

MEMORIAL CITY
REDEVELOPMENT AUTHORITY,
CITY OF HOUSTON



Agenda and Agenda Materials
Meeting of the Board of Directors

December 15, 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 Tuesday, December 15, 2015, at 8:00 a.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 October 28, 2015 regular meeting.
4. Receive financial and bookkeeper's report, including payment of invoices, review of investments and project cash flow reports.
5. CIP Update.
6. 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. Presentation and technical memorandum on the Briar Branch (W140) Straws Evaluation.
 - d. Other engineering matters and projects.
7. 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.
8. Report on response to Request For Qualifications for civil engineering services.
9. Receive SWA projects status report.
10. Receive TIP Call for Projects update from the Goodman Corporation and presentation on Grant Eligible Projects.
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. 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; and Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property.
13. Reconvene in Open Session and authorize appropriate action regarding private consultation with attorney, with regard to pending or contemplated litigation; and Reconvene in Open Session and authorize appropriate action regarding the purchase, exchange, lease or value of real property.
14. Adjournment.



Executive Director for Authority

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 October 28, 2015 regular meeting.

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

October 28, 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 Wednesday, October 28, 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 with the exception of Director Airola, 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.; Michelle Lofton, ETI Bookkeeping Services; Joseph Ellis, McCall Gibson Swedlund Barfoot PLLC; James Vick, SWA; Jennifer Curley, COH - Economic Development; Amy Peck, Chief of Staff CM Stardig; Herman Sieck; Dona Ray; Marilyn Marsh; Vickie Johnson; Karen Kleypas; Virginia Gregory; David Tansey; Cynthia Neely; Kay Haslam; Diana Cooper; Greg Johnson; Peter Tomlinson; Michael Sharp; Leslie Dickey; Shirley Sutton; Bill Bedman; Jim Shroff; Lynn McBride; Bruce Nichols; Gwyn Buzzini; John Jackson; Roberta Prazak; Hugh Rawl; Arlis Brodie; Don McGuirt; Lois Meyers; Jim Muckle; Barbara Hunt; Joe Short; Ed Browne and Donna Freedman. Chair Givens called the meeting to order at 2:00 p.m.

RECEIVE PUBLIC COMMENTS.

Karen Kleypas discussed concerns with the Conrad Sauer detention. David Tansey expressed his concerns regarding flooding and adequacy of detention. Diana Cooper, resident of Royal Oaks, discussed her concerns with changes to the Conrad Sauer detention. Cynthia Neely discussed W153 drainage and the need to build detention. Kay Haslam discussed bayou backing up into the W153 and concerns. Ed Browne discussed issues of flooding. Virginia Gregory discussed flooding and the Authority's website. Jim Shroff discussed the Gessner project including consideration in the design to include beautification enhancements and drainage friendly sidewalks. Roberta Prazak discussed flooding issues. Donna Freedman discussed the Board composition. Lois Meyers discussed detention ponds to solve the flooding problem.

APPROVE MINUTES OF SEPTEMBER 29, 2015, REGULAR MEETING.

Upon a motion duly made by Director Hamilton, and being seconded by Director Hodges, the Board voted unanimously to approve the Minutes of the September 29, 2015, Board meeting, as

presented.

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

Ms. Loftin presented the financial and bookkeeper's report and went over invoices, included in the Board agenda materials. Upon a motion duly made by Director Hodges, and being seconded by Director Tucker, the Board voted unanimously to accept the financial and bookkeeper's report and approved payment of invoices, as presented.

CONSIDER COMBINED MEETING DATE FOR NOVEMBER AND DECEMBER.

There was general discussion regarding combining the November and December board meetings due to the holidays. The consensus was to schedule the meeting for December 10, 2015, at 8:00 a.m. subject to room availability.

RECEIVE AND CONSIDER FY2015 ANNUAL FINANCIAL REPORT FROM McCALL GIBSON SWEDLUND BARFOOT PLLC.

Mr. Ellis presented the FY2015 Annual Financial Report, included in the Board agenda materials. He reported it was an unmodified opinion which was a clean opinion. He went over page 10, Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances. He provided an overview of page 26, Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual. He answered questions presented by the Board. Upon a motion duly made by Director Rickel, and being seconded by Director Freels, the Board voted unanimously to approve the FY2015 Annual Financial Report, as presented.

CONFLICT OF INTEREST DISCLOSURE REQUIRED UNDER CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE, INCLUDING REVIEW OF DISCLOSURES FORMS ADOPTED BY THE TEXAS ETHICS COMMISSION AND APPROVE LIST OF LOCAL GOVERNMENT OFFICERS FOR THE AUTHORITY.

Ms. Holoubek reviewed the Memorandum regarding conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code and disclosure forms adopted by the Texas Ethics Commission, included in the Board agenda materials. She discussed the legislation update regarding income and gifts and the threshold for requirement of disclosure. She reported pursuant to Chapter 176 of Texas Local Government Code, the District will maintain a List of Local Government Officers. She then reviewed the List of Local Government Officers. After review and discussion, and upon a motion duly made by Director Hamilton, and being seconded by Director Rickel, the Board voted unanimously to approve and authorize execution of the list of Local Government Officers and directed that the list be filed appropriately and retained in the Districts official records.

RECEIVE INFORMATION ON CORRECTION TO THE 2014 ANNEXATION.

Mr. Bean reported lots on the east side of Springrock were inadvertently annexed into the tax increment reinvestment zone. He reported the metes and bounds survey were incorrect which facilitated the annexation of these properties. Ms. Curley explained there is no effect of private property owners to be included in the boundary of the tax increment reinvestment zone. She reported no additional assessment or taxes would be imposed because of the annexation. She explained the increment would

stay in the zone area instead of being placed in the City's general fund. Mr. Bean reported the surveyor is preparing a corrected metes and bounds to correct the error. He provided an overview on the process of going through City Council to correct the error. Ms. Curley reported the City will be working towards fixing the error. She reported she would contact City's legal department to see if a letter could be written to the property owners indicating an error was made and the City is working toward rectifying the situation. No action from the Board was required.

RECEIVE PRESENTATION FROM KLOTZ ASSOCIATES WITH REGARD TO CONRAD SAUER DETENTION BASIN.

A presentation was given on the Conrad Sauer Detention – Mathewson Lane Project. Mr. Standley provided an overview and answered questions on the project location, drainage area boundary, history of the Conrad Sauer detention, proposed improvements, capacity breakdown, detention summary and flood profile benefits 2 year and 10 year. A copy of the presentation will be uploaded to the website. No action from the Board was required.

RECEIVE PROPOSAL FROM GUNDA CORPORATION FOR REVISED SCOPE OF SERVICES FOR THE EVALUATION OF THE CONRAD SAUER/MATHEWSON LANE PROJECT.

This item was tabled.

RECEIVE AGREED-UPON PROCEDURES REPORT FROM McCALL GIBSON SWEDLUND BARFOOT PLLC FOR PHASE I REIMBURSEMENT COSTS PURSUANT TO DEVELOPMENT AGREEMENT WITH LIPEX PROPERTIES, LP; AUTHORIZE REIMBURSEMENT PAYMENT.

This item was tabled.

CIP UPDATE.

Mr. Bean reported he had not received any feedback from Public Works. No action from the Board was required.

RECEIVE ENGINEER'S REPORT FROM LAN INCLUDING:

a. Lumpkin Road Improvements Project construction status;

Mr. Ali reported concrete work south of Westview is completed and the basin is anticipated to be completed in the next few days. The project report is included in the Board agenda materials.

b. Consider approval of time modifications, changes in work or pay applications;

Upon a motion duly made by Director Tucker, and being seconded by Director Rickel, the Board voted to approve pay application no. 9 in the amount of \$1,849,101.02 payable to SER Construction. Director Hodges abstained.

c. Consider bid tabulation and contractor recommendation for Four Points by Sheraton parking extension;

Mr. Ali provided a brief overview of the parking lot extension project. He reported one bid had been submitted from Corner Rock Construction in the amount of \$260,736.35. He reported LAN reviewed the bid and find the pricing appropriate for the work involved. Mr. Ali reported they are waiting on the permits from the City for the project. Upon a motion duly made by Director Hamilton, and being seconded by Director Hodges, the Board voted to approve awarding the contract upon acceptance by the City to Corner Rock Construction in the amount of \$260,736.35. Director Freels abstained.

d. Consider proposal for engineering services related to Queensbury and Town and Country Intersection Safety Improvements;

This item was tabled.

e. Presentation on proposed Memorial Drive Drainage and Mobility Improvements;

Mr. Ali gave a presentation on the Memorial Drive Drainage and Mobility Improvements. The presentation covered several topics, including objective, status, project limits, no adverse impacts criteria, existing conditions and proposed conditions. Mr. Ali reported the Impact Analysis Report is done during the detail design stage. No action from the Board was required. A copy of the presentation will be uploaded to the TIRZ website.

f. Other engineering matters and projects.

Lockwood, Andrews & Newman, Inc.'s report on other engineering matters and projects was included in the Board agenda materials. No action from the Board was required.

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 W140 channel improvements and related flood mitigation improvements, copies of the reports are included in the board agenda materials. No action from the Board was required.

b. Updates on North Gessner.

Mr. Conger provided an update on the North Gessner Drainage and Mobility Improvements project, a copy of report is included in the Board agenda materials. No action from the Board was required.

c. Other engineering matters and projects.

Mr. Conger answered questions regarding straws and Springrock. He reported they were all maintained within the right of way. No action from the Board was required.

RECEIVE SWA PROJECTS STATUS REPORT.

Mr. Vick updated the Board on current status of projects, a copy of the report is included in the Board agenda materials. No action from the Board was required.

RECEIVE TIP CALL FOR PROJECTS UPDATE FROM THE GOODMAN CORPORATION.

Mr. Bean reported Houston-Galveston Area Council's transportation policy council approved the 2015 call for projects 10 year plan. He reported this included \$2.7 million in funding for the North Gessner project and \$10.4 million for the Memorial Drive project. A copy of Goodman Corporation's update is included in the Board agenda materials. No action from the Board was required.

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.

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 4:23 p.m.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING PRIVATE CONSULTATION WITH ATTORNEY, WITH REGARD TO PENDING OR CONTEMPLATED LITIGATION.

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 5:05 p.m. Upon a motion duly made by Director Rickel, and being seconded by Director Hamilton, the Board voted unanimously to authorize execution of a right of entry agreement amendment subject to final cost not to exceed \$50,000.

ADJOURNMENT.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 5:06 p.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

4. 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

October 31, 2015 & November 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>General Fund</u>	<u>Capital Projects</u>	<u>Debt Service</u>	<u>Total</u>
Beginning Balance	23,656,618.87	0.00	782,570.39	24,439,189.26
Revenue	12,972.17	0.00	147.38	13,119.55
Expenditures	2,079,648.37	0.00	0.00	2,079,648.37
Ending Balance	21,589,942.67	0.00	782,717.77	22,372,660.44

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

November 30, 2015

General Operating Fund

BEGINNING BALANCE: **23,656,618.87**

REVENUE:

Checking Interest - Wells Fargo	4,696.81	
Texpool Interest	147.31	
Wells Fargo/TexSTAR (Surplus Funds) Interest	128.05	
Temporary Right of Entry Rental	8,000.00	
Voided Check(s)	0.00	
Total Revenue:		12,972.17

DISBURSEMENTS:

Checks Presented At Last Meeting	2,079,648.37	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		2,079,648.37

Ending Balance: **21,589,942.67**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1500	19,810,123.49
TexPool	*0001	0.1105	852,599.00
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.1155	680,499.51
Texas Exchange Bank CD	*3601	0.8500	246,720.67
		Total	21,589,942.67
Certificate of Deposit	CD *3601	Term: 12 Months	Matures: 09/28/2016

**Memorial City Redevelopment Authority
Checks Presented December 15, 2015**

Num	Name	Description	Amount
2543	Allen Boone Humphries Robinson LLP	Legal Fee	-21,065.06
2544	Equi-Tax, Inc	Tax Assessor Fee	-800.00
2545	ETI Bookkeeping Services	Bookkeeping Fee	-1,700.00
2546	Gunda Corporation	Engineering Consultant	-2,278.30
2547	Hawes Hill Calderon LLP	Professional Consultant	-15,000.00
2548	Houston Business Journal	Legal Notice	-880.00
2549	Klotz Associates Inc	Engineering Consultant	-7,627.99
2550	Lockwood, Andrews & Newman, Inc.	Engineering Fee	-172,096.78
2551	McCall Gibson Swedlund Barfoot PLLC	Auditor	-2,500.00
2552	McGrath & Co., PLLC	Auditor	-500.00
2553	Property Acquisition Services, LLC	Easement Research	-6,555.00
2554	Rapid Research, Inc.	Certificate Update	-65.00
2555	SER Construction Partners, LLC	Pay Estimate No. 10	-1,287,382.34
2556	SWA Group	Landscape Architect Services	-19,137.50
2557	The Goodman Corporation Inc	Contract Services	-6,500.00
Total			-1,544,087.97

Debt Service Fund

BEGINNING BALANCE		782,570.39
 REVENUE		
Wells Fargo/TexSTAR (2008 DSF) Interest	145.58	
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	1.80	
Total Revenue		147.38
 EXPENDITURES		
2008 Debt Service Interest Payment	0.00	
2008 Debt Service Principal Payment	0.00	
Total Expenditures		0.00
 ENDING BALANCE		 782,717.77

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.1155	773,213.63
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.1155	9,504.14
	Total		782,717.77

Memorial City Redevelopment Authority
Investment Report
November 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	0.1105	852,494.31	852,451.69	147.31	0.00	852,522.27	852,599.00
GOF	Wells Fargo/ TexStar	0.1155	680,427.25	680,371.46	128.05	0.00	680,462.76	680,499.51
CPF	TexPool	0.1105	0.00	0.00	0.00	0.00	0.00	0.00
DSF	Wells Fargo/ TexStar DSF	0.1155	773,131.44	773,068.05	145.58	(0.00)	773,171.88	773,213.63
DSF	Wells Fargo/ TexStar Res.	0.1155	0.00	0.00	0.00	0.00	0.00	0.00
DSF	Wells Fargo/ TexStar PI Rev	0.1155	9,503.12	9,502.34	1.80	(0.00)	9,503.63	9,504.14

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	246,720.67	0.00	0.00	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	19,810,123.49	BNYM	37,633,499	WUJ2246	23,422,037	24,475,680

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 Kenneth Byrd	Date Assumed Office 8/6/2015	Training Completed 10/18/2014
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Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
November 2015

	November			Year To Date (5 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Ordinary Income/Expense							
Income							
1000 · Income							
8223 · Interest Income	2,416	7,303	-4,887	13,991	36,514	-22,523	87,633
Total 1000 · Income	2,416	7,303	-4,887	13,991	36,514	-22,523	87,633
6-4320 · Increment Collections	0	0	0	11,488,134	12,524,238	-1,036,104	12,524,238
Total Income	2,416	7,303	-4,887	11,502,125	12,560,752	-1,058,627	12,611,871
Expense							
3335 · Management Consulting Services							
6320 · Legal	11,418	5,000	6,418	29,627	25,000	4,627	60,000
6322 · Eng Consultant/General Prof.Svc	2,278	6,250	-3,972	13,784	31,250	-17,466	75,000
6337 · Construction Audit	0	0	0	0	0	0	10,000
6343 · Other	6,502	0	6,502	28,963	0	28,963	0
Total 3335 · Management Consulting Services	20,198	11,250	8,948	72,374	56,250	16,124	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	2,660,000	105,000	2,660,000
5708 · Interest	0	0	0	826,316	826,316	0	1,704,667
Total 5706 · Debt Service	0	0	0	3,591,316	3,486,316	105,000	4,364,667
6-6420 · City of Houston Admin Fee	0	0	0	0	0	0	626,212
6300 · Administration & Overhead							
6321 · Auditor	3,000	0	3,000	19,500	17,000	2,500	17,000
6333 · Bookkeeping/Accounting	850	875	-25	4,654	4,375	279	10,500
6340 · Administration Salaries/Benefit	15,000	11,833	3,167	37,500	59,167	-21,667	142,000
6344 · Bond Svcs/Trustee/FA	400	0	400	2,000	0	2,000	4,800
6350 · Office Expense	880	1,250	-370	880	6,250	-5,370	15,000
6351 · Office Lease	0	1,250	-1,250	0	6,250	-6,250	15,000
6353 · Insurance / FDIC Assess.Fee	0	3,750	-3,750	3,138	18,750	-15,612	45,000
Total 6300 · Administration & Overhead	20,130	18,958	1,172	67,672	111,792	-44,120	249,300
7000 · Capital Expenditure							
1709 · Lumpkin I-10 Westview	1,418,567	275,000	1,143,567	6,133,403	1,375,000	4,758,403	3,300,000
1715A · Barryknoll East Drainage	0	16,667	-16,667	0	83,333	-83,333	200,000
1717 · Town & Country W. Drain/Mobil	43,924	172,917	-128,993	112,118	864,583	-752,465	2,075,000
1722 · Town & Country Blv Signalizatr	338	0	338	563	0	563	0
1724 · Gessner at Barryknoll Intersec.	371	0	371	371	0	371	0
1725 · Parks & Green Space Improv.	0	2,083	-2,083	0	10,417	-10,417	25,000
1731A · Detention Basin & W-140 Bridge	693	0	693	1,080	0	1,080	0

November 2015 FYE 2016 Budget based on FYE 2015 numbers.
FYE 2016 Budget not yet approved by COH as of 11/30/2015.

November 30, 2015

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

	November			Year To Date (5 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1731B - Memorial Drainage & Mobility	21,430	0	21,430	171,440	0	171,440	0
1732A - N Gessner Drainage & Mobility	7,628	25,000	-17,372	84,840	125,000	-40,160	300,000
1734 - W140 Channel Improvements	3,559	134,583	-131,024	19,532	672,917	-653,385	1,615,000
1734B - Bunker Hill Bridge	0	6,250	-6,250	0	31,250	-31,250	75,000
1735A - Detention Basin A	0	256,667	-256,667	1,831	1,283,333	-1,281,502	3,080,000
1736A - Memorial Drive Drainage	0	33,333	-33,333	0	166,667	-166,667	400,000
Total 7000 - Capital Expenditure	1,496,510	922,500	574,010	6,525,178	4,612,500	1,912,678	11,070,000
Total Expense	1,536,838	952,708	584,130	10,256,540	8,266,858	1,989,682	16,945,179
Net Income	-1,534,422	-945,405	-589,017	1,245,585	4,293,894	-3,048,309	-4,333,308

November 2015 FYE 2016 Budget based on FYE 2015 numbers.
FYE 2016 Budget not yet approved by COH as of 11/30/2015.

November 30, 2015

ETI Bookkeeping Services
 PO BOX 73109
 Houston, TX 77273

Invoice

Date	Invoice #
11/12/2015	7522

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

Description	Qty	Rate	Amount
Bookkeeping		850.00	850.00

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

Code # 6333
 11/30/15



ETI Bookkeeping Services
 PO BOX 73109
 Houston, TX 77273

Invoice


Date	Invoice #
12/1/2015	7523

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

Description	Qty	Rate	Amount
Bookkeeping		850.00	850.00

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

Code # 6333
 11/30/15



Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
11/1/2015	48677

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

Code # 6333
11/30/15



Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
12/1/2015	48771

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

Code # 6333
11/30/15



McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

13100 Woodlawn Center Drive
Suite 235
Houston, TX 77055-5610
Tel: (713) 462-0341
Fax: (713) 462-2704
E-Mail: mgs@gibsonswedlund.com

111 Congress Avenue
Suite 609
Austin, Texas 78701
(512) 616-2489
www.mgsllc.com

November 10, 2015

TIRZ 17 Redevelopment Authority
ETH Bookkeeping Services
17111 Rolling Creek, Suite 200
Houston, TX 77090

Client Number: 574-00

Audit of Memorial City Redevelopment Authority as of and for the year ended June 30, 2015, including distribution of the report and meeting with the Board of Directors and receiving comments from the City of Houston on the draft audit.

Audit Billing	\$ 10,000.00
Less Interim Billing	7,500.00
Balance Due	\$ 2,500.00

We appreciate your business!

Chris Swedlund

Code # 6321
11/11/2015

Member of
American Institute of Certified Public Accountants
Texas Society of Certified Public Accountants



McGrath & Co., PLLC
Certified Public Accountants
P.O. Box 270148
Houston, Texas 77277

Mark W. McGrath CPA
mark@mcgrath-co.com

Collette M. Gards CPA
collette@mcgrath-co.com

November 19, 2015

Memorial City District/TIRZ No. 17
Houston, Texas

Final billing regarding preparation of the District's financial statements and related audit schedules for the year ended June 30, 2015

\$500.00

Code # 6321
11/30/2015





Invoice Number: 40141
Customer Number: A-125990

Advertising Invoice

5444 Westheimer Road
Suite 1700
Houston TX 77056
713-688-8811

TX 122 17
Hawes Hill Calderon LLP
9610 Long Point Road Suite 150
Houston TX 77055
USA

Advertising Customer: Hawes Hill Calderon LLP

Issue Date: 11/6/2015 Invoice Date: 11/6/2015
Sales Rep: Lenora Black Terms: Net Due 30 Days

Line 1 Legal Notice 2 x 5 Column Inch Open Rate 2014-Classified Display-ROP Price 880.00
Quantity 1

PO Num: **RFA No. 2015-1-Tax Increment Reinvestment Zone 17**

*Code # 6350
11/23/2015*



Amount Due: \$880.00

REMIT TO:

Houston Business Journal
PO Box 844735
Dallas, TX 75284-4755

Please detach and return with payment. Any questions please contact
Sheila Stinger at 713-395-9647 or sstinger@bizjournals.com

Customer Number: A-125990
Invoice Number: 40141

Amount Due: \$880.00

DATE: October 31, 2015
INVOICE # 5238

19855 Southwest Freeway #200
Sugar Land, TX 77479
Phone (281) 343-7171 Fax (281) 343-8181

Property
Acquisition
Services, LLC

BILL TO:
Memorial City Redevelopment Authority
Jessica Holoubek
3200 SW Freeway, Suite 2600
Houston, TX 77027

DESCRIPTION	HOURS	RATE	AMOUNT
Briley Enterprises Drainage Easment	Quantity 27.00	Rate \$115	Amount \$3,105.00
Richard Young Drainage Easment	18.00	\$115	\$2,070.00
Detention Pond Driveway Access Houston Industrial Warehouse/Gregmont Investments/KFP Management	12.00	\$115	\$1,380.00
SUBTOTAL			\$ 6,555.00
TOTAL			\$6,555.00

Code # 1709

Code # 1709

Code # 1734

11/11/2015

THANK YOU FOR YOUR BUSINESS!

Rapid Research, Inc.

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

Invoice

Date	10/26/15
Invoice #	4599

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

Terms	Job Number	Job Reference	Ordered By
Net 15	MEM001-03	certificate update	Jeanette Harris
update certificate no. HC-4338			
Copies purchased			
Description	City	Rate	Amount
	1	50.00	50.00
	12	1.25	15.00

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

Invoice Total: \$65.00

Code # 1709
11/11/2015



ALLEN BOONE HUMPHRIES ROBINSON LLP

To contact the ABHR Billing Department, please call 713-660-6400 or email at billing@abhr.com

November 11, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Client/Matter: MEM001-03
Statement Number: 77192
Billing Attorney: Trey Lary

Projects

REMITTANCE PAGE

Fees for services posted through November 06, 2015 11,332.50
Expenses and Other Items posted through November 06, 2015 2.45
Total Amount Due: \$11,334.95

Please return this page with your payment to the remittance address below:

Allen Boone Humphries Robinson LLP
PO Box 4346
Department 90
Houston, TX 77210-4346

Checks should be made payable to Allen Boone Humphries Robinson LLP
Please include the invoice number on your check
Total amount payable in U.S. dollars

Code # Various See Detail
11-11-2015





ALLEN BOONE HUMPHRIES ROBINSON LLP

Telephone: 713-3991731

November 11, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Michelle Lofton
ETI Bookkeeping Services
17111 Rolling Creek Drive, Suite 100
Houston, TX 77089

Client/Matter:
Statement Number:
Billing Attorney:

MEM001-03
77192
Trey Lary

Projects

Professional Fees
Fees for services posted through November 06, 2015, as follows:

Date	Professional	Hours
09/17/15	Kristen Hogan	0.25
W140 Channel and Briar Branch Basin Code # 1734		
Work on reciprocal easement matters for eventual conveyance of pond for Harris County Flood Control District maintenance.		
09/17/15	Jessica Holoubek	0.50
09/25/15	Elena Fitzgerald	0.50
Work on matters regarding release of reciprocal easement. Review the request for an access easement to the public over East Easement Tract and West Easement Tract; review the title materials relating to the access easement to the public over East Easement Tract and West Easement Tract; multiple correspondence with the title abstractor regarding title matters.		
09/28/15	Elena Fitzgerald	1.00
Attention to due diligence matters; conference with Kristen Hogan regarding the east easement tract and ownership of the same; conference with Laura Medina regarding the ownership of the east easement tract and tasks to be completed.		
09/29/15	Elena Fitzgerald	1.50
Conference with Anne Newtown regarding the requested east easement tract and the west easement tract; prepare the initial drafts of the east easement tract and the west easement tract and forward the same to Anne Newtown for her review and comments.		
10/01/15	Elena Fitzgerald	0.50
Finalization of the public access easement relating to the east easement tract and the west easement tract and forward the same to Kristen Hogan for further handling.		
10/07/15	Jessica Holoubek	0.25
Work on release of reciprocal easement at detention pond site and discuss same with Muhammad Ali, engineer.		
10/14/15	Jessica Holoubek	0.25
Telephone conference with Steve Bonjonia regarding release of reciprocal easement.		

Allen Boone Humphries Robinson LLP

November 11, 2015



Memorial City Redevelopment Authority
MEM001-03

Page: 2
77192

Statement Number:

10/15/15	Elena Fitzgerald	0.25	Forward the title materials relating to east easement tract and west easement tract to Kristen Hogan for further handling.
10/15/15	Kristen Hogan	0.25	Work on Reciprocal Easement matter.
10/15/15	Jessica Holoubek	0.25	Telephone conference with Steve Bonjonia regarding abandonment of reciprocal easement.
10/30/15	Jessica Holoubek	0.25	Discuss driveway access with Ricky Gonzales.
Conrad Saur detention pond Code # 6320		Total Task Hours: 5.75	Total Task Amount: \$1,656.25
10/20/15	Jessica Holoubek	0.50	Telephone conference with Scott Bean regarding reimbursement of design costs; review agreement regarding the same and follow up with District auditor.
10/26/15	Jessica Holoubek	0.50	Work on matters regarding design phase reimbursement agreed upon procedures report; discuss same with District auditor.
10/29/15	Jessica Holoubek	0.25	Discuss development agreement with Brad Freels and with John Rickel.
10/30/15	Jessica Holoubek	0.50	Telephone conference with Scott Bean regarding development agreement and follow up regarding the same; exchange of emails with Bob Tucker regarding development agreement.
11/02/15	Jessica Holoubek	0.50	Telephone conference with Mary Buzak, City Legal, regarding development agreement; respond to questions from Amy Peck, CIM Staring office, regarding the same.
11/04/15	Jessica Holoubek	0.25	Telephone conference with Trey Lary with the Firm regarding Development Agreement.
Detention Basin & W-140 Bridge - 1731A Code # 1731A		Total Task Hours: 2.50	Total Task Amount: \$1,125.00
09/28/15	Laura B. Medina	0.50	Attention to the reciprocal access easement matter in connection with the pending HCFCD acquisition.
10/01/15	Anne Newtown	1.00	Review title work and drafts of public access easements.
Gessner at Barryknoll Inters-1724 Code # 1724		Total Task Hours: 1.50	Total Task Amount: \$692.50
09/29/15	Anne Newtown	0.75	Conference regarding REA.
Lumpkin I-40 Westview - 1709 Code # 1709		Total Task Hours: 0.75	Total Task Amount: \$371.25
09/01/15	Kristen Hogan	0.25	Telephone conference with Steve Bonjonia regarding acquisition of drainage easements.
09/17/15	Megan Barcak	0.25	Request title certificate.

Allen Boone Humphries Robinson LLP

November 11, 2015



09/18/15	Megan Barcak	Review metes and bounds.	0.25
09/25/15	Megan Barcak	Receipt of title certificate and title documents.	0.25
09/29/15	Jessica Holoubek	Work on matters regarding dedication of drainage easement.	0.25
09/29/15	Kristen Hogan	Receive check, prepare Drainage Easement and work with Steve Bonjonia on execution of same by landowner.	0.50
09/30/15	Jessica Holoubek	Work on matters regarding lienholder consent for drainage easement.	0.25
09/30/15	Laura B. Medina	Draft and finalize a Consent to Lienholder for the drainage easement from Briley Enterprises to the City of Houston; review the Deed of Trust affecting the easement tract; discuss same with Kristen Hogan and Jessica Holoubek, of the Firm; correspond with title abstractor for title update on ownership and liens on the easement tract.	1.25
10/01/15	Laura B. Medina	Correspond with title abstractor to discuss title update for the drainage easement tract for the easement from Briley Enterprises to the City of Houston; review updated title certificate.	0.25
10/12/15	Laura B. Medina	Correspond with the title abstractor regarding the updated title certificate for the easement pending conveyance to the City of Houston.	0.25
10/14/15	Kristen Hogan	Conference call with Steve Bonjonia regarding acquisition of Drainage Easements.	0.25
10/15/15	Jessica Holoubek	Telephone conference with Steve Bonjonia regarding drainage easement.	0.25
10/16/15	Elena Fitzgerald	Request updated ownership and lien certificates relating to the drainage easement acquisitions in connection with the Lumpkin Road project.	0.25
10/16/15	Jessica Holoubek	Follow up regarding drainage easements.	0.25
10/20/15	Elena Fitzgerald	Conference with Kristen Hogan regarding the results of the title search on the 0.0969 acre and 0.0161 acre; attention to due diligence matters and real estate tasks to be completed.	0.50
10/20/15	Jessica Holoubek	Work on matters regarding drainage easement.	0.25
10/21/15	Elena Fitzgerald	Review of the probate documentation and forward the same to various parties for their review and further handling.	0.50
10/21/15	Jessica Holoubek	Work on drainage easement conveyance.	0.25
10/21/15	Laura B. Medina	Work on the drainage easement and lienholder consents for easement to the City of Houston over the Young property; review title and mortgage loan documents in connection with same; research and review provisions of the Texas Trust Code regarding land conveyance matters by court order in probate proceedings; correspond with Jessica Holoubek and Kristen Hogan, of the Firm, to discuss same.	2.00
10/22/15	Jessica Holoubek	Review TRO petition and telephone conference with Dresser-Rand attorney regarding the same; participate in	1.00

10/22/15	Jessica Holoubek	TRO hearing. Telephone conference with Muhammad Ali regarding drainage easement; telephone conference with LAN general counsel regarding driveway transition at Dresser-Rand Property; participate in telephone conference TRO hearing.	1.00
10/23/15	Laura B. Medina	Correspond with Steve Bonjonia to discuss ownership of the Young property and other matters related to the drainage easement.	0.50
10/26/15	Jessica Holoubek	Work on matters regarding drainage easement; receive and review construction agreement from Dresser-Rand.	0.50
10/28/15	Laura B. Medina	Correspond with Jessica Holoubek, of the Firm, and Steve Bonjonia to discuss the easement over the Young tract; review the City's easement form in connection with same.	0.25
10/27/15	Jessica Holoubek	Work on matters regarding Dresser-Rand driveway reconstruction; telephone conference with Ed Benes, attorney for LAN regarding the same.	1.00
10/28/15	Jessica Holoubek	Work on matters regarding Dresser-Rand driveway entrance.	0.50
10/30/15	Jessica Holoubek	Work on matters regarding Dresser-Rand restraining order and settlement agreement.	1.75
11/02/15	Jessica Holoubek	Work on settlement agreement with Dresser-Rand.	1.25
11/03/15	Jessica Holoubek	Review order dismissing petition for injunction.	0.25
11/04/15	Laura B. Medina	Attention Yvonne Onak with the Firm, easement matters for the Drainage Easement over the Young property.	0.25
11/06/15	Jessica Holoubek	Telephone conference with Steve Bonjonia regarding drainage easement acquisition.	0.25
Total Task Hours:			16.75
Total Task Amount:			\$6,587.50
09/15/15	Jessica Holoubek	Telephone conference with Muhammad Ali regarding MOU; telephone conference with Scott Bean regarding the same.	0.25
09/30/15	Jessica Holoubek	Review comments to letter of intent and follow up regarding the same.	0.25
10/05/15	Jessica Holoubek	Telephone conference with Ann Givens and Scott Bean regarding letter of intent.	0.25
10/12/15	Jessica Holoubek	Receive and review various email correspondence regarding letter of intent and follow up with Scott Bean and Ann Givens regarding the same.	0.25
10/21/15	Jessica Holoubek	Receive and review revised Letter of Intent.	0.25
Total Task Hours:			1.25
Total Task Amount:			\$562.50
Town & Country Ely Signalization - 1722			
10/16/15	Jessica Holoubek	Review comments to maintenance agreement from Trammel Crow.	0.25

Statement Number:

10/20/15 Jessica Holoubek

Work on T&C Blvd improvements maintenance agreement with Trammel Crow.

0.50

Total Task Hours: 0.75
Total Task Amount: \$337.50
Total Fees: \$11,332.50

Expenses and Other Items

Expenses and Other Items posted through November 06, 2015, as follows:

09/29/15	Filing Fees.	1.00
09/29/15	Photocopy Charges.	0.45
09/29/15	Filing Fees.	1.00
	Total Expenses and Other Items:	2.45

TASK FEE BREAKDOWN

	Hours	Amount
W140 Channel and Briar Brach Basin	5.75	1,656.25
Conrad Saur detention pond	2.50	1,125.00
Detention Basin & W-140 Bridge - 1731A	1.50	692.50
Gessner at Barryknoll Inters- 1724	0.75	371.25
Lumpkin I-10 Westview - 1709	16.75	6,587.50
SBMSA detention	1.25	562.50
Town & Country Blv Signalization - 1722	0.75	337.50

Total Fees: \$ 11,332.50
Total Expenses and Other Items: \$ 2.45
Total Amount Due: \$ 11,334.95

ALLEN BOONE HUMPHRIES ROBINSON LLP

To contact the ABHR Billing Department, please call 713-860-6400 or email at billing@abhr.com

November 11, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Client/Matter: MEM001-01
Statement Number: 77191
Billing Attorney: Trey Lary

REMITTANCE PAGE

Fees for services posted through November 06, 2015 9,658.86
Expenses and Other Items posted through November 06, 2015 71.25
Total Amount Due: \$9,730.11

Please return this page with your payment to the remittance address below:

Allen Boone Humphries Robinson LLP
PO Box 4346
Department 90
Houston, TX 77210-4346

Checks should be made payable to Allen Boone Humphries Robinson LLP
Please include the invoice number on your check
Total amount payable in U.S. dollars

Code # 6320
11/11/2015





ALLEN BOONE HUMPHRIES ROBINSON LLP

Telephone: 713-291-2121

November 11, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Michelle Loftin
ETI Bookkeeping Services
17111 Rolling Creek Drive, Suite 108
Houston, TX 77089

Client/Matter:
Statement Number:
Billing Attorney:

MEM001-01
77191
Trey Lary

General

Professional Fees
Fees for services posted through November 06, 2015, as follows:

Date	Professional	Hours
09/04/15	Kristen Hogan	0.25
09/08/15	Marguerite Sharp	0.25
09/12/15	Yvonne Onak	0.25
09/14/15	Jessica Holoubek	1.25
09/14/15	Holly Huston	0.50
09/17/15	Jessica Holoubek	1.00
09/17/15	Holly Huston	0.25
09/18/15	Kristen Hogan	0.25
09/18/15	Jessica Holoubek	0.25
09/18/15	Holly Huston	0.25
09/21/15	Jessica Holoubek	0.25
09/21/15	Jessica Holoubek	0.25

Allen Boone Humphries Robinson LLP

November 11, 2015



Memorial City Redevelopment Authority
MEM001-01

Date	Professional	Hours	Statement Number:
09/21/15	Holly Huston	0.25	
09/21/15	Trey Lary	0.25	
09/23/15	Jessica Holoubek	0.25	
09/28/15	SHARED FEES	0.25	
09/28/15	Jessica Holoubek	0.25	
09/28/15	Holly Huston	0.25	
09/28/15	Yvonne Onak	0.25	
09/29/15	Jessica Holoubek	3.00	
09/30/15	Jessica Holoubek	0.25	
10/01/15	Jessica Holoubek	0.50	
10/02/15	Jessica Holoubek	0.75	
10/05/15	Jessica Holoubek	0.50	
10/07/15	Holly Huston	0.50	
10/09/15	Janelle N. Hedges	0.25	
10/09/15	Jessica Holoubek	0.25	
10/12/15	Jessica Holoubek	0.50	
10/13/15	Jessica Holoubek	0.50	
10/14/15	Jessica Holoubek	0.50	
10/15/15	Jessica Holoubek	0.25	
10/16/15	Marguerite Sharp	0.25	
10/19/15	Jessica Holoubek	0.25	

Allen Boone Humphries Robinson LLP

November 11, 2015



10/20/15	Jessica Holoubek	regarding the same.	0.25
10/21/15	Jessica Holoubek	Review Board of Directors meeting agenda.	0.50
10/22/15	Beth King	Work on matters regarding 2014 annexation; work on agenda for Board of Directors meeting.	0.25
10/27/15	Beth King	Research, locate and forward requested documents.	0.25
10/28/15	Jessica Holoubek	Research, locate and forward requested documents. Prepare for, travel to and attend Board of Directors meeting.	3.75
10/30/15	Kristen Hogan	Receive and review Authority mail and forward as appropriate.	0.25
11/02/15	Jessica Holoubek	Review audit response letter.	0.25
11/03/15	Tina M. Kyle	Review audit response letter.	0.25

Total Task Hours: 20.75
Total Task Amount: \$8,058.86

Public Information Requests

09/01/15	Kristen Hogan	Review and respond to Open Records Request.	0.50
09/13/15	Jessica Holoubek	Review request for information and response to same.	0.25
09/17/15	Jessica Holoubek	Work on response to request for public information.	0.25
10/01/15	Jessica Holoubek	Receive, review and follow up regarding information request.	0.25
10/14/15	Jessica Holoubek	Research and discuss open records request with Linda Clayton.	0.25
10/26/15	Jessica Holoubek	Work on matters regarding request for public information; telephone conference with Muhammad Ali and Scott Bean regarding the same; draft correspondence to Attorney General of Texas regarding withholding information.	1.25
11/05/15	Jessica Holoubek	Work on letter brief to Attorney General of Texas regarding withholding certain information.	0.75
11/06/15	Jessica Holoubek	Review email correspondence from Kay Haslam regarding request for information and follow up regarding the same.	0.25

Total Task Hours: 3.75
Total Task Amount: \$1,600.00
Total Fees: \$9,658.86

Expenses and Other Items

Expenses and Other Items posted through November 06, 2015, as follows:

09/14/15	Photocopy Charges.	7.20
09/14/15	Mileage expense.	12.65
09/22/15	Postage.	1.20
09/29/15	Mileage expense.	18.98
10/08/15	Postage.	1.20
10/26/15	Postage.	0.98
10/28/15	Mileage expense.	12.85



11/02/15	Photocopy Charges.	0.90
11/02/15	Photocopy Charges.	0.30
11/02/15	Photocopy Charges.	0.30
11/04/15	Postage.	0.49
11/04/15	Photocopy Charges.	0.90
11/08/15	Photocopy Charges.	13.20
11/06/15	Photocopy Charges.	0.30

Total Expenses and Other Items: 71.25

TASK FEE BREAKDOWN

General	Hours	Amount
Public Information Requests	20.75	8,058.86
	3.75	1,600.00

Total Fees: \$ 9,658.86
Total Expenses and Other Items: \$ 71.25
Total Amount Due: \$ 9,730.11



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: November 17, 2015
 Invoice No: 164072
 For Period: October
 Project No: RHTS501
 Project Manager: Clayton Bruner

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

WORK PERFORMED: Project meetings; Update backgrounds with new civil plans; Review and update construction documents per LAN comments.

Professional Services from October 01, 2015 to October 31, 2015

Total Fee	88,600.00	Total Earned	59,362.00
Percent Complete	67.00	Previous Fee Billing	54,046.00
		Current Fee Billing	5,316.00
		Total Fee	5,316.00

Total this Invoice \$5,316.00

Prior Billed	54,046.23
Current	5,316.00
Billed to Date	59,362.23
% Complete	67%

Code # 1717
11/23/2015



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: November 17, 2015
 Invoice No: 164075
 For Period: October
 Project No: RHTS401.A
 Project Manager: Rhett Renrop

Project Lumpkin Road Construction Phase Services - Professional Design Services

WORK PERFORMED: Construction phase services; Review and coordinate submittals; Respond to RFIs; Make site visits.

Professional Services from October 01, 2015 to October 31, 2015

Total Fee	14,750.00	Total Earned	8,112.50
Percent Complete	55.00	Previous Fee Billing	5,162.50
		Current Fee Billing	2,950.00
		Total Fee	2,950.00

Total this Invoice \$2,950.00

Prior Billed	5,162.50
Current	2,950
Billed to Date	8112.50
% Complete	55%

Code # 1709
11/23/2015



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: November 19, 2015
Invoice No: 164196
For Period: October
Project No: RHYS01.B
Project Manager: James Vick

Project Professional Design Services-Lumpkin Road North: Design and Construction Phase Service

WORK PERFORMED: Construction phase services. Review and coordinate submittals; Respond to RFIs; Make site visits.

Professional Services from October 01, 2015 to October 31, 2015

Total Fee	18,200.00
Percent Complete	70.00
Total Earned	12,740.00
Previous Fee Billing	10,920.00
Current Fee Billing	1,820.00
Total Fee	1,820.00

Total this Invoice \$1,820.00

Prior Billed 10,920.00
 Current 1,820.00
 Billed to Date 12,740.00
 % Complete 70%

Code # 1709
11/23/2015



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: December 10, 2015
Invoice No: 164338
For Period: November
Project No: RHYS501
Project Manager: Clayton Bruner

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

WORK PERFORMED: Prepare final design; Prepare 95% construction documents; Project management, coordination.

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

Total Fee	89,600.00
Percent Complete	71.00
Total Earned	62,906.00
Previous Fee Billing	59,362.00
Current Fee Billing	3,544.00
Total Fee	3,544.00

Total this Invoice \$3,544.00

Prior Billed 59,362.23
 Current 3,544.00
 Billed to Date 62,906.23
 % Complete 71%

Code # 1717
12/10/2015



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: December 10, 2015
 Invoice No: 164340
 For Period: November
 Project No: RHTS401.A
 Project Manager: Rhett Renitrop

Project Lumpkin Road Construction Phase Services - Professional Design Services

WORK PERFORMED: Construction phase services for Lumpkin road south; Submittals; RFIs; Site observations.

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

Fee	Total Fee	14,750.00
Percent Complete	80.00	Total Earned
		11,800.00
		Previous Fee Billing
		8,112.50
		Current Fee Billing
		3,687.50
		Total Fee
		3,687.50


Total this Invoice \$3,687.50

Prior Billed	8,112.50
Current	3,687.50
Billed to Date	11,800.00
% Complete	80%

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.

*Code # 1709
 12/10/2015*



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: December 10, 2015
 Invoice No: 164339
 For Period: November
 Project No: RHTS401.B
 Project Manager: James Vick

Project Professional Design Services-Lumpkin Road North;Design and Construction Phase Service

WORK PERFORMED: Construction phase services for Lumpkin road north; Submittals; RFIs; Site observations.

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

Fee	Total Fee	18,200.00
Percent Complete	80.00	Total Earned
		14,560.00
		Previous Fee Billing
		12,740.00
		Current Fee Billing
		1,820.00
		Total Fee
		1,820.00


Total this Invoice \$1,820.00

Prior Billed	12,740.00
Current	1,820.00
Billed to Date	14,560.00
% Complete	80%

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.

*Code # 1709
 12/10/2015*





Lockwood, Andrews & Newham, Inc.
A LEO A DALY COMPANY

November 19, 2015

Scott Bean
Memorial City Redevelopment Authority
c/o Hayes Hill Calderon, LLP
10103 Fonten # 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. 10

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 10 in the amount of \$1,287,382.34 for construction services rendered through October 31, 2015.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of \$1,287,382.34 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,

Mahiprakash Ali, P.E.
Project Manager
MA:rlb

Enclosures: SER Pay Est. No. 10

2025 Babcock Drive • Houston, Texas 77058-3720 • 713.266.6900 • Fax: 713.266.2569 • www.lan-acc.com

Code # 1709
11/19/2015



MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

**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

Contract Date : 12/11/2014
Start Date : 1/7/2015
Current Contract Completion Date : 4/14/2016
Substantial Completion Date :
Percentage By Time : 64.52% In Place : 84.18%
Date Inservice Exp.: 6/30/2016 Drop Policy Due Date: N/A
Current MSBBE : 2.923% Schedule Update Received: 10/22/2015

WBS No. : N-T17000-0012-3
Original Contract Time : 466
Approved Extensions : 466
Total Contract Time : 932
Days Elapsed to Date : 312
Days Remaining to Date : 620
10/22/2015

Original Contract Time : 466
Approved Extensions : 466
Total Contract Time : 932
Days Elapsed to Date : 312
Days Remaining to Date : 620
10/22/2015

No.	Date	Ext. Days	Amount
1	10/22/2015		\$2,355,271.30
Total Approved Extensions 0			

No.	Date	Amount
Total Change Orders to Date \$2,355,271.30		

Total Pending Work Change Directives to Date \$8.00

TOTAL CONTRACT AMOUNT (includes WCDs) \$11,362,999.27

A. EARNINGS TO DATE

1. Work Completed to Date \$4,185% Complete
2. Material Stored on Site \$ 0.00
3. Material Stored in Place \$ 0.00
4. Balance-Material Accepted Not in Place \$ 0.00
5. Work Change Directives - In Place \$ 0.00

5% OF \$4,382,399.27 \$219,119.96
0% OF \$1,382,399.27 \$0.00
0.00 Days @ \$5,000.00 \$0.00

5% OF \$4,382,399.27 \$219,119.96
0% OF \$1,382,399.27 \$0.00
0.00 Days @ \$5,000.00 \$0.00

C. AMOUNT DUE THIS PERIOD

1. Total Earnings to Date
2. Total Deductions
3. Total Payments Due
4. Less Previous Payments
5. Retention Adjustment

\$11,362,999.27
\$368,119.96
\$10,994,879.31
\$9,516,876.27
\$1,477,993.04

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$2,135,893.04

BALANCE REMAINING \$2,135,893.04

Prepared By:

Richard L. Dooler

Approved By:

Scott Bean, TR2717

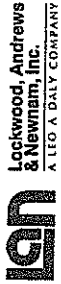
12/10/15

11/19/2015

Pay Est No. 10

Printed 11/19/2015 @ 8:29 AM

Page 1 of 1



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



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

MEMPHIS
REPORT NO.

Lockwood, Andrews & Newnam, Inc.
Houston, Texas 77042
Attn: Accounts Receivable
713.266.5100 • Fax: 713.266.5101

November 30, 2015

Hawes Hill Calderon LLP
10103 Fondren, #300
Houston, TX 77095

Attention: Mr. Scott Bean

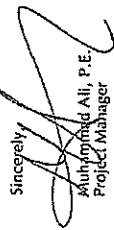
Reference: Engineering Services relating to
THRZ 17 Redevelopment Authority
CIP T-1709, T-1717, T-1731B

Dear Mr. Bean:

Attached is the original copy of our Invoice No. 25 in the amount of \$171,574.00 for the above projects, which covers services through November 30, 2015.

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

Sincerely,


Mubayyid Ali, P.E.
Project Manager

MA:rim

Enclosures: LAN Invoice No.25

cc: File

*Code # Various See Detail
12/19/15*

2925 Blalock Drive • Houston, Texas 77061-3750 • 713.266.5100 • Fax 713.266.5100 • www.lan-us.com



Engineering services through November 30, 2015 in connection with the THRZ 17 Redevelopment Authority

Account No.	Project Name	Original Contract	Percent Complete	Remaining Contract Amount	Total Invoiced To Date	Previously Invoiced	Current Payment Due
1709	Lump Sum Fee for Improvements from IH-10 Frontage Road to Northbank Drive CIP and CHIT	\$433,200.00	80.00%	\$98,840.00	\$394,560.00	\$345,740.00	\$48,820.00
1717	Lump Sum Fee for Improvements from IH-10 Frontage Road to Northbank Drive CMAA	\$537,600.00	85.00%	\$89,640.00	\$507,960.00	\$448,200.00	\$59,760.00
	Traffic & Capacity (Not Original & Mobility Improvements - Amendment to Phase II Technical Design	\$684,400.00	100.00%	\$0.00	\$684,400.00	\$643,336.00	\$41,064.00
	Memorial Drive Drainage and Mobility Improvements	\$438,600.00	100.00%	\$0.00	\$438,600.00	\$407,170.00	\$31,430.00
	Total	\$2,203,800.00			\$2,015,520.00	\$1,843,846.00	\$171,574.00

CURRENT PAYMENT DUE THIS INVOICE:

\$171,574.00



Lockwood, Andrews & Newnam, Inc.
A LEAD A DALY COMPANY

November 30, 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 Review of W140-01-00 Storm Sewer Improvements (STRAWS)

Dear Mr. Bean:

Attached is the original copy of our Invoice No. 2 in the amount of \$522.78 for the above project, which covers services through November 20, 2015.

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

Sincerely,

Madhameed Ali, P.E.

MA:rtm

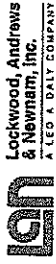
Enclosures: LAN Invoice No. 2

cc: File

*Code # 1734
12/2/15*



3225 Briarpark Drive • Houston, Texas 77040-3720 • 713.266.6900 • Fax 713.266.2400 • www.lan-llc.com



Lockwood, Andrews & Newnam, Inc.
A LEAD A DALY COMPANY

PLEASE
REMIT TO:
Lockwood, Andrews & Newnam, Inc.
3225 Briarpark Drive
Houston, Texas 77042
Attention: Accounts Receivable
713.266.6900 • Fax: 713.266.2181

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

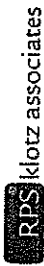
November 30, 2015
Invoice No.: 2

Engineering Consulting Services through November 20, 2015 in connection with
the TIRZ Redevelopment Authority

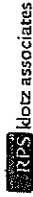
Project Name	Original Contract Amount	Total To Date	Previously Invoiced To Date	Current Payment Due
1) Engineer Review of W140-01-00 Storm Sewer Improvements	\$14,800.00	\$ 14,800.00	\$ 14,247.22	\$552.78

CURRENT PAYMENT DUE THIS INVOICE: \$552.78





1160 Dairy Ashford, Suite 500, Houston, Texas 77079
 T 281 589 7237 E email@klotz.com W www.rpsgroup.com | www.klotz.com



Memorial City Redevelopment Authority / TIRZ 17

North Gessner Drainage and Mobility Improvements
 - IH10 (Key Frwy) to Westview

TIRZ 17 CIP No. 1-1732A
 Master Agreement (07-30-13) Task Order No. 4
 RPS Klotz Assoc. Job No. 1111.004.000

1160 Dairy Ashford, Suite 500, Houston, Texas 77079
 T 281 589 7237 E email@klotz.com W www.rpsgroup.com | www.klotz.com

Professional Services Summary
 Through 10/30/15
 Invoices # 101517

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

November 13, 2015
 Project No: 1111.004.000
 Invoice No: 101517

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 September 26, 2015 to October 30, 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	40.5081	41,476.27	33,848.28	7,627.99
Sub - Contracted Engineering Services	20,000.00	0.00	0.00	0.00	0.00
Reimbursable Expenses	22,830.00	0.00	0.00	0.00	0.00
Total Fee	619,360.00		469,130.19	461,502.20	7,627.99
Recap:					\$7,627.99
Total Billings	Current		Previous	To-Date	
Contract Amount	7,627.99		461,502.20	469,130.19	
Balance			619,360.00	150,229.81	

Total Due This Invoice: \$7,627.99

Code # 1732 A
 11/16/2015



Oct 15

11/02/2015

Page 1 of 1

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
III. 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 / Reimbursable Expenses						
I. Additional Engineering Services	\$102,390.00					
1. T.C.P.s - Traffic Control Plans		\$23,280.00	83.00%	\$14,866.40	\$12,686.28	\$1,939.12
2. Traffic Signals - 2 Locations (Gessner & IH10; Gessner & Westview)		\$68,010.00	24.65%	\$10,784.07	\$11,165.00	\$5,629.87
3. SW3P - Stormwater Pollution Prevention Plans		\$11,100.00	90.32%	\$10,025.00	\$10,025.00	\$0.00
II. SubContracted Services	\$20,000.00					
1. Add'l Sub-Consultant Services		\$0.00	0.00%	\$0.00	\$0.00	\$0.00
III. Reimbursable Expenses	\$22,800.00					
1. Reimbursable Expenses		\$22,800.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Additional Services	\$145,190.00	\$126,190.00		\$41,476.27	\$33,848.28	\$7,627.99
Total Professional Services Fees	\$619,360.00	\$599,360.00		\$469,130.19	\$461,502.20	\$7,627.99
Total Fees Earned this Period						\$7,627.99



Monthly Progress Report

Project: Memorial City Redevelopment Authority / TIRZ 17
N. Gessner Drainage and Mobility Improvements – I-10 (City Frwy) to Westview
Ph II – Design

CIP No: T-1732A

Period: Through October 30, 2015

Job No: 11111.004.000

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 Mtgs. to review project status with TIRZ Executive Director.
 - 3.) Attended and provided project update at TIRZ Board Meetings on 10-28-15.
 - 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 next TIRZ Board Meeting on 12-10-15.
 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 submitted (10-23-15) to provide this required service. Authorization requested for this service.
2. Additional requests from CoH PWE for additional reviews, updated PER and new TRC. Proposal submitted (10-23-15) to provide these newly required services. Authorization requested for this service.
3. TIRZ Board requested to proceed with design for T-1732B (N. Gessner – Westview to Long Point) as part of the T-1732A construction plans. Proposal submitted (10-23-15) to provide these services. Authorization needed for this service



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



Invoice

Bill To
 Ms. Michelle Loflin
 FTI Bookkeeping Services
 P.O. Box 73109
 Houston, TX 77273

Date	10/31/2015
Invoice #	10-2015-2

Item	Description	Rate	Prior %	Terms		Project	
				Prior %	Cur-%	MCT100	Amount
Contract Services	Task 1 - Develop Federal CIP	50,000.00		0.00%	0.00		
Contract Services	Task 2 - Quantify Benefits	20,000.00		0.00%	0.00		
Contract Services	Task 3 - Funding and Implementation	15,000.00		0.00%	0.00		
Contract Services	Task 4 - Plan Development	10,000.00		3.00%	500.00		
Contract Services	Task 5 - Pursuit of Funding	20,000.00		8.00%	1,600.00		
Contract Services	Task 6 - Intergovernmental and Legal	20,000.00		22.00%	4,400.00		
Total							\$6,500.00
Balance Due							\$6,500.00

Phone #	713-951-7951	Fax #	713-951-7957
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Code # 6343
 11/30/2015

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

PROGRESS REPORT

Task	Previous % Complete	Current % Complete
1 - Develop Federal CIP	100%	100%
Comment: Task complete.		
2 - Quantify Benefits	100%	100%
Comment:		
3 - Funding and Implementation	100%	100%
Comment:		
4 - Plan Development	95%	100%
Comment: The draft plan was reviewed with MCRA staff and revisions were completed in October. A final digital copy of the plan was sent to MCRA staff on 10/27/15.		
5 - Pursuit of Funding	92%	100%
Comment: TGC monitored progress of the Surface Transportation Reauthorization and Reform Act by the House Transportation and Infrastructure (T&I) Committee. The current proposal for a three-year bill would increase the total amount of federal dollars as well as the amount sub-allocated to local units of government through the MPO process. It also proposes increased eligible uses for federal funding. TGC will continue to monitor this bill and the implications it may have for funding for MCRA.		
TGC was also pleased to announce at the October MCRA board meeting that H-GAC has approved a Transportation Improvement Program funding recommendation that includes \$13.1M in funding for MCRA projects.		
6 - Intergovernmental and Legal	70%	92%
Comment: TGC staff attended the H-GAC TIP subcommittee meeting on 10/1/15, the Transportation Advisory Committee meeting on 10/21/15, and the Transportation Policy Council meeting on 10/23/15. Each of the meetings involved a review of staff funding recommendations for the H-GAC 2015-2018 Call for Projects. Ultimately, each committee approved a ten-year plan that includes \$13.1M in total funding for the North Gessner and Memorial Drive projects. It is anticipated that the funding will be programmed via a TIP amendment pending completion of the November elections. This is because Proposition 7, if passed, would result in additional highway funds being programmed for eligible on-system projects. It is important to note that none of the Memorial City Redevelopment Authority projects are contingent on the passage of Proposition 7.		

3200 Travis Street, Suite 200 ■ Houston, Texas 77006-3634
 (713) 951-7951 FAX (713) 951-7957



INVOICE

Date: November 25, 2015 KH

Attn: Mr. Scott Bean, Executive Director
 Company: Memorial City Redevelopment Authority
 Address: C/O Hawes Hill Calderon, LLP
 P.O. Box 22167
 Houston, Texas 77227-2167

Project: Conrad Sauer Detention Basin - Peer Review

GUNDA Project No.: 13017-02
 GUNDA Invoice No.: 4930
 Performance Period: September 1, 2015 through October 31, 2015

Professional Personnel	Hours	Rate	Total
Principal - Ramesh Gunda	5.0	\$275.00	\$1,375.00
PM - Kristen Hennings	5.0	\$175.00	\$875.00
Total Professional Personnel			\$2,250.00

Expenses	
Mileage (44)	\$25.30
Toll Charges (1)	\$3.00
Total Expenses	\$28.30

Total Budget	\$24,990.00
Previous Billings	\$11,505.85
Current Budget	\$13,484.15
Total Fee Due This Invoice	\$2,278.30
Remaining Budget	\$11,205.85

Kristen Hennings

Code # 6322
12/7/15



6161 Savoy, Suite 550 • Houston, Texas 77036
 713.541.3530 • www.gundacorp.com

Gunda Corporation, LLC
 6161 Savoy Drive
 Houston, TX 77036
 Tel: 713-541-3530 Fax: 713-541-0032
 accounts payable@gundacorp.com
 www.gundacorp.com

Project Time Records by Employee Gunda

Fillers Used:
 - Time Entry Date: 9/1/2015 to 10/31/2015
 - Project ID: 13017-02 to 13017-02
 Project Name (ID): 13017-02 Conrad Sauer Detention Basin (13017-02)

Date	Employee ID	Description	Hrs	Amount
9/1/2015	khenings	Analysis, Design, Coics	1.00	\$175.00
10/7/2015	khenings	Analysis, Design, Coics	2.00	\$350.00
10/27/2015	khenings	Analysis, Design, Coics	2.00	\$350.00
		khenings	5.00	\$875.00
10/7/2015	igundo	Analysis, Design, Coics	2.00	\$550.00
10/28/2015	igundo	Analysis, Design, Coics	3.00	\$825.00
		igundo	5.00	\$1,375.00
		Total for Project ID 13017-02:	10.00	\$2,250.00
		Grand Total:	10.00	\$2,250.00



Gunda Corporation, LLC

6161 Savoy Drive
Houston, TX 77036
Tel: 713-541-3530 Fax: 713-541-0032
accounts payable@gundacorp.com
www.gundacorp.com

Filers Use:

- Expense Log Date: 9/1/2015 to 10/31/2015
- Project ID: 13017-02; 13017-02

Project Name (ID): 13017-02; (13017-02 Contad Sauer Detention Basin)

Project Expense Detail Gunda

Date	Employee ID	Description	Utils	Amount
10/7/2015	rgunda	Mileage	20.00	\$11.50
10/28/2015	rgunda	Toll Charges	1.00	\$3.00
10/28/2015	rgunda	Mileage	24.00	\$13.80
Billable Expenses Total:				\$28.30
Toll:				\$28.30
Grand Total:				\$28.30

Account Transactions

Account: 321133 RAMESH GUNDA

Run date: 04 November 2015

#	Transaction Date/Time	Posted Date/Time	Vehicle	Axis	Location	Description	Amount
1	10/28/2015 15:39	10/28/2015 14:16	RX 350	2	San Houston - South Barrier - Mainlines - HCTRA: 381-875- 3279	Toll	-1.50
2	10/28/2015 16:15	10/28/2015 17:11	RX 350	2	San Houston - South Barrier - Mainlines - HCTRA: 381-875- 3279	Toll	-1.50
Total Amount							-3.00



HAWESHILLCALDERON
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 #: 43015215
Date: 12/1/2015

DATE	DESCRIPTION	AMOUNT
	Professional consulting and administration fee, November and December 2015	\$15,000.00

Terms: C.O.D.

Sales Tax: \$0.00
Total Amount: \$15,000.00
Amount Applied: \$0.00
Balance Due: \$15,000.00

Owed As Of: 12/1/2015

DATE	DESCRIPTION	DATE	TOTAL DUE
------	-------------	------	-----------

\$15,000.00

Code #6340
12/01/15

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 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. Presentation and technical memorandum on the Briar Branch (W140) Straws Evaluation
 - d. 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.

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.



Not to scale

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

- All streets have two-way traffic

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	\$9,506,896.97
Current payment due	\$1,287,382.34
Contract completion date	April 14, 2016

* For more information please refer to TIRZ 17 website



New Metro bus stop shelter



Basin looking west



West end of basin - pilot channels, access drive and railings



Landscaping and hardscape at HCC gathering area

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

November 19, 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. 10

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 10 in the amount of \$1,287,382.34 for construction services rendered through October 31, 2015.

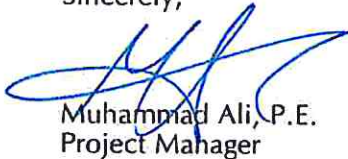
Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of **\$1,287,382.34** to SER.

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. 10



MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

Estimate No. : 10
 Cut Off Date : 10/31/15
 Estimate Date : 11/18/15

**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 Date : 12/11/2014
 Start Date : 1/5/2015
 Current Contract Completion Date : 4/14/2016
 Substantial Completion Date :
 Percentage By Time : 64.52% In Place : 84.18%
 Date Insurance Exp. : 6/8/2016 Drug Policy Due Date: N/A Current M/SBE : 2.9/2.3%
 Schedule Update Received : 10/22/2015

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 465
 Approved Extensions : 0
 Total Contract Time : 465
 Days Used to Date : 300
 Days Remaining to Date : 165

CONTRACT AMOUNT TO DATE :

- Original Contract Amount
- Approved Change Orders

\$11,142,521.40

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

Total Approved Extensions 0 Total Change Orders to Date

\$2,355,471.80

- Approved Work Change Directives

No	Date	Ext.Days	Amount

Total Pending Work Change Directives to Date \$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs) \$13,497,993.20

A. EARNINGS TO DATE

- Work Completed to Date 84.18% Complete \$11,362,399.27
- Material Stored on Site \$ 0.00
- Material Stored in Place \$ 0.00
- Balance-Materials Accepted Not in Place \$ 0.00 @ 85%
- Work Change Directives - In Place

TOTAL EARNINGS TO DATE \$11,362,399.27

B. DEDUCTIONS

- Retainage 5% Of \$11,362,399.27 \$568,119.96
- Retainage Release 0% Of \$11,362,399.27 \$0.00
- Total Retainage \$568,119.96
- Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
- Assessments \$0.00
- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$568,119.96

C. AMOUNT DUE THIS PERIOD

- Total Earnings to Date \$11,362,399.27
- Total Deductions \$568,119.96
- Total Payments Due \$10,794,279.31
- Less Previous Payments \$9,506,896.97
- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$1,287,382.34

BALANCE REMAINING \$2,135,593.93

Prepared By Richard L Butler

Reviewed By Muhammad Ali, P.E. 11/19/2015 Date

Approved By: Scott Bean, TIRZ17 Date

SEF Construction Partners, Inc.
 Contract # WBS No. M-171009-0012-3
 Lumpkin Road Reconstruction and Drainage Improvements
 ESTIMATE No. 10 October 2015

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

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

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
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	01110	TxDOT Permit		1	\$5,000.00	\$5,000.00	1.00	0	0	\$0.00	100.00%	0.00	\$0.00
3	032705	Proposed Street Lights with Foundations		1	\$20,000.00	\$20,000.00	1.00	0	0	\$0.00	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	0	\$0.00	100.00%	0.00	\$0.00
Cash Allowance Table													
1	00800	Substantial Completion of Contract Milestone 1:	Day	10	\$40,000.00	\$40,000.00	0.00	0	0	\$0.00	0.00%	10.00	\$40,000.00
2	00800	Substantial Completion of Contract Milestone 2:	Day	10	\$40,000.00	\$40,000.00	0.00	0	0	\$0.00	0.00%	10.00	\$40,000.00
3	00800	Substantial Completion of Contract Milestone 3:	Day	10	\$40,000.00	\$40,000.00	0.00	0	0	\$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	\$0.00	50.00%	0.50	\$9,000.00
2	015555	Uniformed Police Officers	HR	2275	\$30.00	\$68,250.00	1,429.21	576	2,005.21	\$17,280.00	88.14%	269.79	\$8,093.70
3	01555	Portable Concrete Low Profile Traffic Barriers Installed	LF	500	\$28.50	\$14,250.00	500.00	0	500.00	\$500.00	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	\$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	\$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	\$3,880.80	66.00%	68.00	\$1,999.20
7	02922	Sodding	SY	1000	\$4.00	\$4,000.00	0.00	0	0	\$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	\$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	1.00	17	18	\$46,818.00	94.74%	1.00	\$2,754.00
10	02082	Type-C Manhole	EA	2	\$3,105.00	\$6,210.00	2.00	2	4	\$6,210.00	200.00%	-2.00	-\$6,210.00
11	02221	Remove and Dispose of 18-inch Diameter Storm Sewer	LF	574	\$26.50	\$15,211.00	0.00	30	30	\$795.00	5.23%	544.00	\$14,416.00
12	02221	Remove and Dispose of 24-inch Diameter Storm Sewer	LF	254	\$28.90	\$7,340.60	0.00	0	0	\$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	325	325	\$10,172.50	242.54%	-191.00	-\$5,978.30
14	02221	Remove and Dispose of 36-inch Diameter Storm Sewer	LF	126	\$35.50	\$4,473.00	0.00	0	0	\$0.00	0.00%	126.00	\$4,473.00
15	02221	Remove and Dispose of Existing Inlets All Types	EA	7	\$324.00	\$2,268.00	1.00	1	2	\$648.00	28.57%	5.00	\$1,620.00
16	02221	Remove and Dispose of Existing Manholes All Types	EA	3	\$324.00	\$972.00	0.00	0	0	\$0.00	0.00%	3.00	\$972.00
17	02260	Trench Safety System	LF	1240	\$1.20	\$1,488.00	1,447.00	0	1,447.00	\$1,736.40	116.65%	-207.00	-\$248.40
18	0540	Storm Sewer Rehabilitation-Inside Joint Repair	EA	170	\$600.00	\$102,000.00	0.00	0	0	\$0.00	0.00%	170.00	\$102,000.00
19	02631	24-inch Diameter Storm Sewer by Open Cut Complete in Place	EA	128	\$127.50	\$16,320.00	48.00	48	96	\$6,120.00	75.00%	32.00	\$4,080.00
20	02221	Remove Existing Storm Sewer Leads	LF	90	\$15.80	\$1,422.00	0.00	0	0	\$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	EA	5	\$337.10	\$1,685.50	1,255.00	0	1,255.00	\$423,060.50	100.00%	0.00	\$0.00
22	02633	Type C1 Inlet with Extension	EA	5	\$5,418.50	\$17,092.50	0.00	0	0	\$0.00	0.00%	5.00	\$17,092.50
23	02633	Type B8 Inlet	EA	12	\$2,443.50	\$29,322.00	0.00	2	2	\$4,887.00	16.67%	10.00	\$24,435.00
24	02633	Type E Inlet	EA	1	\$2,692.50	\$2,692.50	0.00	0	0	\$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	\$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	\$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	\$4,116.91	56.53%	49.90	\$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	\$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	\$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	\$1,569.20	\$2,738.40	0.00	0	0	\$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	\$0.00	0.00%	1.00	\$156.60
32	02520	Fire Hydrant Assembly with 6-inch Gate Valve	EA	3	\$3,596.70	\$10,790.10	3.00	0	3	\$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	\$2,230.80	400.00%	-9.00	-\$1,673.10
34	02520	Remove and Salvage Existing Fire Hydrant	EA	2	\$551.00	\$1,102.00	0.00	0	0	\$0.00	0.00%	2.00	\$1,102.00
35	02525	8-inch x 8-inch TS&V	EA	1	\$4,057.20	\$4,057.20	1.00	0	1.00	\$4,057.20	100.00%	0.00	\$0.00
ALT Bid Sanitary													
36	02082	Precast Standard Sanitary Manhole	EA	7	\$2,673.00	\$18,711.00	2.00	0	2	\$5,346.00	28.57%	5.00	\$13,365.00
37	02531	18-inch Sanitary Sewer	LF	1220	\$168.00	\$204,960.00	98.00	0	98.00	\$6,384.00	3.11%	1,182.00	\$198,576.00
38	02531	8-inch Sanitary Sewer	LF	51	\$153.00	\$7,803.00	25.00	30	55.00	\$4,590.00	107.84%	-4.00	-\$612.00
39	02534	Service Stubs or Reconnection without Stack on Sanitary Sewer	EA	5	\$1,388.70	\$6,943.50	2.00	0	2	\$2,777.40	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	\$58,801.40	100.00%	0.00	\$0.00

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

Owner:
 Memorial City Redevelopment Authority
 2825 Briar Park Dr.
 Houston, Texas 77042
 Harris

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

ESTIMATE No. 10 October 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	
41	02319	Filling of Ditch (Temporary TCP)	CY	750	\$12.40	\$9,300.00	981.07	0	981.07	\$0.00	\$12,165.27	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	2610	2,610.00	\$16,965.00	\$16,965.00	50.90%	2,558.00	\$16,627.00	
43	02221	Remove and Dispose of Reinforced Concrete with or without Asphalt Overlay	SY	3097	\$6.50	\$20,130.50	0.00	1560	1,560.00	\$10,140.00	\$10,140.00	50.37%	1,537.00	\$9,990.50	
44	02221	Remove and Dispose of Driveways (All Materials, All Thickness)	SY	1339	\$6.50	\$8,703.50	0.00	650	650.00	\$4,225.00	\$4,225.00	48.54%	689.00	\$4,478.50	
45	02221	Remove and Dispose of Sidewalks (All Materials, All Thickness)	SY	25	\$8.80	\$220.00	0.00	25	25.00	\$220.00	\$220.00	100.00%	0.00	\$0.00	
46	02315	Roadway Excavation	CY	15700	\$18.50	\$290,450.00	0.00	7850	7,850.00	\$145,225.00	\$145,225.00	50.00%	7,850.00	\$145,225.00	
47	02221	Remove Concrete Curb all Heights	LF	335	\$1.30	\$435.50	0.00	335	335.00	\$435.50	\$435.50	100.00%	0.00	\$0.00	
48	02771	Concrete Curb All Heights	LF	2625	\$23.30	\$61,162.50	0.00	660	660.00	\$15,378.00	\$15,378.00	25.14%	1,965.00	\$45,784.50	
49	02337	Lime/Fly-Ash Stabilized Subgrade, 6-inch	SY	5826	\$4.10	\$23,886.60	0.00	2915	2,915.00	\$11,951.50	\$11,951.50	50.03%	2,911.00	\$11,935.10	
50	02337	Lime for Lime Stabilization	TON	87	\$180.00	\$15,660.00	0.00	92.39	92.39	\$16,630.20	\$16,630.20	106.20%	-5.39	-\$970.20	
51	02754	7-inch High Early Strength Concrete Driveways, Including excavation and SF	SY	10281	\$6.70	\$72,500.70	0.00	3950	3,950.00	\$26,465.00	\$26,465.00	36.50%	6,331.00	\$46,035.70	
52	02751	8-inch Reinforced Concrete Pavement (High Early Strength)	SY	5318	\$56.90	\$302,594.20	0.00	2659	2,659.00	\$151,297.10	\$151,297.10	50.00%	2,659.00	\$151,297.10	
53	02752	Board Expansion Joint with Lead Transfer Device	LF	640	\$6.90	\$4,416.00	0.00	300	300.00	\$2,670.00	\$2,670.00	46.88%	340.00	\$3,026.00	
54	02752	Horizontal Dowels, All Lengths	EA	18	\$10.60	\$190.80	0.00	18	18.00	\$190.80	\$190.80	100.00%	0.00	\$0.00	
55	02752	Saw-Cut Concrete Pavement (All Depths)	LF	90	\$12.00	\$1,080.00	0.00	45	45.00	\$540.00	\$540.00	50.00%	45.00	\$540.00	
56	321413	ADA Accessible Wheelchair Ramps	EA	2	\$1,089.00	\$2,178.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	2.00	\$2,178.00	
57	321413	ADA Decaltable Warning Pavers	SY	15	\$144.00	\$2,160.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	15.00	\$2,160.00	
58	02775	4.5-inch Thick Concrete Sidewalks	SY	11944	\$6.80	\$81,219.20	0.00	2,986.00	2,986.00	\$20,304.80	\$20,304.80	25.00%	8,958.00	\$60,914.40	
59	02319	Borrow	CY	1860	\$12.00	\$22,320.00	0.00	0	0.00	\$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	\$972.00	\$8,184.00	0.00	0	0.00	\$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	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	0.00%	81.00	\$380.70	
63	02767	Thermoplastic Pavement Markings Remove (Yellow) 4-inch (SLD)	LF	1480	\$1,036.00	\$1,533,280.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	1,480.00	\$1,533,280.00	
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	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	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	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	0.00	\$0.00	\$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	0.00	\$0.00	\$0.00	0.00%	1.00	\$20,000.00	
3	01110	Additional Landscape Amenities		1	\$100,000.00	\$100,000.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	1.00	\$100,000.00	
Over Excavation for Walls Detention Pond											\$52,749.65	\$466,421.24	240.56%	-2,249.02	-\$272,536.24
Total Bid Price											\$1,355,639.31	\$11,362,399.27	84.18%		\$2,135,599.33
Work Completed to Date											\$1,355,639.31	\$0.00			balance remaining
Stored Material											\$11,362,399.27	\$0.00			
Total Complete/Stored/Pending											\$11,362,399.27	\$0.00			
Less Retainage											\$568,119.96	\$0.00			
Total Less Retainage											\$10,794,279.31	\$0.00			
Adjustments											\$0.00	\$0.00			
Less Previous Requested											\$9,506,896.97	\$0.00			
Amount Due This Request											\$1,287,382.34	\$0.00			

Item 60
 MOH July \$62,859.53
 MOH Aug -\$62,859.53
 MOH Sept 0

Balance \$0.00

Document 00642

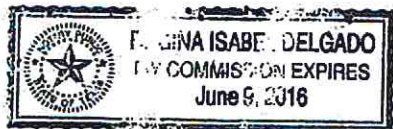
CERTIFICATION OF PAYMENT
TO SUBCONTRACTORS AND SUPPLIERS

The undersigned, William Jones, states that he is the Project Manager
of SER Construction Partners L.L.C.
Affiant Contractor Title

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. N-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 11/19/2015
Date



Regina Isabel Delgado
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 TEO A DALY COMPANY

November 9, 2015

Scott Bean
Executive Director
Tax Increment Reinvestment Zone No. 17 (TIRZ 17)
10103 Fondren, #300
Houston, Texas 77096

Reference: TIRZ 17 – Briar Branch (W140-01-00) Straws Evaluation

Dear Mr. Bean,

Lockwood, Andrews & Newnam, Inc. (LAN) performed a review of the storm sewer improvements (straws) in the neighborhoods north of W140-01-00 (Briar Branch) between Gessner Road and W140-01-05 (see **Exhibit 1: Project Location & Analysis Extent**). The objective of the review was to evaluate the benefits and assess the viability of extending the storm sewer improvements beyond the termination points in the current design. This letter report discusses the methods used to evaluate the current design, documents the findings, and presents the recommendations.

Analysis of the Current Design

The current design for channel improvements and straws was incorporated into the LAN Regional Drainage Study (RDS) comprehensive model. This established a baseline to evaluate the relative effectiveness of modifications to the straws. The overall effectiveness of the current design was measured by comparing the effects of the improvements to the existing conditions model. Street flooding for the 2-year event, structures removed from flooding for the 10-year event, and ponding depth were used as a relative metric of benefit.

The draft PER report titled “Briar Branch Straws” and the associated preliminary design drawings (Klotz Associates, Inc. dated May 2015) were reviewed and used to develop a “Current Design” conditions model. The primary features of the current design can be seen in **Exhibit 2: Current Design Layout**.

The Current Design was evaluated for the 2- and 10-year storm events. The reason for selecting these 2 events is to meet City of Houston criteria for the 2-year event and to comply with the established improvement level for the Briar Branch improvement which is a 10-year level of protection. The extent and depth of flooding for the current design can be seen in **Exhibits 3 and 4: Current Design vs Existing Conditions**. The following are summaries of observations from the current design compared to the existing conditions:

2-Year Event

The current design has completely removed street flooding in the vicinity of Windhover Lane; however, there is still street flooding on Demaret Lane and on Cedardale Drive and Larston Street between Gessner Drive and Witte Road. These areas will be targeted for possible optimization.

10-Year Event

There is significant reduction in the flooding depths and extents for the 10-year event most notably in the neighborhoods to the north of Briar Branch between Gessner Drive and Bunker Hill Road. Areas that are still impacted by flooding and that could be targeted for potential optimization efforts are Cedardale Drive from Gessner Drive to Oak Tree Drive, Larston Street from Gessner Drive to Bunker Hill Road and Demaret Lane between Pine Lake Drive and Westview Drive.

Table 2: Benefit Metrics – Current Design vs Existing Conditions

Event	Existing Conditions			Current Design			Difference		
	Flooded Structures	Flooded Area (ac)	Avg. Flood Depth	Flooded Structures	Flooded Area (ac)	Avg. Flood Depth	Flooded Structures	Flooded Area (ac)	Avg. Flood Depth
2-year	102	52.3	0.87	93	49.2	0.80	-9	-3.1	-0.07
10-year	429	136.1	0.88	370	120.7	0.86	-59	-15.3	-0.03

Optimization Recommendations

The current design model was modified in order to create an “Optimized Design” model. The modifications were done sequentially and iteratively with the flood depths and extents used as the metric to define improvements. The following summaries below discuss the decision process and findings that led to the final optimized design. **Exhibit 5: Straw Zones** defines the location of the straws as referenced below.

- **Straw Zone #1 – Between Gessner and Witte:** The existing outfalls from this region utilize existing 10’ easements between single family homes that back up to Briar Branch. As discussed in the draft PER by Klotz, the upsizing of the existing outfall is made difficult due to the proximity of the adjacent structures. As an alternative to expanding the existing outfalls, LAN examined the benefits of a new straw along Cedardale draining to the existing Witte Rd. trunk line. This would be a new proposed straw alignment; one that does not fall within the current limits of the TIRZ. LAN recommends that 2-36” RCP’s (or a hydraulically equivalent conduit) be used to connect the existing system to the Witte Rd storm sewer system.

It was noted in the existing survey that a short section of straw on the east side of the zone is a 24” RCP which is smaller than the downstream outfall. This short section is recommended to be replaced with a 36” RCP.

- **Straw Zone #2 – Damaret Connection:** The Klotz PER concludes that the existing Damaret Connection, similar to Straw Zone 1, is recommended to remain unchanged due to constructability issues within the existing outfall easement. LAN supports the constructability issues. However, there is still a lack of drainage on Demaret Lane and the adjacent streets have notable street ponding during the 2-year event in the current design. LAN explored additional options to provide relief to Demaret.

During the assessment it was noted that there is a potentially available vacant lot 120ft west of Demaret Lane on Pine Lake Drive that could possibly be used as an additional outfall with acquisition of an additional drainage easement. It is proposed that this area could be used as an alternative outfall location thereby enabling the addition of drainage improvements on Demaret Lane. As an alternative to a new outfall easement through the 120 ft wide tract, the Demaret system could be tied to the existing Witte Rd system along Pine Lake Dr. Under either outfall scenario, LAN recommends that a new 48” RCP outfall be constructed and tied into the existing 24” outfall via a 48” RCP on Pine Lake Drive. A new storm sewer system could then be constructed on Demaret Lane that varies in size from a 54” RCP at the downstream end to a 24” RCP at Cedardale. Associated drainage infrastructure such as additional inlets could be constructed on Larston Street and Cedardale Drive at appropriate locations. Similar to Zone 1 recommendations, these improvements do not fall within the current limits of the TIRZ.

Extending the improvements along Demaret further north to Westview were considered and evaluated. The lower elevation of Westview in the vicinity of Demaret made this scenario undesirable. The intersection elevation is lower than the WSEL in Briar Branch.

- **Straw Zone #3 – Windhover Connection:** The current design calls for a new 7'x7' RCB system parallel to the existing 24" RCP storm sewer. The size of this straw appears to be conservative. It is recommended that in the final sizing and no-adverse-impact determination, either the size of conveyance be reviewed for optimization or a restrictor be considered to limit discharge.

As discussed previously, there are still significant flooding areas north east of the current design straw location, notably on Cedardale Drive between Winhover Lane and Bunker Hill Road, and on Westview Drive at its intersection with Moorhead Drive. These locations were analyzed to determine the cause of the ponding. It was found that these areas drain to the Bunker Hill drainage system and the primary flooding cause was due to surcharging from the Bunker Hill Road system. Disconnecting these systems from the Bunker Hill Road system and instead connecting them to the improved Windhover Lane system eliminates this surcharging issue. LAN recommends that the 24" storm sewer at Westview Drive and Moorhead Drive connecting to Bunker Hill Road be plugged and abandoned. The inlets at this location are recommended to be connected to a new 36" RCP that is directed west and connected to the new Windhover Lane trunkline. A new 36" RCP and associated inlets is recommended to be constructed under Cedardale Drive and also connected to the Windhover Lane system. Similar to Zone 1 recommendations, these improvements do not fall within the current limits of the TIRZ.

- **Straw Zone #4 – Long Branch Connection:** The draft PER includes a recommendation for a new 7'x7' RCB system parallel to the existing 36" RCP storm sewer on Springrock Lane. There is still notable ponding in this system especially in the vicinity of Cedardale Drive at Springrock Lane. Analysis of the causes of this flooding led to the conclusion that no additional capacity would benefit the area as the issue is controlled by the water surface elevation at Briar Branch. The water surface within the adjacent Bunker Hill Drive and W140-01-05 systems are similar to that of the proposed Long Branch system and therefore there are no other opportunities for further benefit. For this reason LAN concur with the current design.

The primary features of the optimized design can be seen in **Exhibit 6: Optimized Design Layout**.

Optimization Benefits

The optimized design model was run with the 2- and 10-year storm events. The extent and depth of flooding for the optimized design can be seen in **Exhibits 7 and 8: Optimized Design vs Current Design**. The following are summaries of observations from the optimized design compared to the current design:

- **Straw Zone #1:** Within Straw Zone 1 the recommended improvement on Cedardale Drive tying into the Witte drainage system provides a marked improvement over the current design. The 2-year WSEL is largely below ground per criteria, and the 10-year WSEL is reduced by approximately 0.50' in the vicinity of Cedardale and Larston. The benefits of this improvement will be fully maximized with the completion of the TIRZ 17 Gessner and Witte CIP projects.
- **Straw Zone #2:** For Straw Zone 2 the recommended improvements provide a significant reduction in flooding in the vicinity of Demaret. For the 10-year event the depth and extent of the ponding have been reduced and are kept within the Road ROW within the vicinity of

Demaret Lane, Cedardale Drive, Larston Street and Pine Lake Drive. For the 2-year event the WSEL is reduced below ground per City criteria.

- **Straw Zone #3:** The optimization in Straw Zone 3 results in a large reduction in flooding extents at Westview Drive and Moorhead Drive and also along Cedardale Drive east of Windhover Lane. For the 2-year event the improvements largely reduce the WSEL below the ground elevation and for the 10-year event the WSEL is maintained within the ROW.
- **Straw Zone #4:** There were no recommendations for optimizing straw zone 4.

For the 2-year event the net benefit for the optimized design compared to the current design is a flood depth reduction of approximately 0.25", a reduction of flooded area of 2.1 acres, and approximately 3 structures removed from potential flooding. For the 10-Year event the flooded area is reduced by 6.2 acres and approximately 38 structures are removed from potential flooding.

Table 3: Benefit Metrics – Optimized Design vs Current Design

Event	Current Design			Optimized Design			Difference		
	Flooded Structures	Flooded Area (ac)	Avg. Flood Depth	Flooded Structures	Flooded Area (ac)	Avg. Flood Depth	Flooded Structures	Flooded Area (ac)	Avg. Flood Depth
2-year	93	49.2	0.80	90	47.1	0.78	-3	-2.1	-0.02
10-year	370	120.7	0.86	332	112.7	0.87	-38	-8.0	0.01

Downstream Impacts

The recommendations within this report represent the optimal improvement configuration to maximize benefit for the neighborhood. The recommendations do not include a detailed evaluation of downstream impacts. From prior analysis of the Briar Branch watershed, the balance between benefit and potential for downstream impact was documented. The provided recommendations are intended to be used as a guide during the detailed design process to be incorporated into the drainage impact analysis as appropriate.

Observations for Detailed Design

The W140 Channel improvements project is in the detailed design stage and may require further analysis to ensure full mitigation of the downstream impacts. The following observations pertaining to mitigation were made during this analysis and are offered as considerations for evaluation during the detailed design:

1. The lower WSELs in Briar Branch, in the vicinity of Witte Road, allow the Witte storm sewer system to perform better and convey more flow with a lower hydraulic grade line. Consequently, the basin on the east side of Witte Road, between Long Point Road and Westview Drive, does not operate optimally. A restriction in the Witte storm sewer system just south of this basin could be used to maintain the HGL near current elevations. This would reduce flows entering Briar Branch, allow better performance of the straw 2 optimization, and optimize the performance of the basin itself.
2. The recently constructed Briar Branch detention basin was designed based on the existing system and using approximate proposed designs from the RDS Update. Consequently, the weir crest elevations and outfall sizes require optimization to give the best basin detention performance based on the final proposed design. Side weir elevation adjustments are recommended to be considered in order to get full benefit from the basin.

Scott Bean
Tax Increment Reinvestment Zone No. 17 (TIRZ 17)
November 9, 2015
Page 5

Conclusions

The improvements recommended in this report provide additional benefits for the region but must be balanced with potential for adverse impacts. Many of the recommended improvements require work beyond the current limits of the TIRZ. Approval gained through justification for work beyond the limits of the TIRZ or by extending the TIRZ boundaries to include the proposed corridors is required.

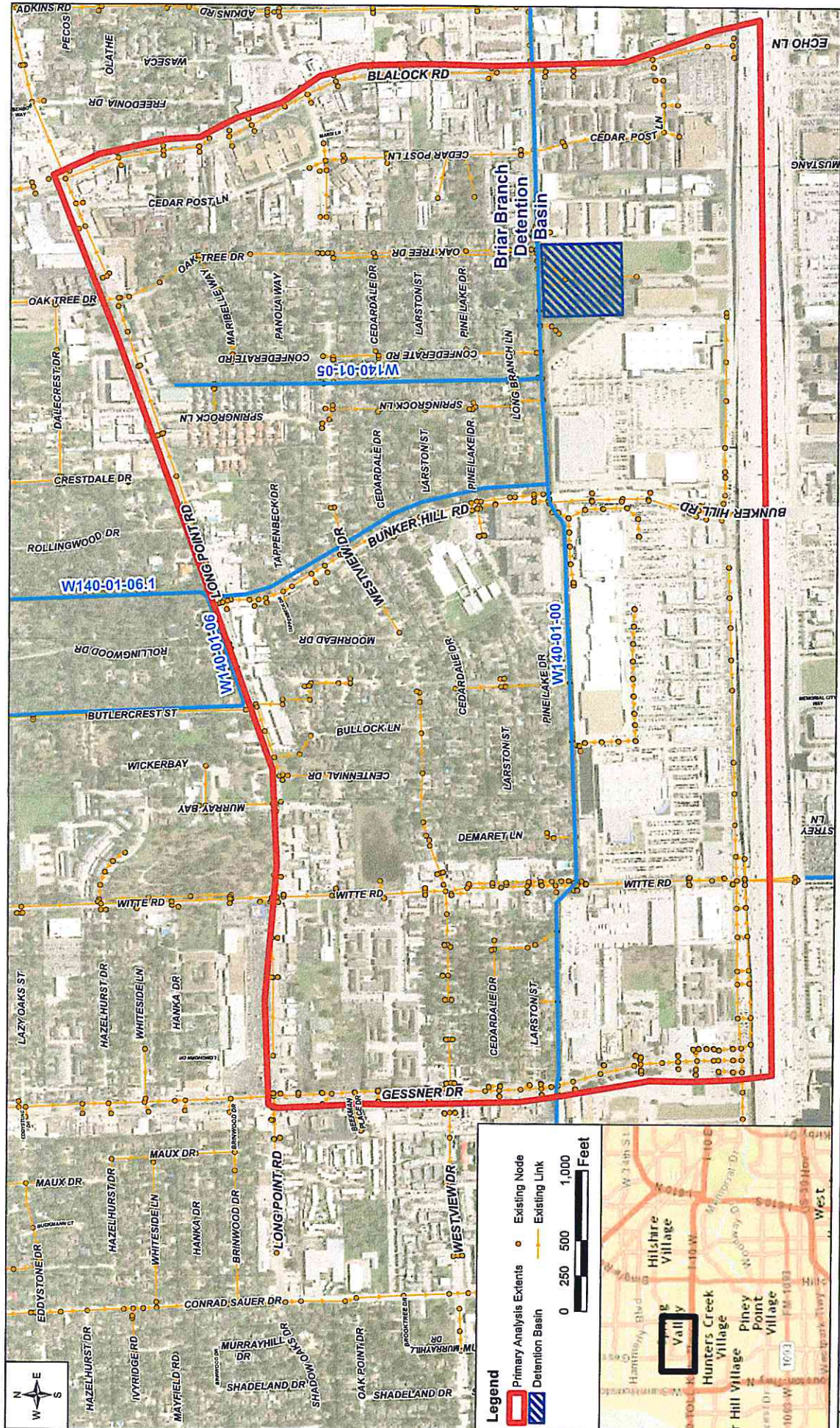
Please feel free to contact me at 713-821-0416 or by email at FMGraham@lan-inc.com if you have any questions.

Sincerely,

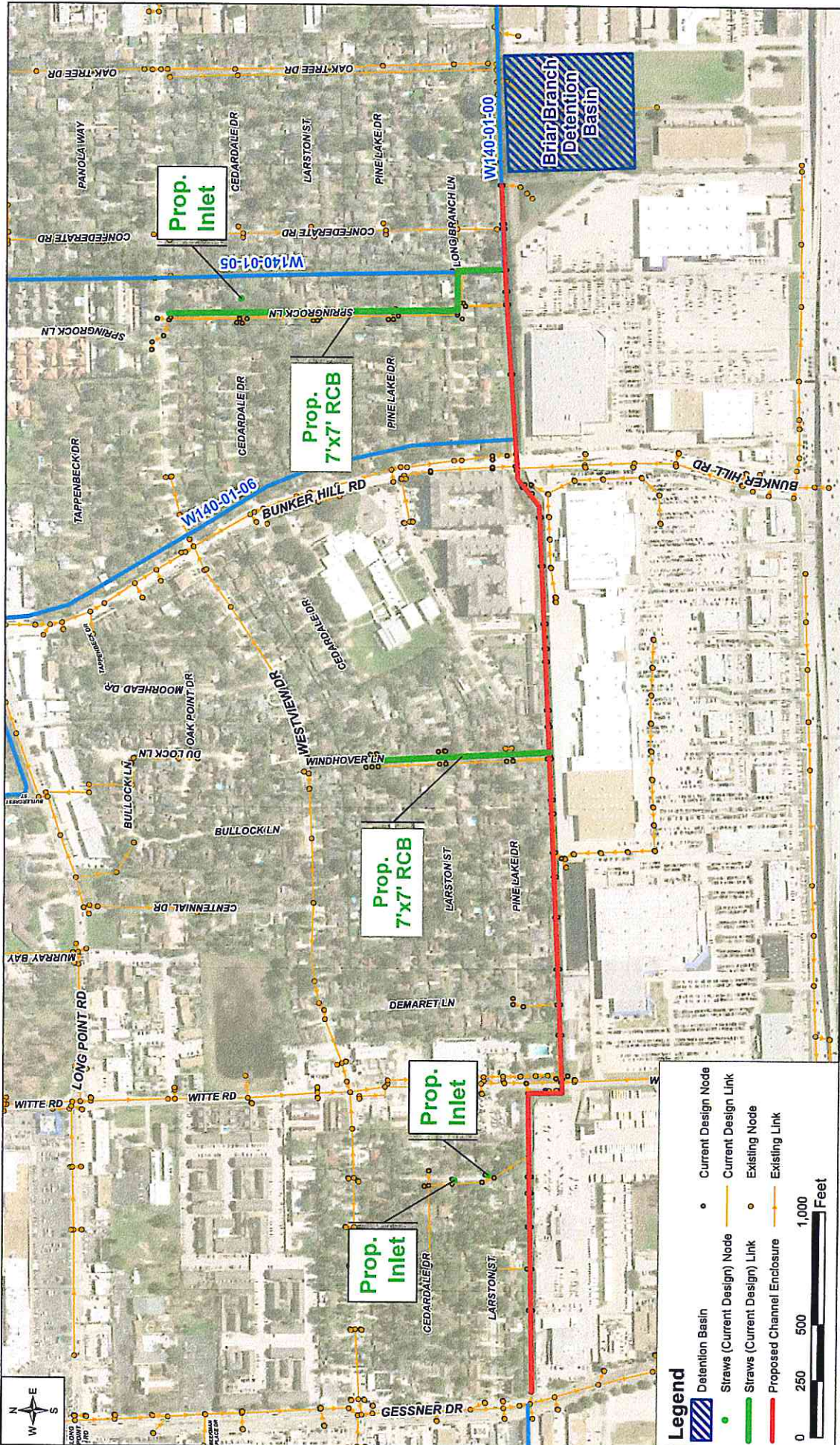
A handwritten signature in black ink, appearing to read 'FMG', with a long horizontal line extending to the right.

Fergus M. Graham, P.E., CFM
Project Manager

Attachments: Exhibit 1 – 8



ENGINEER REVIEW OF W140-01-00 STORM SEWER IMPROVEMENTS EXHIBIT 1 PROJECT LOCATION & ANALYSIS EXTENT	
CONTRACT NO. _____ DRAWING NO. _____	DATE _____ BY _____ CHECKED BY _____ APPROVED BY _____
Lockwood, Andrews & Newnam, Inc. A LEO A DAILY COMPANY 	
INTERIM REVIEW ONLY Document incomplete: not intended for permit, bidding or construction. Engineer: FERGUS GRAHAM P.E. Serial No. 101090 Firm: Lockwood, Andrews, and Newnam, Inc. Date: AUGUST 2015	
REVISIONS NO. DATE DESCRIPTION	APP. BY DATE



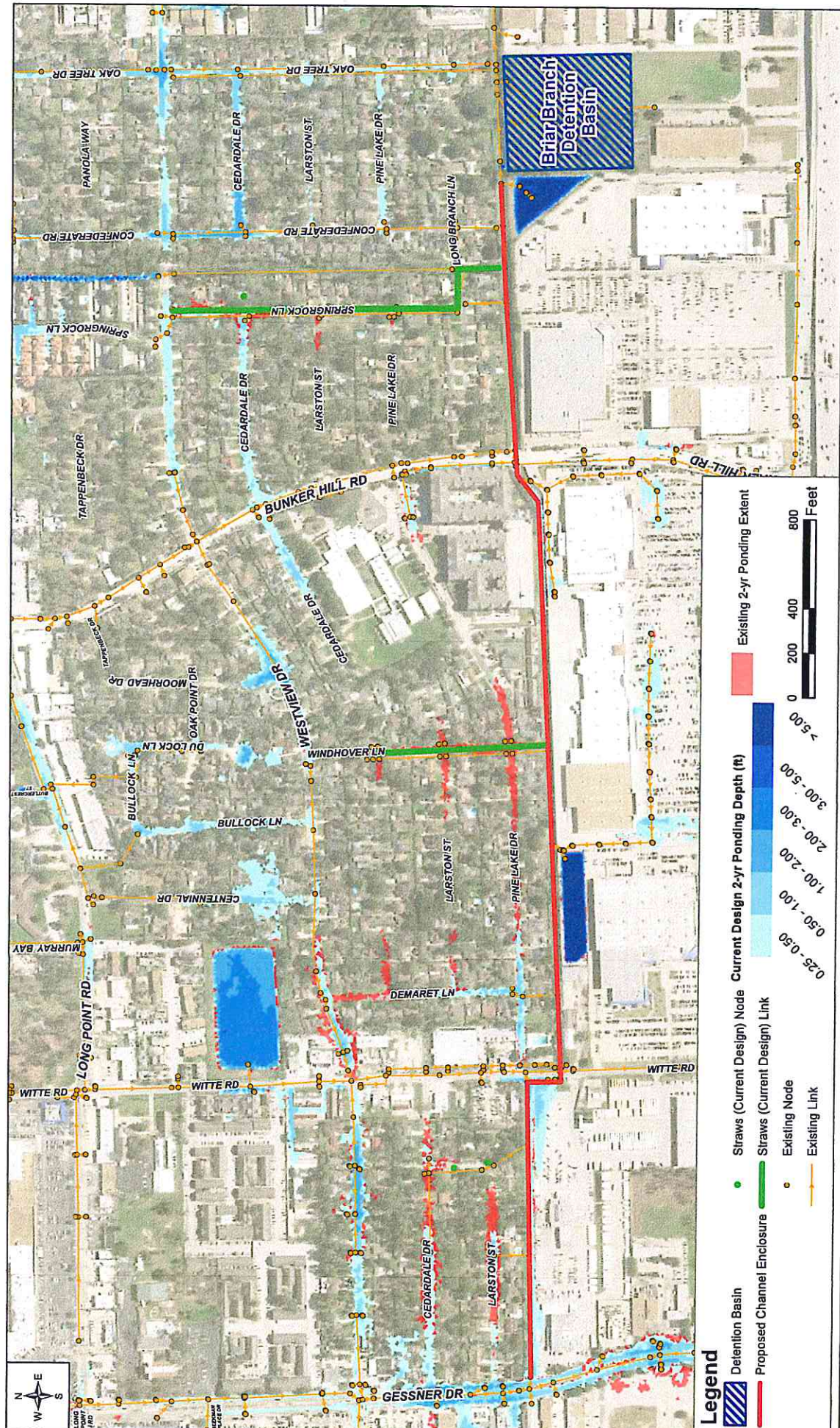
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Engineer: FERGUS GRAHAM
P.E. Serial No.: 101090
Firm: Lockwood, Andrews, and Newnam, Inc.
Date: AUGUST 2015

ENGINEER REVIEW OF W140-01-00 STORM SEWER IMPROVEMENTS EXHIBIT 2 CURRENT DESIGN LAYOUT

REV	DATE	DESCRIPTION	ADD	AND	SCR	BY	CHK	APP

DATE: 8/15/15
SCALE: AS SHOWN
PROJECT: W140-01-00
SHEET: 2 OF 2



REV	DATE	DESCRIPTION	BY	CHK	APP

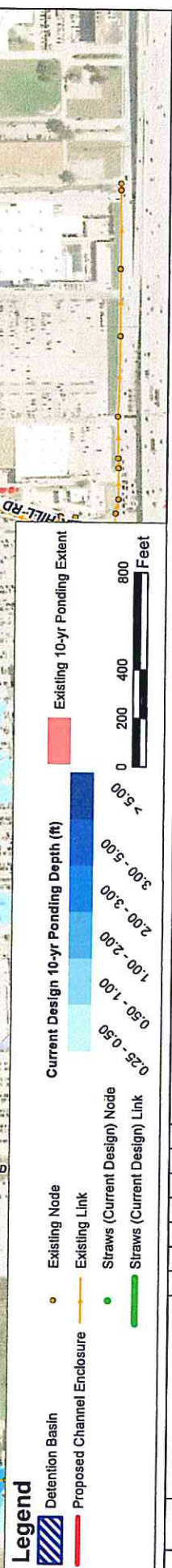
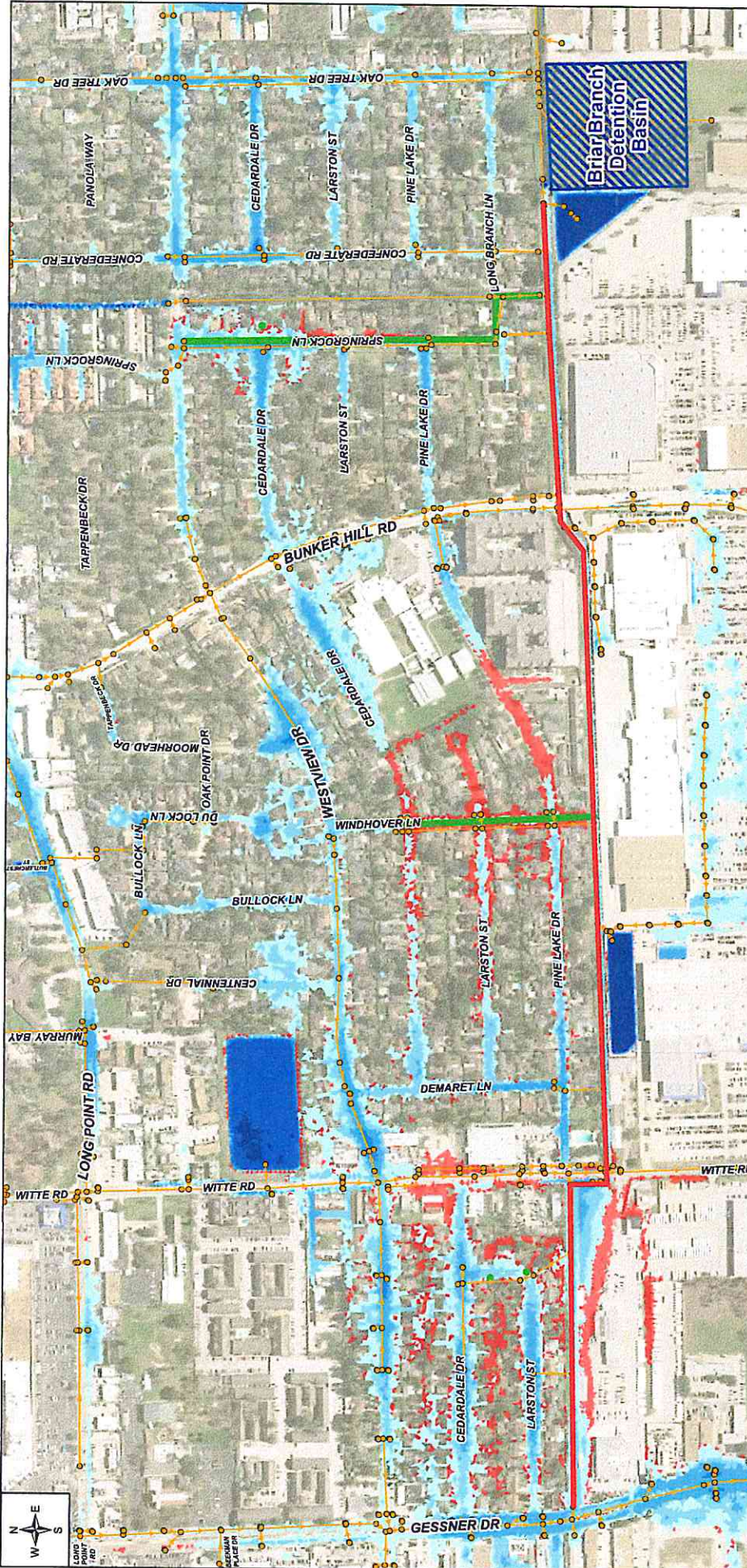
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 Engineer: FERGIUS GRAHAM
 P.E. Serial No. 101090
 Firm: Lockwood, Andrews, and Newnam, Inc.
 Date: AUGUST 2015

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

REV	DATE	DESCRIPTION	BY	CHK	APP

ENGINEER REVIEW OF W140-01-00
 STORM SEWER IMPROVEMENTS
 EXHIBIT 3
 CURRENT DESIGN VS EXISTING 2-YR

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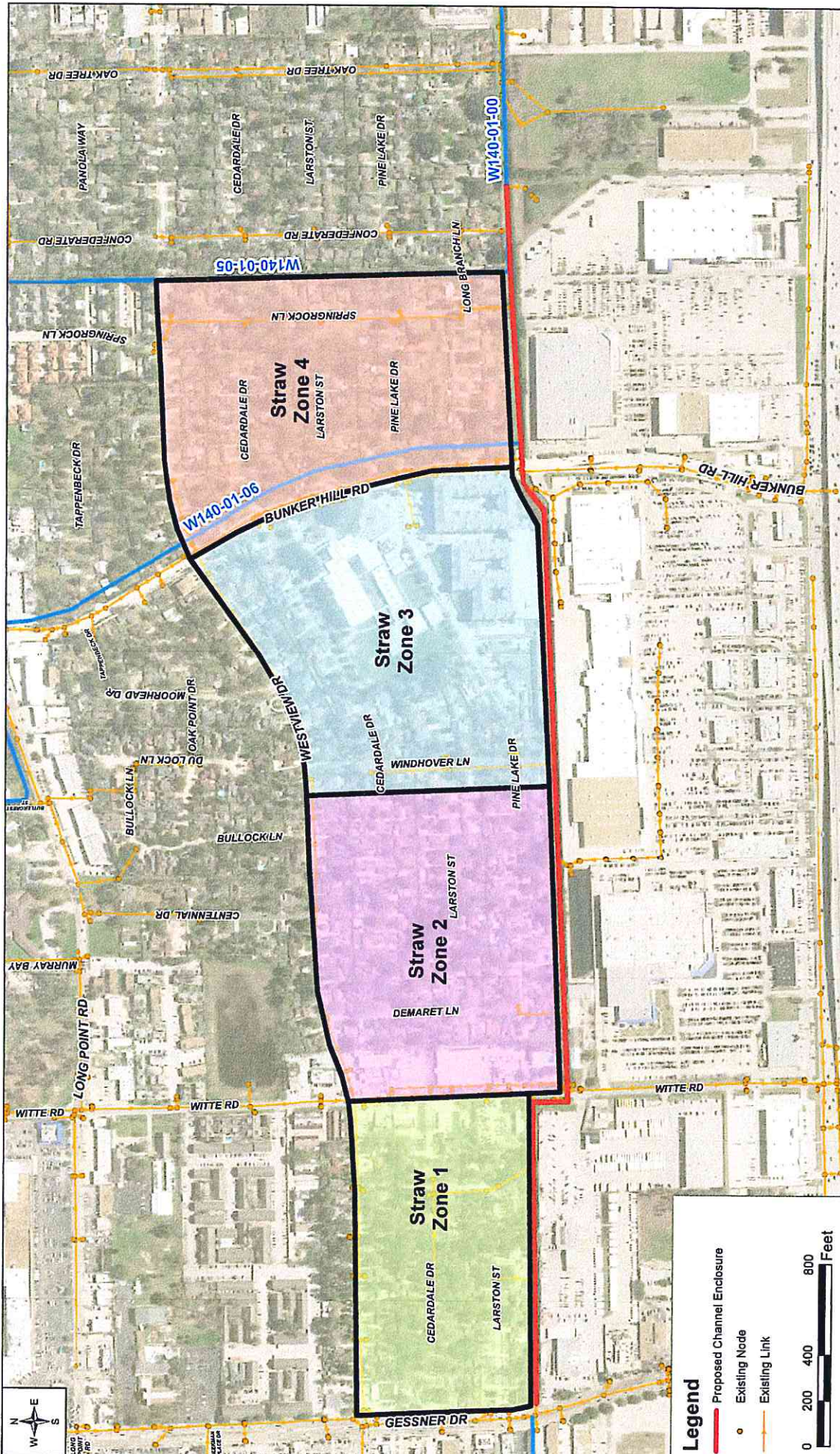
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 Lockwood, Andrews & Newnam, Inc.
 P.E. Serial No.: 0101000
 Firm No.: 28114
 Date: AUGUST 2015

PROJECT NO.	
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CONTRACT NO.	

ENGINEER REVIEW OF W140-01-00
 STORM SEWER IMPROVEMENTS
 EXHIBIT 4
 CURRENT DESIGN VS EXISTING 10-YR

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Legend

- Proposed Channel Enclosure
- Existing Node
- - - Existing Link



**ENGINEER REVIEW OF W140-01-00
STORM SEWER IMPROVEMENTS**

EXHIBIT 5
STRAW ZONES

DATE	BY	DESCRIPTION

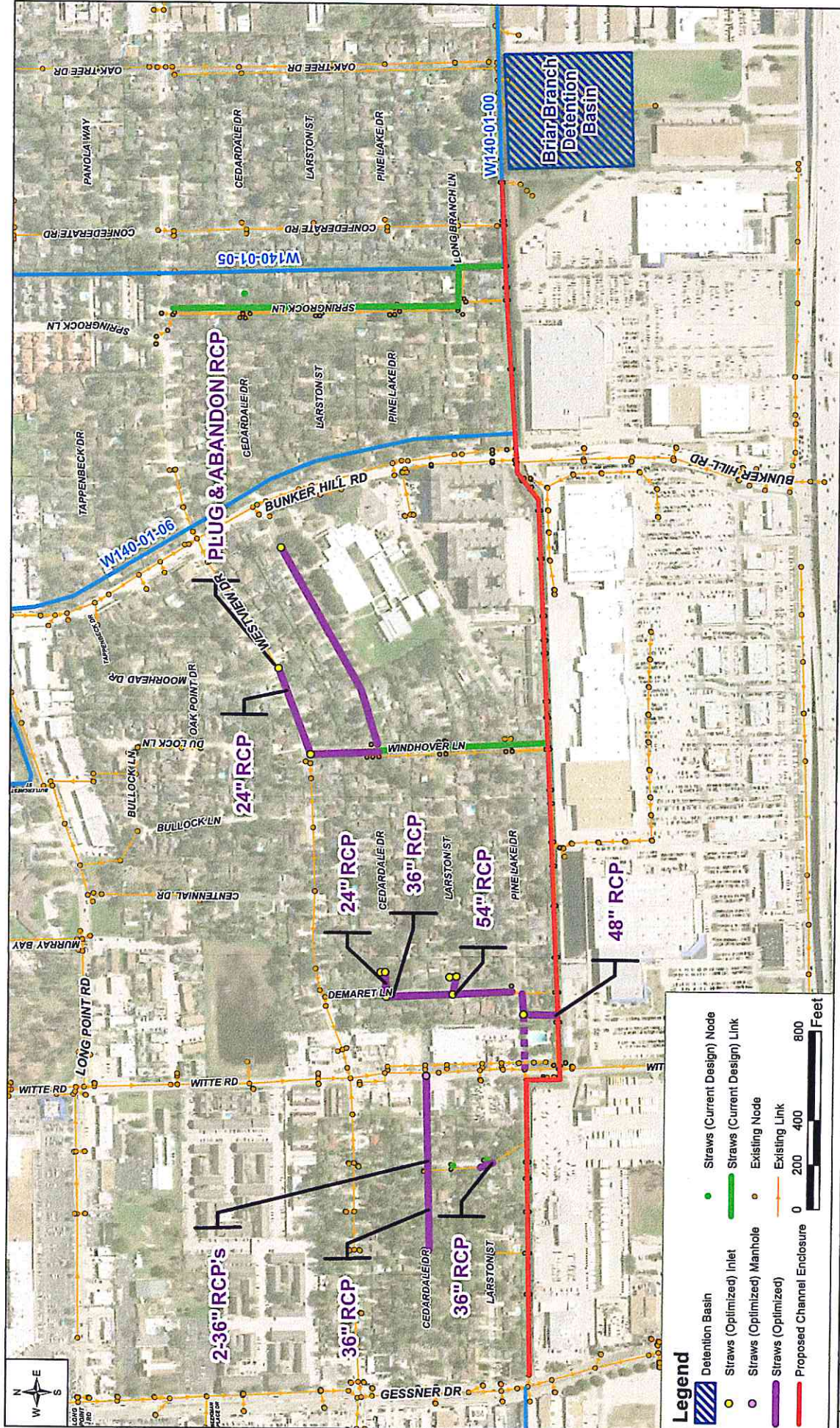
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for permit, bidding or construction.
Engineer: FERGUS GRAHAM
P.E. Serial No.: 101030
Firm: Lockwood, Andrews, and Newnam, Inc.
Date: AUGUST 2015



**Lockwood, Andrews
& Newnam, Inc.**
A EEO A QUALITY COMPANY

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Legend

- Detention Basin
- Straws (Optimized) Inlet
- Straws (Optimized) Manhole
- Straws (Optimized) Existing Link
- Proposed Channel Enclosure
- Straws (Current Design) Node
- Straws (Current Design) Link
- Existing Node
- Existing Link

Lockwood, Andrews & Newnam, Inc.
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WJL
WATER & WASTE
SOLUTIONS
AUTHORITY

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Engineer: FERGUSSON, GBAHAM
P.E. Serial No. 101030
Firm: Lockwood, Andrews, and Newnam, Inc.
Date: AUGUST 2015

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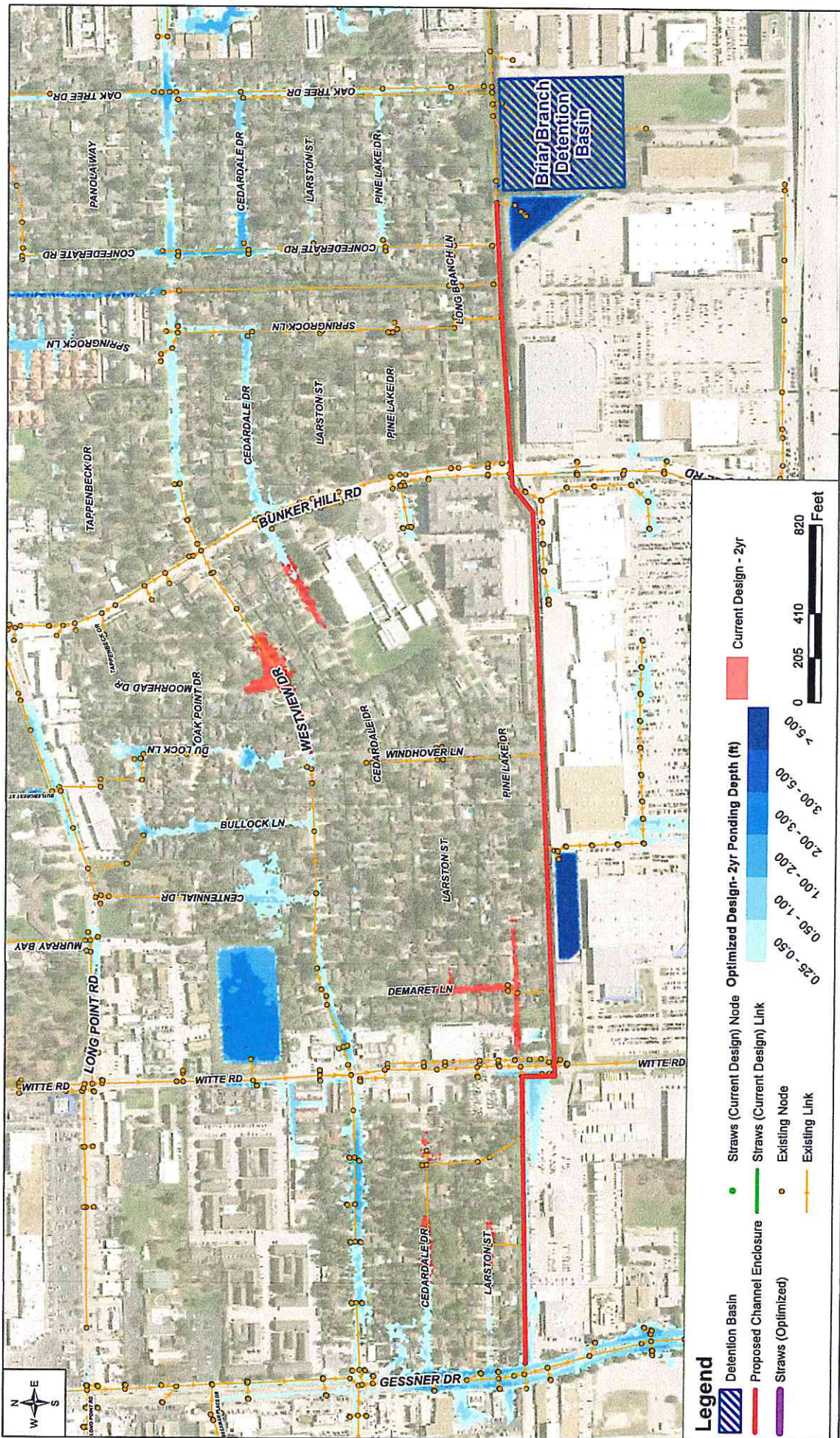
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AUTHORITY

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Engineer: FERGUSSON, GBAHAM
P.E. Serial No. 101030
Firm: Lockwood, Andrews, and Newnam, Inc.
Date: AUGUST 2015

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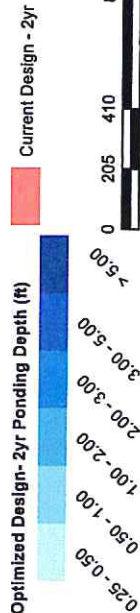
ENGINEER REVIEW OF W140-01-00
STORM SEWER IMPROVEMENTS
EXHIBIT 6
OPTIMIZED DESIGN LAYOUT

CONTRACT NO. _____ DRAWING NO. _____



Legend

- Detention Basin
- Proposed Channel Enclosure
- Straws (Optimized)
- Straws (Current Design) Node
- Straws (Current Design) Link
- Existing Node
- Existing Link



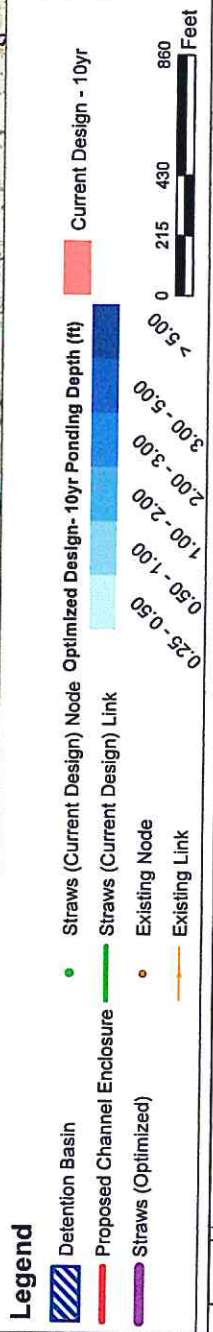
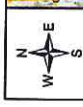
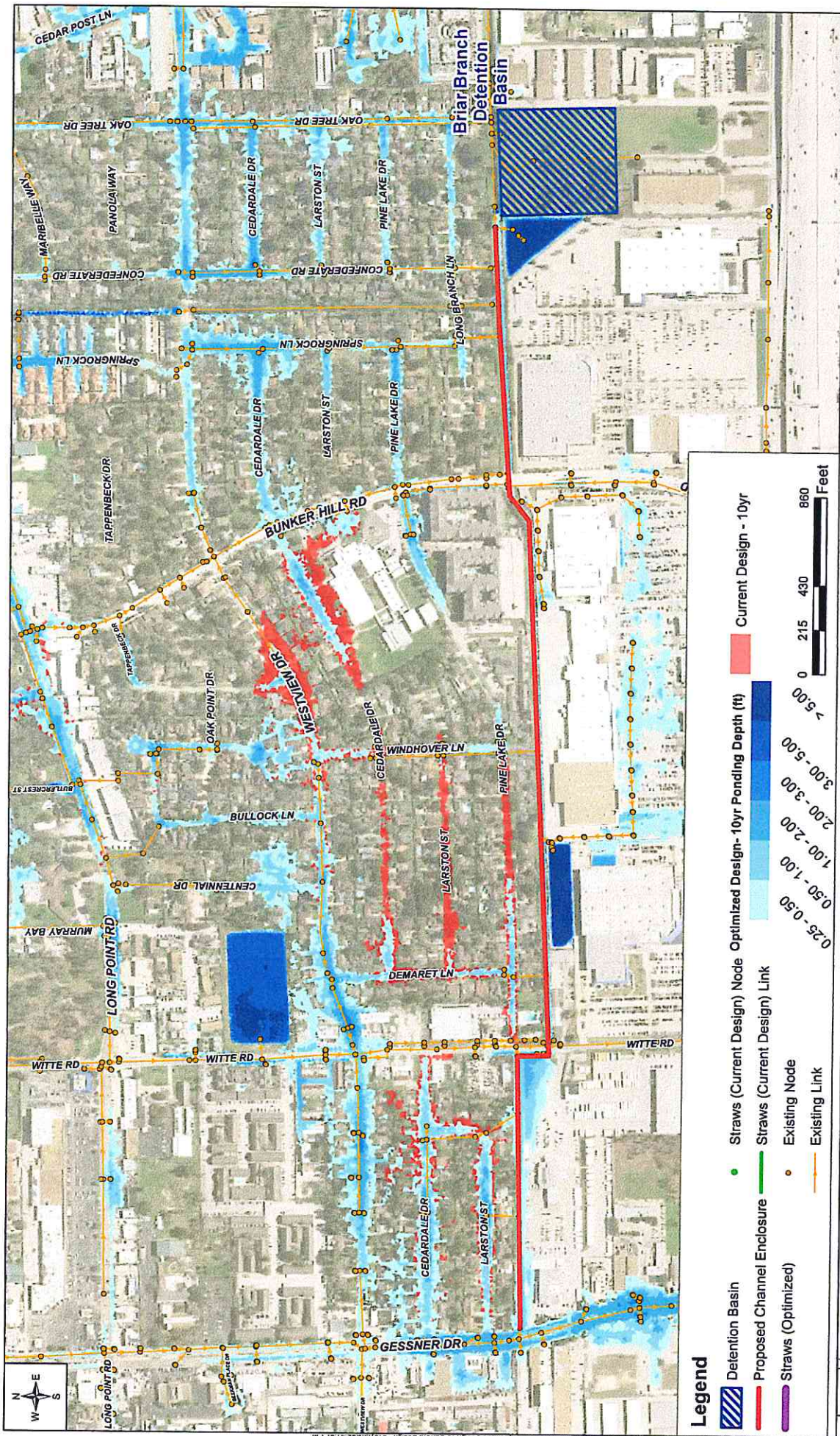
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 Engineer: FERGUS GSAHAM
 P.E. Serial No.: 101090
 Firm: Lockwood, Andrews, and Newnam, Inc.
 Date: AUGUST 2015

DESIGN	DATE	DESIGNED BY	CHECKED BY	DATE

ENGINEER REVIEW OF W140-01-00
 STORM SEWER IMPROVEMENTS
 EXHIBIT 7
 OPTIMIZED DESIGN VS CURRENT DESIGN - 2 YR
 CONTRACT NO. _____
 SHEET NO. _____



Lockwood, Andrews & Newnam, Inc.
 A LIO A DAILY COMPANY
 10000 WITTE RD, SUITE 100, DALLAS, TX 75243
 TEL: 972.987.9900 FAX: 972.987.9901
 WWW.LANINC.COM

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 Engineer: FERGUS GRAHAM
 P.E. Serial No. 101990
 Firm: Lockwood, Andrews, and Newnam, Inc.
 Date: AUGUST 2015

ENGINEER REVIEW OF W140-01-00
 STORM SEWER IMPROVEMENTS
 EXHIBIT 8
 OPTIMIZED DESIGN VS CURRENT DESIGN-10 YR

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CONTRACT NO. _____
 SHEET NO. 0021

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

December 2015

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

Ongoing Activities:

Item	Description
1	Four Points Parking Lot - Working with Corner Rock Construction LLC. On their Post bid Documents
2	Assisted in resolving SBISD Tax Certificate issue. Submitting project re-plat recordation request
2	Finalizing T&C 90% design submittal (End of December 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 (City Re-plat Recordation)
- 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	Presented Memorial Drive project to City's Technical Review Committee (TRC). City had no objections to current design.
3	Preparing Record of Decisions and Action Items (RDAI) for City signatures before proceeding with detail design (PH-II).

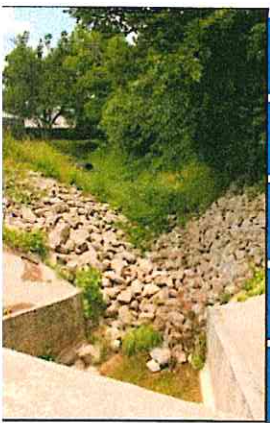
Issues Impacting Schedule: N/A

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 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
November / December 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.

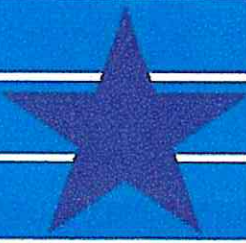
Status Report

- HCFCD review process for the Drainage Impact Analysis and Report continues. HCFCD is re-addressing maintenance and review of the of the proposed project. Additional HCFCD comments received in meeting on 11-29-15. HCFCD requested incorporation of ‘Straws’ into Briar Branch Drainage Impact Study Report and project
- SWA (landscape architect) has completed work for the drainage project.
- Draft Project manual has been developed.
- The 90% construction plan set was submitted to the TIRZ.
- Preliminary (90%) cost estimate is complete.
- Project status meetings held with TIRZ Executive Director as requested..
- 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..
- Need Board direction and authorization for incorporation of ‘Straws’ and Bunker Hill Bridge modifications into Briar Branch project.





**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
November / December 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 and analysis of Bunker Hill Bridge modification complete.
- 'Straws' preliminary design plans, draft PER, and Bunker Hill Bridge draft feasibility report submitted to LAN for review 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.
- Need Board direction and authorization for incorporation of 'Straws' and Bunker Hill Bridge modifications into Briar Branch project.





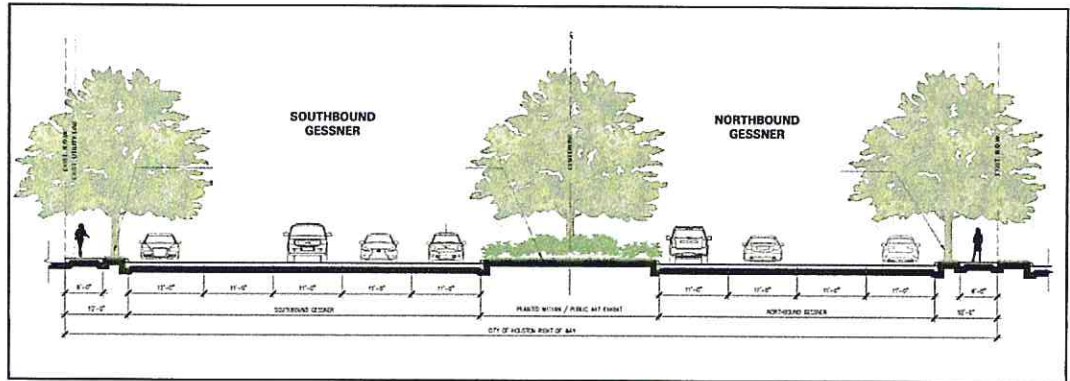
North Gessner Drainage & Mobility Improvements

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.
- Progress Mtgs. to review project status held with TIRZ Executive Director.
- Project update provided at TIRZ Board Meeting.
- Need Board authorization for CoH required update of PER and incorporation of Phase 2 (Westview to Long Point) T-1732B with Phase 1 (IH-10 to Westview) construction plans.



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

8. Receive a report on the response to Request for Qualifications for civil engineering services.

December 15, 2015

Dear Board Members:

In response to the Request For Qualifications (RFQ) for civil engineering services published in the Houston Business Journal, TIRZ 17 received responses from six (6) civil engineering firms. They are as follows:

- Cobb Fendley & Associates, Inc.
- Halff Associates, Inc.
- PGAL
- LJA Engineering, Inc.
- Watearth, Inc.
- Costello, Inc.

It is recommended that a committee of the board perform a thorough review of the responses and make a recommendation to the board on which firm should be selected.

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

9. Receive the SWA projects status report.

SWA Houston

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

Gerdo P Aquino
Kinder Baumgardner
David Berkson
Rene Bihan
Scott Cooper
Jeffrey Craft
Marco Esposito
Tom Fox
David R Gai
Cinda Gilliland
Ying-Yu Hung
Richard K Law
Hui-Li Lee
James Lee
Margaret Leonard
Chih-Wei Lin
John Loomis
Ye Luo
Charles S McDaniel
Ross Nadeau
Sean O'Malley
Timothy Peterson
Lawrence Reed
R Joseph Runco
Kevin Shanley
Elizabeth Shreeve
David P Thompson
James Vick
John L Wong
Xiao Zheng

PROJECT STATUS REPORT BY SWA

SCOPE: LANDSCAPE ARCHITECTURE FOR MEMORIAL CITY
REDEVELOPMENT AUTHORITY
PROJECTS: TIRZ #17 CIP
DATE: 15 December 2015

CURRENT PROJECTS 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 documents.
6. ON-CALL (SWA WO#17 – Requested approval 6 August 2015)
 - No services have been requested by the Authority at this time.

OTHER PROJECTS STATUS

1. LUMPKIN I-10 TO WESTVIEW CONCEPT AND CONSTRUCTION DOCUMENTS (SWA WO#01, 02 and 04)
 - *COMPLETED*
2. WESTVIEW DETENTION AMENITIES DESIGN – ON HOLD (SWA WO#03)
 - Fencing and landscaping may need to be designed / installed as part of the detention project's completion.
3. STREETScape STANDARDS (SWA WO#06)
 - *COMPLETED*
4. ON-CALL (SWA WO#07)
 - Drainage Concepts - *COMPLETED*
 - Memorial Drive Streetscape Concepts - *COMPLETED*

NEW PROPOSED PROJECTS STATUS

1. NO NEW PROPOSED PROJECTS TO REPORT

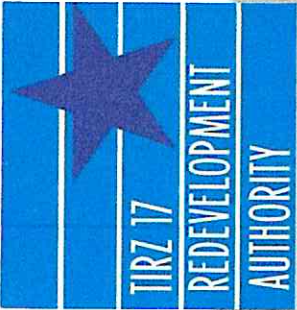
END OF REPORT

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

10. Receive TIP Call for Projects update from the Goodman Corporation and presentation on grant eligible projects.



Grant Eligible Capital Improvement Plan Memorial City TIRZ

DECEMBER 2015

THE GOODMAN



CORPORATION

www.thegoodmancorp.com

The Grant Eligible Capital Improvement Plan provides a roadmap and recommendations for the Authority to prepare for, identify, and pursue funding from state and federal sources.

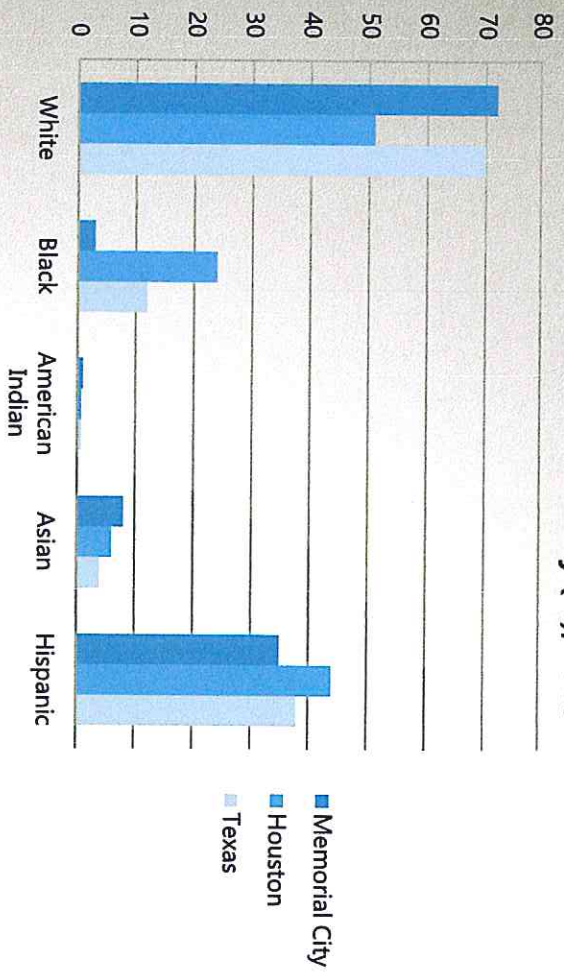
Includes:

- Background information related to the Authority's organizational goals
- Current information on demographics, land use, property ownership, transportation/transit information and trends
- A prioritized and comprehensive list of projects that are eligible (either in whole or in part) for federal assistance, derived from the Authority's CIP
- General environmental conditions and potential issues
- Grant programs, opportunities, and funding sources that can be applied to individual projects

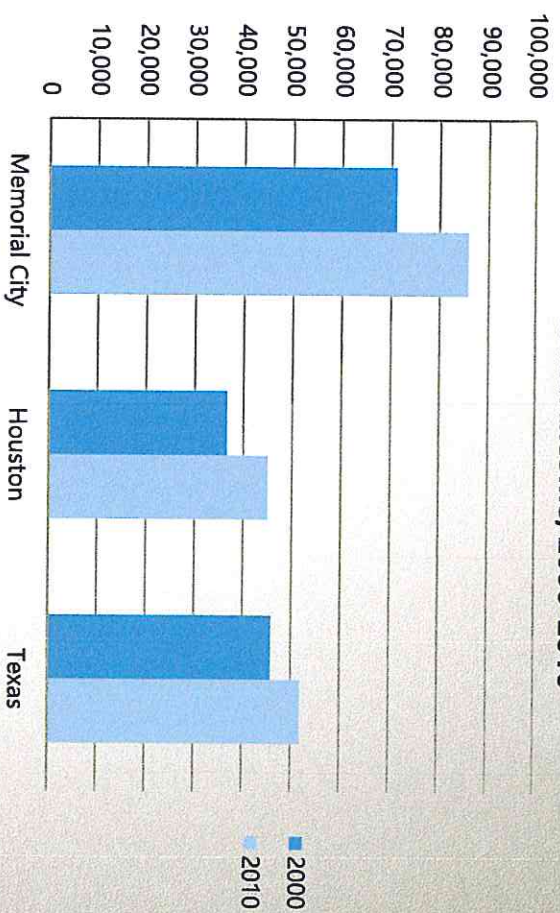


Demographics

Race and Ethnicity (%), 2010



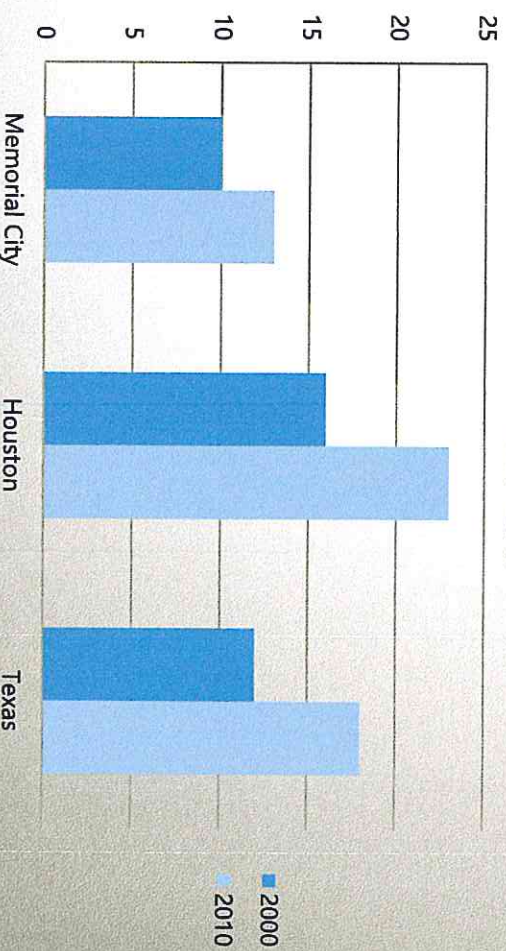
Median Income, 2000-2010



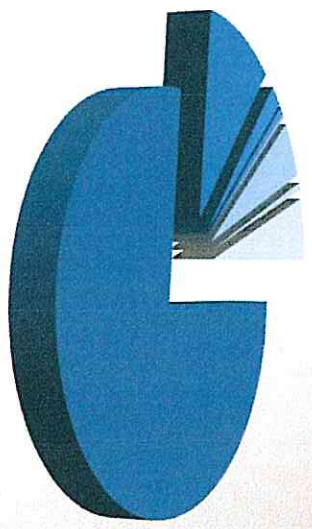
Households with No Vehicles (%)



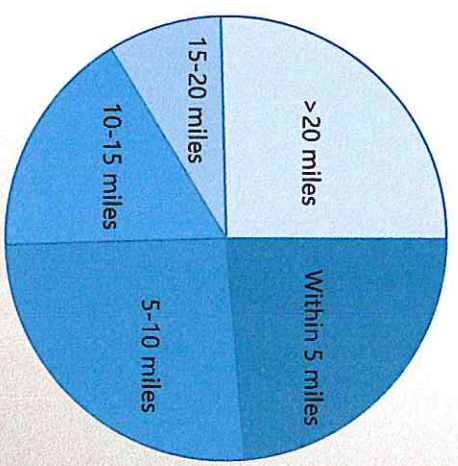
Percent of Families Living Below Poverty Level, 2000-2010



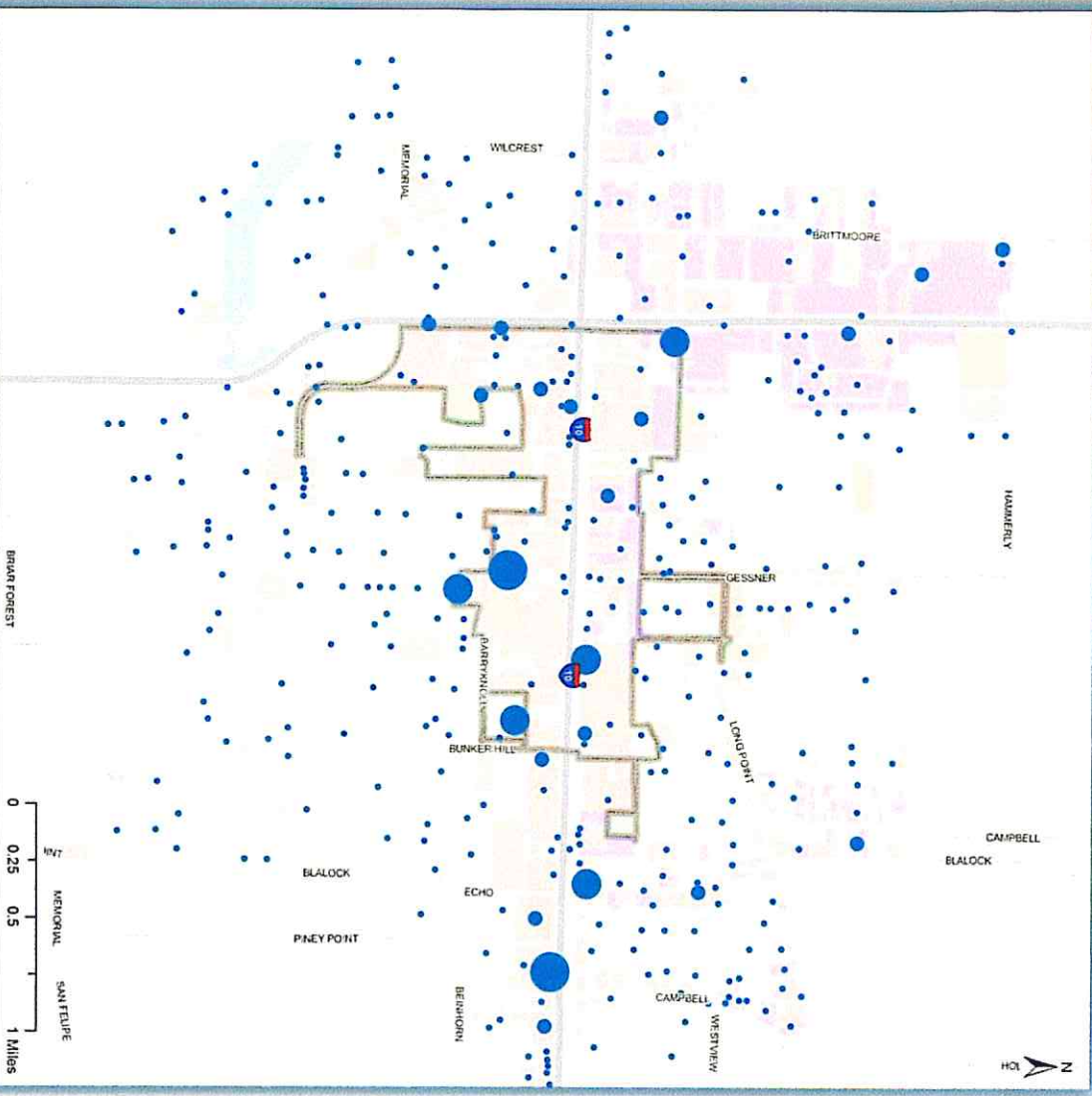
Commute and Employment



Memorial City Commute-to-Work Data



Employee Distance from Employment in Memorial City, 2011



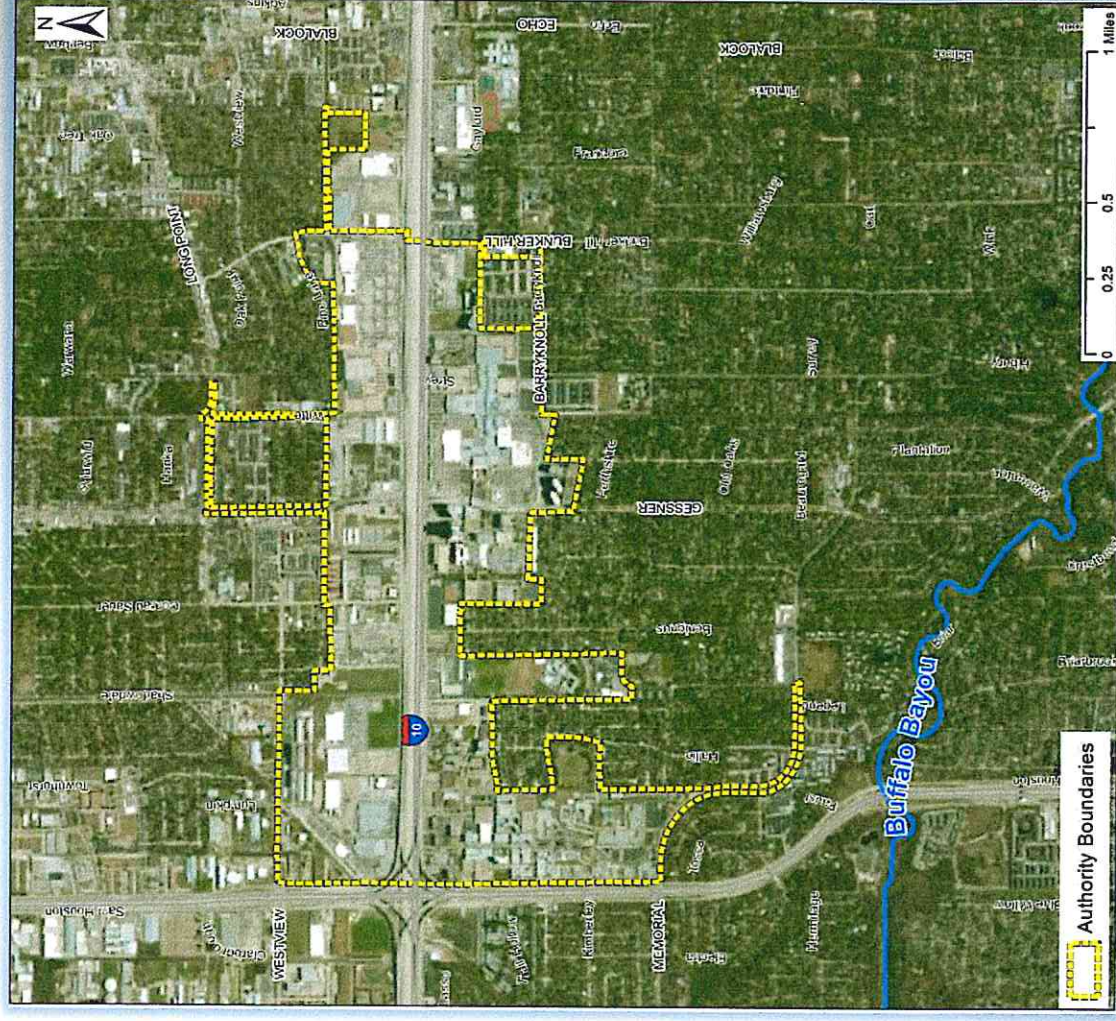
Source: US Census Bureau Longitudinal Employer-Household Dynamics, 2011

Authority Area Employment Centers

- Jobs (Totally 58,413)**
- 1 - 400
 - 401 - 1,500
 - 1,501 - 5,000
 - 5,001 - 11,276
- Employment Centers:**
- Commercial
 - Government/Medical/Education
 - Industrial
 - Parks/Open Spaces
 - Residential
 - Undevelopable
 - Other, Unknown
 - Vacant Developable (Includes Farming)
 - Water
 - Authority Boundaries

Projects support the Authority's four major goals.

- Improvements to:
- Drainage and detention
 - Streets and mobility
 - Parks and green space
 - Pedestrian environments



Examination of existing conditions and planned improvements identified assets and challenges for Memorial City.

- Medical hub
- Activity centers
- Transit access
- Mobility improvements
- Bike infrastructure

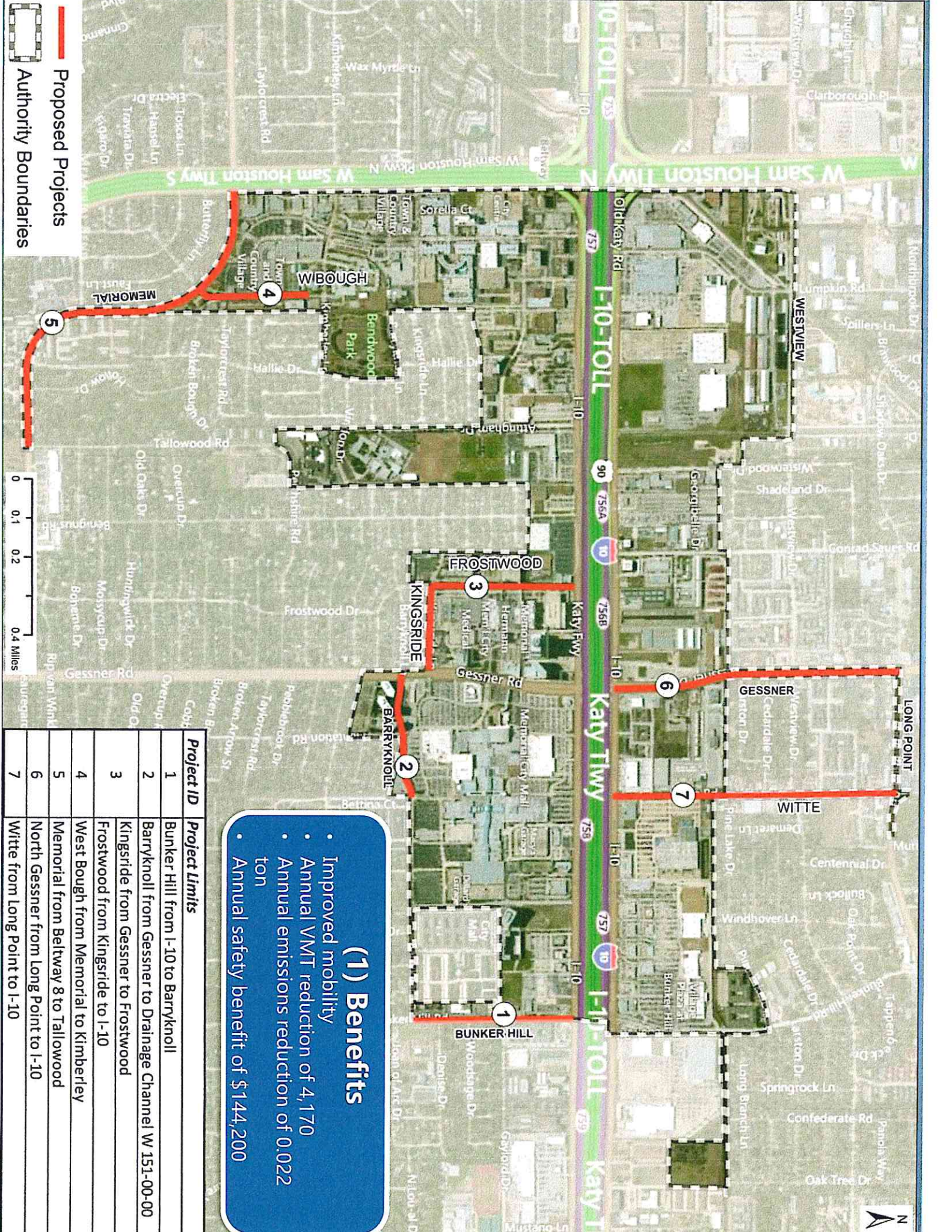
Assets



- Drainage
- Economic competitiveness
- High relative transit need north of I-10

Challenges





Proposed Projects

Authority Boundaries



Project ID	Project Limits
1	Bunker Hill from I-10 to Barryknoll
2	Barryknoll from Gessner to Drainage Channel W 151-00-00
3	Kingsride from Gessner to Frostwood
4	Frostwood from Kingsride to I-10
5	West Bough from Memorial to Kimberley
6	Memorial from Beltway 8 to Tallowood
7	North Gessner from Long Point to I-10

(1) Benefits

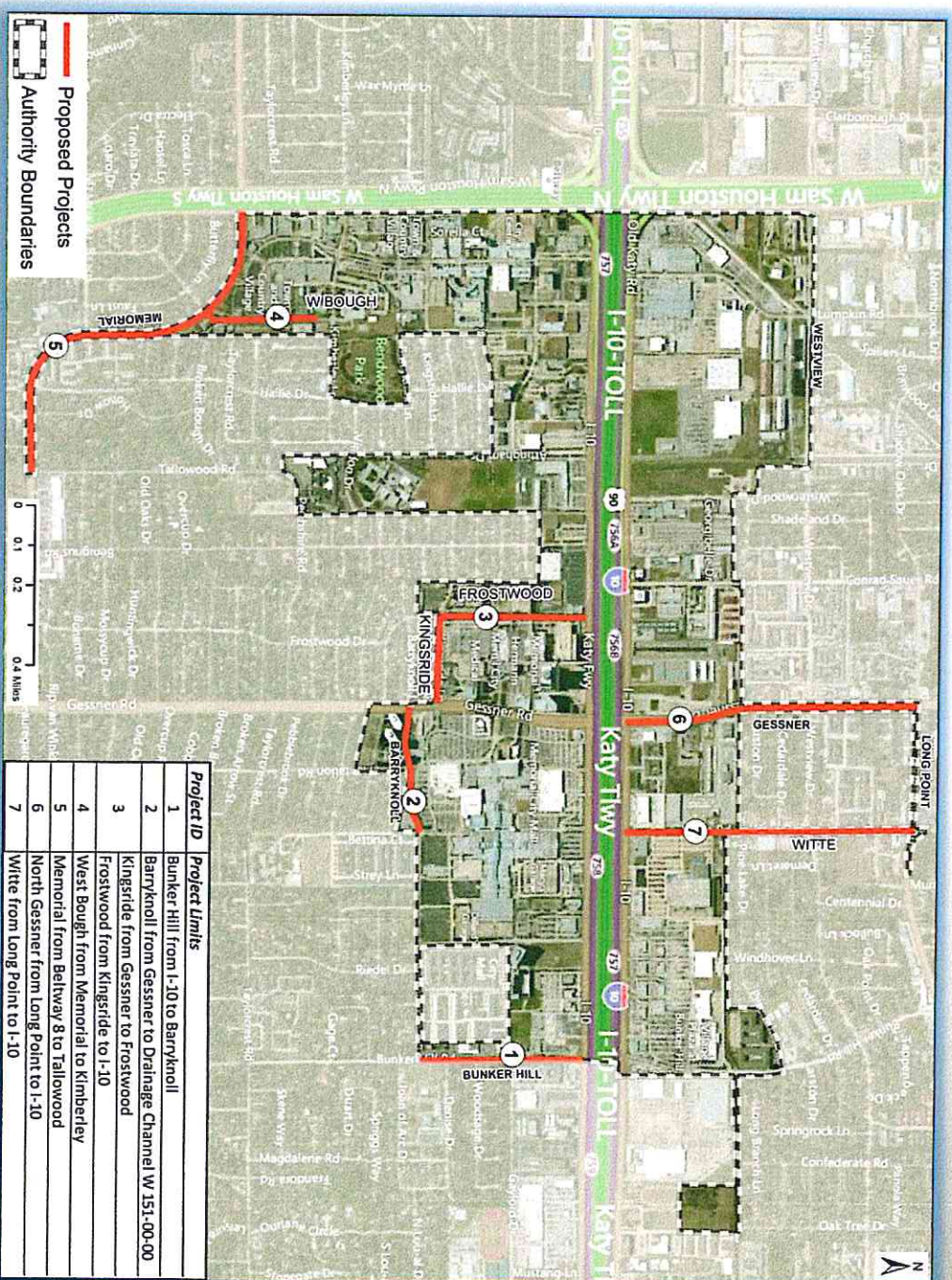
- Improved mobility
- Annual VMT reduction of 4,170
- Annual emissions reduction of 0.022 ton
- Annual safety benefit of \$144,200

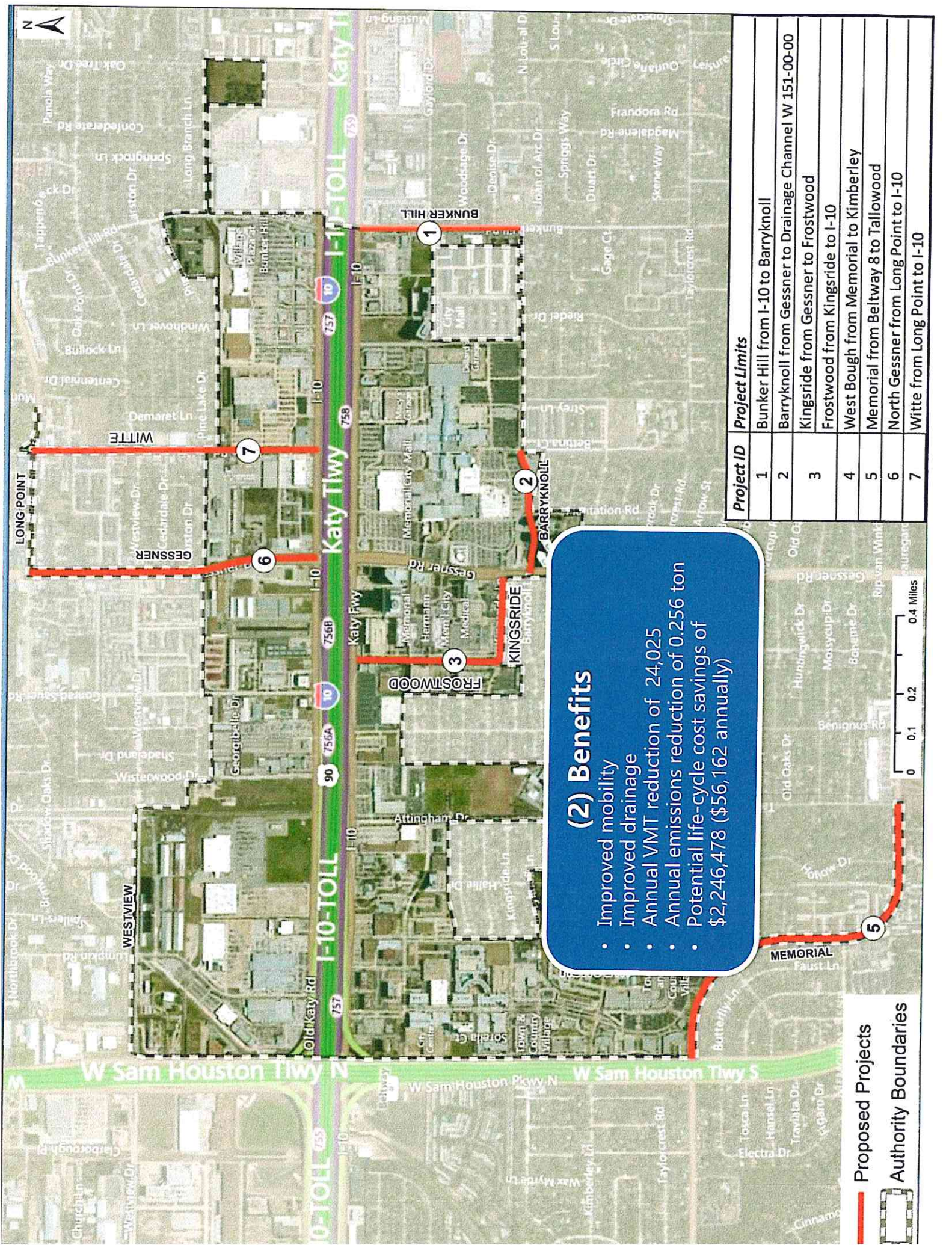


Eligible projects to which state and federal transportation funds were applicable became the Authority's Grant-Eligible CIP.

These projects were analyzed for:

- Mobility benefits
- Emissions benefits
- Safety benefits
- Potential environmental issues
- Cost
- Current status
- Timeline for completion



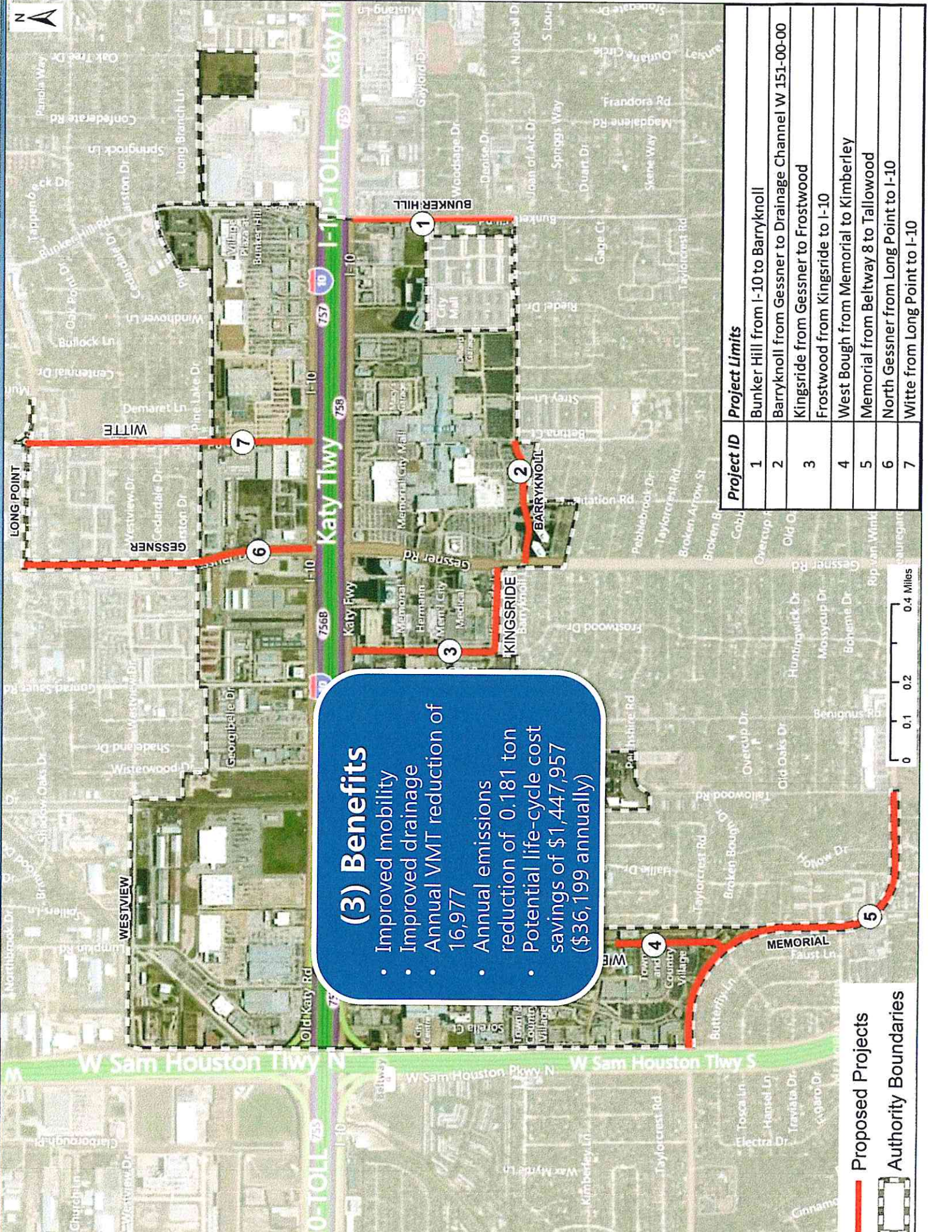


(2) Benefits

- Improved mobility
- Improved drainage
- Annual VMT reduction of 24,025
- Annual emissions reduction of 0.256 ton
- Potential life-cycle cost savings of \$2,246,478 (\$56,162 annually)

Proposed Projects
 Authority Boundaries

Project ID	Project Limits
1	Bunker Hill from I-10 to Barryknoll
2	Barryknoll from Gessner to Drainage Channel W 151-00-00
3	Kingsride from Gessner to Frostwood
4	Frostwood from Kingsride to I-10
5	West Bough from Memorial to Kimberley
6	Memorial from Beltway 8 to Tallowood
7	North Gessner from Long Point to I-10
	Witte from Long Point to I-10

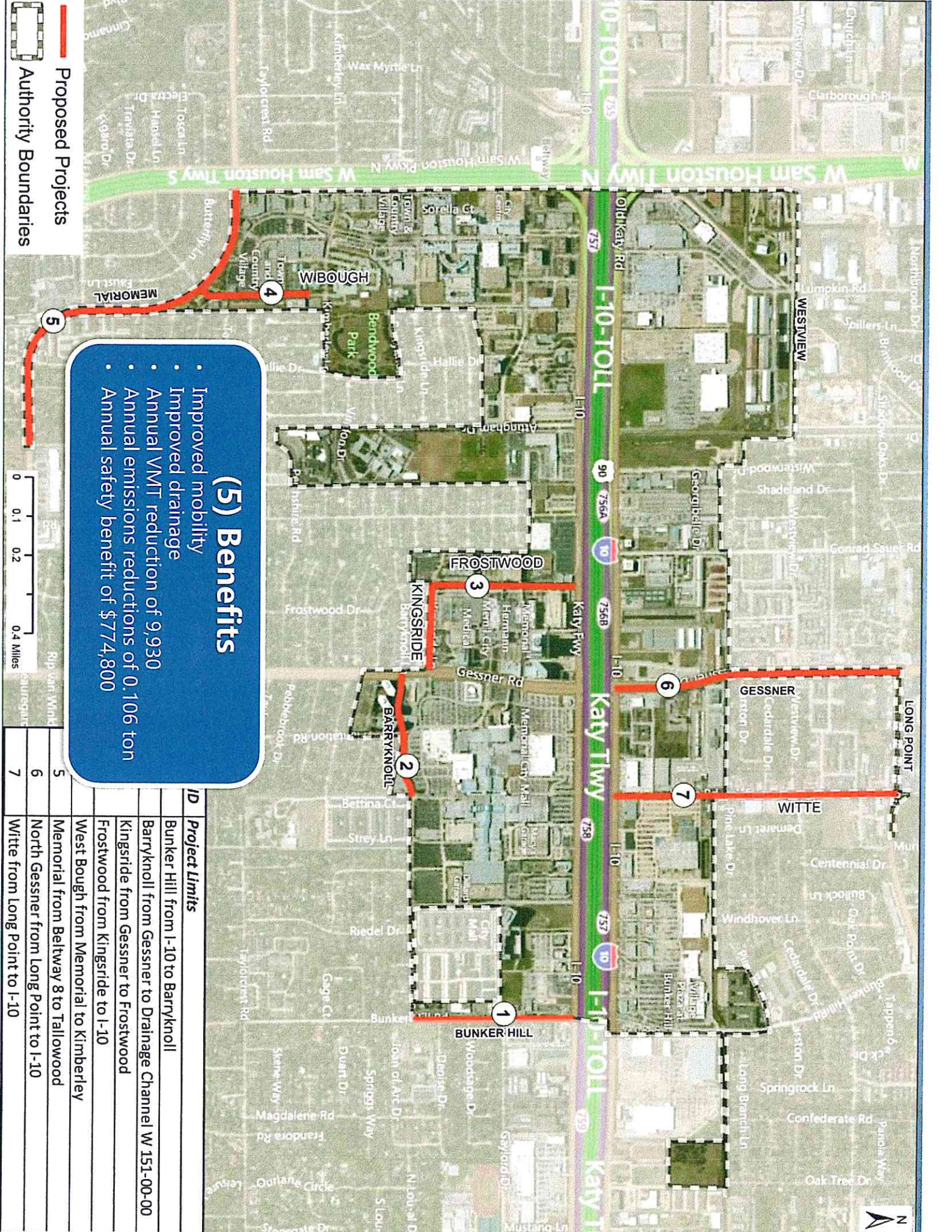




(3) Benefits

- Improved mobility
- Improved drainage
- Annual VMT reduction of 16,977
- Annual emissions reduction of 0.181 ton
- Potential life-cycle cost savings of \$1,447,957 (\$36,199 annually)

Project ID	Project Limits
1	Bunker Hill from I-10 to Barryknoll
2	Barryknoll from Gessner to Drainage Channel W 151-00-00
3	Kingsride from Gessner to Frostwood
4	Frostwood from Kingsride to I-10
5	West Bough from Memorial to Kimberley
6	Memorial from Beltway 8 to Tallowood
7	North Gessner from Long Point to I-10
7	Witte from Long Point to I-10

 Proposed Projects
 Authority Boundaries



 Proposed Projects
 Authority Boundaries

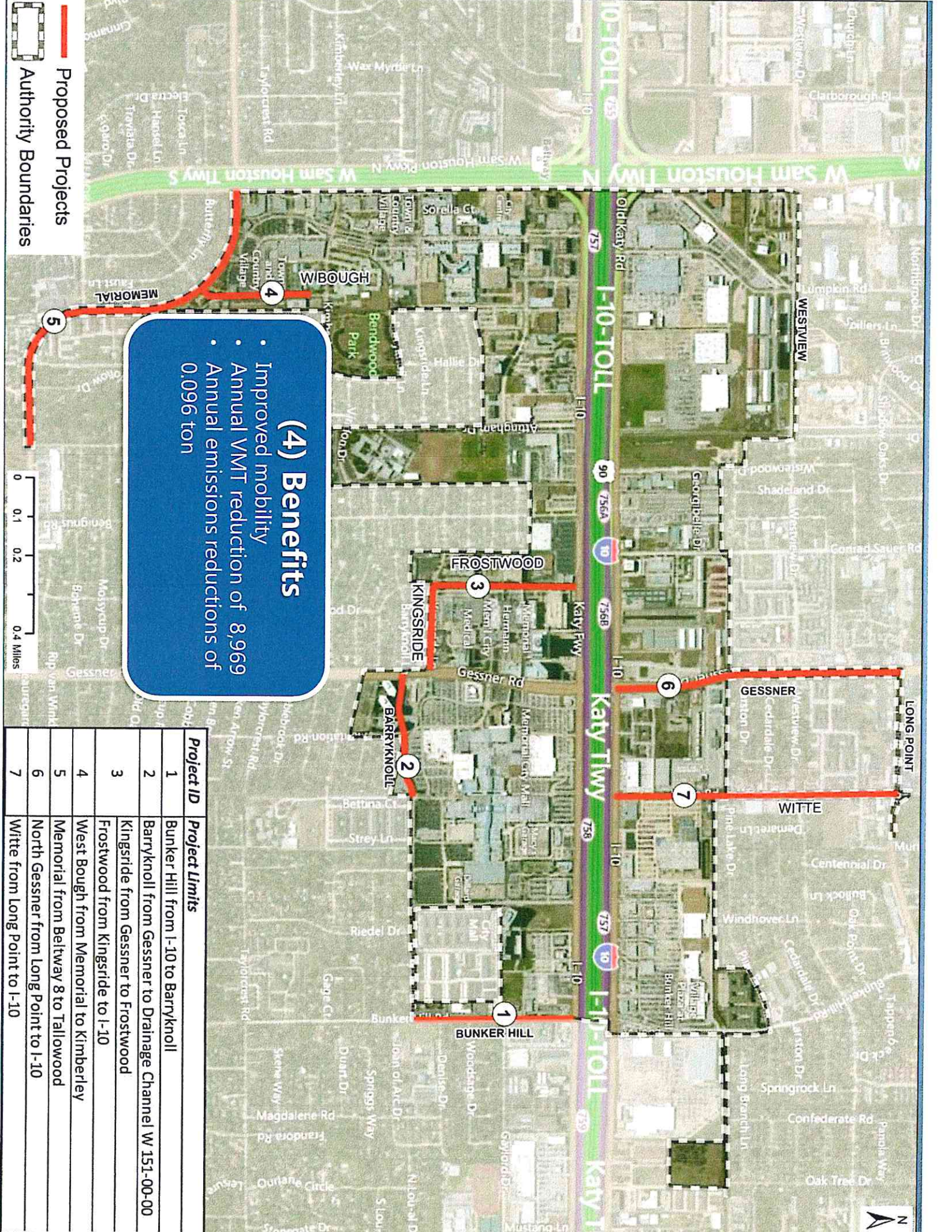
(5) Benefits



- Improved mobility
- Improved drainage
- Annual VMT reduction of 9,930
- Annual emissions reductions of 0.106 ton
- Annual safety benefit of \$774,800



ID	Project Limits
5	Bunker Hill from I-10 to Barryknoll
6	Barryknoll from Gessner to Drainage Channel W 151-00-00
7	Kingsride from Gessner to Frostwood
	Frostwood from Kingsride to I-10
	West Bough from Memorial to Kimberley
	Memorial from Beltway 8 to Tallowood
	North Gessner from Long Point to I-10
	Witte from Long Point to I-10





 Proposed Projects
 Authority Boundaries

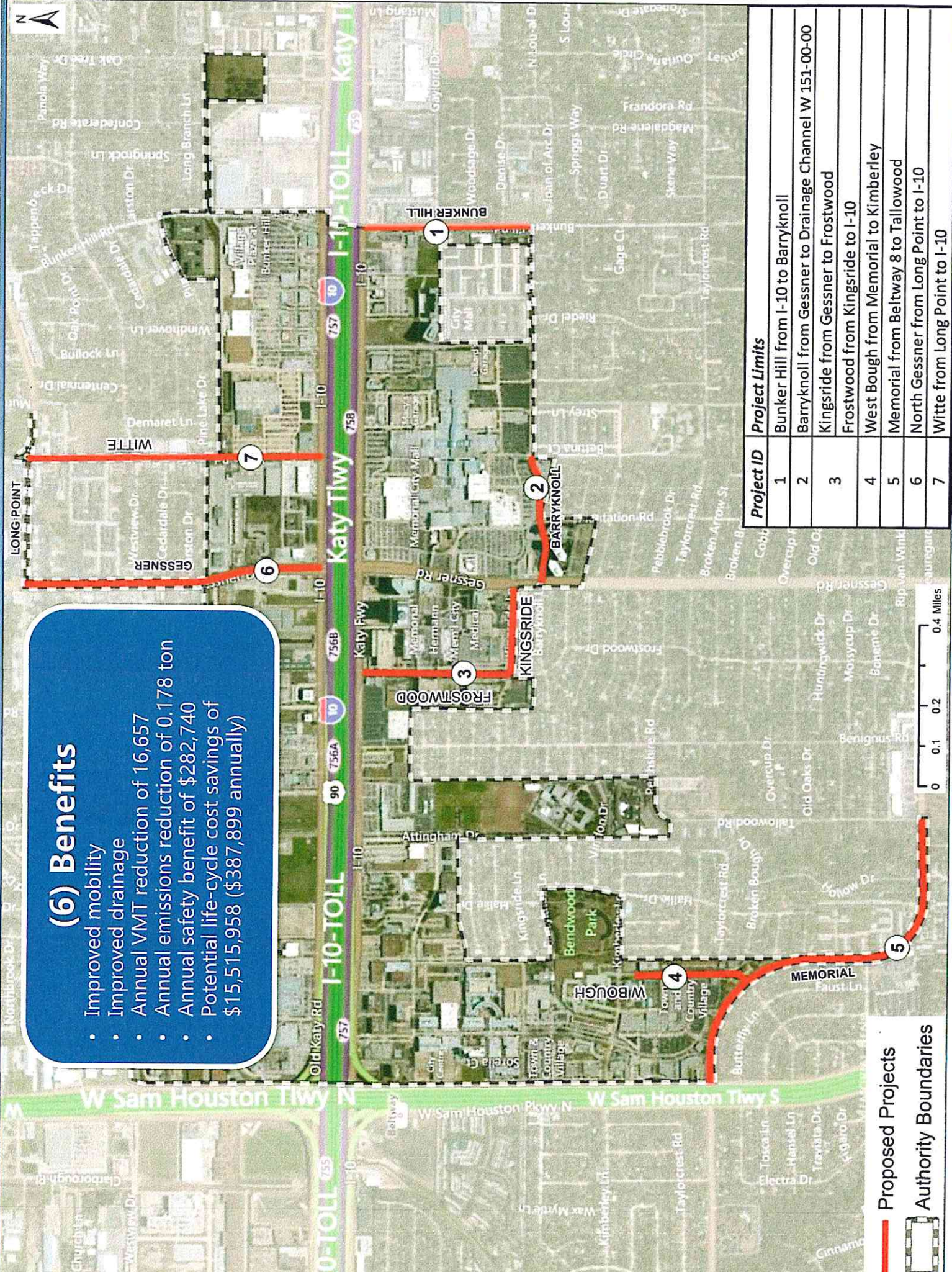
(4) Benefits

- Improved mobility
- Annual VMT reduction of 8,969
- Annual emissions reductions of 0.096 ton

Project ID	Project Limits
1	Bunker Hill from I-10 to Barryknoll
2	Barryknoll from Gessner to Drainage Channel W 151-00-00
3	Kingsride from Gessner to Frostwood
4	Frostwood from Kingsride to I-10
5	West Bough from Memorial to Kimberley
6	Memorial from Beltway 8 to Tallowood
7	North Gessner from Long Point to I-10

(6) Benefits

- Improved mobility
- Improved drainage
- Annual VMT reduction of 16,657
- Annual emissions reduction of 0.178 ton
- Annual safety benefit of \$282,740
- Potential life-cycle cost savings of \$15,515,958 (\$387,899 annually)



Project Limits

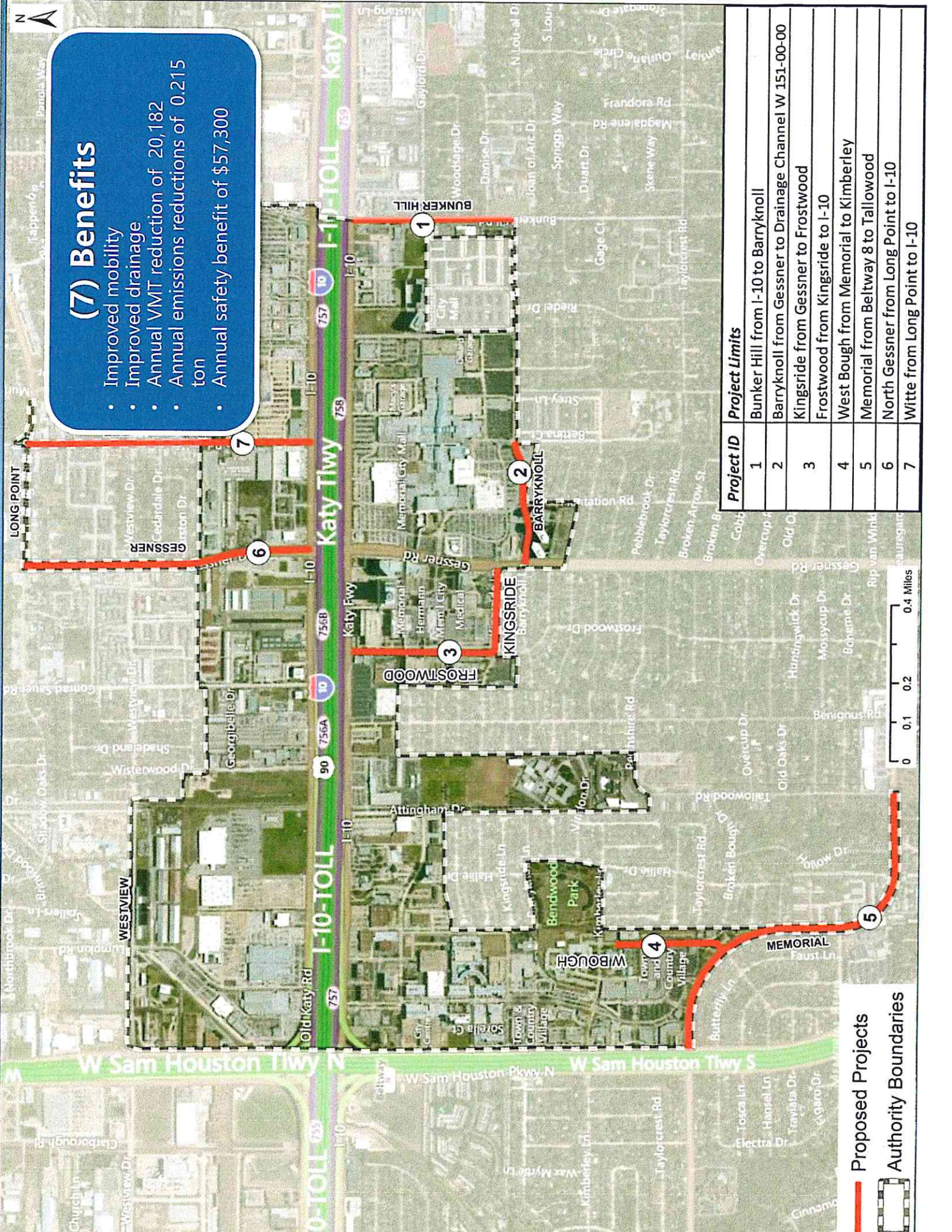
Project ID	Project Limits
1	Bunker Hill from I-10 to Barryknoll
2	Barryknoll from Gessner to Drainage Channel W 151-00-00
3	Kingsride from Gessner to Frostwood
4	Frostwood from Kingsride to I-10
5	West Bough from Memorial to Kimberley
6	Memorial from Beltway 8 to Tallwood
7	North Gessner from Long Point to I-10
7	Witte from Long Point to I-10

- Proposed Projects
- Authority Boundaries



(7) Benefits

- Improved mobility
- Improved drainage
- Annual VMT reduction of 20,182
- Annual emissions reductions of 0.215 ton
- Annual safety benefit of \$57,300

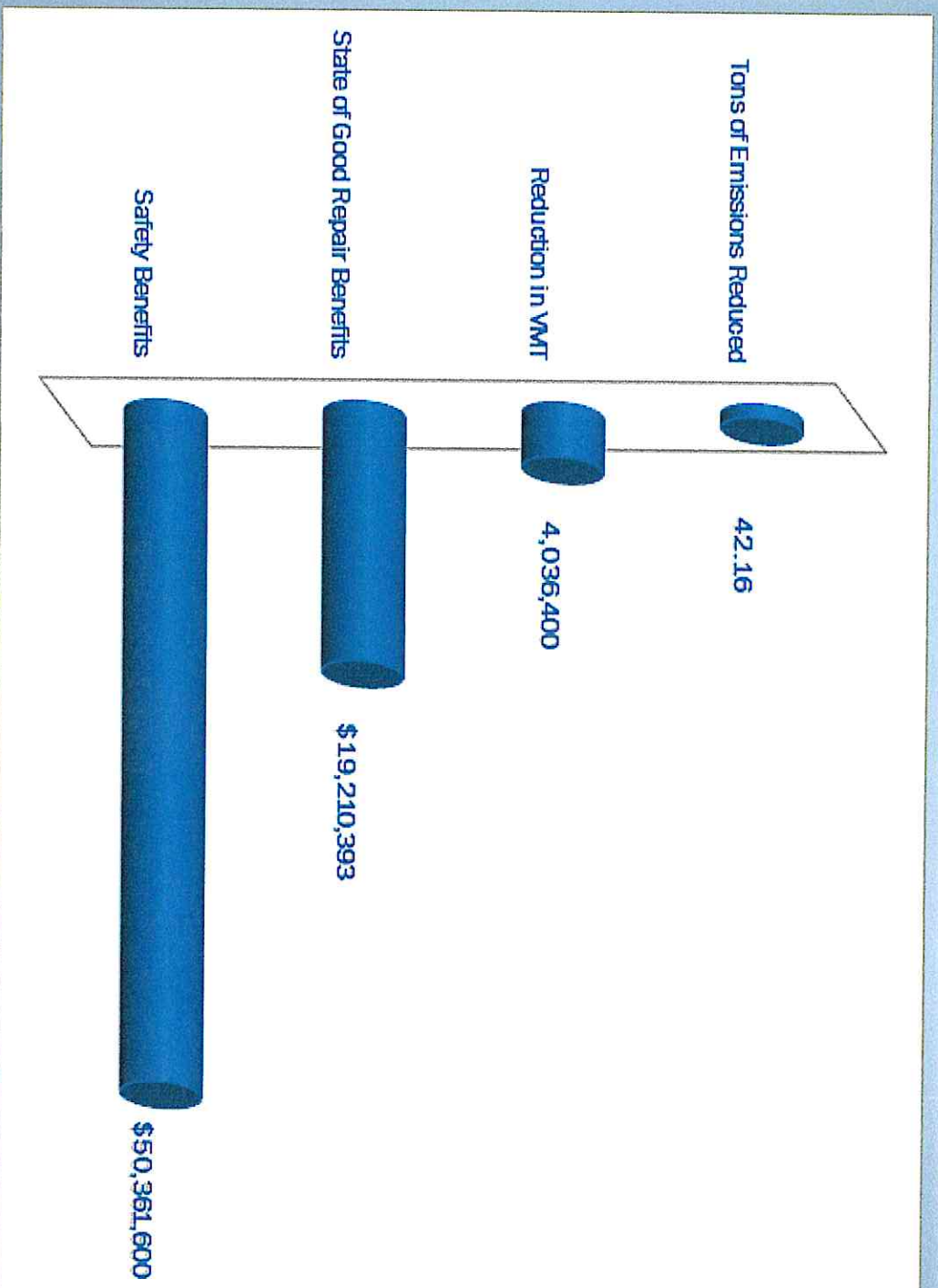


Proposed Projects

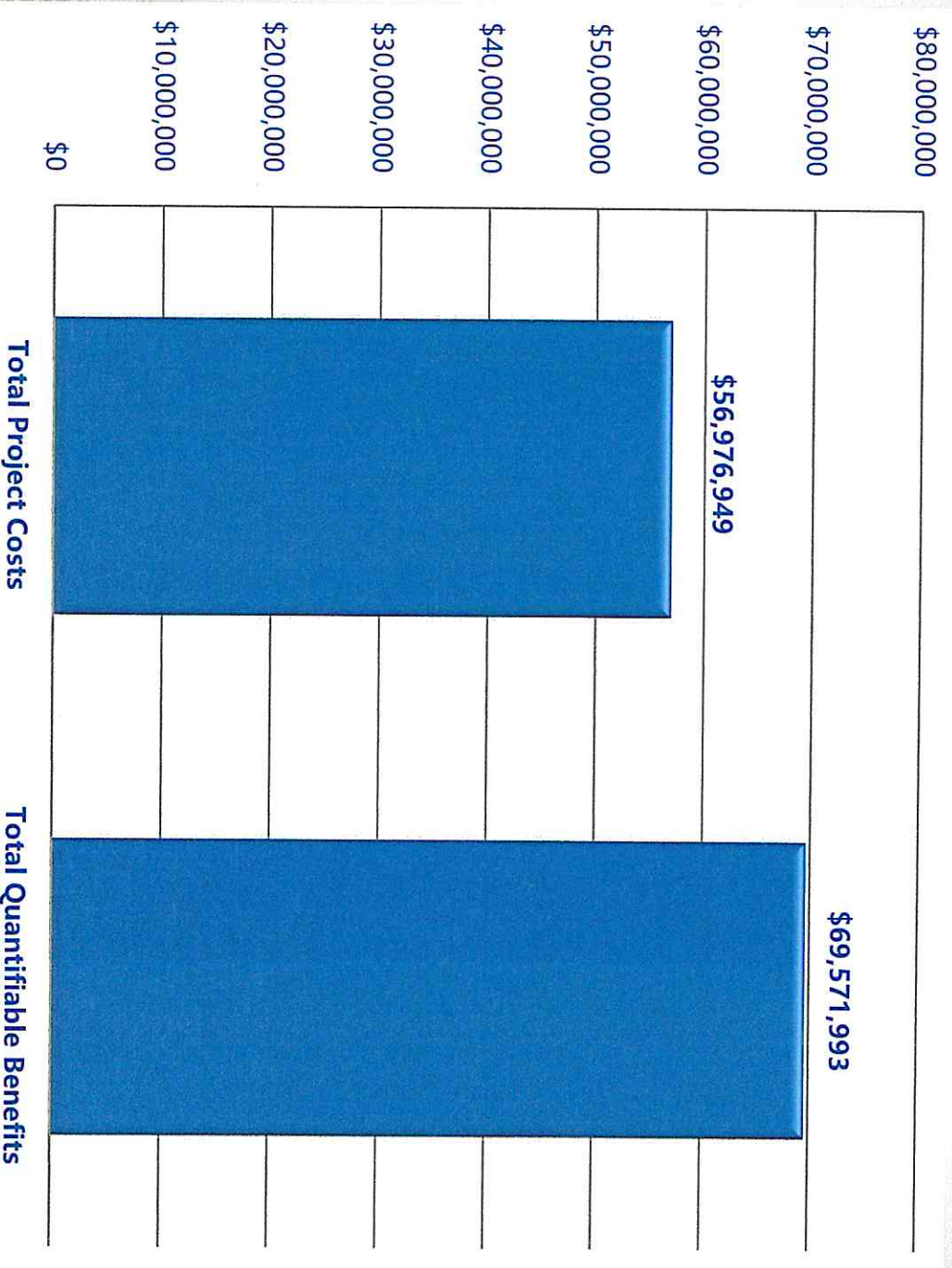
Authority Boundaries

Project ID	Project Limits
1	Bunker Hill from I-10 to Barryknoll
2	Barryknoll from Gessner to Drainage Channel W 151-00-00
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4	Frostwood from Kingsride to I-10
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	Witte from Long Point to I-10

Life Cycle Value of Benefits



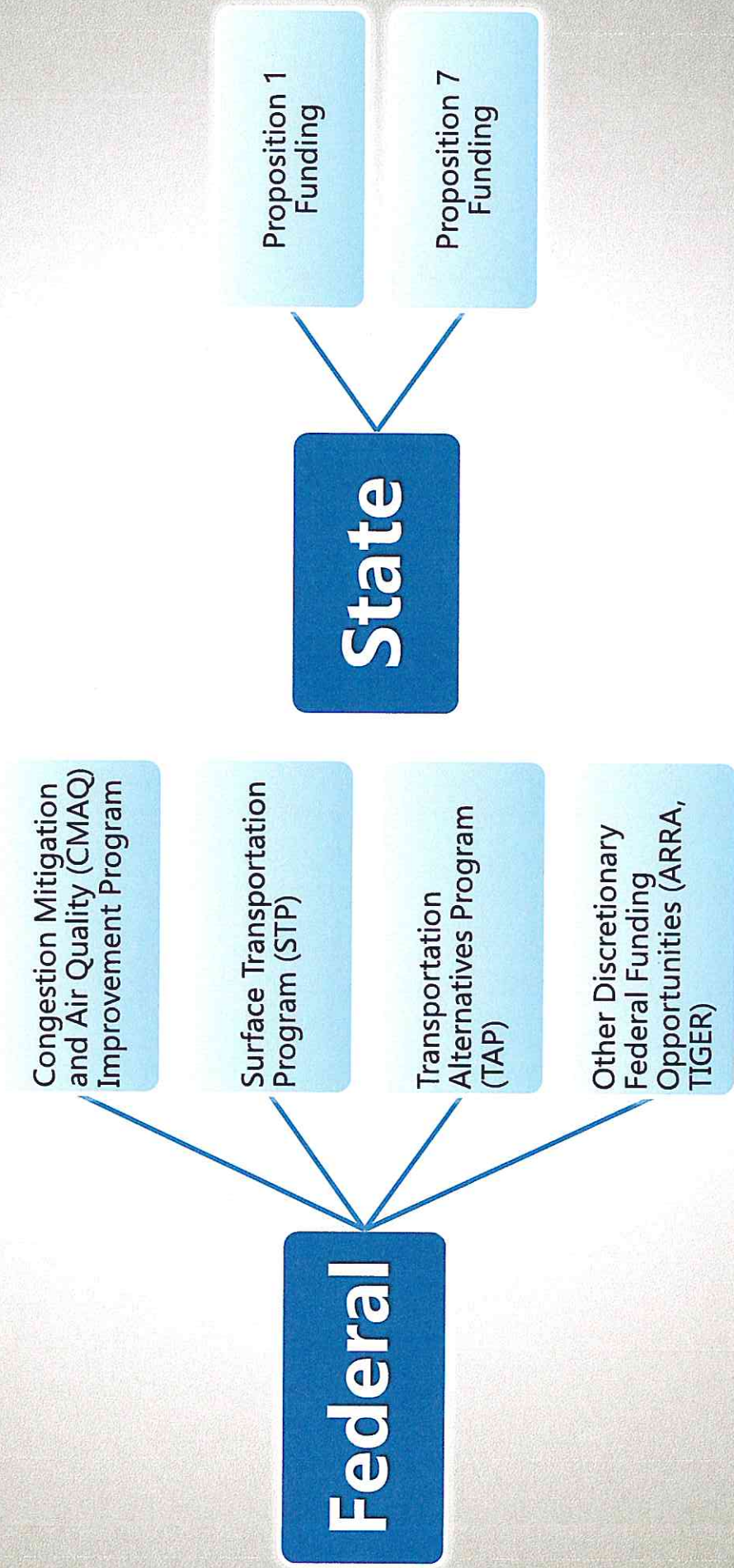
The total cost of these improvements, in today's dollars, is approximately \$56,976,949. The total benefit of safety and state of good repair improvements, when quantified and aggregated, is \$1,739,300 annually, or \$69.5M over their useful life.



H-GAC Call for Projects Results

Sponsor	Project	Fiscal Year	Funding	Local	Federal Request
Memorial City	North Gessner	2018	7-STP-MM	\$ 860,400	\$ 3,441,600
Memorial City	Memorial Drive	2020	7-STP-MM	\$ 2,615,500	\$ 10,462,000
Total					\$13,903,600

Future Potential Funding Sources



Programmatic Recommendations

Further develop the "park and greenspace improvements" project in the existing CIP

Regular coordination with the Memorial Management District, TXDOT, and neighboring Villages so that partnerships and public monies are best leveraged

Add new grant eligible projects to the CIP

Complete planning and design work, if and when new grant eligible projects are added, to a point where the project scope and budget are well-defined

Emphasize mobility components of projects

Continue to monitor the status of the federal and state funding landscapes so that grants can be pursued on an on-going basis

The Authority can leverage existing assets to advance its overall mission of promoting economic development in Memorial City through investment in public infrastructure, particularly roads and drainage.

**Project
Recommendations**

Safety

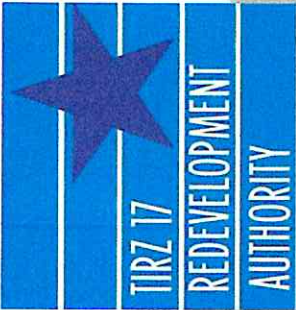
**Access
management**

**Improved
traffic flow and
LOS
(intersection
geometry,
signal timing,
road widening)**

**Bicycle and
pedestrian
improvements**

**Exceptional
transit
amenities**

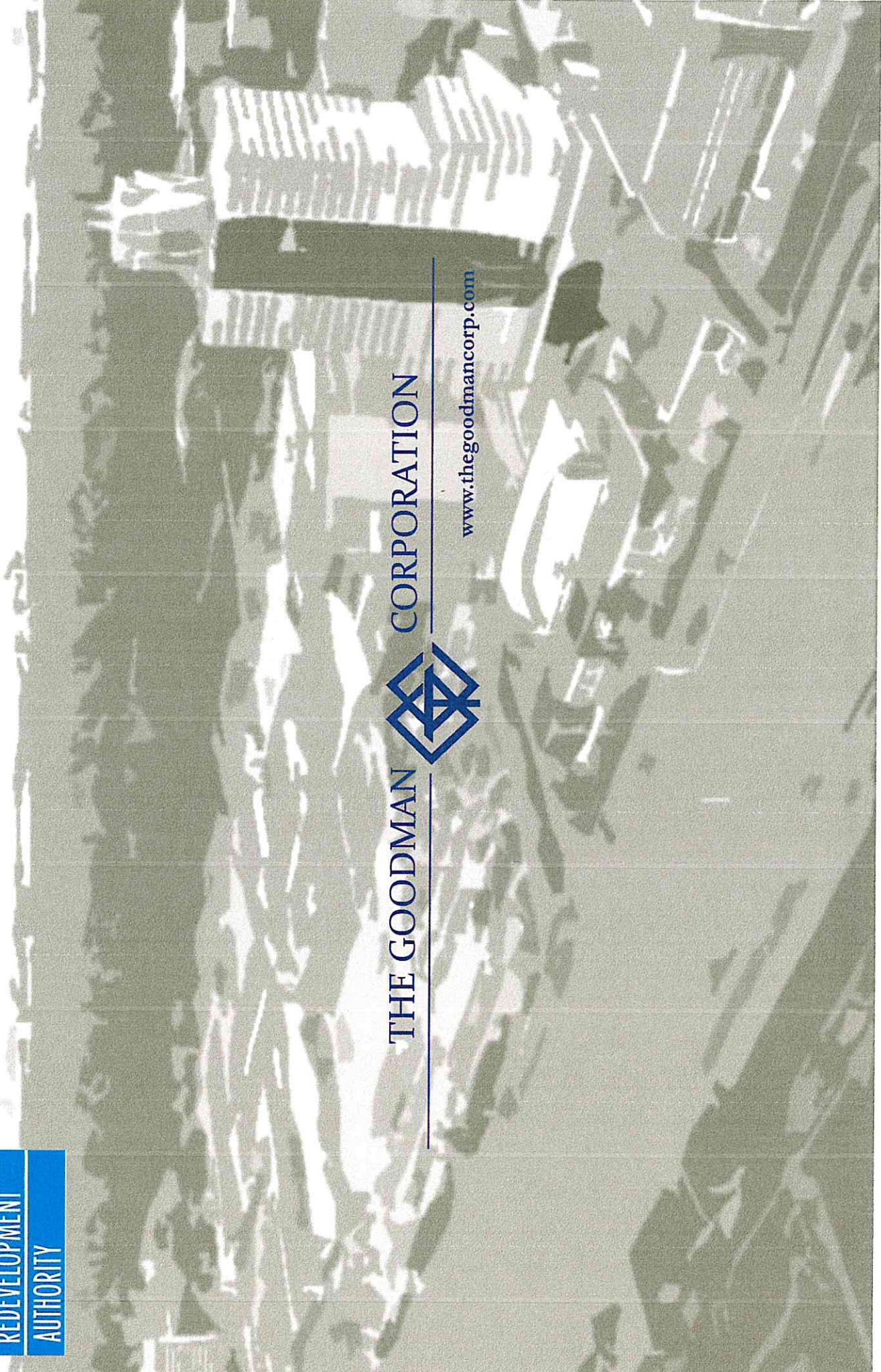
**Community
Identity**



THE GOODMAN CORPORATION



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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 an Agreed-upon Procedures report from McCall Gibson Swedlund Barfoot PLLC for Phase I reimbursements of costs pursuant to the development agreement with Lipex Properties LP; 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

TABLE OF CONTENTS

DRAFT
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

DRAFT
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

DRAFT
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

DRAFT
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)

<u>DESCRIPTION</u>	<u>ESTIMATED COSTS EXHIBIT B</u>	<u>REIMBURSABLE TO LIPEX PROPERTIES, L.P. AT OCTOBER 27, 2015</u>	<u>ESTIMATED ADDITIONAL COST TO COMPLETE</u>
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	<u>\$ 829,591</u>	<u>\$ 994,604</u>	<u>\$ -</u>

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SUBJECT TO CHANGE

<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>	