,200.00	\$36,000.00	0.00	0	0.00	\$0.00	0.00%	30.00	\$36,000.00
32	05321	TON	7871	\$30.40	\$239,278.40	7,871.32	1271.5	9,142.82	\$277,941.67	116.16%	-1,271.82	-\$38,663.27
33	HCFC0 02315	CY	3410	\$30.90	\$105,369.00	0.00	0	0.00	\$0.00	0.00%	3,410.00	\$105,369.00
34	HCFC0 02361	LF	1850	\$2.10	\$3,885.00	1,829.00	0	1,829.00	\$3,840.90	98.86%	21.00	\$44.10
35	HCFC0 02364	LF	150	\$41.40	\$6,210.00	75.00	0	75.00	\$3,105.00	50.00%	75.00	\$3,105.00
36	HCFC0 02365	SY	422	\$24.90	\$10,507.80	422.00	0	422.00	\$10,507.80	100.00%	0.00	\$0.00
37	HCFC0 02376	SY	1265	\$60.00	\$75,900.00	0.00	0	0.00	\$0.00	0.00%	1,265.00	\$75,900.00
38	HCFC0 02376	EA	3	\$1,100.00	\$3,300.00	0.00	0	0.00	\$0.00	0.00%	3.00	\$3,300.00
39	02611	LF	275	\$127.00	\$34,925.00	0.00	160	160.00	\$20,320.00	58.18%	115.00	\$14,605.00
40	02611	LF	429	\$127.10	\$54,525.90	390.00	116	506.00	\$64,312.60	117.95%	-77.00	-\$9,786.70
41	02611	LF	40	\$182.20	\$7,288.80	32.00	0	32.00	\$5,830.40	80.00%	8.00	\$1,457.60
42	02611	LF	15	\$204.70	\$3,070.50	15.00	0	15.00	\$3,070.50	100.00%	0.00	\$0.00
43	02611	LF	89	\$184.30	\$16,402.70	86.00	0	86.00	\$15,849.80	96.63%	3.00	\$552.90
44	02611	LF	2542	\$98.00	\$249,116.00	2,620.72	0	2,620.72	\$2,568,305.60	103.10%	-78.72	-\$77,145.60
45	02631	LF	769	\$1,200.00	\$922,800.00	760.00	0	760.00	\$912,800.00	98.83%	9.00	\$10,000.00
46	02631	LF	67	\$1,750.00	\$117,500.00	61.00	0	61.00	\$45,750.00	100.00%	0.00	\$0.00
47	02631	LF	31	\$600.00	\$18,000.00	37.00	0	37.00	\$22,200.00	100.00%	0.00	\$0.00
48	02631	LF	81	\$600.00	\$48,600.00	59.00	7	66.00	\$39,600.00	81.48%	15.00	\$9,000.00
49	02631	LF	66	\$700.00	\$46,200.00	50.00	0	50.00	\$35,000.00	75.76%	16.00	\$11,200.00

Owner:
Memorial City Redevelopment Authority
2925 Bilar Park Dr.
Houston, Texas 77042
Harris

Contractor:
SER Construction Partners, LLC
3636 Pasadena Blvd
Pasadena, Texas 77503
Harris

ESTIMATE No. 9 September 2015

Contract # WBS No. N-171000-0012-3
Lumpkin Road Reconstruction and Drainage Improvements

Item No.	Spec Ref	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Date	Amount to Date	% Completed	Remaining to Install	Dollar Amount Remaining
50	02631	Precast 4-foot X 4-foot Storm Sewer by Open Cut Complete in Place	LF	40	\$350.00	\$14,000.00	40.00	0	0	\$0.00	100.00%	0.00	\$0.00
51	02631	Precast 8-foot X 8-foot Storm Sewer Cap (w/24-inch Outlet) by Open Cut	EA	2	\$4,000.00	\$8,000.00	2.00	0	0	\$0.00	100.00%	0.00	\$0.00
52	02631	Precast 7-foot X 5-foot Storm Sewer End Cap	EA	1	\$2,400.00	\$2,400.00	1.00	0	0	\$0.00	100.00%	0.00	\$0.00
53	02632	Type PW Headwall (TXDOT Item 466)	EA	1	\$23,000.00	\$23,000.00	0.00	0	0	\$0.00	0.00%	1.00	\$23,000.00
54	02632 / 02633	Junction Box With Riser	EA	6	\$19,000.00	\$114,000.00	5.00	0	0	\$19,000.00	100.00%	0.00	\$0.00
55	02633	Type A Inlet	EA	8	\$2,518.50	\$20,148.00	6.00	2	8	\$5,037.00	100.00%	0.00	\$0.00
56	02633	Type C1 Inlet with Extension	EA	1	\$3,069.00	\$3,069.00	0.00	1	1	\$3,069.00	100.00%	0.00	\$0.00
57	02633	Type BB Inlet	EA	15	\$2,505.00	\$37,575.00	13.00	1	14	\$2,505.00	93.33%	1.00	\$2,505.00
58	02633	Type E Inlet	EA	3	\$2,680.50	\$8,041.50	0.00	1	1	\$2,680.50	33.33%	2.00	\$5,361.00
59	02670	28-inch (8-inch o/s) Modular Block	EA	315	\$144.00	\$45,360.00	0.00	0	0	\$0.00	0.00%	316.00	\$45,504.00
60	02670	Modular Block Wall (Complete) (bolec, Granular Backfill)	SF	2320	\$54.90	\$127,278.00	6,017.00	11,577	17,594.00	\$635,577.30	78.83%	4,726.00	\$45,504.00
61	02751	7-inch Concrete Pavement	SY	1235	\$51.20	\$63,232.00	0.00	0	0	\$0.00	0.00%	1,235.00	\$63,232.00
62	02751	6-inch Cement Stabilized Base (TXDOT)	SY	1318	\$14.00	\$18,452.00	0.00	0	0	\$0.00	0.00%	1,318.00	\$18,452.00
63	02754	7-inch High Early Strength Concrete Driveways, including excavation and	SF	750	\$7.20	\$5,400.00	0.00	0	0	\$0.00	0.00%	750.00	\$5,400.00
64	02771	Concrete Curb (All Heights)	LF	478	\$28.90	\$13,814.20	0.00	0	0	\$0.00	0.00%	478.00	\$13,814.20
65	HCFCO 02911	Furnishing and Placing 8-inch Topsoil	SY	12569	\$5.50	\$69,129.50	0.00	0	0	\$0.00	0.00%	12,569.00	\$69,129.50
66	02922	Inlet Protection Sodding	SY	8854	\$4.00	\$35,416.00	0.00	0	0	\$0.00	0.00%	8,854.00	\$35,416.00
67	02922	Sodding	SY	8854	\$4.00	\$35,416.00	0.00	0	0	\$0.00	0.00%	8,854.00	\$35,416.00
68	HCFCO 03310	Concrete Mow Strip (5-inches)	SY	221	\$410.40	\$90,698.40	0.00	0	0	\$0.00	0.00%	221.00	\$90,698.40
69	HCFCO 03310	8-foot Wide Concrete Pilot Channel	LF	550	\$53.30	\$29,315.00	0.00	0	0	\$0.00	0.00%	550.00	\$29,315.00
70	HCFCO 03310	6-foot Wide Concrete Pilot Channel	LF	292	\$39.80	\$11,621.60	0.00	0	0	\$0.00	0.00%	292.00	\$11,621.60
Base Bid Water													
71	02082	3-inch A1/VR Valve Assembly with Service Manhole	EA	2	\$5,614.80	\$11,229.60	2.00	0	0	\$0.00	100.00%	0.00	\$0.00
72	02221	Remove and Dispose of Existing Water Line Manholes, All Types	EA	2	\$264.00	\$528.00	0.00	0	0	\$0.00	0.00%	2.00	\$528.00
73	02221	Remove and Dispose of 36-inch Diameter Water Line, All Types of Material	LF	206	\$43.40	\$8,940.40	206.00	0	0	\$0.00	100.00%	0.00	\$0.00
74	02221	Remove and Dispose of 48-inch Diameter Water Line, All Types of Material	LF	210	\$50.50	\$10,605.00	210.00	0	0	\$0.00	100.00%	0.00	\$0.00
75	02511	12-inch Water Line by Trenchless	LF	56	\$258.70	\$14,487.20	0.00	0	0	\$0.00	107.14%	4.00	\$1,034.80
76	02511	12-inch Water Line in 20-inch Casing	LF	18	\$117.50	\$2,115.00	0.00	0	0	\$0.00	0.00%	18.00	\$2,115.00
77	02511	8-inch Water Line by Trenchless	LF	2094	\$55.00	\$115,170.00	1,506.00	500	2,008.00	\$27,500.00	95.89%	86.00	\$4,730.00
78	02511	8-inch Water Line with Restrained Joints	LF	179	\$163.20	\$29,212.80	240.00	0	240.00	\$39,168.00	134.08%	-61.00	-\$9,955.20
79	02511	8-inch Water Line DIP Press CL 350	LF	60	\$123.30	\$7,398.00	200.00	0	200.00	\$24,660.00	333.33%	-140.00	-\$17,262.00
80	02511	36-inch Water Line	LF	206	\$398.80	\$82,152.80	210.00	0	210.00	\$83,788.00	101.94%	-4.00	-\$1,595.20
81	02511	48-inch Water Line	LF	210	\$538.40	\$113,064.00	210.00	0	210.00	\$113,064.00	100.00%	0.00	\$0.00
82	02512	5/8-inch to 1-inch Copper Service Connection, Short Side	EA	1	\$1,090.20	\$1,090.20	1.00	0	1	\$1,090.20	100.00%	0.00	\$0.00
83	02512	1.5-inch to 2-inch Copper Service Connection, Short Side	EA	6	\$8,163.00	\$49,938.00	6.00	0	6	\$49,938.00	100.00%	0.00	\$0.00
84	02512	1.5-inch to 2-inch Copper Service Connection, Long Side	EA	5	\$2,059.50	\$10,297.50	6.00	0	6	\$12,357.00	120.00%	-1.00	-\$2,059.50
85	02513	4-inch Wet Connection	EA	1	\$985.80	\$985.80	0.00	0	0	\$0.00	0.00%	1.00	\$985.80
86	02516	4-inch Cut, Plug and Abandon	EA	1	\$176.70	\$176.70	0.00	0	0	\$0.00	0.00%	1.00	\$176.70
87	02513	6-inch Wet Connection	EA	1	\$1,586.30	\$1,586.30	1.00	0	1	\$1,586.30	100.00%	0.00	\$0.00
88	02516	6-inch Cut, Plug and Abandon	EA	1	\$238.20	\$238.20	1.00	0	1	\$238.20	100.00%	0.00	\$0.00
89	02513	8-inch Wet Connection	EA	4	\$1,089.00	\$4,356.00	2.00	0	2	\$2,178.00	50.00%	2.00	\$2,178.00
90	02516	8-inch Cut, Plug and Abandon	EA	5	\$202.50	\$1,012.50	2.00	0	2	\$405.00	40.00%	3.00	\$607.50
91	02513	12-inch Wet Connection	EA	1	\$1,199.20	\$1,199.20	1.00	0	1	\$1,199.20	100.00%	0.00	\$0.00
92	02516	12-inch Cut, Plug and Abandon	EA	1	\$500.30	\$500.30	1.00	0	1	\$500.30	100.00%	0.00	\$0.00
93	02520	Fire Hydrant Assembly with 6-inch Gate Valve	EA	9	\$3,821.10	\$34,389.90	6.00	0	6	\$22,926.60	66.67%	3.00	\$11,463.30
94	02520	6-inch FH Lead (Open Cut)	LF	98	\$47.50	\$4,655.00	20.00	0	20	\$950.00	20.41%	78.00	\$3,705.00
95	02520	Remove and Salvage Existing Fire Hydrant	EA	7	\$264.00	\$1,848.00	6.00	0	6	\$1,584.00	85.71%	1.00	\$264.00
96	02525	12-inch X 8-inch TS&V	EA	1	\$3,174.00	\$3,174.00	1.00	0	1	\$3,174.00	100.00%	0.00	\$0.00
Base Bid Sanitary													
97	02082	Precast Standard Sanitary Manhole	EA	2	\$2,542.50	\$5,085.00	2.00	0	2	\$5,085.00	100.00%	0.00	\$0.00
98	02082	Precast Standard Drop Sanitary Manhole	EA	1	\$2,642.10	\$2,642.10	1.00	0	1	\$2,642.10	100.00%	0.00	\$0.00
99	02531	18-inch Sanitary Sewer	LF	138	\$164.60	\$22,714.80	138.00	0	138	\$22,714.80	100.00%	0.00	\$0.00
100	02531	4-inch Sanitary Sewer	LF	15	\$65.50	\$982.50	15.00	0	15	\$982.50	100.00%	0.00	\$0.00

Owner: Memorial City Redevelopment Authority
 2925 Briar Park Dr.
 Houston, Texas 77042
 Harris

Contractor: SER Construction Partners, LLC
 3636 Pasadena Blvd
 Pasadena, Texas 77503
 Harris

ESTIMATE No. 9 September 2015

Item No.	Spec Ref	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Date	Amount to Date	% Completed	Remaining to install	Dollar Amount Remaining
101	02531	4-inch Sanitary Sewer Force Main	LF	34	\$52.80	\$1,795.20	34.00	0	34.00	\$0.00	100.00%	0.00	\$0.00
Base Bid Paving													
102	02741	Temporary Asphalt	SY	1255	\$105.70	\$132,653.50	1,491.52	0	1,491.52	\$0.00	118.85%	-236.52	-\$25,000.16
103	02319	Filling of Ditch (Temporary TCP)	CY	750	\$16.50	\$12,375.00	750.00	0	750.00	\$0.00	100.00%	0.00	\$0.00
104	02221	Remove and Dispose of Asphalt Concrete Pavement	SY	8971	\$5.90	\$52,928.90	8,971.00	0	8,971.00	\$0.00	100.00%	0.00	\$0.00
105	02221	Remove and Dispose of Reinforced Concrete Pavement with or without A	SY	639	\$5.90	\$3,770.10	639.00	0	639.00	\$0.00	100.00%	0.00	\$0.00
106	02221	Remove and Dispose of Driveways (All Materials, All Thickness)	SY	1721	\$6.50	\$11,186.50	921.00	0	921.00	\$0.00	53.52%	800.00	\$5,200.00
107	02221	Remove and Dispose of Sidewalks (All Materials, All Thickness)	SY	72	\$8.20	\$590.40	72.00	0	72.00	\$0.00	100.00%	0.00	\$0.00
108	02315	Roadway Excavation	CY	15700	\$23.30	\$365,810.00	15,700.00	0	15,700.00	\$0.00	100.00%	0.00	\$0.00
109	02221	Remove Concrete Curb all Heights	LF	1000	\$1.30	\$1,300.00	1,000.00	0	1,000.00	\$0.00	100.00%	0.00	\$0.00
110	02771	Concrete Curb (All Heights)	LF	5300	\$15.90	\$84,270.00	8,144.24	814	3,398.24	\$2,442.00	64.12%	1,901.76	\$5,705.28
111	02771	Concrete Curb (Toe Wall 0" to 18")	LF	700	\$14.00	\$9,800.00	0.00	130	130.00	\$1,820.00	18.57%	570.00	\$7,980.00
112	02337	Lime/Fly-Ash Stabilized Subgrade, 6-inch	SY	13403	\$4.10	\$54,952.50	6,754.65	3324.17	10,078.82	\$41,323.16	75.20%	3,324.18	\$13,629.34
113	02337	Lime for Lime Stabilization	TON	200	\$6.60	\$1,320.00	191.35	52.39	243.74	\$9,430.20	121.87%	-43.74	-\$7,873.20
114	02754	7-inch High Early Strength Concrete Driveways, including excavation and	SF	8499	\$180.00	\$1,529,820.00	3,373.12	0	2,373.12	\$0.00	27.92%	6,125.88	\$40,430.81
115	02751	8-inch Reinforced Concrete Pavement (High Early Strength)	SY	12095	\$66.20	\$776,499.00	6,327.65	2800	9,127.65	\$585,993.85	75.47%	2,967.37	\$190,505.15
116	TXDOT 360	10-inch Continuously Reinforced Concrete Pavement (TXDOT) (High Early	SY	370	\$66.50	\$24,605.00	180.00	180	360.00	\$11,970.00	97.30%	10.00	\$665.00
117	TXDOT 360	6-inch Cement Stabilized Base (TXDOT)	SY	370	\$19.60	\$7,252.00	180.00	180	360.00	\$3,528.00	97.30%	10.00	\$196.00
118	TXDOT 360	6-inch Lime Treated Subgrade (TXDOT)	SY	370	\$4.10	\$1,517.00	180.00	180	360.00	\$738.00	97.30%	10.00	\$41.00
119	02752	Board Expansion Joint with Load Transfer Device	LF	1362	\$8.90	\$12,121.80	811.49	236	1,047.49	\$9,322.66	76.91%	314.51	\$2,799.14
120	02752	Horizontal Dowels, All Lengths	EA	28	\$10.60	\$296.80	0.00	28	28.00	\$296.80	100.00%	0.00	\$0.00
121	02752	Saw-Cut Concrete Pavement (All Depths)	LF	265	\$12.00	\$3,180.00	165.00	265	430.00	\$3,180.00	162.26%	-165.00	-\$1,980.00
122	321413	ADA Accessible Wheelchair Ramps	EA	6	\$1,119.00	\$6,714.00	2.00	0	2.00	\$0.00	33.33%	4.00	\$4,476.00
123	321413	ADA Detectable Warning Pavers	SY	49	\$5,880.00	\$287,820.00	0.00	25	25.00	\$3,000.00	51.02%	24.00	\$2,880.00
124	02775	4.5-inch Thick Concrete Sidewalks	SF	23460	\$6.20	\$145,852.00	12,348.03	0.00	12,348.03	\$0.00	52.63%	11,111.97	\$68,894.19
125	02319	Borrow	CY	1860	\$18.40	\$34,224.00	0.00	0	0.00	\$0.00	0.00%	1,860.00	\$34,224.00
Base Bid Landscape / Architectural													
126	02950	Bed Preparation	SF	1350	\$12.00	\$16,200.00	0.00	0	0.00	\$0.00	0.00%	1,350.00	\$16,200.00
127	02950	Shade Trees (Lumpkin Road Basic Amenities)	EA	49	\$720.00	\$35,280.00	0.00	0	0.00	\$0.00	0.00%	49.00	\$35,280.00
128	02950	Low Flowering Tree	EA	54	\$690.00	\$37,260.00	0.00	0	0.00	\$0.00	0.00%	54.00	\$37,260.00
129	02810	Irrigation	SF	60000	\$1.40	\$84,000.00	0.00	30000	30,000.00	\$42,000.00	50.00%	30,000.00	\$42,000.00
130	02780	Sidewalk Concrete Accent Pavers	SF	4795	\$38.00	\$182,010.00	2,396.00	0	2,396.00	\$0.00	49.97%	2,399.00	\$43,182.00
131	02751	Gathering Areas	SF	2000	\$60.00	\$120,000.00	2,000.00	0	2,000.00	\$0.00	100.00%	0.00	\$0.00
132	02870	Benches	EA	2	\$1,731.00	\$3,462.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$3,462.00
133	02870	Bike Racks	EA	3	\$1,251.00	\$3,753.00	0.00	0	0.00	\$0.00	0.00%	3.00	\$3,753.00
134	02780	Trash Receptacles	EA	1	\$1,030.50	\$1,030.50	0.00	0	0.00	\$0.00	0.00%	1.00	\$1,030.50
135	DWG	Lighting	EA	29	\$7,020.00	\$203,580.00	0.00	4	4.00	\$28,080.00	13.79%	25.00	\$175,500.00
136	DWG	Electrical Services	EA	1	\$79,200.00	\$79,200.00	0.42	0	0.42	\$0.00	42.00%	0.58	\$45,936.00
Base Bid Signal Design and Interconnect													
137	02465	Drill Shaft (Traffic Signal Pole) (24-inch)	LF	24	\$216.00	\$5,184.00	0.00	0	0.00	\$0.00	0.00%	24.00	\$5,184.00
138	02465	Drill Shaft (Traffic Signal Pole) (30-inch)	LF	64	\$240.00	\$15,360.00	32.00	32	64.00	\$7,680.00	100.00%	0.00	\$0.00
139	02580	35-foot Traffic Signal Pole	EA	2	\$6,600.00	\$13,200.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$13,200.00
140	02580	40-foot Traffic Signal Pole	EA	2	\$10,440.00	\$20,880.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$20,880.00
141	02582	PED Pole Assembly	EA	2	\$1,440.00	\$2,880.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$2,880.00
142	02582	Push Button Pole Assembly	EA	2	\$600.00	\$1,200.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$1,200.00
143	02893	Traffic Signal Construction	EA	1	\$4,200.00	\$4,200.00	0.00	0	0.00	\$0.00	0.00%	1.00	\$4,200.00
144	02893	Temporary Traffic Signals	EA	1	\$25,200.00	\$25,200.00	1.00	0	1.00	\$0.00	100.00%	0.00	\$0.00
145	02893	Removal of Concrete Foundations	EA	4	\$840.00	\$3,360.00	4.00	0	4.00	\$0.00	100.00%	0.00	\$0.00
146	02893	Remove Traffic Signal Pole Assembly	EA	4	\$540.00	\$2,160.00	4.00	0	4.00	\$0.00	100.00%	0.00	\$0.00
147	02893	Electrical Service (UL TYPE 3R)	EA	1	\$4,800.00	\$4,800.00	0.00	0	0.00	\$0.00	0.00%	1.00	\$4,800.00
148	16710	Traffic Signal Pull Box Type A	EA	6	\$480.00	\$2,880.00	2.00	0	2.00	\$0.00	33.33%	4.00	\$1,920.00
149	16710	Traffic Signal Pull Box Type B	EA	3	\$500.00	\$1,500.00	2.00	0	2.00	\$0.00	66.67%	1.00	\$600.00
150	16710	Traffic Signal Pull Box Type C	EA	1	\$1,440.00	\$1,440.00	0.00	1	1.00	\$1,440.00	100.00%	0.00	\$0.00

SER Construction Partners, Inc.
 Contract # WBS No. N-1717000-0012-3
 Lumpkin Road Reconstruction and Drainage Improvements
 ESTIMATE No. 9 September 2015

Owner:
 Memorial City Redevelopment Authority
 2925 Briar Park Dr.
 Houston, Texas 77042
 Harris

Contractor:
 SER Construction Partners, LLC
 3656 Pasadena Blvd
 Pasadena, Texas 77503
 Harris

Item No.	Spec Ref	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date	% Completed	Remaining to Install	Dollar Amount Remaining
151	16711	1.5-inch (Trench) Conduit PVC (SCHD 80)	LF	699	\$12.00	\$8,388.00	595.00	0	0	\$0.00	\$7,140.00	85.12%	104.00	\$1,248.00
152	16711	2-inch (Trench) Conduit PVC (SCHD 80)	LF	58	\$14.40	\$835.20	0.00	0	0	\$0.00	\$0.00	0.00%	58.00	\$835.20
153	16711	2.5-inch (Trench) Conduit PVC (SCHD 80)	LF	9	\$16.80	\$151.20	0.00	0	0	\$0.00	\$0.00	0.00%	9.00	\$151.20
154	16711	3-inch (Trench) Conduit PVC (SCHD 80)	LF	28	\$18.00	\$504.00	3.00	18	21	\$324.00	\$378.00	75.00%	7.00	\$126.00
155	16711	4-inch (Trench) Conduit PVC (SCHD 80)	LF	21	\$21.60	\$453.60	76.00	0	0	\$0.00	\$1,641.60	361.90%	-55.00	-\$1,188.00
156	16711	4-inch (Bore) Conduit PVC (SCHD 80)	LF	682	\$24.00	\$16,368.00	684.00	0	0	\$0.00	\$15,936.00	97.36%	18.00	\$432.00
157	16713	Loop Detector Wire Cable	LF	975	\$0.40	\$390.00	0.00	0	0	\$0.00	\$0.00	0.00%	975.00	\$390.00
158	16713	Loop Detector Lead-in Cable	LF	3030	\$1.80	\$5,454.00	0.00	0	0	\$0.00	\$0.00	0.00%	3,030.00	\$5,454.00
159	16715	Veh. Sig. Sec. (12-inch) Inc. (Green Arrow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0	\$0.00	\$0.00	0.00%	8.00	\$1,536.00
160	16715	Veh. Sig. Sec. (12-inch) Inc. (Yellow Arrow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0	\$0.00	\$0.00	0.00%	8.00	\$1,536.00
161	16715	Veh. Sig. Sec. (12-inch) Inc. (Flashing Yellow Arrow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0	\$0.00	\$0.00	0.00%	8.00	\$1,536.00
162	16715	Veh. Sig. Sec. (12-inch) Inc. (RED Arrow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0	\$0.00	\$0.00	0.00%	8.00	\$1,536.00
163	16715	Veh. Sig. Sec. (12-inch) Inc. (Green) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0	\$0.00	\$0.00	0.00%	8.00	\$1,536.00
164	16715	Veh. Sig. Sec. (12-inch) Inc. (Yellow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0	\$0.00	\$0.00	0.00%	8.00	\$1,536.00
165	16715	Veh. Sig. Sec. (12-inch) Inc. (Red) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0	\$0.00	\$0.00	0.00%	8.00	\$1,536.00
166	16715	Back Plate (12-inch) (3 Sec.)	EA	8	\$48.00	\$384.00	0.00	0	0	\$0.00	\$0.00	0.00%	8.00	\$384.00
167	16715	Back Plate (12-inch) (4 Sec.)	EA	8	\$72.00	\$576.00	0.00	0	0	\$0.00	\$0.00	0.00%	8.00	\$576.00
168	16716	Ped. Sig. Sec. (12-inch) (2 Indications)	EA	8	\$540.00	\$4,320.00	0.00	0	0	\$0.00	\$0.00	0.00%	8.00	\$4,320.00
169	16720	Traffic Signal Cable (Type A) (14 AGW) (3 CONDR)	LF	848	\$11.10	\$9,412.80	0.00	0	0	\$0.00	\$0.00	0.00%	848.00	\$9,412.80
170	16720	Traffic Signal Cable (Type A) (14 AGW) (5 CONDR)	LF	880	\$14.40	\$12,672.00	0.00	0	0	\$0.00	\$0.00	0.00%	880.00	\$12,672.00
171	16720	Traffic Signal Cable (Type A) (14 AGW) (7 CONDR)	LF	2140	\$2.20	\$4,708.00	0.00	0	0	\$0.00	\$0.00	0.00%	2,140.00	\$4,708.00
172	16720	Electrical CONDR (No. 8) Bare	LF	1307	\$1.00	\$1,307.00	0.00	0	0	\$0.00	\$0.00	0.00%	1,307.00	\$1,307.00
173	16720	Electrical CONDR (No. 10) Insulated	LF	950	\$0.20	\$190.00	0.00	0	0	\$0.00	\$0.00	0.00%	950.00	\$190.00
174	16720	Signal Power (No. 4 THHN)	LF	105	\$2.40	\$252.00	0.00	0	0	\$0.00	\$0.00	0.00%	105.00	\$252.00
175	16724	Optical Detector Unit	EA	4	\$840.00	\$3,360.00	0.00	0	0	\$0.00	\$0.00	0.00%	4.00	\$3,360.00
176	16724	Phase Selector	EA	1	\$4,200.00	\$4,200.00	0.00	0	0	\$0.00	\$0.00	0.00%	1.00	\$4,200.00
177	16724	Optical Detector Cable	LF	580	\$1.80	\$1,044.00	0.00	0	0	\$0.00	\$0.00	0.00%	580.00	\$1,044.00
178	16730	Controller Cabinet 340 ITS	EA	1	\$24,979.20	\$24,979.20	0.00	0	0	\$0.00	\$0.00	0.00%	1.00	\$24,979.20
179	16731	Model 2070L Controller	EA	1	\$3,600.00	\$3,600.00	0.00	0	0	\$0.00	\$0.00	0.00%	1.00	\$3,600.00
180	16732	Battery Backup System	EA	1	\$6,600.00	\$6,600.00	0.00	0	0	\$0.00	\$0.00	0.00%	1.00	\$6,600.00
181	16734	WIMAX	EA	1	\$1,560.00	\$1,560.00	0.00	0	0	\$0.00	\$0.00	0.00%	1.00	\$1,560.00
182	16750	Audible Pedestrian Signal Unit	EA	4	\$1,880.00	\$7,520.00	0.00	0	0	\$0.00	\$0.00	0.00%	4.00	\$7,520.00
183	16713	Preformed Loop (6'X50')	EA	4	\$960.00	\$3,840.00	2.00	1	3	\$960.00	\$2,880.00	75.00%	1.00	\$960.00
184	16713	Preformed Loop (6'X6')	EA	8	\$1,080.00	\$8,640.00	4.00	2	6	\$7,160.00	\$6,480.00	75.00%	2.00	\$2,160.00
185	16727	Sawcut Loop (6'X6')	LF	141	\$9.60	\$1,353.60	0.00	0	0	\$0.00	\$0.00	0.00%	141.00	\$1,353.60
Base Bid Signage and Pavement Markings														
186	01554	Placement of Permanent Signs	EA	42	\$372.00	\$15,624.00	0.00	0	0	\$0.00	\$0.00	0.00%	42.00	\$15,624.00
187	01554	Relocating Existing Signs	EA	1	\$420.00	\$420.00	0.00	0	0	\$0.00	\$0.00	0.00%	1.00	\$420.00
188	02764	Raised Reflective Pavement Markings, Type I-C	EA	23	\$4.70	\$108.10	0.00	0	0	\$0.00	\$0.00	0.00%	23.00	\$108.10
189	02764	Raised Reflective Pavement Markings, Type I-C-R	EA	8	\$4.70	\$37.60	0.00	0	0	\$0.00	\$0.00	0.00%	8.00	\$37.60
190	02764	Raised Reflective Pavement Markings, Type II-A-A	EA	152	\$4.70	\$714.40	0.00	0	0	\$0.00	\$0.00	0.00%	152.00	\$714.40
191	02767	Thermoplastic Pavement Markings Remove (Yellow) 4-inch (SLD)	LF	180	\$0.70	\$126.00	0.00	0	0	\$0.00	\$0.00	0.00%	180.00	\$126.00
192	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (SLD)	LF	2334	\$0.70	\$1,633.80	0.00	0	0	\$0.00	\$0.00	0.00%	2,334.00	\$1,633.80
193	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (BRK)	LF	3536	\$0.70	\$2,475.20	0.00	0	0	\$0.00	\$0.00	0.00%	3,536.00	\$2,475.20
194	02767	Thermoplastic Pavement Markings (Yellow) 12-inch (SLD)	LF	209	\$3.80	\$794.20	0.00	0	0	\$0.00	\$0.00	0.00%	209.00	\$794.20
195	02767	Thermoplastic Pavement Markings (Yellow) 24-inch (SLD)	LF	60	\$7.40	\$444.00	0.00	0	0	\$0.00	\$0.00	0.00%	60.00	\$444.00
196	02767	Thermoplastic Pavement Markings (White) 4-inch (SLD)	LF	353	\$0.80	\$282.40	0.00	0	0	\$0.00	\$0.00	0.00%	353.00	\$282.40
197	02767	Thermoplastic Pavement Markings (White) 4-inch (BRK)	LF	320	\$0.80	\$256.00	0.00	0	0	\$0.00	\$0.00	0.00%	320.00	\$256.00
198	02767	Thermoplastic Pavement Markings (White) 6-inch (SLD)	LF	250	\$1.00	\$250.00	0.00	0	0	\$0.00	\$0.00	0.00%	250.00	\$250.00
199	02767	Thermoplastic Pavement Markings (White) 6-inch (BRK)	LF	642	\$4.60	\$2,953.20	0.00	0	0	\$0.00	\$0.00	0.00%	642.00	\$2,953.20
200	02767	Thermoplastic Pavement Markings (White) 12-inch (SLD)	LF	146	\$7.80	\$1,138.80	0.00	0	0	\$0.00	\$0.00	0.00%	146.00	\$1,138.80
201	02767	Thermoplastic Pavement Markings (White) 24-inch (SLD)	EA	2	\$384.00	\$768.00	0.00	0	0	\$0.00	\$0.00	0.00%	2.00	\$768.00
202	02767	Thermoplastic Pavement Markings (Solid Yellow Median Nose)	EA	3	\$180.00	\$540.00	0.00	0	0	\$0.00	\$0.00	0.00%	3.00	\$540.00

Owner:

Memorial City Redevelopment Authority
2925 Briar Park Dr.
Houston, Texas 77042
Harris

Contractor:

SER Construction Partners, LLC
3636 Pasadena Blvd
Pasadena, Texas 77503
Harris

Contract # WBS No. N-17000-0012-3

Lumpkin Road Reconstruction and Drainage Improvements

ESTIMATE No. 9 September 2015

Item No. / Spec. Ref	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date	% Completed	Remaining to Install	Dollar Amount Remaining
203 02767	Thermoplastic Pavement Markings (ARROW)	EA	18	\$180.00	\$3,240.00	0.00	0	0	\$0.00	\$0.00	0.00%	18.00	\$3,240.00
Extra Unit Price Table													
1 01110	8-inch Line Stop	EA	2	\$4,788.00	\$9,576.00	0.00	0	0	\$0.00	\$0.00	0.00%	2.00	\$9,576.00
2 01110	De-Mobilization/Remobilization	LS	1	\$50,000.00	\$50,000.00	0.00	0	0	\$0.00	\$0.00	0.00%	1.00	\$50,000.00
3 02640	Box Culvert Repair	EA	2	\$2,400.00	\$4,800.00	0.00	0	0	\$0.00	\$0.00	0.00%	2.00	\$4,800.00
4 02640	Manhole Repair	EA	2	\$852.00	\$1,704.00	0.00	0	0	\$0.00	\$0.00	0.00%	2.00	\$1,704.00
5 02640	Inlet Repair	EA	2	\$705.00	\$1,410.00	0.00	0	0	\$0.00	\$0.00	0.00%	2.00	\$1,410.00
Cash Allowance Table													
1 01110	Street Cut Permits		1	\$5,000.00	\$5,000.00	0.00	0	0	\$0.00	\$0.00	0.00%	1.00	\$5,000.00
2 01110	TXDOT Permit		1	\$5,000.00	\$5,000.00	1.00	0	1	\$0.00	\$5,000.00	100.00%	0.00	\$0.00
3 012705	Proposed Street Lights with Foundations		1	\$20,000.00	\$20,000.00	1.00	0	1	\$0.00	\$20,000.00	100.00%	0.00	\$0.00
4 01110	AT&T Approved Sub-Contractor for Conduit Relocation		1	\$20,000.00	\$20,000.00	1.00	0	1	\$0.00	\$20,000.00	100.00%	0.00	\$0.00
Cash Allowance Table													
1 00800	Substantial Completion of Contract Milestone 1:	Day	10	\$4,000.00	\$40,000.00	0.00	0	0	\$0.00	\$0.00	0.00%	10.00	\$40,000.00
2 00800	Substantial Completion of Contract Milestone 2:	Day	10	\$4,000.00	\$40,000.00	0.00	0	0	\$0.00	\$0.00	0.00%	10.00	\$40,000.00
3 00800	Substantial Completion of Contract Milestone 3:	Day	10	\$4,000.00	\$40,000.00	0.00	0	0	\$0.00	\$0.00	0.00%	10.00	\$40,000.00
Alternates Table													
ALT General Items													
1 01555	Traffic Control and Regulations	LS	1	\$18,000.00	\$18,000.00	0.50	0	0.50	\$0.00	\$9,000.00	50.00%	0.50	\$9,000.00
2 01555	Uniformed Police Officers	HR	2275	\$30.00	\$68,250.00	925.21	504	1,429.21	\$15,120.00	\$42,876.30	62.82%	845.79	\$25,373.70
3 01555	Portable Concrete Low Profile Traffic Barriers Installed	LF	500	\$28.50	\$14,250.00	500.00	0	500.00	\$500.00	\$14,250.00	100.00%	0.00	\$0.00
4 01555	Portable Concrete Low Profile Traffic Barriers Move & Reset	LF	500	\$10.60	\$5,300.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	500.00	\$5,300.00
5 01555	Portable Concrete Low Profile Traffic Barriers Removed	LF	500	\$5.30	\$2,650.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	500.00	\$2,650.00
6 01570	Inlet Protection Barrier	LF	200	\$29.40	\$5,880.00	132.00	0	132.00	\$0.00	\$3,880.80	66.00%	68.00	\$1,999.20
7 02922	Sodding	SY	1000	\$4.00	\$4,000.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	1,000.00	\$4,000.00
8 01570	Filter Fabric Fence	LF	2000	\$2.10	\$4,200.00	2,000.00	0	2,000.00	\$0.00	\$4,200.00	100.00%	0.00	\$0.00
ALT Bid Storm Items													
9 02082	Type-C Manhole on Box Sewer Complete in Place	EA	19	\$2,754.00	\$52,326.00	0.00	1	1.00	\$2,754.00	\$2,754.00	5.26%	18.00	\$49,572.00
10 02082	Type-C Manhole	EA	2	\$3,105.00	\$6,210.00	0.00	2	2.00	\$6,210.00	\$6,210.00	100.00%	0.00	\$0.00
11 02221	Remove and Dispose of 18-inch Diameter Storm Sewer	LF	574	\$26.50	\$15,211.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	574.00	\$15,211.00
12 02221	Remove and Dispose of 24-inch Diameter Storm Sewer	LF	254	\$28.90	\$7,340.60	0.00	0	0.00	\$0.00	\$0.00	0.00%	254.00	\$7,340.60
13 02221	Remove and Dispose of 30-inch Diameter Storm Sewer	LF	134	\$31.30	\$4,194.20	0.00	0	0.00	\$0.00	\$0.00	0.00%	134.00	\$4,194.20
14 02221	Remove and Dispose of 36-inch Diameter Storm Sewer	LF	125	\$35.50	\$4,437.50	0.00	0	0.00	\$0.00	\$0.00	0.00%	125.00	\$4,437.50
15 02221	Remove and Dispose of Existing Inlets All Types	EA	7	\$324.00	\$2,268.00	0.00	1	1.00	\$324.00	\$324.00	14.29%	6.00	\$1,944.00
16 02221	Remove and Dispose of Existing Manholes All Types	EA	3	\$324.00	\$972.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	3.00	\$972.00
17 02260	Trench Safety System	LF	1240	\$1.20	\$1,488.00	783.00	664	1,447.00	\$796.80	\$1,736.40	116.69%	-207.00	-\$248.40
18 0540	Storm Sewer Rehabilitation-Inside Joint Repair	EA	170	\$600.00	\$102,000.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	170.00	\$102,000.00
19 02631	24-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	128	\$127.50	\$16,320.00	0.00	48	48.00	\$6,120.00	\$6,120.00	37.50%	80.00	\$10,200.00
20 02221	Remove Existing Storm Sewer Leads	LF	90	\$15.80	\$1,422.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	90.00	\$1,422.00
21 02631	4-foot X 4-foot Box Storm Sewer by Open Cut Complete in Place	LF	1255	\$937.10	\$423,066.50	591.00	664	1,255.00	\$223,834.40	\$423,066.50	100.00%	0.00	\$0.00
22 02633	Type C1 Inlet with Extension	EA	5	\$3,418.50	\$17,092.50	0.00	0	0.00	\$0.00	\$0.00	0.00%	5.00	\$17,092.50
23 02633	Type BB Inlet	EA	12	\$2,443.50	\$29,322.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	12.00	\$29,322.00
24 02633	Type E Inlet	EA	1	\$2,692.50	\$2,692.50	0.00	0	0.00	\$0.00	\$0.00	0.00%	1.00	\$2,692.50
25 02632/02633	Junction Box With Riser	EA	3	\$13,572.00	\$40,716.00	1.00	0	1.00	\$0.00	\$13,572.00	33.33%	2.00	\$27,144.00
ALT Bid Water													
26 02511	8-inch Water Line by Trenchless	LF	1197	\$58.30	\$69,785.10	1,280.00	0	1,280.00	\$0.00	\$74,624.00	106.93%	-83.00	-\$4,838.90
27 02511	8-inch Water Linewith Restrained Joints	LF	101	\$72.10	\$7,282.10	57.10	0	57.10	\$0.00	\$4,116.91	56.53%	43.90	\$3,165.19
28 02512	5/8-inch to 1-inch Copper Service Connection, Short Side	EA	1	\$763.80	\$763.80	2.00	0	2.00	\$0.00	\$1,527.60	200.00%	-1.00	-\$763.80
29 02512	5/8-inch to 1-inch Copper Service Connection, Long Side	EA	10	\$1,626.00	\$16,260.00	2.00	0	2.00	\$0.00	\$3,252.00	20.00%	8.00	\$13,008.00
30 02512	1.5-inch to 2-inch Copper Service Connection, Short Side	EA	2	\$1,369.20	\$2,738.40	0.00	0	0.00	\$0.00	\$0.00	0.00%	2.00	\$2,738.40
31 02516	8-inch Cut, Plug and Abandon	EA	1	\$156.60	\$156.60	0.00	0	0.00	\$0.00	\$0.00	0.00%	1.00	\$156.60
32 02520	Fire Hydrant Assembly with 6-inch Gate Valve	EA	3	\$3,986.70	\$10,790.10	3.00	0	3.00	\$0.00	\$10,790.10	100.00%	0.00	\$0.00
33 02520	6-inch FH Lead (Open Cut)	LF	3	\$185.90	\$557.70	12.00	0	12.00	\$0.00	\$2,230.80	400.00%	-9.00	-\$1,673.10

Owner:
Memorial City Redevelopment Authority
2925 Briar Park Dr.
Houston, Texas 77042
Harris

Contract # WBS No. N-17000-0012-3
Lumpkin Road Reconstruction and Drainage Improvements
ESTIMATE No. 9 September 2015

Contractor:
SER Construction Partners, LLC
3636 Pasadena Blvd
Pasadena, Texas 77503
Harris

Item No.	Spec Ref	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Date	Amount to Date	% Completed	Remaining to Install	Dollar Amount Remaining
34	02520	Remove and Salvage Existing Fire Hydrant	EA	2	\$351.00	\$702.00	0.00	0	0	\$0.00	0.00%	2.00	\$702.00
35	02525	8-inch x 8-inch T&E	EA	1	\$4,057.20	\$4,057.20	1.00	1	0	\$0.00	100.00%	0.00	\$0.00
36	02082	Precast Standard Sanitary Manhole	EA	7	\$2,673.00	\$18,711.00	1.00	1	2.00	\$2,673.00	28.57%	5.00	\$13,365.00
37	02531	18-inch Sanitary Sewer	LF	1220	\$168.00	\$204,960.00	38.00	0	38.00	\$0.00	3.11%	1,182.00	\$198,576.00
38	02531	8-inch Sanitary Sewer	LF	51	\$153.00	\$7,803.00	0.00	25	25	\$3,825.00	49.02%	26.00	\$3,978.00
39	02594	Service Stubs or Reconnection without Stack on Sanitary Sewer	EA	5	\$1,388.70	\$6,943.50	2.00	0	2.00	\$0.00	40.00%	3.00	\$4,166.10
ALT Bid Paving													
40	02741	Temporary Asphalt	SY	1358	\$43.30	\$58,801.40	1,358.00	0	1,358.00	\$0.00	100.00%	0.00	\$0.00
41	02319	Filling of Ditch (Temporary TCP)	CY	750	\$12.40	\$9,300.00	981.07	0	0	\$0.00	130.81%	-231.07	-\$2,865.27
42	02221	Remove and Dispose of Asphalt Concrete Pavement	SY	5168	\$6.50	\$33,592.00	0.00	0	0.00	\$0.00	0.00%	5,168.00	\$33,592.00
43	02221	Remove and Dispose of Reinforced Concrete with or without Asphalt Ove	SY	3097	\$6.50	\$20,130.50	0.00	0	0.00	\$0.00	0.00%	3,097.00	\$20,130.50
44	02221	Remove and Dispose of Driveways (All Materials, All Thickness)	SY	1339	\$6.50	\$8,703.50	0.00	0	0.00	\$0.00	0.00%	1,339.00	\$8,703.50
45	02221	Remove and Dispose of Sidewalks (All Materials, All Thickness)	SY	25	\$8.80	\$220.00	0.00	0	0.00	\$0.00	0.00%	25.00	\$220.00
46	02315	Roadway Excavation	CY	15700	\$18.50	\$290,450.00	0.00	0	0.00	\$0.00	0.00%	15,700.00	\$290,450.00
47	02221	Remove Concrete Curb all Heights	LF	335	\$13.30	\$4,455.50	0.00	0	0.00	\$0.00	0.00%	335.00	\$4,455.50
48	02771	Concrete Curb All Heights	LF	2625	\$23.30	\$61,162.50	0.00	0	0.00	\$0.00	0.00%	2,625.00	\$61,162.50
49	02337	Lime/Fly-Ash Stabilized Subgrade, 6-inch	SY	5826	\$4.10	\$23,886.60	0.00	0	0.00	\$0.00	0.00%	5,826.00	\$23,886.60
50	02337	Lime for Lime Stabilization	TON	87	\$180.00	\$15,660.00	0.00	0	0.00	\$0.00	0.00%	87.00	\$15,660.00
51	02754	7-inch High Early Strength Concrete Driveways, including excavation and	SF	10281	\$6.70	\$72,500.70	0.00	0	0.00	\$0.00	0.00%	10,281.00	\$72,500.70
52	02751	8-inch Reinforced Concrete Pavement (High Early Strength)	SY	5318	\$56.90	\$302,594.20	0.00	0	0.00	\$0.00	0.00%	5,318.00	\$302,594.20
53	02752	Board Expansion Joint with Load Transfer Device	LF	640	\$8.90	\$5,696.00	0.00	0	0.00	\$0.00	0.00%	640.00	\$5,696.00
54	02752	Horizontal Dowels, All Lengths	EA	18	\$10.60	\$190.80	0.00	0	0.00	\$0.00	0.00%	18.00	\$190.80
55	02752	Saw-Cut Concrete Pavement (All Depths)	LF	90	\$12.00	\$1,080.00	0.00	0	0.00	\$0.00	0.00%	90.00	\$1,080.00
56	321413	ADA Accessible Wheelchair Ramps	EA	2	\$1,089.00	\$2,178.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$2,178.00
57	324413	ADA Decable Warning Pavers	SY	15	\$144.00	\$2,160.00	0.00	0	0.00	\$0.00	0.00%	15.00	\$2,160.00
58	02775	4.5-inch Thick Concrete Sidewalks	SF	11944	\$6.80	\$81,219.20	0.00	0	0.00	\$0.00	0.00%	11,944.00	\$81,219.20
59	02319	Borrow	CY	1860	\$12.00	\$22,320.00	0.00	0	0.00	\$0.00	0.00%	1,860.00	\$22,320.00
ALT Bid Signaling and Pavement Markings													
60	01554	Placement of Permanent Signs	EA	22	\$372.00	\$8,184.00	0.00	0	0.00	\$0.00	0.00%	22.00	\$8,184.00
61	01554	Relocating Existing Signs	EA	2	\$420.00	\$840.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$840.00
62	02764	Raised Reflective Pavement Markers, Type II-A-A	EA	81	\$4.70	\$380.70	0.00	0	0.00	\$0.00	0.00%	81.00	\$380.70
63	02767	Thermoplastic Pavement Markings Remove (Yellow) 4-inch (SLD)	LF	1480	\$0.70	\$1,036.00	0.00	0	0.00	\$0.00	0.00%	1,480.00	\$1,036.00
64	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (SLD)	LF	2314	\$0.70	\$1,619.80	0.00	0	0.00	\$0.00	0.00%	2,314.00	\$1,619.80
65	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (BRK)	LF	1738	\$0.70	\$1,216.60	0.00	0	0.00	\$0.00	0.00%	1,738.00	\$1,216.60
66	02767	Thermoplastic Pavement Markings (ARROW)	EA	18	\$180.00	\$3,240.00	0.00	0	0.00	\$0.00	0.00%	18.00	\$3,240.00
F-1 Cash Allowance Table													
1	01110	Street Cut Permits		1	\$5,000.00	\$5,000.00	0.00	0	0	\$0.00	0.00%	1.00	\$5,000.00
2	012705	Proposed Street Lights with Foundations		1	\$20,000.00	\$20,000.00	0.00	0	0	\$0.00	0.00%	1.00	\$20,000.00
3	01110	Additional Landscape Amenities		1	\$100,000.00	\$100,000.00	0.00	0	0	\$0.00	0.00%	1.00	\$100,000.00
Over Excavation for Walls Detention Pond										\$413,674.59	213.36%	-1,813.72	-\$219,786.59
Total Bid Price										\$13,497,993.20			
Work Completed to Date										\$10,007,259.97			
Stored Material										\$0.00			
Total Complete/Stored/Pending										\$10,007,259.97			
Less Retainage										\$500,363.00			
Total Less Retainage										\$9,506,896.97			
Adjustments										\$0.00			
Less Previous Requested										\$7,657,795.95			
Amount Due This Request										\$1,849,101.02			

MOH - Item 60
74.14%

Lumpkin Road Reconstruction
WBS No N-T17000-0012-3

**CERTIFICATION OF PAYMENT
TO SUBCONTRACTORS AND SUPPLIERS**

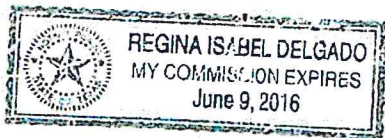
Document 00642

**CERTIFICATION OF PAYMENT
TO SUBCONTRACTORS AND SUPPLIERS**

The undersigned, William Jones, states that he is the Project Manager
of SER Construction Partners, LLC
Affiant Contractor
and that he is duly authorized to execute this Certification of Payment to Subcontractors and
Suppliers; that Contractor has made payments to Subcontractors and Suppliers for all labor,
materials, equipment, and services furnished to date for Work on Project No. T17000-0012-3
in the amounts for which Contractor has been paid; that the labor, materials, equipment, and
services covered by this Certificate of Payment have been furnished in accordance with and
all in compliance with the Contract Documents: that no sums have been withheld by
Contractor for Subcontractors and Suppliers as a result of any allegations of deficiencies in the
Work; and that such payments were made in accordance with the Contract Documents and
with the laws of the State of Texas.

[Signature]
Affiant's Signature

SWORN AND SUBSCRIBED before me on 10-16-2015
Date



[Signature]
Notary Public in and for the State of TEXAS

REGINA ISABEL DELGADO
Print or type name

My Commission Expires: 06-09-2016
Expiration Date

END OF DOCUMENT



**Lockwood, Andrews
& Newnam, Inc.**
A LEO A DALY COMPANY

October 20, 2015

Ms. Ann Givens, Chair of Memorial Redevelopment Authority
Memorial Redevelopment Authority
10103 Fondren, #300
Houston, TX 77096

Reference: **Four Points by Sheraton Parking Lot Extension
(WBS No. N—T17000-0017-3)
Construction Contract Award Recommendation**

Ms. Givens:

We have evaluated the bid received on October 14, 2015 for the Four Points by Sheraton Parking Lot Extension project. Attached is a copy of the bid tabulation received on the project along with a comparison between the engineer's estimate and the bid.

There was one (1) bid submitted. The bid of \$260,736.35 submitted by Corner Rock Construction, LLC is approximately 12.6% higher than the engineer's estimate of \$231,490. The bid prices received are indicative of the current availability and cost of local construction resources.

LAN has reviewed the bid and feels the bid prices are appropriate for the work involved. Corner Rock Construction, LLC has previously demonstrated the capability of performing the quality of work required for this project. Therefore, we recommend the Memorial City Redevelopment Authority award the contract based on the low bid of \$260,736.35 submitted by Corner Rock Construction, LLC contingent upon final permit acceptance by the City of Houston.

If you have any questions or need additional information, please contact me at (713) 266-6900.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Ali', is written over the typed name and title.

Muhammad M. Ali, PE
Associate, Team Leader

Attachment: Bid Tabulation

Lockwood, Andrew & Newman, Inc
F-2614

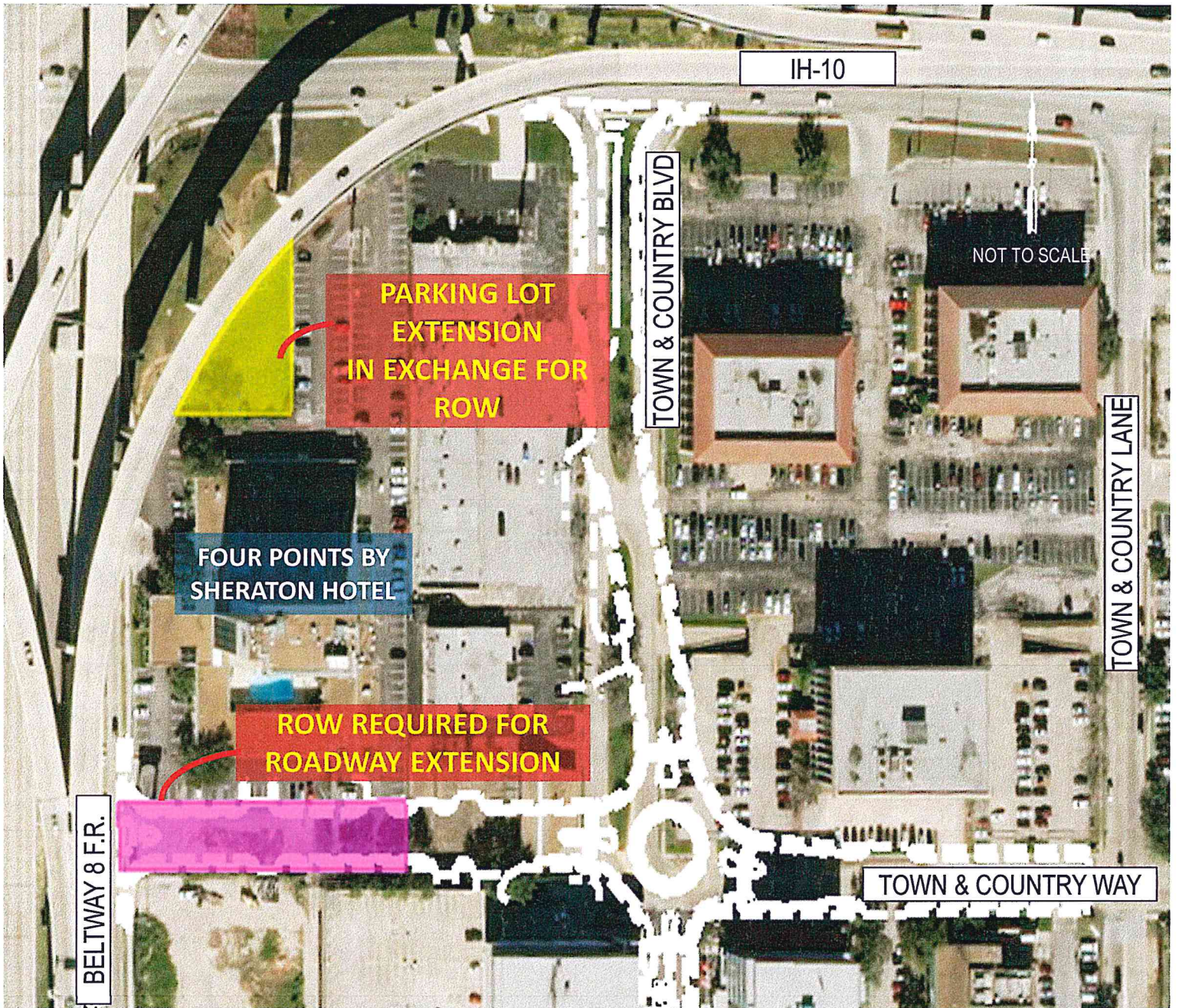
10/20/2015

BID TABULATION

OWNER: MEMORIAL CITY REDEVELOPMENT AUTHORITY (MCRA) - TIRZ 17
PROJECT: FOUR POINT BY SHERATON PARKING LOT EXTENSION
 (WBS No. N-17000-0017-3)
BID DATE: October 14, 2015

Item No.	Description	Quantity	Units	Engineer's Final Estimate		BID NUMBER 1 Corner Rock Construction, LLC 1322 Eaglerock Dr. Houston, Tx 77080	
				Unit Cost	Total	Unit Cost	Total
1	Mobilization	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 20,775.00	\$ 20,775.00
2	Traffic Control and Regulation, Complete in Place	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00
3	Tree Plant and Protection, Complete in Place	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 5,000.00	\$ 5,000.00
4	Inlet Protection, Complete in Place	5	EA	\$ 500.00	\$ 2,500.00	\$ 120.00	\$ 600.00
5	Filter Fabric Fence, Complete in Place	190	LF	\$ 4.00	\$ 760.00	\$ 7.90	\$ 1,501.00
6	Clearing and Grubbing, Complete in Place	0.21	AC	\$ 15,000.00	\$ 3,150.00	\$ 53,357.14	\$ 11,205.00
7	Demolition to Include, but not be Limited to: Removing Existing Curb, Landscaping, Structures and Wood Fence, Complete in Place	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 32,095.00	\$ 32,095.00
8	Site Restoration, Including Landscaping, Complete in Place	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 14,920.00	\$ 14,920.00
9	Type-C Manhole, on Top of Exist. 12-Inch Storm Sewer, Complete in Place	1	EA	\$ 4,000.00	\$ 4,000.00	\$ 24,900.00	\$ 24,900.00
10	12-Inch HDPE Storm Sewer, Complete in Place	168	LF	\$ 80.00	\$ 13,440.00	\$ 84.82	\$ 14,249.76
11	Type A Inlet, Complete in Place	3	EA	\$ 5,000.00	\$ 15,000.00	\$ 4,413.33	\$ 13,239.99
12	Placement of 8-Inch Lime Stabilized Subgrade, Complete in Place	1,065	SY	\$ 25.00	\$ 26,625.00	\$ 35.19	\$ 37,477.35
13	Placement of 4-Inch Hot Mix Asphalt Base Course, Complete in Place	833	SY	\$ 35.00	\$ 29,155.00	\$ 32.46	\$ 27,039.18
14	Placement of 2-Inch Asphaltic Concrete Pavement, Complete in Place	833	SY	\$ 30.00	\$ 24,990.00	\$ 20.85	\$ 17,368.05
15	Installation of 6-Inch Monolithic Concrete Curb and Gutter, Complete in Place	543	LF	\$ 30.00	\$ 16,290.00	\$ 23.90	\$ 12,977.70
16	Remove and Replace Existing Asphaltic Concrete Pavement, Complete in Place	98	SY	\$ 40.00	\$ 3,920.00	\$ 45.19	\$ 4,428.62
17	Milling of Pavement, complete in place	15	SY	\$ 150.00	\$ 2,250.00	\$ 82.80	\$ 1,242.00
18	Thermoplastic Pavement Markings (White) 4-Inch, Complete in Place	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,700.00	\$ 2,700.00
19	Installation of Wrought Iron Fence, Complete in Place	185	LF	\$ 125.00	\$ 23,125.00	\$ 39.04	\$ 7,222.40
20	Installation of Wrought Iron Gate, Complete in Place	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 877.50	\$ 877.50
21	Pole-mounted Site Lighting Fixture (4 Luminaires per Pole)	1	EA	\$ 3,500.00	\$ 3,500.00	\$ 2,800.00	\$ 2,800.00
22	Concrete Foundation for Pole-mounted Site Lighting Fixture	1	EA	\$ 4,500.00	\$ 4,500.00	\$ 3,003.20	\$ 3,003.20
23	50A MCB Panelboard	1	EA	\$ 5,000.00	\$ 5,000.00	\$ 1,125.00	\$ 1,125.00
24	1" Schedule 40 PVC Conduit Below Grade in Trench	175	LF	\$ 10.00	\$ 1,750.00	\$ 10.00	\$ 1,750.00
25	3/4" EMT Conduit	50	LF	\$ 6.00	\$ 300.00	\$ 4.50	\$ 225.00
26	#10 AWG Copper Conductors	615	LF	\$ 1.00	\$ 615.00	\$ 1.32	\$ 811.80
27	#12 AWG Copper Conductors	120	LF	\$ 1.00	\$ 120.00	\$ 1.69	\$ 202.80
				Total	\$ 231,490.00	Total	\$ 260,736.35

FOUR POINTS BY SHERATON PARKING LOT EXTENSION





Memorial City Redevelopment Authority - TIRZ 17
One-Page Monthly Consultant Report

October 2015

Project Number: 130-10384-022
Town & Country West Mobility & Drainage Project (T-1717)

Ongoing Activities:

Item	Description
1	Received bid for the Four Points Hotel parking lot extension - Corner Rock Construction LLC.
2	Working with Midway and SBISD to resolve Tax Certificate issue.
2	Working on T&C 90% design submittal (End of November 2015)
3	Continue to coordinate with adjacent stakeholders' engineers and architects to coordinate project construction schedules and tie-ins
4	JRC Process– Working with JRC regarding denial of right-of-way exchange application
5	ROW Corner Clips– Working with City Real Estate regarding required ROW corner clips

Potential Project Impacts:

- Four Points Permit issue (Tax certificate)
 - T&C Right-of-way exchange denial
-

Project Number: 130-10384-024
Memorial Drive Mobility & Drainage Improvements (T-1738A)

Ongoing Activities:

Item	Description
1	Submitted Preliminary Engineering Report (PER) City October 12 th .
2	Preparing for Technical Review Committee (TRC) presentation.

Issues Impacting Schedule: N/A



PLANNING

October 20, 2015

ENGINEERING

Ann Givens, Chair

PROGRAM MANAGEMENT

Memorial City Redevelopment Authority/TIRZ 17
10103 Fondren, #300
Houston, TX 77096

Est. 1935

Reference: Queensbury Lane/Town and Country Street Intersection Improvements

AUSTIN, TX

Dear Ms. Givens,

CHICAGO, IL

COLLEGE STATION, TX

CORPUS CHRISTI, TX

DALLAS, TX

FLINT, MI

FORT WORTH, TX

HOUSTON, TX

LANSING, MI

LOS ANGELES, CA

MIAMI, FL

MILPITAS, CA

ORANGE, CA

SACRAMENTO, CA

SAN ANTONIO, TX

SAN MARCOS, TX

TAMPA BAY, FL

WACO, TX

LAN is pleased to present this scope and fee to analyze improvements at the intersection of Queensbury Lane and Town & Country Street. See **Exhibit 1** for project location. Currently, some drivers are leaving the roadway and crashing into a private resident's brick wall. See **Exhibit 2** for damaged wall. The purpose of this analysis is to provide different treatment options to improve safety of the intersection.

Specifically, LAN will produce a TECHNICAL MEMORANDUM that will document:

1. Existing site conditions – day and night-time conditions
2. Accident data provided by the City of Houston and/or appropriate agency
3. Interview residents to determine accident frequency and property damage costs.
4. Identify treatments to address the problem discussed. These may include, but are not limited to:
 - a. Signing (Large and Small) and Striping (including replacement and new installation)
 - b. Flashing beacons
 - c. Speed cushions
 - d. Barriers – Metal Beam Guard Rail, Cable barrier, and concrete barrier
 - e. Illumination
5. Review the impacts, effectiveness, and cost of each treatment
6. A recommendation that includes one or more of the treatments considered. This recommendation will be supported by:
 - a. Exhibit showing the proposed improvements
 - b. Planning level cost estimate

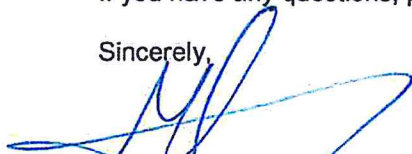
The following items are not included in this proposal:

- Topographic survey (if required)
- Identification of underground utilities
- Improvements strictly for aesthetic enhancement.

This will be completed within 3 weeks from NTP at a cost of \$14,500.

If you have any questions, please feel free to contact me at (713) 266-6900.

Sincerely,



Muhammad Ali, P.E.
Team Leader

Accepted For
Memorial City Redevelopment Authority

Signature

Date

Print

2925 BRIARPARK DRIVE
HOUSTON, TX 77042

TEL 713.266.6900

FAX 713.266.2089

www.lan-inc.com



**Lockwood, Andrews
& Newnam, Inc.**
A LEO A DALY COMPANY

PLANNING

Reference: Queensbury Lane/Town and Country Street Intersection Improvements

ENGINEERING

PROGRAM MANAGEMENT

Accepted for City of Houston

Est. 1935

- AUSTIN, TX
- CHICAGO, IL
- COLLEGE STATION, TX
- CORPUS CHRISTI, TX
- DALLAS, TX
- FLINT, MI
- FORT WORTH, TX
- HOUSTON, TX
- LANSING, MI
- LOS ANGELES, CA
- MIAMI, FL
- MILPITAS, CA
- ORANGE, CA
- SACRAMENTO, CA
- SAN ANTONIO, TX
- SAN MARCOS, TX
- TAMPA BAY, FL
- WACO, TX

Signature

Date

Print

2925 BRIARPARK DRIVE
HOUSTON, TX 77042
TEL 713.266.6900
FAX 713.266.2089
www.lan-inc.com

QUEENSBURY LANE/TOWN & COUNTRY STREET INTERSECTION IMPROVEMENTS

LEVEL OF EFFORT

TIRZ 17

DESCRIPTION OF WORK TASKS	PROJ MGR	PROJECT ENGINEER	GRAD ENGINEER	CADD TECH	ADMIN ASSNT	TOTAL HOURS	LABOR COSTS
A. Preliminary Engineering							
Meetings with City of Houston	2	6	2	2		12	\$ 1,670.00
Field Visit/Project Management	1	4	4			9	\$ 1,255.00
Review Accident Data		2	4			6	\$ 780.00
Contact and interview residents		2	4			6	\$ 780.00
Tech Memo writeup	0.5	4	16	4	1	25.5	\$ 3,052.50
Exhibits	0.5	4	12	18		34.5	\$ 3,747.50
QA/QC	1	2	2	2		7	\$ 895.00
Cost Estimate/Quantities	1	2	4			7	\$ 955.00
Address City Comments		2	4	4	1	11	\$ 1,225.00
Total	6	28	52	30	2	118	\$ 14,360.00
TOTAL HOURS	6	28	52	30	2	118	
Contract Labor Rate	\$175.00	\$150.00	\$120.00	\$90.00	\$85.00		
TOTAL LABOR COSTS	\$1,050.00	\$4,200.00	\$6,240.00	\$2,700.00	\$170.00		\$14,360.00
Expenses							\$140.00
TOTAL LABOR COSTS							\$14,500.00

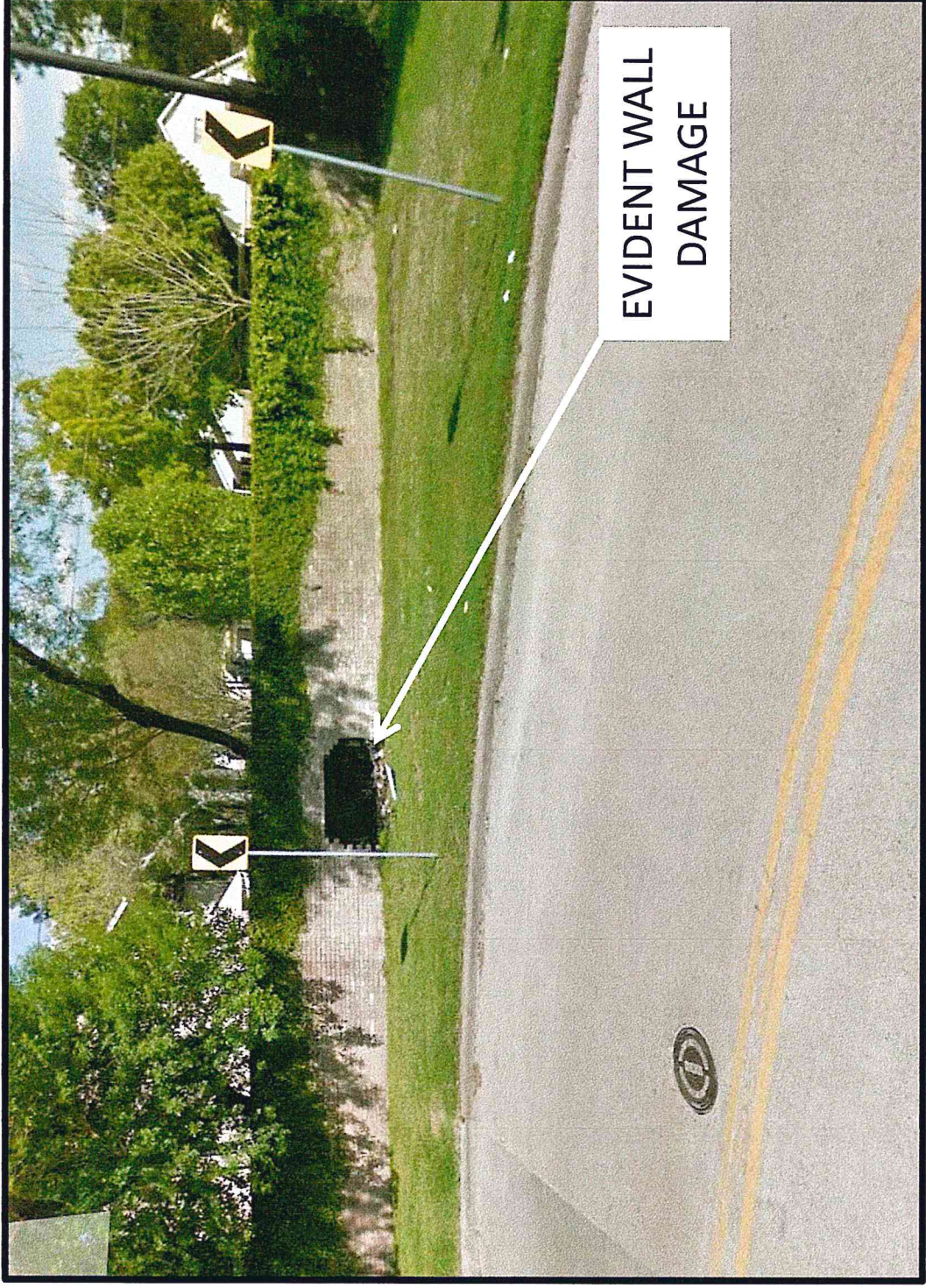
EXHIBIT 1

QUEENSBURY LANE/TOWN & COUNTRY STREET



EXHIBIT 2

QUEENSBURY LANE/TOWN & COUNTRY STREET



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

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

14. Receive the engineer's report from Klotz Associates including:
 - a. Update on W140 channel improvements and related flood mitigation improvements
 - b. Update on North Gessner
 - c. Other engineering matters and projects



Briar Branch Drainage Improvements

(W140-01-00)
TIRZ 17 CIP No. T-1734

Monthly Status Report
October 2015

Project Description

Engineering design services for the drainage and channel improvements and utility relocations along Briar Branch (HCFCD Unit W140-01-00) from the east side of Gessner Road, east to Oak Tree Drive and the east side of the TIRZ 17 Briar Branch Stormwater Detention Basin. The proposed project is identified in the TIRZ 17 five-year Capital Improvement Plan as TIRZ 17 CIP No. T-1734. The proposed improvements are based on the recommendations of the PER (LAN – Sept. 2013). The PER estimate of construction cost was approx. \$13M.



TIRZ 17 Mission Statement

The mission of the Tax Increment Reinvestment Zone #17 (TIRZ 17) is to enhance the redevelopment and economic growth within the TIRZ by targeting projects to improve drainage, mobility and quality of life.

Project Location

The improvements to Briar Branch are proposed to start east of Gessner Road and continue to the Briar Branch Detention Pond east of Bunker Hill Road.



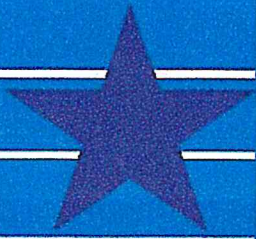
Status Report

- HCFCD review process for the Drainage Impact Analysis and Report continues. Additional meetings were held with CoH and HCFCD concerning future maintenance. HCFCD is re-addressing maintenance and review of the of the proposed project.
- SWA (landscape architect) has completed work for the drainage project. Development of the landscape concept for the future trail or park is complete.
- Draft Project manual has been developed.
- The 90% construction plan set was submitted to the TIRZ.
- Preliminary cost estimate is complete per 90% construction plans.
- Project status meeting held with TIRZ Executive Director.
- Plan set will be submitted to HCFCD and City upon Drainage Impact Analysis approval, per HCFCD and CoH procedure.
- Project status update provided at the TIRZ Board Meeting.





**TIRZ 17
REDEVELOPMENT
AUTHORITY**



Briar Branch Related Flood Mitigation & Bunker Hill Bridge Study

(W140-01-00)
TIRZ 17 CIP No. T-1734B

Monthly Status Report
October 2015

Project Description

Preliminary engineering design services for flood mitigation of five “straws” along Briar Branch (HCFCD Unit W140-01-00) from the east side of Gessner Road, east to Oak Tree Drive and the east side of the TIRZ 17 Briar Branch Detention Basin. The project also includes a feasibility study of the need to modify the Bunker Hill Bridge. The proposed project is identified in the TIRZ 17 five-year Capital Improvement Plan as TIRZ 17 CIP No. T-1734. The proposed improvements are based on the recommendations of the PER (Sept. 2013).



TIRZ 17 Mission Statement

The mission of the Tax Increment Reinvestment Zone #17 (TIRZ 17) is to enhance the redevelopment and economic growth within the TIRZ by targeting projects to improve drainage, mobility and quality of life.

Project Location

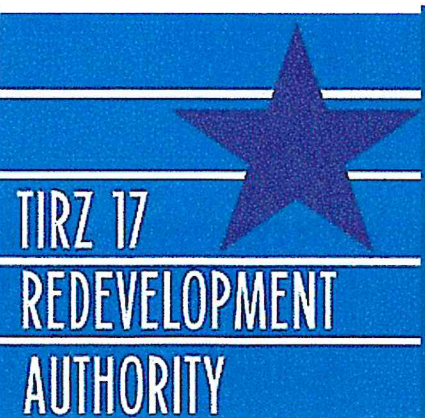
The Briar Branch flood mitigation effort is proposed to take place at 5 locations that contribute flow to Briar Branch in between Gessner Road and the Briar Branch Detention Pond. The bridge to be studied is located at the intersection Bunker Hill Road and Briar Branch.

Status Report

- Briar Branch Straws XP-SWMM model update complete.
- ‘Straws’ preliminary design plans and draft PER submitted to LAN for review and comment as requested by TIRZ.
- Analysis of Bunker Hill Bridge modifications complete.
- Bunker Hill Bridge draft feasibility report submitted to LAN for review and comment as requested by TIRZ.
- Meetings to review project status and reports held with TIRZ Executive Director.
- Assisted LAN with review as requested
- Project update provided at TIRZ Board Meeting.



RPS klotz associates



North Gessner Drainage & Mobility Improvements

IH10 (Katy Frwy) to Westview
TIRZ 17 CIP No. T-1732A

Monthly Status Report
October 2015

Project Description

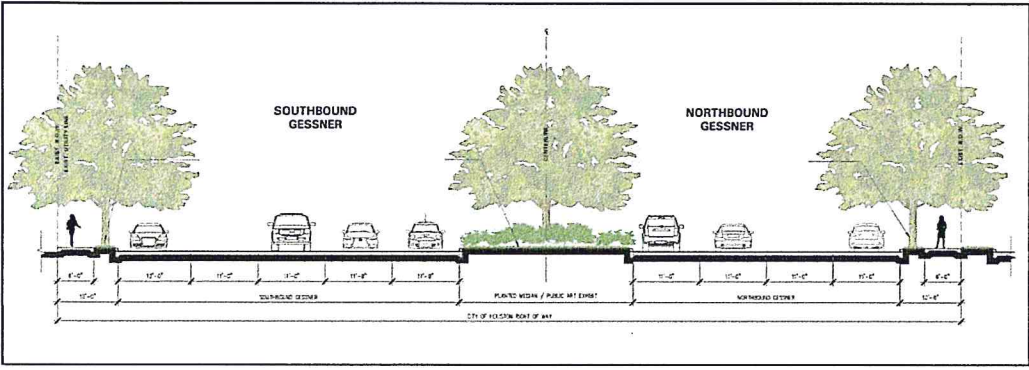
Engineering design services for the drainage and mobility improvements along Gessner Road from IH 10 (Katy Freeway) north to the north side of the Westview Drive intersection. The proposed improvements to Gessner Road will be based on the recommendations in the Preliminary Engineering Report (PER) (LAN - August 2013), the Preliminary Plans (LAN - October 2012), and the updated TIRZ 17 Regional Drainage Study (ongoing). The construction cost for the combined T-1732A and T-1732B projects was estimated in the PER to be approximately \$15.1 million.

TIRZ 17 Mission Statement

The mission of the Tax Increment Reinvestment Zone #17 (TIRZ 17) is to enhance the redevelopment and economic growth within the TIRZ by targeting projects to improve drainage, mobility and quality of life.

Project Location

The improvements to North Gessner Road start on the north side of Katy Frwy. (IH 10) and continue to the north side of the Westview intersection.



Status Report

- Development of the design and construction plans continues.
- Additional research, field reconnaissance and site visits conducted as required for design.
- N. Gessner SWMM model complete. Drainage Impact Report in final QA/QC.
- Coordination with Conrad Sauer and Mathewson Ln project continues.
- CoH PWE requiring updated project PER and TRC prior to coordination, review and approval of construction plans. Updated scope and MH being developed for the additional design tasks.
- Progress Mtgs. to review project status held with TIRZ Executive Director.
- Project update provided at TIRZ Board Meeting.



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

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

15. Receive the SWA projects status report.

SWA Houston

1245 W 18th Street
Houston, Texas
77008
+1.713.868.1676
www.swagroup.com

——

Gundi P. Aquino
CIT/Dir. Engineering
David Brinson
Rene Brown
Scott Crayton
Jeffrey Craft
Marco Esposito
Tom Fox
David R Gal
Chris Gilford
Yoon-Ji Hong
Richard K. Law
Bill-G Lee
Jung Lee
Margaret Leonard
Chen-Wai Lin
Jana Loomis
Te Leo
Charles S. McDaniel
Rosa Nadeau
John O'Malley
Timothy Peterson
Laurance Reed
R. Joseph Runco
Kevin Shadley
Elizabeth Shreve
David P. Thompson
Jenna Yek
John L. Warr
Alec Zhang

PROJECT STATUS REPORT BY SWA

SCOPE: LANDSCAPE ARCHITECTURE FOR MEMORIAL CITY REDEVELOPMENT
AUTHORITY
PROJECTS: TIRZ #17 CIP
DATE: 28 October 2015

CURRENT PROJECT STATUS

1. LUMPKIN : 1-10 TO WESTVIEW (T-1709)(SWA WO#09)
 - Project is under construction; SWA is providing construction administration services, on an as-requested basis. Requests are primarily submittals and sample approvals. SWA is also making periodic site visits.
2. LUMPKIN : WESTVIEW TO NORTHBROOK (SWA WO#10)
 - Project is under construction; SWA is providing construction administration services, on an as-requested basis. Requests are primarily submittals and sample approvals.
3. W-140 BRIAR BRANCH DRAINAGE IMPRVTS (SWA WO#05 / 08)
 - SWA is coordinating with Klotz Associates. Phase One design – landscape improvements – is complete.
 - SWA will provide construction phase services for the grading and minimal landscape work when and as construction begins.
4. TOWN & COUNTRY WEST DRAINAGE AND MOBILITY IMPRVTS (T-1717) (SWA WO#11)
 - SWA is coordinating with LAN, Private Property Owners and Private Property Owners' design consultants on existing and proposed conditions and layout of proposed improvements.
 - SWA is preparing 90% design documents based on the design progress presented to the Board at its August 6, 2015 Board meeting.
 - SWA presented design progress to Memorial Management District (MMD) at its Board meeting on 23 September 2015 2015.
 - SWA is coordinating with Trammel Crow Residential (TCR) on the maintenance agreement for the seating plaza (this is excess / residual ROW based on realigning the roadway); TCR's first round of comments have been returned to the TIRZ #17 Attorney for review.
5. N. GESSNER DRAINAGE AND MOBILITY IMPRVTS – PH 1 (T-1732A) (SWA WO#12)



- SWA is coordinating with Klotz Associates on the project design scope and schedule.
 - SWA is currently preparing preliminary design.
6. ON-CALL (SWA WO#17 – Requested approval 6 August 2015)
- No services have been requested by the Authority at this time.

COMPLETED PROJECT STATUS

1. LUMPKIN I-10 TO WESTVIEW CONCEPT AND CONSTRUCTION DOCUMENTS (SWA WO#01, 02 and 04)
2. WESTVIEW DETENTION AMENITIES DESIGN – ON HOLD (SWA WO#03)
3. STREETSCAPE STANDARDS (SWA WO#06)
4. ON-CALL (SWA WO#07)
 - Drainage Concepts
 - Memorial Drive Streetscape Concepts

PROPOSED PROJECTS STATUS

1. NO PROPOSED PROJECTS TO REPORT

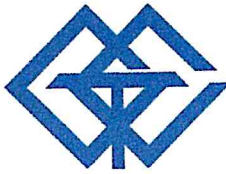
END OF REPORT

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

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

16. Receive TIP Call for Projects update from the Goodman Corporation.



Memo

To: Scott Bean, Memorial City Redevelopment Authority
Cc: Memorial City Redevelopment Authority Board of Directors
From: Jim Webb, TGC
Date: October 28 2015
Re: October 2015 TGC Update

TGC is pleased to inform the Memorial City Redevelopment Authority Board of Directors that on October 23, 2015 the Houston-Galveston Area Council Transportation Policy Council approved the 2015 Call for Projects 10-Year Plan. This approval includes \$2.7M in funding for the North Gessner project and for \$10.4M for the Memorial Drive project. It is anticipated that funding for Gessner will be made available in 2018 and that funding for Memorial will be made shortly after.

TGC is looking forward to assisting the MCRA with the timely implementation of these federally funded projects.