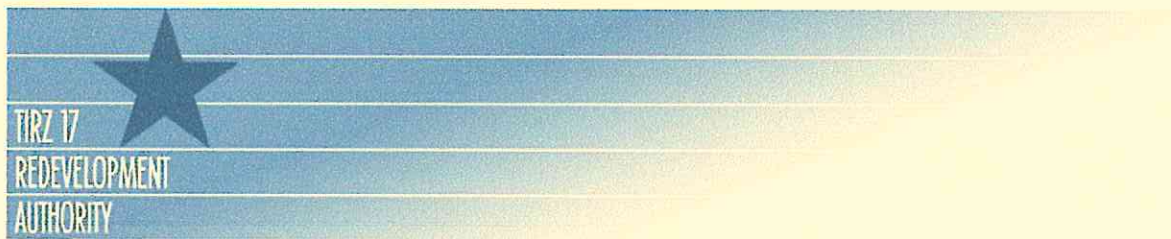


MEMORIAL CITY
REDEVELOPMENT AUTHORITY,
City of Houston



Agenda and Agenda Materials
Meeting of the Board of Directors

April 26, 2016

JOINT MEETING OF THE BOARD OF DIRECTORS OF THE
TIRZ 17 REDEVELOPMENT AUTHORITY/MEMORIAL CITY REDEVELOPMENT AUTHORITY
and TAX REINVESTMENT ZONE NUMBER SEVENTEEN
HOUSTON, TEXAS

Notice is hereby given that the Board of Directors of the TIRZ 17 Redevelopment Authority (aka the Memorial City Redevelopment Authority) and the Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, will hold a regular joint meeting on **Tuesday, April 26, 2016, 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. Accept Oath of Office, Sworn Statement and Bond from Newly Appointed Board Members, Marshall B. Heins and David P. Durham.
4. Approve Minutes of March 29, 2106 regular meeting.
5. Receive financial and bookkeeper's report, including payment of invoices, review of investments and project cash flow reports.
6. Approve FY2016 and FY2017 budgets.
7. Receive report from LAN on April 18th rain event.
8. Receive report from Gunda Corporation on Phase II engineering design for Lipex Properties detention improvements.
9. Authorize preparation of reimbursement report on Phase II engineering design for Lipex Properties detention improvements.
10. Engineering task order proposals for:
 - a. W140 Channel Improvements;
 - b. North Gessner Drainage and Mobility Improvements; and
 - c. Briar Branch Drainage Improvements.
11. Project Plan amendment for changes to TIRZ boundaries.
12. 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 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. Accept the Oath of Office, Sworn Statement, and Bond from the newly appointed board members, Marshall B. Heins and David P. Durham.

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. Approve minutes of the March 29, 2016 regular meeting.

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

March 29, 2016

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 Tuesday, March 29, 2016, 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 – vacant

Position 2 – John Rickel

Position 3 – Bob Tucker, *Asst. Secretary*

Position 4 – Ann T. Givens, *Chair*

Position 5 – Zachary R. Hodges

Position 6 – Brad Freels, *Vice-Chair*

Position 7 – Glenn E. Airola, *Secretary*

and all of the above were present, thus constituting a quorum. Also present were consultants Scott Bean and Linda Clayton, both of Hawes Hill Calderon, LLC; and Jessica Holoubek, Allen Boone Humphries Robinson, LLP. Others attending the meeting were Jennifer Curley, COH - Economic Development; Michelle Lofton, ETI Bookkeeping Services; Gary Hill and Jack Valinski, COH; Council Member Greg Travis; James Vick, SWA; Bart Standley, Klotz Associates, Inc.; Jim Webb, The Goodman Corporation; Andy Beaupre, Moody Rambin; Muhammad Ali, LAN; Jennifer Steen, Halff Associates Pat Walters and Ben Gillis, Memorial Management District; Dean Bixler, Ginny Abiassi, Bruce Nichols, John Jackson, Hugh Rawl, Roberta Prazak, David Tresch, Virginia Gregory, Kelly Landwermyer, Lynn McBride, Jim Shroff, Robert Benz, Arlis Brodie, Ed Browne, Lois Myers and Marjorie Lott. Chair Givens called the meeting to order at 8:01 a.m.

RECEIVE PUBLIC COMMENTS.

Virginia Gregory had questions regarding the Development Agreement with Lipex and former Executive Director Don Huml speaking with the City regarding a variance on Mathewson Road. Marjorie Lott stated she lived in the Legend Lane Townhomes and asked questions regarding plans for drainage in her neighborhood and discussed flooding issues. Roberta Prazak reminded everyone there was a public meeting being held on April 13 regarding the widening of Gessner Road. Ms. Prazak also asked questions regarding construction south of the Conrad Sauer detention. Lois Myers discussed flooding issues, including loss of sentimental valuables.

APPROVE MINUTES OF JANUARY 26, 2016, REGULAR MEETING.

Revised Minutes from the January 26, 2016, board meeting were handed out, a copy is attached as Exhibit A. Upon a motion duly made by Director Airola, and being seconded by Director Rickel, the Board voted unanimously to approve the Minutes of the January 26, 2016, Board meeting.

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

Ms. Lofton presented the Bookkeeper's Report and went over invoices, included in the Board agenda materials. Upon a motion duly made by Director Freels, and being seconded by Director Rickel, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

CONSIDER FOR APPROVAL AGREEMENT FOR MAINTENANCE OF ENHANCED AMENITIES ALONG TOWN & COUNTRY BOULEVARD.

Ms. Holoubek reviewed the Agreement with BR T&C Blvd., LLC, included in the Board agenda materials. She reported the agreement was to maintain improvements including landscaping outside the right-of-way on Town & Country Blvd. Upon a motion duly made by Director Rickel, and being seconded by Director Givens, the Board voted unanimously to approve the Agreement for Maintenance of Enhanced Amenities along Town & Country Boulevard, as presented.

CONSIDER FOR APPROVAL FIRST AMENDMENT TO INTERLOCAL AGREEMENT WITH MEMORIAL MANAGEMENT DISTRICT.

Ms. Holoubek reviewed the First Amendment to Interlocal Agreement with Memorial Management District, included in the Board agenda materials. She reported the amendment was amending Exhibit A to the original Interlocal Agreement. There was general discussion regarding the project corridor on page 2 of Exhibit A should be extended to Tallowood Rd. Upon motion duly made by Director Airola, and being seconded by Director Freels, the Board voted unanimously to approve the First Amendment to Interlocal Agreement with Memorial District, as amended showing the project corridor on page 2 of Exhibit A extended to Tallowood Rd.

RECEIVE AND CONSIDER PROPOSAL FROM GOODMAN CORPORATION FOR ONGOING SERVICES RELATED TO TIP FUNDING FOR NORTH GESSNER AND MEMORIAL DRIVE.

Mr. Webb reviewed the proposal from The Goodman Corporation for ongoing services, included in the Board agenda materials. He stated the proposal was regarding the North Gessner and Memorial Drive TIP funded projects for professional services to oversee implementation of the projects. He answered questions regarding the scope of services included in the agreement. He stated the agreement was for twelve months and did not include services to the end of the projects. He reported billing would be made based on the percentage of completion of each task. He stated he would estimate The Goodman Corporation's ongoing services for the projects would approximately total \$350,000. Upon a motion duly made by Director Rickel, and being seconded by Director Freels, the Board voted unanimously to approve

the Contract with The Goodman Corporation for ongoing services related to TIP funding for North Gessner and Memorial Drive in the amount of \$130,000, as presented.

RECEIVE SWA PROJECTS STATUS REPORT.

Mr. Vick presented SWA's project status report, included in the Board agenda materials. He reported SWA has submitted 90% design documents on the Town & Country project. No action from the Board was required.

RECEIVE ENGINEER'S REPORT FROM LAN INCLUDING:

a. Lumpkin Road Improvements project construction status.

Mr. Ali provided an update on the Lumpkin Road project, a status report is included in Board agenda materials. He reported most all major construction tasks were completed.

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

Mr. Ali reviewed pay application #13 from SER Construction Partners in the amount of \$387,964.25, included in the Board agenda materials. He reported SER has complied with all requirements in the pay application and LAN was recommending it for approval. Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to approve for payment pay application #13 from SER Construction Partners in the amount of \$387,964.25, as presented.

Mr. Ali reviewed pay application #14 from SER Construction Partners in the amount of \$330,767.02, included in the Board agenda materials. He reported SER has complied with all requirements in the pay application and LAN was recommending it for approval. Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to approve for payment pay application #14 from SER Construction Partners in the amount of \$330,767.02, as presented.

c. Consider proposal for Supplemental Construction Management & Inspection Services for Lumpkin Road project (Spiller's Lane drainage installation).

Mr. Ali went over LAN's proposal for supplemental construction management and inspection services for Lumpkin Road – Spiller's Lane drainage installation, included in the Board agenda materials, and answered questions. Upon a motion duly made by Director Freels, and being seconded by Director Hodges, the Board voted unanimously to approve LAN's proposal for supplemental construction management services for Lumpkin Road – Spiller's Lane drainage installation at an estimated cost of \$33,000, as presented.

d. Consider proposals for Four Points by Sheraton parking lot extension.

- a. Consider proposal for construction phase engineering services.**
- b. Consider proposal for construction management and inspection services.**
- c. Consider proposal for construction materials engineering services.**

Mr. Ali went over each proposal, included in the Board agenda materials, and answered questions. He reported the parking lot extension project was included in the FY2015 budget. He reported since the project was bid in November and the bids were only good for six months, LAN was recommending the Board move forward with the project. He reported the proposals were on an hourly basis. After further discussion the Board requested each proposal to state on “an hourly basis in an amount not to exceed”. Upon a motion duly made by Director Airola, and being seconded by Director Rickel, the Board voted to (a) approve LAN’s proposal for construction phase engineering services for the Four Points by Sheraton parking lot extension project subject to amending the proposal to state on an hourly basis in an amount not to exceed \$10,850.00; (b) approve LAN’s proposal for construction management and inspections services for the Four Points by Sheraton parking lot extension project subject to amending the proposal to state on an hourly basis in an amount not to exceed \$28,250.00; and (c) approve LAN’s proposal for construction materials engineering services for the Four Points by Sheraton parking lot extension project subject to amending the proposal to state on an hourly basis in an amount not to exceed \$11,330. Director Freels abstained.

e. Other engineering matters and projects.

Mr. Ali provided an update on the Memorial Drive project. He reported dual 10x10 boxes with restrictors would be installed and there was no plan to increase the flow into W153.

Director Rickel discussed and asked questions regarding the CIP for FY2016. Ms. Curley reported to be able to move forward on projects the budget would need to be approved. There was a lengthy discussion regarding the FY2016 budget. There was general discussion that the Board would be working on the CIP for FY2017 and not FY2016. There was discussion regarding the TIRZ contribution to the City for the incremental increase in municipal services. Council Member Travis provided information on the municipal services fee.

RECEIVE ENGINEER’S REPORT FROM KLOTZ ASSOCIATES INCLUDING:

- a. Letter from Wayne Klotz**
- b. Other engineering matters and projects.**

Mr. Standley reported projects were consistent with last month and were approximately 90% complete. Director Rickel reviewed Wayne Klotz’ letter, included in the Board agenda materials, and stated that he believed there to be factual errors in the letter. He pointed out the last paragraph on page 1 was not accurate in that he does not believe both projects will need to be redone from the beginning. He further noted that the statement on page 2 that North Gessner project is 60-65% complete does not match the percent completion for which the Authority has been billed. Director Rickel stated that the Authority has been billed for 92% project completion. He further stated the letter indicates the Briar Branch project is 65-70% complete and Klotz’ billings indicate the project is 95% complete. Director Rickel stated he believes a refund is due the Authority. Mr. Standley responded that the percentage complete is for phase 1 of the projects. He further stated when considering work to be completed for phase 2, the projects were only 60-65% complete. Mr. Standley responded on statements made in the last paragraph on page 1 regarding licensing regulations for professional engineers.

Director Tucker provided a handout to the Board titled "A Summary of the Cost Klotz Associates has been to TIRZ 17", a copy is attached as Exhibit B. He reviewed the handout, stating that he believes Klotz has a conflict of interest in its representation of MetroNational and the Authority. Director Tucker made a motion to terminate Klotz Associates. Ms. Holoubek stated this subject was not included on the agenda and therefore not an action that the board could entertain. Director Rickel stated he supports the motion. She further informed the Board that because Klotz has completed all previously authorized work orders, the question is not to terminate Klotz but whether to engage Klotz for any further work. She further advised the Board this item was not on the agenda and no action could be taken without proper legal notice. Ms. Holoubek explained the two-step process in engaging an engineer for professional engineering services. She reported first the Board would need to consider qualifications and then negotiate a scope of work and fair price for such work. Chair Givens requested Director Tucker to withdraw his motion. Director Tucker stated he would withdraw his motion with the understanding that the item would be on the agenda next month. Chair Givens stated she would follow the Board's attorney's recommendation. Director Rickel reminded the Board under its guidelines when two Board members request something be on the agenda, the item must be included. He then requested the item be placed on the agenda.

RECEIVE ENGINEER'S REPORT FROM GUNDA CORPORATION INCLUDING:

- a. Town and Country at Queensbury Intersection Improvements.**
- b. Other engineering matters and projects.**

Mr. Vijayagopal provided an update and presentation on Town & Country Blvd. and Queensbury Lane Intersection Realignment and Signalization, 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.

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

An executive session was not called.

ADJOURNMENT.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:21 a.m.

Secretary

List of Exhibits:

- A. Revised Minutes from January 26, 2016, Board meeting.
- B. Handout provided by Director Tucker "A Summary of the Cost Klotz Associates has been to TIRZ17".

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

AGENDA MEMORANDUM

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

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

Memorial City Redevelopment Authority

Cash Management Report

March 31, 2016

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	16,760,856.84	0.00	23,620.28	16,784,477.12
Revenue	19,155.96	0.00	6.85	19,162.81
Expenditures	890,570.13	0.00	0.00	890,570.13
Ending Balance	15,889,442.67	0.00	23,627.13	15,913,069.80

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

March 31, 2016

General Operating Fund

BEGINNING BALANCE: **16,760,856.84**

REVENUE:

Checking Interest - Wells Fargo	1,719.27	
Texpool Interest	237.13	
Wells Fargo/TexSTAR (Surplus Funds) Interest	199.56	
Temporary Right of Entry Rental	2,000.00	
Voided Check(s) 2570	15,000.00	
Total Revenue:		19,155.96

DISBURSEMENTS:

Checks Presented At Last Meeting	890,570.13	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		890,570.13

Ending Balance: **15,889,442.67**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1500	14,108,219.19
TexPool	*0001	0.3273	853,368.70
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.3561	681,134.11
Texas Exchange Bank CD	*3601	0.8500	246,720.67
Total			15,889,442.67

Certificate of Deposit

CD *3601

Term: 12 Months

Matures: 09/28/2016

**Memorial City Redevelopment Authority
Checks Presented April 26, 2016**

Num	Name	Description	Amount
2582	Allen Boone Humphries Robinson LLP	Legal Fee	-6,763.75
2583	Equi-Tax, Inc	Tax Assessor Fee	-400.00
2584	eSiteful, Inc.	Website Maintenance	-215.10
2585	ETI Bookkeeping Services	Bookkeeping Fee	-850.00
2586	Hawes Hill Calderon LLP	Professional Consultant	-7,500.00
2587	Klotz Associates Inc	Engineering Consultant	-379.33
2588	Lockwood, Andrews & Newman, Inc.	Engineering Fee	-17,357.25
2589	SWA Group	Landscape Architect Services	-21,312.00
2590	John Richard Young, Jr.	Easement Purchase - Reissue	-15,000.00
Total			-69,777.43

Debt Service Fund

BEGINNING BALANCE		23,620.28
 REVENUE		
Wells Fargo/TexSTAR (2008 DSF) Interest	0.36	
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	6.49	
Total Revenue		6.85
 EXPENDITURES		
2008 Debt Service Interest Payment	0.00	
2008 Debt Service Principal Payment	0.00	
Total Expenditures		0.00
 ENDING BALANCE		 23,627.13

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.3561	1,490.28
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.3561	22,136.85
		Total	23,627.13

Memorial City Redevelopment Authority
Investment Report
March 31, 2016

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	0.3273	853,131.57	1.00000	237.13	0.00	853,428.44	1.00007	853,368.70
GOF	Wells Fargo/ TexStar	0.3561	680,948.17	1.00002	199.56	(0.00)	681,188.60	1.00008	681,134.11
DSF	Wells Fargo/ TexStar DSF	0.3561	1,489.95	1.00002	0.36	(0.00)	1,490.40	1.00008	1,490.28
DSF	Wells Fargo/ TexStar PI Rev	0.3561	22,130.80	1.00002	6.49	(0.00)	22,138.62	1.00008	22,136.85

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	14,108,219.19	BNYM	22,561,515	WU2246	16,661,834	16,661,834

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

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
 March 2016

				March			Year To Date (9 Months)			Annual
				Actual	Budget	Variance	Actual	Budget	Variance	Budget
Ordinary Income/Expense										
Income										
1000 · Income										
8223 · Interest Income				2,163	7,303	-5,140	23,406	65,725	-42,319	87,633
Total 1000 · Income				2,163	7,303	-5,140	23,406	65,725	-42,319	87,633
6-4320 · Increment Collections				0	0	0	11,510,249	12,524,238	-1,013,989	12,524,238
Total Income				2,163	7,303	-5,140	11,533,655	12,589,963	-1,056,308	12,611,871
Expense										
3335 · Management Consulting Services										
6320 · Legal				6,609	5,000	1,609	58,164	45,000	13,164	60,000
6322 · Eng Consultant/General Prof.Svc				0	6,250	-6,250	13,784	56,250	-42,466	75,000
6337 · Construction Audit				0	0	0	4,250	0	4,250	10,000
6343 · Other				215	0	215	33,417	0	33,417	0
Total 3335 · Management Consulting Services				6,824	11,250	-4,426	109,615	101,250	8,365	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	1,598,527	826,316	772,211	1,704,667
5710 · Other Debt Items										
5710c · Trustee Fee				0	0	0	9,500	0	9,500	0
Total 5710 · Other Debt Items				0	0	0	9,500	0	9,500	0
Total 5706 · Debt Service				0	0	0	4,373,027	3,486,316	886,711	4,364,667
6-6420 · City of Houston Admin Fee				0	0	0	0	0	0	626,212
6300 · Administration & Overhead										
6321 · Auditor				0	0	0	19,500	17,000	2,500	17,000
6333 · Bookkeeping/Accounting				850	875	-25	8,054	7,875	179	10,500
6340 · Administration Salaries/Benefit				7,500	11,833	-4,333	67,500	106,500	-39,000	142,000
6344 · Bond Svcs/Trustee/FA				400	0	400	3,600	0	3,600	4,800
6350 · Office Expense				0	1,250	-1,250	880	11,250	-10,370	15,000
6351 · Office Lease				0	1,250	-1,250	0	11,250	-11,250	15,000
6353 · Insurance / FDIC Assess.Fee				0	3,750	-3,750	3,138	33,750	-30,612	45,000
Total 6300 · Administration & Overhead				8,750	18,958	-10,208	102,672	187,625	-84,953	249,300
7000 · Capital Expenditure										
1709 · Lumpkin I-10 Westview				820	275,000	-274,180	9,040,988	2,475,000	6,565,988	3,300,000
1715A · Barryknoll East Drainage				0	16,667	-16,667	0	150,000	-150,000	200,000
1717 · Town & Country W. Drain/Mobil				35,887	172,917	-137,030	251,156	1,556,250	-1,305,094	2,075,000

March 2016 FYE 2016 Budget based on FYE 2015 numbers.
 FYE 2016 Budget not yet approved by COH as of 03/31/2016.

March 31, 2016

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
March 2016

	March			Year To Date (9 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1722 · Town & Country Blv Signalizatn	118	0	118	1,943	0	1,943	0
1724 · Gessner at Barryknoll Intersec.	0	0	0	371	0	371	0
1725 · Parks & Green Space Improv.	0	2,083	-2,083	0	18,750	-18,750	25,000
1731A · Detention Basin & W-140 Bridge	0	0	0	8,698	0	8,698	0
1731B · Memorial Drainage & Mobility	0	0	0	171,440	0	171,440	0
1732A · N Gessner Drainage & Mobility	379	25,000	-24,621	105,377	225,000	-119,623	300,000
1734 · W140 Channel Improvements	0	134,583	-134,583	31,709	1,211,250	-1,179,541	1,615,000
1734B · Bunker Hill Bridge	0	6,250	-6,250	0	56,250	-56,250	75,000
1735A · Detention Basin A	0	256,667	-256,667	5,564	2,310,000	-2,304,436	3,080,000
1736A · Memorial Drive Drainage	0	33,333	-33,333	0	300,000	-300,000	400,000
1737 · MetroNational - Detention/Roads	0	0	0	1,055,717	0	0	0
Total 7000 · Capital Expenditure	37,204	922,500	-885,296	10,672,963	8,302,500	2,370,463	11,070,000
Total Expense	52,778	952,708	-899,930	15,258,277	12,077,691	3,180,586	16,945,179
Net Income	-50,615	-945,405	894,790	-3,724,622	512,272	-4,236,894	-4,333,308

March 2016 FYE 2016 Budget based on FYE 2015 numbers.
 FYE 2016 Budget not yet approved by COH as of 03/31/2016.

March 31, 2016

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

April 13, 2016

MEMORIAL CITY REDEVELOPMENT AUTHORITY

General MEM001-01
 Client/Matter: 80073
 Statement Number: Trey Lary
 Billing Attorney:

REMITTANCE PAGE

Fees for services posted through April 08, 2016 6,608.75
 Expenses and Other Items posted through April 08, 2016 0.00
Total Amount Due: \$6,608.75

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
 4/13/16



ALLEN BOONE HUMPHRIES ROBINSON LLP

Telephone: 713-860-6400
 April 13, 2016

MEMORIAL CITY REDEVELOPMENT AUTHORITY

MEM001-01
 Client/Matter: 80073
 Statement Number: Trey Lary
 Billing Attorney:

General

Professional Fees
 Fees for services posted through April 08, 2016, as follows:

Date	Professional	Hours
03/02/16	Trey Lary	1.50
03/22/16	Jessica Holoubek	0.50
03/22/16	Trey Lary	1.00
03/23/16	Jessica Holoubek	0.75
03/23/16	Trey Lary	0.75
03/24/16	Jessica Holoubek	0.60
03/28/16	Trey Lary	2.00
03/29/16	Kristen Hogan	0.25
03/29/16	Jessica Holoubek	4.00
03/29/16	Trey Lary	0.75

Allen Boone Humphries Robinson LLP

April 13, 2016
 Code # 6320
 4/13/16

Date	Name	Description	Statement Number	Rate
03/30/16	Jessica Holoubek	Telephone conference with Jennifer Curley; telephone conference with Scott Bean.	80073	0.50
04/01/16	Jessica Holoubek	Work on Board of Directors meeting minutes.		0.25
04/01/16	Yvonne Onak	Monitor City of Houston council agenda for appointment of directors to Memorial City TIRZ.		0.25
04/04/16	Jessica Holoubek	Work on matters regarding CIP meeting.		0.25
04/08/16	Yvonne Onak	Communication with attorney for District regarding appointment of directors and transmit City of Houston Council agenda item regarding same.		0.25
04/08/16	Yvonne Onak	Monitor City of Houston council agenda for status of appointment of directors to Reinvestment Zone No. 17.		0.25

Total Task Hours: 13.75
Total Task Amount: \$6,608.75
Total Fees: \$6,608.75

TASK FEE BREAKDOWN

Category	Hours	Amount
General	13.75	6,608.75
Total Fees:		\$ 6,608.75
Total Expenses and Other Items:		\$ 0.00
Total Amount Due:		\$ 6,608.75

ALLEN BOONE HUMPHRIES ROBINSON LLP

To contact the ABHR Billing Department, please call 713-860-8400 or email at billing@abhr.com

April 13, 2016

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Client/Matter: MEM001-03
Statement Number: 80074
Billing Attorney: Trey Lay

REMITTANCE PAGE

Fees for services posted through April 08, 2016 155.00
Expenses and Other Items posted through April 08, 2016 0.00
Total Amount Due: \$155.00

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
4/21/16

Invoice

Equi-Tax Inc.

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

DATE	INVOICES
4/1/2016	49344

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



ALLEN BOONE HUMPHRIES ROBINSON LLP

Telephone: (713) 500-1721
April 13, 2016

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Michelle Lofton
ETI Bookkeeping Services
17111 Rolling Creek Drive, Suite 108
Houston, TX 77090

Client/Matter:
MEM001-03
80074
Trey Lary

Statement Number:
Billing Attorney:

Projects

Professional Fees

Fees for services posted through April 08, 2016, as follows:

Date	Professional	Hours
04/08/16	Town & Country W. Drain/Mobil - 1717 Holly Huston	0.25
	Reconfirm acceptance of Four Points by Sheraton Parking Lot Extension contract per engineers request; forward updated certificate of insurance to engineer.	
	Total Task Hours:	0.25
	Total Task Amount:	\$37.50
03/24/16	Town & Country Blv Signalization - 1722 Jessica Holoubek	0.25
	Telephone conference with Dan Moody regarding project reimbursement.	
	Total Task Hours:	0.25
	Total Task Amount:	\$117.50
	Total Fees:	\$155.00

TASK FEE BREAKDOWN

Hours	Amount
0.25	37.50
0.25	117.50

Total Fees:	\$	155.00
Total Expenses and Other Items:	\$	0.00
Total Amount Due:	\$	155.00

Allen Boone Humphries Robinson LLP

April 13, 2016

DESCRIPTION	AMOUNT
Fee per Contract, Monthly Consultant Services	400.00

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



eSiteful

12777 Jones Road, Suite 175
Houston, TX 77070
832-804-7083


Invoice

Date	Invoice #
04/01/2016	5340
Terms	Due Date
Due on receipt	04/01/2016

Bill To
Houston TIRZ 17
Ms. Michelle Loftin
ETI Bookkeeping Services
P.O. Box 73109
Houston, TX 77273

Activity	Quantity	Rate	Amount
• Quarterly Hosting for 3 small exchanges (January - March 2016)	1	107.55	107.55
• Quarterly Hosting for 3 small exchanges (April - June 2016)	1	107.55	107.55
Total			\$215.10

Code # 6343
4/21/16



www.esiteful.com

Thank you

ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

Invoice


Date	Invoice #
4/1/2016	7624

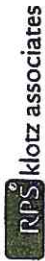
Bill To
TRZ 17 Redevelopment Authority
P.O. Box 73109
Houston, Texas 77273

Description	Qty	Rate	Amount
Bookkeeping		850.00	850.00

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

Code # 6343
4/20/16





1160 Dairy Ashford, Suite 500, Houston, Texas 77079
 T 281 559 7257 E email@klotz.com W rpsgroup.com | klotz.com

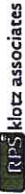
Mr. Scott Bean
 Executive Director
 Memorial City Redevelopment Authority
 8955 Katy Freeway, Suite 215
 Houston, TX 77024

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 February 27, 2016 to March 31, 2016:

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
Basic Services	474,170.00	93.26	442,210.94	441,831.61	379.33
Additional Services	102,390.00	42.5226	43,538.88	43,538.88	0.00
Sub - Contracted Engineering Services	20,000.00	0.00	0.00	0.00	0.00
Reimbursable Expenses	22,800.00	0.00	0.00	0.00	0.00
Total Fee	619,360.00		485,749.82	485,370.49	379.33
					379.33
Resap:					\$379.33
Total Billings	379.33		Previous	Te-Date	
Contract Amount			485,370.49	485,749.82	
Balance			619,360.00	133,610.18	
					\$379.33

Code 1732-A
 4/31/16



1160 Dairy Ashford, Suite 500, Houston, Texas 77079
 T 281 559 7257 E email@klotz.com W www.rpsgroup.com | www.klotz.com

Memorial City Redevelopment Authority / TIRZ 17

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

TIRZ 17 CIP No. T-1732A

Master Agreement (07-30-13) Task Order No.4

RPS Klotz Assoc. Job No. 1111.004.000

Professional Services Summary

Through 03/31/16

Invoice # 316124

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Basic Services						
I. Phase I - PER Update (NGT Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
II. Phase II - Final Design	\$474,170.00	\$474,170.00	93.26%	\$442,210.94	\$441,831.61	\$379.33
III. Phase III - CFS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Basic Services	\$474,170.00	\$474,170.00		\$442,210.94	\$441,831.61	\$379.33
Additional Engineering Services / Reimbursable Expenses						
I. Additional Engineering Services	\$102,390.00					
1. TOPA - Traffic Control Plans		\$23,280.00	71.9%	\$16,729.01	\$16,729.01	\$0.00
2. Traffic Signals - 2 Locations (Gessner & IH10; Gessner & Westview)		\$88,010.00	24.88%	\$16,784.87	\$16,784.87	\$0.00
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	\$125,190.00		\$43,538.88	\$43,538.88	\$0.00
Total Professional Services Fees	\$619,360.00	\$599,360.00		\$485,749.82	\$485,370.49	\$379.33
Total Fees Earned this Period						\$379.33

Monthly Progress Report

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

CIP No: T-1732A

Period: Through March 31, 2016

Job No: 1111.004.000

Prepared By: W. Edward Conger PE

Activities Completed this Period

1. Ph II Final Design - Authorization received dated 11/14/14.
 - a. Basic and Additional Services
 - 1.) Development of N. Gessner SWMM model complete. Draft Drainage Impact report begun.
 - 2.) Completed development of design plans and profiles from the survey and previous PER plans.
 - 3.) SW3P and TCP plans continue.
 - 4.) Review of Traffic Signals for design continues.
 - 5.) Update of concepts and coordination with Mathewson Ln project continue.
 - 6.) Continue coordination with SWA for streetscape design.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Progress Mtgs. with TIRZ Executive Director as requested.
 - 3.) Attended and provided project update at TIRZ Board Meeting.
 - 4.) Additional meetings with TIRZ as required.
2. Ph II Sub-consultant – None authorized.

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.) Provide project update at next TIRZ Board Meeting.
 - 1.) ESA II needed
 - 2.) TBD
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. 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 authorization to proceed with design for T-1732B (N. Gessner – Westview to Long Point) as part of the T-1732A construction plans is needed. Proposal submitted (10-23-15) to provide these services. Authorization requested for this service.



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

Lockwood, Andrews & Newnam, Inc.
2828 Bellmead Drive
Houston, Texas 77066
713.268.6000 • Fax 713.268.7191

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

April 20, 2016
Invoice No. 29

April 20, 2016

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

Attention: Mr. Scott Bean

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

Dear Mr. Bean:

Attached is the original copy of our Invoice No. 29 in the amount of \$17,357.25 for the above projects, which covers services through April 8, 2016.

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

Sincerely,

Mubammad Ali
Mubammad Ali, P.E.
Project Manager

MA:itm

Enclosures: LAN Invoice No. 29

cc: File

4/17/16
H.H.C.
Co. # 290

Engineering services through April 8, 2016 in connection with the TIRZ 17 Redevelopment Authority

Account No.	Project Name	Original Contract	Percent Complete	Remaining Contract Amount	Total Invoiced To Date	Previously Invoiced	Current Payment Due
# 1717 CIP No. T-1717	Town & County West Drainage & Mobility Improvement - Amendment to Phase II Additional Services	\$115,715.00	95.00%	\$5,783.25	\$ 109,929.25	\$ 93,572.00	\$ 17,357.25
Total		\$115,715.00			\$ 109,929.25	\$ 93,572.00	\$ 17,357.25

CURRENT PAYMENT DUE THIS INVOICE:

\$17,357.25

swa

Work order #11
 Date: April 20, 2016
 Invoice No: 165787
 For Period: March
 Project No: RHTSS01
 Project Manager: Clayton Bruner

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

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

WORK PERFORMED: Project coordination with L.A.N; Prepare 100% documentation.

Professional Services from March 01, 2016 to March 31, 2016

Total Fee	88,600.00	Total Earned	88,600.00
Percent Complete	100.00	Previous Fee Billing	69,108.00
		Current Fee Billing	19,492.00
		Total Fee	19,492.00

Prior Billed	69,108.23	Total this Invoice	\$19,492.00
Current	19,492.00		
Billed to Date	88,600.23		
% Complete	100%		

Remit to:
 SWA Group
 PO Box 5904
 Sausalito, CA 94968
 +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 # 1717
 4/21/16


swa

Work order # 10
 Date: April 19, 2016
 Invoice No: 165761
 For Period: March
 Project No: RHTS401.B
 Project Manager: James Vick

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

Project Lumpkin Road North, Construction Phase Services

WORK PERFORMED: Construction phase services for work in road north segment - site observation and coordination.

Professional Services from March 01, 2016 to March 31, 2016

Total Fee	18,200.00	Total Earned	18,200.00
Percent Complete	100.00	Previous Fee Billing	16,380.00
		Current Fee Billing	1,820.00
		Total Fee	1,820.00

Total this Invoice \$1,820.00

Prior Billed	16,380.00
Current	1,820.00
Billed to Date	18,200.00
% Complete	100%

Remit to:
 SWA Group
 PO Box 5904
 Sausalito, CA 94968
 +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 # 1717
 4/21/16


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 #: 43015347

Date: 4/5/2016

DATE	DESCRIPTION	AMOUNT
	Professional consulting and administration fee, April 2016	\$7,500.00

Terms: C.O.D.

Sales Tax: \$0.00

Total Amount: \$7,500.00

Amount Applied: \$0.00

Balance Due: \$7,500.00

Owed As Of: 4/5/2016

30 DAYS	60 DAYS	90 DAYS	Total Owed
---------	---------	---------	------------

\$7,500.00

Code # 6340
4-20-16

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. Approve the FY 2016 and FY 2017 budgets.

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2016 BUDGET PROFILE

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

P R O F I L E	Base Year:		1999
	Base Year Taxable Value:	\$	509,671,530
	Projected Taxable Value (TY2015):	\$	2,476,835,280
	Current Taxable Value (TY2014):	\$	2,168,569,153
	Acres:		971.98
	Administrator (Contact):		Scott Bean
	Contact Number:		(713) 595-1213

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Seventeen, City of Houston, Texas was created to provide plans and programs needed to address blighted conditions in the Memorial City area associated with failing infrastructure, lack of utility capacity, increased traffic congestion and declining retail sales resulting from increased competition to older inner-city malls and shopping centers from suburban retail centers.
	Completed Briar Branch Detention Basin project, which provides 44 acre feet of new detention capacity to the system.
	Completed Barryknoll Lane Roadway and Drainage improvements from Bettina Court to Memorial City Way.
	Completed design and commenced construction of Lumpkin Road Improvements project.
	Completed preliminary design and commenced detailed design of Town & Country West Drainage and Mobility project.
	Completed preliminary design and commenced detailed design of W-140-01 Channel Improvements project.
	Acquired 1/2 tract and ancillary parcels to extend Town and Country Lane to Beltway 8 feeder road.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/15)	Variance
	Capital Projects:			
Roadway and Sidewalk Improvements	\$	53,429,681	\$ 25,337,321	\$ 28,092,360
Public Utility Improvements		43,194,163	31,439,316	11,754,847
Parks and Recreational Facilities		11,889,119	326,966	11,562,153
		-	-	-
Total Capital Projects	\$	108,512,963	\$ 57,103,603	\$ 51,409,360
Affordable Housing		-	-	-
School & Education/Cultural Facilities		-	-	-
Financing Costs		25,000,000	19,518,166	5,481,834
Administration Costs/ Professional Services		3,352,851	4,352,072	(999,221)
Creation Costs		-	-	-
Total Project Plan	\$	136,865,814	\$ 80,973,841	\$ 55,891,973

D E B T	Additional Financial Data	FY2015 Budget	FY2015 Actual	FY2016 Budget
	<u>Debt Service</u>			
Principal	\$	4,364,667	\$ 4,364,667	\$ 4,363,527
Interest	\$	2,660,000	\$ 2,660,000	\$ 2,765,000
	\$	1,704,667	\$ 1,704,667	\$ 1,598,527
		Balance as of 6/30/15	Balance as of 6/30/15	Projected Balance as of 6/30/16
Year End Outstanding (Principal)				
Bond Debt	\$	44,750,000	\$ 44,750,000	\$ 41,985,000
Bank Loan	\$	-	\$ -	\$ -
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	-	\$ -	\$ -
Other	\$	-	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2016 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2015 Budget	FY2015 Actual	FY2016 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 20,782,969	\$ 9,461,911	\$ 147
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 4,369,773	\$ 4,367,539	\$ 4,367,539
UNRESTRICTED Funds	\$ 6,943,501	\$ 20,280,461	\$ 26,434,423
Beginning Balance	\$ 32,096,243	\$ 34,109,911	\$ 30,802,109
City tax revenue	\$ 12,524,238	\$ 12,092,773	\$ 14,376,358
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 12,524,238	\$ 12,092,773	\$ 14,376,358
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 87,633	\$ 38,348	\$ 36,969
Other Interest Income	\$ 87,633	\$ 38,348	\$ 36,969
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 44,708,114	\$ 46,241,032	\$ 45,215,436

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2016 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2015 Budget	FY2015 Actual	FY2016 Budget
EXPENDITURES			
Accounting	\$ 10,500	\$ 12,141	\$ 12,141
Administration Salaries & Benefits	\$ 142,000	\$ 196,234	\$ 90,000
Auditor	\$ 17,000	\$ 19,000	\$ 19,500
Bond Services/Trustee/Financial Advisor	\$ 4,800	\$ 135,741	\$ 14,300
Insurance	\$ 45,000	\$ 26,807	\$ 3,500
Office Administration	\$ 30,000	\$ 13,193	\$ -
TIRZ Administration and Overhead	\$ 249,300	\$ 403,116	\$ 139,441
Engineering Consultants	\$ 75,000	\$ 14,854	\$ 14,854
Legal	\$ 60,000	\$ 121,908	\$ 75,000
Construction Audit	\$ 10,000	\$ -	\$ 4,250
Planning Consultants	\$ -	\$ -	\$ 110,373
Program and Project Consultants	\$ 145,000	\$ 136,762	\$ 204,477
Management consulting services	\$ 394,300	\$ 539,878	\$ 343,918
Capital Expenditures (See CIP Schedule)	\$ 11,070,000	\$ 9,439,739	\$ 29,577,490
TIRZ Capital Expenditures	\$ 11,070,000	\$ 9,439,739	\$ 29,577,490
T&C Way Partners, LLC	\$ -	\$ -	\$ -
MetroNational - Detention & Roadway Construction	\$ -	\$ -	\$ 1,055,717
Town Center Partners, Ltd	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ -	\$ -	\$ 1,055,717
Bond Debt Service (Series 2008)			
Principal	\$ 430,000	\$ 430,000	\$ 450,000
Interest	\$ 351,773	\$ 351,773	\$ 332,193
Bond Debt Service (Series 2011)			
Principal	\$ 540,000	\$ 540,000	\$ 555,000
Interest	\$ 312,432	\$ 312,432	\$ 292,284
Bond Debt Service (Series 2011A)			
Principal	\$ 1,690,000	\$ 1,690,000	\$ 1,760,000
Interest	\$ 1,040,462	\$ 1,040,462	\$ 974,050
Trustee Fee			\$ 9,500
Bond Series (Series 2017)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Cost of Issuance			
Loan debt service			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Line of Credit			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -
System debt service	\$ 4,364,667	\$ 4,364,667	\$ 4,373,027
TOTAL PROJECT COSTS	\$ 15,828,967	\$ 14,344,284	\$ 35,350,152

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2016 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2015 Budget	FY2015 Actual	FY2016 Budget
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 626,212	\$ 604,639	\$ 718,818
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ 490,000	\$ 490,000	\$ 490,000
Total Transfers	\$ 1,116,212	\$ 1,094,639	\$ 1,208,818
Total Budget	\$ 16,945,179	\$ 15,438,923	\$ 36,558,970
RESTRICTED Funds - Capital Projects	\$ -	\$ 147	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 4,369,773	\$ 4,367,539	\$ 4,367,539
UNRESTRICTED Funds	\$ 23,393,162	\$ 26,434,423	\$ 4,288,927
Ending Fund Balance	\$ 27,762,935	\$ 30,802,109	\$ 8,656,466
Total Budget & Ending Fund Balance	\$ 44,708,114	\$ 46,241,032	\$ 45,215,436

Notes:

2016 - 2020 CAPITAL IMPROVEMENT PLAN
TIRZ NO.17 - MEMORIAL CITY REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
		Through 2014	Projected 2015	2016	2017	2018	2018	2019	2020	FY16 - FY20 Total		
T-1701	Gessner Widening Barryknoll to I-10	\$ 11,029,427	103	-	-	-	-	-	-	-	-	11,029,530
T-1702	Bunker Hill Widening I-10 to Long Point	\$ 6,098,259	-	-	-	-	-	-	-	-	-	6,098,259
T-1709	Improvement to Lumpkin from I-10 to Westview	\$ 1,180,330	6,055,004	9,730,000	-	-	-	-	-	-	-	16,965,334
T-1712	Bunker Hill South of IH 10 Mobility Improvements	\$ 1,857	-	-	-	-	-	-	-	-	-	401,857
T-1714	Frostwood Drive and Kingsride Drainage Improvements	\$ 24,023	-	-	-	400,000	400,000	2,000,000	-	-	-	2,824,023
T-1715A	Barryknoll East Drainage Improvements	\$ 5,847,972	1,252,841	-	-	-	-	-	-	-	-	7,100,813
T-1715B	Barryknoll West Drainage Improvements	\$ 38,374	-	-	-	-	-	-	-	-	-	38,374
T-1716	Queensbury Drainage Improvements	\$ 545,086	-	-	-	-	-	-	-	-	-	545,086
T-1717	Town and Country West Drainage and Mobility Improvements	\$ 2,661,610	749,274	2,312,756	3,500,000	5,480,000	-	-	-	-	-	14,703,640
T-1718	Kimberly near Beltway B Drainage Improvements	\$ 1,442,725	-	-	-	-	-	-	-	-	-	1,442,725
T-1719	Kingsride East Bound at Gessner	\$ 669,167	-	-	-	-	-	-	-	-	-	669,167
T-1722	Town and Country Blvd at Queensbury Signalization	\$ 4,480	3,422	-	-	-	-	-	-	-	-	7,902
T-1726	Park and Green Space Improvements	\$ 102,352	48,244	25,000	125,000	125,000	100,000	100,000	-	-	-	625,696
T-1728	West Bough Roadway Improvements	\$ 5,873	-	-	-	-	-	-	-	-	-	5,873
T-1727	N. Gessner Preliminary Engineering	\$ 18,546	-	-	-	-	-	-	-	-	-	18,546
T-1731A	Detention Basin and W-140	\$ 10,415,983	5,222	-	-	-	-	-	-	-	-	10,421,205
T-1732A	N. Gessner Drainage and Mobility Improvement - Phase 1	\$ 511,989	392,350	300,000	4,100,000	5,800,000	-	-	-	-	-	11,204,339
T-1732B	N. Gessner Drainage and Mobility Improvement - Phase 2	\$ 72,654	-	-	500,000	2,200,000	1,100,000	-	-	-	-	3,872,654
T-1733A	N. Witte Drainage and Mobility Improvement - Phase 1	\$ 81,041	-	-	-	-	250,000	1,280,000	-	-	-	1,611,041
T-1733B	N. Witte Drainage and Mobility Improvement - Phase 2	\$ 73,280	-	-	-	-	-	260,000	-	-	-	333,280
T-1734	W140 Channel Improvements	\$ 852,782	421,425	1,615,000	5,600,000	7,500,000	-	-	-	-	-	16,089,207
T-1734B	Bunker Hill Bridge and related Flood Mitigation Infrastructure Improvements	\$ -	124,429	75,000	850,000	2,650,000	1,065,000	-	-	-	-	4,764,429
T-1735	Detention Basin A	\$ -	-	119,734	1,000,000	6,250,000	18,000,000	10,000,000	-	-	-	35,369,734
T-1735A	Detention Basin B	\$ -	119,734	15,000,000	-	-	-	-	-	-	-	15,119,734
T-1738A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 335,038	-	400,000	1,000,000	775,000	5,200,000	-	-	-	-	7,710,038
	Totals	\$ 42,011,848	\$ 9,439,739	\$ 29,577,490	\$ 16,675,000	\$ 31,380,000	\$ 26,115,000	\$ 14,040,000	\$ 117,787,490	\$ 189,239,077		

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

2016 - 2020 CAPITAL IMPROVEMENT PLAN
 TIRZ NO.17 - MEMORIAL CITY REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
 Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations										FY16 - FY20 Total	Cumulative Total (To Date)
	Through 2014	Projected 2015	2016	2017	2018	2019	2020					
TIRZ Funds	42,011,848	9,439,739	29,577,490	13,275,000	31,380,000	26,115,000	14,040,000	114,387,490	165,839,077			
City of Houston	-	-	-	-	-	-	-	-	-	-		
Grants	-	-	-	3,400,000	-	-	-	3,400,000	3,400,000	3,400,000		
Other	-	-	-	-	-	-	-	-	-	-		
Project Total	42,011,848	9,439,739	29,577,490	16,675,000	31,380,000	26,115,000	14,040,000	117,787,490	169,239,077			

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2017 BUDGET PROFILE

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

P R O F I L E	Base Year:		1999
	Base Year Taxable Value:	\$	509,671,530
	Projected Taxable Value (TY2016):	\$	3,017,377,738
	Current Taxable Value (TY2015):	\$	2,901,324,748
	Acres:		971.98
	Administrator (Contact):		Scott Bean
	Contact Number:		(713) 595-1213

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Seventeen, City of Houston, Texas was created to provide plans and programs needed to address blighted conditions in the Memorial City area associated with failing infrastructure, lack of utility capacity, increased traffic congestion and declining retail sales resulting from increased competition to older inner-city malls and shopping centers from suburban retail centers.
	Completed Briar Branch Detention Basin project, which provides 44 acre feet of new detention capacity to the system.
	Completed Barryknoll Lane Roadway and Drainage improvements from Bettina Court to Memorial City Way.
	Completed construction of Lumpkin Road Improvements project.
	Completed preliminary design and commenced detailed design of Town & Country West Drainage and Mobility project.
	Completed preliminary design and commenced detailed design of W-140-01 Channel Improvements project.
	Acquired 1/2 tract and ancillary parcels to extend Town and Country Lane to Beltway 8 feeder road.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/15)	Variance
	Capital Projects:			
Roadway and Sidewalk Improvements	\$	53,429,681	\$ 25,337,321	\$ 28,092,360
Public Utility Improvements		43,194,163	31,439,316	11,754,847
Parks and Recreational Facilities		11,889,119	326,966	11,562,153
		-	-	-
Total Capital Projects	\$	108,512,963	\$ 57,103,603	\$ 51,409,360
Affordable Housing		-	-	-
School & Education/Cultural Facilities		-	-	-
Financing Costs		25,000,000	19,518,166	5,481,834
Administration Costs/ Professional Services		3,352,851	4,352,072	(999,221)
Creation Costs		-	-	-
Total Project Plan	\$	136,865,814	\$ 80,973,841	\$ 55,891,973

D E B T	Additional Financial Data	FY2015 Budget	FY2016 Estimate	FY2017 Budget
	Debt Service			
Principal	\$	4,364,667	\$ 4,363,527	\$ 4,358,253
Interest	\$	2,660,000	\$ 2,765,000	\$ 2,870,000
	\$	1,704,667	\$ 1,598,527	\$ 1,488,253
		Balance as of 6/30/15	Projected Balance as of 6/30/16	Projected Balance as of 6/30/17
Year End Outstanding (Principal)				
Bond Debt	\$	44,750,000	\$ 41,985,000	\$ 39,115,000
Bank Loan	\$	-	\$ -	\$ -
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	-	\$ -	\$ -
Other	\$	-	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2017 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2015 Budget	FY2016 Estimate	FY2017 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 20,782,969	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 4,369,773	\$ 4,366,399	\$ 4,366,399
UNRESTRICTED Funds	\$ 6,943,501	\$ 26,435,711	\$ 21,964,635
Beginning Balance	\$ 32,096,243	\$ 30,802,110	\$ 26,331,034
City tax revenue	\$ 12,524,238	\$ 14,376,358	\$ 15,073,959
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 12,524,238	\$ 14,376,358	\$ 15,073,959
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 87,633	\$ 36,969	\$ 36,969
Other Interest Income	\$ 87,633	\$ 36,969	\$ 36,969
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ 3,450,000
Grant Proceeds	\$ -	\$ -	\$ 3,450,000
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Series 2016	\$ -	\$ -	\$ 81,310,397
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ 81,310,397
TOTAL AVAILABLE RESOURCES	\$ 44,708,114	\$ 45,215,437	\$ 126,202,358

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2017 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2015 Budget	FY2016 Estimate	FY2017 Budget
EXPENDITURES			
Accounting	\$ 10,500	\$ 12,141	\$ 10,500
Administration Salaries & Benefits	\$ 142,000	\$ 90,000	\$ 100,000
Auditor	\$ 17,000	\$ 19,500	\$ 19,500
Bond Services/Trustee/Financial Advisor	\$ 4,800	\$ 14,300	\$ 14,300
Insurance	\$ 45,000	\$ 3,500	\$ 45,000
Office Administration	\$ 30,000	\$ -	\$ -
TIRZ Administration and Overhead	\$ 249,300	\$ 139,441	\$ 189,300
Engineering Consultants	\$ 75,000	\$ 14,854	\$ 30,000
Legal	\$ 60,000	\$ 75,000	\$ 75,000
Construction Audit	\$ 10,000	\$ 4,250	\$ 10,000
Planning Consultants	\$ -	\$ 110,373	\$ 50,000
Program and Project Consultants	\$ 145,000	\$ 204,477	\$ 165,000
Management consulting services	\$ 394,300	\$ 343,918	\$ 354,300
Capital Expenditures (See CIP Schedule)	\$ 11,070,000	\$ 11,902,923	\$ 16,675,000
TIRZ Capital Expenditures	\$ 11,070,000	\$ 11,902,923	\$ 16,675,000
T&C Way Partners, LLC	\$ -	\$ -	\$ -
MetroNational - Detention & Roadway Construction	\$ -	\$ 1,055,717	\$ 1,119,241
Town Center Partners, Ltd	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ -	\$ 1,055,717	\$ 1,119,241
Bond Debt Service (Series 2008)			
Principal	\$ 430,000	\$ 450,000	\$ 470,000
Interest	\$ 351,773	\$ 332,193	\$ 311,722
Bond Debt Service (Series 2011)			
Principal	\$ 540,000	\$ 555,000	\$ 575,000
Interest	\$ 312,432	\$ 292,284	\$ 271,492
Bond Debt Service (Series 2011A)			
Principal	\$ 1,690,000	\$ 1,760,000	\$ 1,825,000
Interest	\$ 1,040,462	\$ 974,050	\$ 905,039
Bond Series (Series 2016)			
Principal	\$ -	\$ -	\$ 1,691,417
Interest	\$ -	\$ -	\$ -
Trustee Fee	\$ -	\$ 9,500	\$ 9,500
Cost of Issuance			
Loan debt service			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Line of Credit			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -
System debt service	\$ 4,364,667	\$ 4,373,027	\$ 6,059,170
TOTAL PROJECT COSTS	\$ 15,828,967	\$ 17,675,585	\$ 24,207,711

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2017 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2015 Budget	FY2016 Estimate	FY2017 Budget
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Adminstration Fees:			
City	\$ 626,212	\$ 718,818	\$ 753,698
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ 490,000	\$ 490,000	\$ 2,300,000
Total Transfers	\$ 1,116,212	\$ 1,208,818	\$ 3,053,698
Total Budget	\$ 16,945,179	\$ 18,884,403	\$ 27,261,409
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 4,369,773	\$ 4,366,399	\$ 9,432,913
UNRESTRICTED Funds	\$ 23,393,162	\$ 21,964,635	\$ 89,508,036
Ending Fund Balance	\$ 27,762,935	\$ 26,331,034	\$ 98,940,949
Total Budget & Ending Fund Balance	\$ 44,708,114	\$ 45,215,437	\$ 126,202,358

Notes:

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2016	Projected 2016	2017	2018	2019	2020	2021	FY17 - FY21 Total			
TIRZ Funds	50,611,847	11,902,923	13,275,000	31,380,000	26,115,000	14,040,000	6,750,000	91,560,000			154,074,770
City of Houston	-	-	-	-	-	-	-	-	-	-	-
Grants	-	-	3,400,000	-	10,400,000	-	-	13,800,000	-	-	13,800,000
Other	-	-	-	-	-	-	-	-	-	-	-
Project Total	50,611,847	11,902,923	16,675,000	31,380,000	36,515,000	14,040,000	6,750,000	105,360,000			167,874,770

2017 - 2021 CAPITAL IMPROVEMENT PLAN
TIRZ NO.17 - MEMORIAL CITY REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)	
		Through 2015	Projected 2016	2017	2018	2019	2020	2021	FY17 - FY21 Total				
T-1701	Gessner Widening Barryknoll to I-10	\$ 11,029,427	-	-	-	-	-	-	-	-	-	-	11,029,427
T-1702	Bunker Hill Widening I-10 to Long Point	\$ 6,099,259	-	-	-	-	-	-	-	-	-	-	6,099,259
T-1709	Improvement to Lumpkin from I-10 to Northbrook	\$ 6,967,168	9,730,000	-	-	-	-	-	-	-	-	-	16,697,168
T-1712	Bunker Hill South of IH 10 Mobility Improvements	\$ 1,857	-	-	-	-	-	-	-	-	-	-	401,857
T-1714	Frostwood Drive and Kingside Drainage Improvements	\$ 24,023	-	-	400,000	400,000	2,000,000	6,000,000	-	-	-	-	8,624,023
T-1715A	Barryknoll East Drainage Improvements	\$ 7,322,178	-	-	-	-	-	-	-	-	-	-	7,322,178
T-1715B	Barryknoll West Drainage Improvements	\$ 36,374	-	-	-	-	-	-	-	-	-	-	36,374
T-1716	Queensbury Drainage Improvements	\$ 545,086	-	-	-	-	-	-	-	-	-	-	545,086
T-1717	Town and Country West Drainage and Mobility Improvements	\$ 3,399,368	737,756	3,500,000	5,480,000	-	-	-	-	-	-	-	13,117,122
T-1718	Kimberly near Beltway 8 Drainage Improvements	\$ 1,442,725	-	-	-	-	-	-	-	-	-	-	1,442,725
T-1719	Kingside East Bound at Gessner	\$ 669,167	-	-	-	-	-	-	-	-	-	-	669,167
T-1722	Town and Country Blvd. at Queensbury Signalization	\$ 7,902	-	-	-	-	-	-	-	-	-	-	7,902
T-1725	Park and Green Space Improvements	\$ 150,596	25,000	125,000	125,000	100,000	100,000	-	-	-	-	-	625,596
T-1726	West Bough Roadway Improvements	\$ 5,873	-	-	-	-	-	-	-	-	-	-	5,873
T-1727	N. Gessner Preliminary Engineering	\$ 18,546	-	-	-	-	-	-	-	-	-	-	18,546
T-1731A	Detention Basin and W-140	\$ 10,544,081	-	-	-	-	-	-	-	-	-	-	10,544,081
T-1732A	N. Gessner Drainage and Mobility Improvement - Phase 1	\$ 511,989	386,865	4,100,000	5,900,000	-	-	-	-	-	-	-	10,898,854
T-1732B	N. Gessner Drainage and Mobility Improvement - Phase 2	\$ 72,654	-	500,000	2,200,000	1,100,000	-	-	-	-	-	-	3,872,654
T-1733A	N. Witte Drainage and Mobility Improvement - Phase 1	\$ 81,041	-	-	-	250,000	-	-	-	-	-	-	1,611,041
T-1733B	N. Witte Drainage and Mobility Improvement - Phase 2	\$ 73,280	-	-	-	-	260,000	-	-	-	-	-	333,280
T-1734	W140 Channel Improvements	\$ 1,274,207	438,746	5,600,000	7,600,000	-	-	-	-	-	-	-	14,912,953
T-1734B	Bunker Hill Bridge and related Flood Mitigation Infrastructure Improvements	\$ -	124,429	850,000	2,650,000	1,065,000	-	-	-	-	-	-	4,689,429
T-1735	Detention Basin A	\$ -	119,734	1,000,000	6,250,000	18,000,000	10,000,000	-	-	-	-	-	35,369,734
T-1735A	Detention Basin B	\$ -	75,000	-	-	-	-	-	-	-	-	-	750,000
T-1738A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 335,038	265,393	1,000,000	775,000	15,600,000	-	-	-	-	-	-	17,975,431
	Totals	\$ 60,611,847	\$ 11,902,923	\$ 16,675,000	\$ 31,380,000	\$ 36,515,000	\$ 14,040,000	\$ 6,750,000	\$ 105,360,000	\$ 167,874,770			

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

Project:	Improvement to Lumpkin from I-10 to Northbrook	City Council District	Key Map:	489D, 449Z	WBS.:	T-1709
Description:	Improve Lumpkin from a 2 lane (22') roadside ditch roadway section to a 40' curb & gutter rdwy sec. Meet City Drainage criteria (2, 100 yr) by adding large 8'x8' boxes and modifying the Westview Detention Basin. Add a bus shelter.	Location:	Geo. Ref.:	A		
Justification:	Correct existing roadway curve radii to meet City standards. Improve drainage conditions and minimize ponding along project limits and residential area north w/ over 20 ac-ft detention. (Drainage - 70% of project cost)	Served:	Neighborhood:	A	10	
Operating and Maintenance Costs: (\$ Thousands)						
		2017	2018	2019	2020	2021
Personnel		-	-	-	-	-
Supplies		-	-	-	-	-
Svcs. & Chgs.		-	-	-	-	-
Capital Outlay		-	-	-	-	-
Total		\$ -	\$ -	\$ -	\$ -	\$ -
FTEs						

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase										
1 Planning	59,703	-	-	-	-	-	-	-	\$ -	\$ 59,703
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	1,118,490	-	-	-	-	-	-	-	\$ -	\$ 1,118,490
4 Construction	5,786,838	9,730,000	9,730,000	-	-	-	-	-	\$ -	\$ 15,516,838
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	2,137	-	-	-	-	-	-	-	\$ -	\$ 2,137
Other Sub-Total:	2,137	-	-	-	-	-	-	-	\$ -	\$ 2,137

Total Allocations	\$ 6,967,168	\$ 9,730,000	\$ 9,730,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,697,168
--------------------------	--------------	--------------	--------------	------	------	------	------	------	------	---------------

Source of Funds										
TIRZ Funds	6,967,168	3,042,000	9,730,000	-	-	-	-	-	\$ -	\$ 16,697,168
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 6,967,168	\$ 3,042,000	\$ 9,730,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,697,168

*NOTE:

Project:	Bunker Hill South of IH 10 Mobility Improvements	City Council District	Key Map:	WBS.:			T-1712	
Description:	Improve operation of Bunker Hill/Gaylord intersection by re-striping and modifying existing signals to enhance through traffic by dedicating turning movements.	Location:	Geo. Ref.:	Neighborhood:			16	
Justification:	Improve traffic flow and provide pedestrian actuation.	Served:	2017	2018	2019	2020	2021	
			Personnel	-	-	-	-	Total
			Supplies	-	-	-	-	\$
			Svcs. & Chgs.	-	-	-	-	\$
			Capital Outlay	-	-	-	-	\$
			Total	\$	\$	\$	\$	\$
			FTEs	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	1,857	-	-	-	-	-	100,000	-	\$ 100,000	\$ 101,857
4 Construction	-	-	-	-	-	-	300,000	-	\$ 300,000	\$ 300,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
Other Sub-Total:	-	-	-	-	-	-	-	-	\$	\$
Total Allocations	\$ 1,857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ 400,000	\$ 401,857

Source of Funds	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	400,000	-	\$ 400,000	\$ 401,857
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ 400,000	\$ 401,857

*NOTE:

Project: Frostwood Drive and Kingsride Drainage Improvements		City Council District	Key Map:		WBS.:	T-1714
		Location:	A,G	Geo. Ref.:		
		Served:	A,G	Neighborhood:	16	
Description:	Storm sewer improvements on Frostwood Drive and Kingsride between IH-10 and Gessner. Improvements are intended to provide benefit to study area and adjacent neighborhood.					
Justification:	Drainage improvement needed to adequately convey storm sewer water to drainage channel W151-00-00.					
Operating and Maintenance Costs: (\$ Thousands)						
	2017	2018	2019	2020	2021	Total
Personnel	-	-	-	-	-	\$ -
Supplies	-	-	-	-	-	\$ -
Svcs. & Chgs.	-	-	-	-	-	\$ -
Capital Outlay	-	-	-	-	-	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs	-	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	23,643	-	-	-	400,000	400,000	2,000,000	6,000,000	\$ 800,000	\$ 823,643
4 Construction	-	-	-	-	-	-	-	-	\$ 8,000,000	\$ 8,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	380	-	-	-	-	-	-	-	\$ -	\$ 380
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	380	-	-	-	-	-	-	-	\$ -	\$ 380

Total Allocations	\$ 24,023	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 2,000,000	\$ 6,000,000	\$ 8,800,000	\$ 8,824,023
--------------------------	-----------	------	------	------	------------	------------	--------------	--------------	--------------	--------------

Source of Funds	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	400,000	400,000	2,000,000	6,000,000	\$ 8,800,000	\$ 8,824,023
City of Houston	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 24,023	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 2,000,000	\$ 6,000,000	\$ 8,800,000	\$ 8,824,023

*NOTE:

Project:	Town and Country West Drainage and Mobility Improvements	City Council District		Key Map:		WBS.:		T-1717
		Location:	Geo. Ref.:	2018	2019	2020	2021	
		Served:	Neighborhood:	Operating and Maintenance Costs: (\$ Thousands)				
Description:	Upgrade existing drainage system with large boxes. Extend existing 40' roadway west to intersect with Beltway 8 NB frontage road. Build a roundabout to eliminate the offset in N & S Town and Country Blvd. All public utilities will be replaced	2017	2018	2019	2020	2021	Total	
Justification:	Drainage improvements to eliminate frequent street flooding/ponding w/ 6+ ac-ft detention. Improve traffic flow by extending road to BW 8 Frontage. Eliminate offset in Town and Country Blvd w/ roundabout. (Drainage - 57% of project cost)	Personnel						\$
		Supplies						\$
		Svcs. & Chgs.						\$
		Capital Outlay						\$
		Total	\$	\$	\$	\$	\$	\$
		FTEs						

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase										
1 Planning	175,691	-	-	-	-	-	-	-	\$	\$ 175,691
2 Acquisition	2,100,000	-	-	-	-	-	-	-	\$	\$ 2,100,000
3 Design	1,121,502	737,756	737,756	-	-	-	-	-	\$	\$ 1,859,258
4 Construction	-	1,500,000	-	3,500,000	5,480,000	-	-	-	\$	\$ 8,980,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	2,173	75,000	-	-	-	-	-	-	\$	\$ 2,173
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
Other Sub-Total:	2,173	75,000	-	-	-	-	-	-	\$	\$ 2,173

Total Allocations	\$ 3,399,366	\$ 2,312,756	\$ 737,756	\$ 3,500,000	\$ 5,480,000	\$	\$	\$	\$ 8,980,000	\$ 13,117,122
--------------------------	--------------	--------------	------------	--------------	--------------	----	----	----	--------------	---------------

Source of Funds	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	
TIRZ Funds	2,312,756	737,756	3,500,000	5,480,000	-	-	-	\$ 8,980,000	
City of Houston	-	-	-	-	-	-	-	\$	
Grants	-	-	-	-	-	-	-	\$	
Other	-	-	-	-	-	-	-	\$	
Total Funds	\$ 2,312,756	\$ 737,756	\$ 3,500,000	\$ 5,480,000	\$	\$	\$	\$ 8,980,000	\$ 13,117,122

*NOTE:

Project: Park and Green Space Improvements		City Council District		Key Map:		WBS.:		T-1725	
		Location: A,G		Geo. Ref.:					
		Served: A,G		Neighborhood: 10, 16					
		Operating and Maintenance Costs: (\$ Thousands)							
Description:	Provide pedestrian friendly environment throughout the TIRZ. This includes pedestrian trails, bikeways, and public green space.	2017	2018	2019	2020	2021	Total		
Justification:	Projects include funding for route studies, design, construction, and ROW acquisition.	Personnel	-	-	-	-	-	-	\$
		Supplies	-	-	-	-	-	-	\$
		Svcs. & Chgs.	-	-	-	-	-	-	\$
		Capital Outlay	-	-	-	-	-	-	\$
		Total	\$	\$	\$	\$	\$	\$	\$
		FTEs							

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	90,438	25,000	25,000	25,000	25,000	-	-	-	\$ 50,000	\$ 165,438
4 Construction	60,000	-	-	100,000	100,000	100,000	100,000	-	\$ 400,000	\$ 460,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	158	-	-	-	-	-	-	-	\$	\$ 158
									\$	\$
									\$	\$
									\$	\$
									\$	\$
Other Sub-Total:	158	-	-	-	-	-	-	-	\$	\$ 158
Total Allocations	\$ 150,596	\$ 25,000	\$ 25,000	\$ 125,000	\$ 125,000	\$ 100,000	\$ 100,000	\$	\$ 450,000	\$ 625,596

Source of Funds	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
TIRZ Funds	150,596	25,000	25,000	100,000	100,000	\$ 450,000	\$ 625,596
City of Houston	-	-	-	-	-	\$	\$
Grants	-	-	-	-	-	\$	\$
Other	-	-	-	-	-	\$	\$
Total Funds	\$ 150,596	\$ 25,000	\$ 25,000	\$ 100,000	\$ 100,000	\$ 450,000	\$ 625,596

*NOTE:

Project: N. Gessner Drainage and Mobility Improvement - Phase 1		City Council District		Key Map:		450W, 490A		WBS.:		T-1732A		
Location:		A		Geo. Ref.:								
Served:		A		Neighborhood:		10						
Description:		Reconstruct N. Gessner between IH-10 and Westview with new pavement, improved drainage, and access management mobility improvements. Project includes updated traffic signals at Westview.										
Justification:		Documented issues with drainage, mobility, access management, and pavement condition.										
		2017		2018		2019		2020		2021		Total
Personnel		-		-		-		-		-		\$ -
Supplies		-		-		-		-		-		\$ -
Svcs. & Chgs.		-		-		-		-		-		\$ -
Capital Outlay		-		-		-		-		-		\$ -
Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
FTEs		-		-		-		-		-		-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase										
1 Planning	69,204	-	-	-	-	-	-	-	\$ -	\$ 69,204
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	433,954	300,000	386,865	-	-	-	-	-	\$ -	\$ 820,819
4 Construction	-	-	-	4,100,000	5,900,000	-	-	-	\$ 10,000,000	\$ 10,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	8,831	-	-	-	-	-	-	-	\$ -	\$ 8,831
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	8,831	-	-	-	-	-	-	-	\$ -	\$ 8,831
Total Allocations	\$ 511,989	\$ 300,000	\$ 386,865	\$ 4,100,000	\$ 5,900,000	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,898,854
Source of Funds										
TIRZ Funds	511,989	300,000	386,865	4,100,000	5,900,000	-	-	-	\$ 10,000,000	\$ 10,898,854
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 511,989	\$ 300,000	\$ 386,865	\$ 4,100,000	\$ 5,900,000	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,898,854

*NOTE:

Project:	N. Gessner Drainage and Mobility Improvement - Phase 2	City Council District	Key Map:	450W	WBS.:	T-1732B
		Location:	Geo. Ref.:			
		Served:	Neighborhood:	10		
Description:	Reconstruct N. Gessner between Westview and Long Point with new pavement, improved drainage, and access management mobility improvements.	Operating and Maintenance Costs: (\$ Thousands)				
		2017	2018	2019	2020	2021
Justification:	Documented issues with drainage, mobility, access management, and pavement condition.	Personnel	-	-	-	-
		Supplies	-	-	-	-
		Svcs. & Chgs.	-	-	-	-
		Capital Outlay	-	-	-	-
		Total	\$ -	\$ -	\$ -	\$ -
		FTEs				

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase										
1 Planning	69,204	-	-	-	-	-	-	-	\$ -	\$ 69,204
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	3,450	-	-	500,000	-	-	-	-	\$ 500,000	\$ 503,450
4 Construction	-	-	-	-	2,200,000	1,100,000	-	-	\$ 3,300,000	\$ 3,300,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:									\$ -	\$ -
Total Allocations	\$ 72,654	\$ -	\$ -	\$ 500,000	\$ 2,200,000	\$ 1,100,000	\$ -	\$ -	\$ 3,800,000	\$ 3,872,654

Source of Funds	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
TIRZ Funds							
City of Houston	72,654	2,200,000	1,100,000	-	-	\$ 3,800,000	\$ 3,872,654
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 72,654	\$ 2,200,000	\$ 1,100,000	\$ -	\$ -	\$ 3,800,000	\$ 3,872,654

*NOTE:

Project: N. Witte Drainage and Mobility Improvement - Phase 1		City Council District		Key Map:		WBS.:		T-1733A					
		Location: A,G		Geo. Ref.:									
		Served: A,G		Neighborhood:		10							
Description: Improve Witte between Westview and Long Point		Operating and Maintenance Costs: (\$ Thousands)											
		2017		2018		2019		2020		2021		Total	
Justification: Documented issues with drainage, mobility, access management, and pavement condition.		Personnel		-		-		-		-		-	
		Supplies		-		-		-		-		-	
		Svcs. & Chgs.		-		-		-		-		-	
		Capital Outlay		-		-		-		-		-	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs											

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase											
1	Planning	69,204	-	-	-	-	-	-	-	\$ -	\$ 69,204
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	10,812	-	-	250,000	-	-	-	-	\$ 250,000	\$ 260,812
4	Construction	-	-	-	-	1,280,000	-	-	-	\$ 1,280,000	\$ 1,280,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	1,025	-	-	-	-	-	-	-	\$ -	\$ 1,025
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		1,025	-	-	-	-	-	-	-	\$ -	\$ 1,025
Total Allocations		\$ 81,041	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 1,280,000	\$ -	\$ 1,530,000	\$ 1,611,041

Source of Funds		2017	2018	2019	2020	2021	FY17 - FY21 Total
TIRZ Funds		-	-	-	-	-	\$ -
City of Houston		-	-	250,000	1,280,000	-	\$ 1,530,000
Grants		-	-	-	-	-	\$ -
Other		-	-	-	-	-	\$ -
Total Funds		\$ 81,041	\$ -	\$ 250,000	\$ 1,280,000	\$ -	\$ 1,611,041

*NOTE:

Project: N. Witte Drainage and Mobility Improvement - Phase 2		City Council District		Key Map:		WBS.:		T-1733B					
		Location: A,G		Geo. Ref.:									
		Served: A,G		Neighborhood:		10							
Description: Improve Witte between Westview and Long Point		Operating and Maintenance Costs: (\$ Thousands)											
		2017		2018		2019		2020		2021		Total	
Justification: Documented issues with drainage, mobility, access management, and pavement condition.		Personnel		-		-		-		-		-	
		Supplies		-		-		-		-		-	
		Svcs. & Chgs.		-		-		-		-		-	
		Capital Outlay		-		-		-		-		-	
		Total		\$ -		\$ -		\$ -		\$ -		\$ -	
		FTEs											

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase											
1	Planning	69,204	-	-	-	-	-	-	-	\$ -	\$ 69,204
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	4,076	-	-	-	260,000	-	-	-	\$ 260,000	\$ 264,076
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 73,280	\$ -	\$ -	\$ -	\$ 260,000	\$ -	\$ -	\$ -	\$ 260,000	\$ 333,280

Source of Funds		2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
TIRZ Funds		73,280	-	-	260,000	-	\$ 260,000	\$ 333,280
City of Houston		-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 73,280	\$ -	\$ -	\$ 260,000	\$ -	\$ 260,000	\$ 333,280

*NOTE:

Project: W140 Channel Improvements		City Council District	Key Map:	WBS.:		T-1734
		Location: A,G	Geo. Ref.:			
		Served: A,G	Neighborhood:			
Description:	W140-01 Channel from Gessner Drive to the Briar Branch Detention Basin to the east.	2017	2018	2019	2020	2021
Justification:	Increase capacity of W140-01 Channel to reduce flooding and street ponding in surrounding areas. Will provide approximately 14 acre feet of new detention capacity to the system.	Personnel	-	-	-	-
		Supplies	-	-	-	-
		Svcs. & Chgs.	-	-	-	-
		Capital Outlay	-	-	-	-
		Total	\$ -	\$ -	\$ -	\$ -
		FTEs	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Phase	Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,260,619	600,000	438,746	100,000	-	-	-	-	\$ 100,000	\$ 1,799,365
4	Construction	-	1,000,000	-	5,500,000	7,500,000	-	-	-	\$ 13,000,000	\$ 13,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	13,588	15,000	-	-	100,000	-	-	-	\$ 100,000	\$ 113,588
	Other Sub-Total:	13,588	15,000	-	-	100,000	-	-	-	\$ 100,000	\$ 113,588

Total Allocations	\$ 1,274,207	\$ 1,615,000	\$ 438,746	\$ 5,600,000	\$ 7,600,000	\$ -	\$ -	\$ -	\$ -	\$ 13,200,000	\$ 14,912,953
--------------------------	--------------	--------------	------------	--------------	--------------	------	------	------	------	---------------	---------------

Source of Funds	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
TIRZ Funds	1,274,207	1,615,000	438,746	2,200,000	7,600,000	9,800,000	\$ 11,512,953
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	3,400,000	-	3,400,000	\$ 3,400,000
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 1,274,207	\$ 1,615,000	\$ 438,746	\$ 5,600,000	\$ 7,600,000	\$ 13,200,000	\$ 14,912,953

*NOTE:

Project:	Bunker Hill Bridge and related Flood Mitigation Infrastructure Improvements	City Council District	Key Map:	WBS.:		T-1734B
		Location:	Geo. Ref.:			
		Served:	Neighborhood:			
Description:	Improve infrastructure associated with W-140 Channel improvements.	2017	2018	2019	2020	2021
Justification:	Mitigate flooding and improve drainage in areas near W-140 Channel.	Personnel	-	-	-	-
		Supplies	-	-	-	-
		Svcs. & Chgs.	-	-	-	-
		Capital Outlay	-	-	-	-
		Total	\$ -	\$ -	\$ -	\$ -
		FTEs	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17 - FY21 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	400,000	-	-	-	\$ 400,000	\$ 400,000
3 Design	-	75,000	124,429	100,000	250,000	65,000	-	-	\$ 415,000	\$ 539,429
4 Construction	-	-	-	750,000	2,000,000	1,000,000	-	-	\$ 3,750,000	\$ 3,750,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ 75,000	\$ 124,429	\$ 850,000	\$ 2,650,000	\$ 1,065,000	\$ -	\$ -	\$ 4,565,000	\$ 4,689,429

Source of Funds	2017	2018	2019	2020	2021	FY17 - FY21 Total
TIRZ Funds	-	-	-	-	-	\$ -
City of Houston	850,000	2,650,000	1,065,000	-	-	\$ 4,565,000
Grants	-	-	-	-	-	\$ -
Other	-	-	-	-	-	\$ -
Total Funds	\$ 850,000	\$ 2,650,000	\$ 1,065,000	\$ -	\$ -	\$ 4,565,000

*NOTE:

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 a report from LAN on the April 18th rain event.

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 from the Gunda Corporation on the Phase II engineering design for the Lipex Properties detention improvements.

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. Authorize preparation of a reimbursement report on the Phase II engineering design for the Lipex Properties detention improvements.

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. Engineering task order proposals for:
 - a. W140 Channel improvements
 - b. North Gessner drainage and mobility improvements
 - c. Briar Branch drainage improvements



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

October 22, 2015

Mr. Scott Bean
Executive Director
Memorial City Redevelopment Authority / TIRZ 17
8955 Katy Freeway, Suite 215
Houston, Texas 77024

Re: Proposal for Supplemental Phase I and Phase II Professional Services
For North Gessner Drainage and Mobility Improvements (Phases 1 and 2)
North Gessner Road from IH-10 to Long Point Road
TIRZ 17 CIP Nos. T-1732A and T-1732B
Klotz Associates Project No. 1111.004.000

Dear Mr. Bean:

RPS Klotz Associates has prepared this proposal to provide supplemental Phase I and Phase II Professional Services for the North Gessner Drainage and Mobility Improvements Project. The Phase I Services include preparing an updated Preliminary Engineering Report (PER) with updated recommendations for the proposed project improvements for North Gessner from IH-10 to Long Point Road as well as the City of Houston Technical Review Committee (TRC) review and approval as now required by City of Houston Public Works and Engineering (PWE). The Phase II services proposed include the preparation of the North Gessner Phase 2 project detailed design, plans and specifications for the proposed improvements on North Gessner from Westview Drive to Long Point Road to be included with the Phase 1 project as a single construction project for North Gessner Road from IH-10 (Katy Freeway) to Long Point Road. The proposed projects are identified in the current TIRZ 17 five-year Capital Improvement Plan as TIRZ 17 CIP No. T-1732A and T-1732B. Combining construction for the TIRZ 17 CIP Phase 1 and Phase 2 projects for North Gessner will expedite the completion of construction in this area, better coordinate with the City of Houston North Gessner CIP project and should provide saving in project costs.

The proposed engineering services are being required by the City of Houston Public Works and Engineering for the review, approval and construction of this project. Included are review submittals to TIRZ 17 and the City of Houston for an updated PER submittal, 90% design submittal and Final Design submittal for the combined North Gessner project from IH-10 to Long Point Road (T-1732A and T-1732B). The submittals will include the construction drawings as well as detailed construction cost estimates.

We propose to provide these services as a Task Order under our Master Agreement for Professional Services. The requested Not-to-Exceed authorization of \$427,700.00 is detailed below.

Fees for Services

Exhibit A provides detail for the proposed Scope of Work. Exhibit B provides the man-hour estimate and fees requested for these Engineering Services. The proposed fees are summarized as follows:

Phase I Preliminary Design (PER & TRC)	\$111,970.00
Phase II Supplemental Basic Engineering Services	\$195,790.00
Phase II Supplemental Additional Engineering Services	\$109,397.72
Phase II Additional Reimbursable Expenses	<u>\$ 10,542.28</u>
TOTAL BASIC SERVICES	\$427,700.00

We appreciate the opportunity to continue to work with the Memorial City Redevelopment Authority (TIRZ 17) to provide Limited Phase I and Phase II Detailed Design Services for this project. Please call Edward Conger or me if you have any questions or require any additional information.

Sincerely,



Bart Standley, P.E.
Public Works Practice Manager

BS:azm

Accepted for
Memorial City Redevelopment Authority

Signature

Print

Date

Accepted for the City of Houston

Signature

Print

Date

Exhibit A

Scope of Services for Supplemental Phase I and Phase II Professional Services for North Gessner Road Drainage and Mobility Improvements North Gessner from IH-10 to Long Point Road TIRZ 17 CIP Nos. T-1732A and T-1732B

This proposal is for the Professional Services to provide the necessary supplemental Phase I and Phase II Services for the North Gessner Drainage and Mobility Improvements Project from IH-10 to Long Point Road.

The supplemental Phase I services includes Preliminary Engineering services to provide an updated Preliminary Engineering Report (PER) and Technical Review Coordination required by the City of Houston Public Works and Engineering for the review and approvals required to construct this project.

The supplemental Phase II services include Basic and Additional Services to expand the North Gessner reconstruction project limits from Westview Drive to Long Point Road (T-1732B) and include with the TIRZ 17 CIP No. T-1732A North Gessner construction project plans currently under design. North Gessner reconstruction design will include utility upgrades and relocations as recommended in the updated PER for this project. The construction plans and documents for the proposed improvements to Gessner Road (T-1732B) will be combined with the TIRZ 17 CIP No. T-1732A North Gessner construction project plan set for a single construction project.

The following scope details the procedures that will be followed to provide the supplemental Phase I and Phase II Basic Services in accordance with City of Houston requirements:

I. Phase I - Preliminary Design

The City of Houston requires an updated PER as well as coordination with the Technical Review Committee to expedite the approval and completion of this project.

- 1. Review and Validation of Previous Draft PERs (Oct 2009 and August 2013)**
Review previous draft reports to establish updated Engineering Basis of design, evaluate current existing conditions, and evaluate previous recommendations and cost estimates.
- 2. Prepare Updated Preliminary Engineering Report (PER) and Recommendations**
Prepare Draft Update PER Report and Exhibits, conduct a review meeting with City of Houston (CoH) PWE Project Manager, update Draft PER per CoH Comments and QA/QC.
- 3. Technical Review Committee (TRC) Coordination**
Prepare and conduct Pre-TRC Meeting, conduct a TRC Meeting, prepare a Draft RDAI, and prepare a Final RDAI.

II. Phase II - Basic Engineering Services

Phase II includes Basic Engineering Design services to expand the North Gessner reconstruction project limits from Westview Drive to Long Point Road (T-1732B).

A. Additional Coordination & Deliverables

- a. Additional coordination with adjacent project CoH CIP N-000809-0001-3
- b. Additional Project Progress Meetings with CoH
- c. 90% Design Submittal
- d. Final Design Submittal
- e. Private Utility Signatures (Westview to Long Point)
- f. Utility Conflict Resolution (Westview to Long Point)
- g. Update Project Manual, Front-End Documents, and Specifications
- h. Update Construction Cost Estimate

B. Roadway & Drainage Improvements Plan Production (Combine T-1732A & T-1732B)

1. General Sheets
 - a. Update Title Sheet
 - b. Update Drawing Index
 - c. Update General Notes and Abbreviations Sheet
 - d. Survey Control (2 Sheets) (Westview to Long Point, T-1732B Phase 2)
 - e. Sheet Layout Map (1 Sheet) (Westview to Long Point, T-1732B Phase 2)
2. Existing and Proposed Typical Sections (Westview to Long Point)
3. Driveway Schedule and Details (2 Sheets)
4. Plan and Profile Sheets (Westview to Long Point)
 - a. Plan-Profile Sheets (Gessner = 4 Sheets)
 - b. Plan-Profile Sheets (@Cross Streets = 2 Sheets)
5. Storm Sewer Lateral Sheets (2 Sheets)(Westview to Long Point)
6. HouStorm Inlet Analysis & Tables (1 Sheet)(Westview to Long Point, T-1732B Phase 2)
7. Junction Box Details (Westview to Long Point)
8. Cross Sections (2 Sheets)(Westview to Long Point)

C. Water and Sanitary Sewer Design (Westview to Long Point)

1. Plan and Profile Drawings for Water and Sanitary Upgrades and Relocations
 - a. Plan-Profile Sheets (4 Sheets)

D. Drainage Design (Westview to Long Point)

1. Update Overall Drainage Area Map
2. Update Existing Conditions Drainage Area Map
3. Update Proposed Conditions Drainage Area Map
4. Update Proposed Storm System Design for Combined Project Limits
 - a. Validation of PER Recommended Alternative
 - 1.) Update Existing Conditions for Expanded SWMM Model
 - 2.) Refine Boundary Conditions
 - b. Update Proposed Conditions for Expanded SWMM Model
 - 1.) Adjust Preliminary Model to Develop System Detail
 - 2.) Update & Develop Inlet Nodes

- 3.) Confirm & Modify Storm System
 - 4.) Update Model Pipe Elevations from Topo Survey
 - c. Execute Expanded SWMM Model for Detailed Design
 - 1.) Refine Design & Model
 - 2.) Proposed Storm Sewer Design Model Tables
 5. Proposed Storm Sewer 100-Year Analysis for Expanded SWMM Model
 - a. Modify for 100yr Extreme Event Requirements
 - b. Proposed Storm Sewer 100-Year Analysis Model Tables
 6. Update Impact Analysis Final Report
 - a. Determine Impacts for 2yr & 100yr for Final Design
 - b. Prepare Updated Mitigation Recommendation w/ LOS
 - c. Prepare Updated Impact Analysis Final Report
- E. Additional Project Quality Control (QA/QC) (Westview to Long Point)**
The QA / QC Plan provides for Constructability Reviews, Sustainability Review, and independent check for modeling, design calculations and quantity take-offs.

III. Phase II - Additional Engineering Services

- A. Traffic Control Plans (Revision to Combine T-1732A & T-1732B)**
TCP Overall Layout Sheets (Westview to Long Point)
TCP Construction Sequencing and Phasing (Westview to Long Point)
TCP Typical Cross Sections (Westview to Long Point)
TCP Phasing Plans (Westview to Long Point)
- B. Traffic Signals (Revision to Combine T-1732A & T-1732B)**
Temp. Signal Modifications during Construction - Gessner @ Long Point
- C. Storm Water Pollution Prevention Plan (SW3P) (Revision to Combine T-1732A & T-1732B)**
SW3P Plans (Westview to Long Point)
Update SW3P Report (Westview to Long Point)
- D. Signing and Striping Plan**
Signing & Striping Plans (4 sheets)
Striping Plan (1 sheet, Westview @ Gessner Intersection)
Small Sign Summary (1 sheet)
Signing & Striping Standard Details (7 sheets)
- E. Environmental Site Assessment Phase II (See Attached Proposal)**
- F. Subcontracted Services (See Attached Proposals)**
Street Light Plans (Isani Consultants, L.P.)
Tree Protection Plans (C.N. Koehl Urban Forestry, Inc.)

Exhibit B

Fee Estimate for Phase II Services
 N. Gessner Drainage and Mobility Improvements
 Combined Project (T-1732A Phase 1 + T-1732B Phase 2)
 from IH 10 (Katy Frwy) to Long Point
 for TIRZ 17

October 22, 2015

PHASE I AND PHASE II SERVICES		Dept. Manager	Sr. Project Manager	Project Engineer	Assoc. Engineer	Senior Designer	Clerical / Admin	Total Labor Hours	Total Labor Cost
1.00		\$ 225.00	\$ 210.00	\$ 135.00	\$ 120.00	\$ 120.00	\$ 80.00		
BASIC ENGINEERING SERVICES									
<i>I. Phase I - Preliminary Design</i>									
1. Review and Validation of Previous Draft PERs (Oct 2009 and August 2013)									
a.	Review Draft Reports (Oct 2009 and August 2013)	2	8	16	16			40	\$ 5,760.00
b.	Establish Current Engineering Basis of design		8	16				26	\$ 4,290.00
c.	Evaluate Current Existing conditions		12	12				36	\$ 5,580.00
d.	Evaluate previous recommendations and cost estimates	2	8	16				42	\$ 6,210.00
2. Prepare Updated Preliminary Engineering Report (PER) and Recommendations									
a.	Prepare Draft Updated PER - Report and Exhibits - Combine Phase 1 & 2 (T-1732A + T-1732B)	2	48	70	70	32		222	\$ 32,220.00
b.	Updated PER Submittal	2	8	18	18	24		70	\$ 9,600.00
c.	Review Mig w/COH PWE	2	4	8				14	\$ 2,370.00
d.	Update Draft PER per CoH PWE Comments (Report and Exhibits)	2	4	24	24	32	2	88	\$ 11,410.00
e.	QA/QC	2	4	8				14	\$ 2,370.00
3. Technical Review Committee & Coordination with CoH PWE									
a.	Pre-TRC Meeting	2	8	32	32			74	\$ 10,290.00
b.	TRC Meeting	2	8	32				42	\$ 6,450.00
c.	Draft RDAI	2	12	24	32			70	\$ 10,050.00
d.	Final RDAI	2	8	24				34	\$ 5,370.00
TOTAL PH 1 PRELIMINARY DESIGN		22	140	300	220	88	2	772	\$ 111,970.00

Exhibit B

**Fee Estimate for Phase II Services
N. Gessner Drainage and Mobility Improvements
Combined Project (T-1732A Phase 1 + T-1732B Phase 2)
from IH 10 (Katy Frwy) to Long Point
for TIRZ 17
October 22, 2015**

PHASE I AND PHASE II SERVICES		Dept. Manager \$ 225.00	Sr.Project Manager \$ 210.00	Project Engineer \$ 135.00	Assoc. Engineer \$ 120.00	Senior Designer \$ 120.00	Clerical / Admin \$ 80.00	Total Labor Hours	Total Labor Cost
Phase II Basic Engineering Services - N. Gessner Rd from IH-10 to Long Point (T-1732A & T-1732B)									
A. Additional Coordination & Deliverables (N. Gessner Rd from IH-10 to Long Point)									
a. Additional Coordination with CoH CIP Project No. N-000809-0001-3		6	10	14				30	\$ 5,340.00
b. Additional Project Progress Meetings with CoH PWE		6	10	14				30	\$ 5,340.00
c. 90% Design PWE Submittal		2	8	18	18	24		70	\$ 9,600.00
d. Final Design PWE Submittal		2	8	18	18	24		70	\$ 9,600.00
e. Private Utility Signatures (Westview to Long Point)			1	4	8			13	\$ 1,710.00
f. Utility Conflict Resolution (Westview to Long Point)			3	6	16			25	\$ 3,360.00
g. Update Project Manual, Front-End Documents, and Specifications		1	4	10	16	18		49	\$ 6,495.00
h. Update Construction Cost Estimate		1	4	10	16	18		49	\$ 6,495.00
B. Roadway & Drainage Improvements Plan Production (Combine T-1732A & T-1732B)									
I. General Sheets									
a. Update Title Sheet			1	2		2		5	\$ 720.00
b. Update Drawing Index			1	2		2		5	\$ 720.00
c. Update General Notes and Abbreviations Sheet			1	2	4	2		9	\$ 1,200.00
d. Additional Survey Control (2 Sheets) (Westview to Long Point)			1	4		6		11	\$ 1,470.00
e. Additional Sheet Layout Map (1 Sheet) (Westview to Long Point)			1	3		14		18	\$ 2,295.00
2. Additional Existing and Proposed Typical Sections (Westview to Long Point)			4	8	12	24		48	\$ 6,240.00
3. Driveway Schedule and Details (2 Sheets)			2	22	32	40		96	\$ 12,030.00
4. Additional Plan and Profile Sheets (Westview to Long Point)									
a. Plan-Profile Sheets (Gessner = 4 Sheets)		2	12	22	26	88		150	\$ 19,620.00
b. Plan-Profile Sheets (@Cross Streets = 2 Sheets)			3	6	8	20		37	\$ 4,800.00
5. Additional Storm Sewer Lateral Sheets (2 Sheets) (Westview to Long Point)		1	5	12	14	44		76	\$ 9,855.00
6. Additional House Storm Inlet Analysis & Tables (1 Sheet) (Westview to Long Point)		1	4	12	20	20		57	\$ 7,485.00
7. Additional Junction Box Details (Westview to Long Point)			2	10	16	20		48	\$ 6,090.00
8. Additional Cross Sections (2 Sheets) (Westview to Long Point)			2	6	10	20		38	\$ 4,830.00
B. Water and Sanitary Sewer Design (Westview to Long Point)									
I. Plan-Profile Sheets (4 Sheets)			6	10	14	44		74	\$ 9,570.00

Exhibit B

Fee Estimate for Phase II Services
 N. Gessner Drainage and Mobility Improvements
 Combined Project (T-1732A Phase 1 + T-1732B Phase 2)
 from IH 10 (Katy Frwy) to Long Point
 for TIRZ 17
 October 22, 2015

PHASE I AND PHASE II SERVICES		Dept. Manager \$ 225.00	Sr. Project Manager \$ 210.00	Project Engineer \$ 135.00	Assoc. Engineer \$ 120.00	Senior Designer \$ 120.00	Clerical / Admin \$ 80.00	Total Labor Hours	Total Labor Cost
1.00									
C. Drainage Design (Westview to Long Point)									
1. Update Overall Drainage Area Map									
			1	2	6	9		18	\$ 2,280.00
2. Update Existing Conditions Drainage Area Map									
			1	2	6	9		18	\$ 2,280.00
3. Update Proposed Conditions Drainage Area Map									
			1	3	6	6		16	\$ 2,055.00
4. Update Proposed Storm System Design for Combined Project Limits									
			2	3	6	6		17	\$ 2,265.00
a. Validation of PER Recommended Alternative (Westview to Long Point)									
		1	2	4	4			11	\$ 1,665.00
2.) Refine Boundary Conditions									
			1	2	10	5		18	\$ 2,280.00
b. Update Proposed Conditions for Expanded SWMM Model									
		1		3	14			18	\$ 2,310.00
1.) Adjust Preliminary Model to Develop System Detail									
		1	2	4	20	4		31	\$ 4,065.00
2.) Update & Develop Inlet Nodes									
		1	4	5	11			21	\$ 3,060.00
3.) Confirm & Modify Storm System									
		1	1	2	18	3		25	\$ 3,225.00
4.) Update Model Pipe Elevations from Topo Survey									
c. Execute Expanded SWMM Model for Detailed Design									
		1	3	12	18			34	\$ 4,635.00
1.) Refine Design & Model									
			2	3	6	4		15	\$ 2,025.00
2.) Proposed Storm Sewer Design Model Tables									
			2	3	6	6		17	\$ 2,265.00
5. Proposed Storm Sewer 100-Year Analysis for Expanded SWMM Model									
			1	3	8			17	\$ 2,490.00
a. Modify for 100yr Extreme Event Requirements									
			2	3	6	6		17	\$ 2,265.00
b. Proposed Storm Sewer 100-Year Analysis Model Tables									
6. Update Impact Analysis Final Report									
		1	3	3	7			14	\$ 2,100.00
a. Determine Impacts for 2yr & 100yr for Final Design									
		1	2	5	17			25	\$ 3,360.00
b. Prepare Updated Mitigation Recommendation w/ LOS									
		2	8	12	8	6	2	38	\$ 5,590.00
c. Prepare Updated Impact Analysis Final Report									
		9	24	27				60	\$ 10,710.00
D. Additional Project Quality Control (QA/QC)									
TOTAL PH II BASIC ENGINEERING SERVICES - (Combine Projects T-1732A & T-1732B)									
		42	157	318	425	494	2	1438	\$ 195,790.00

Exhibit B

Fee Estimate for Phase II Services
 N. Gessner Drainage and Mobility Improvements
 Combined Project (T-1732A Phase 1 + T-1732B Phase 2)
 from IH 10 (Katy Frwy) to Long Point
 for TIRZ 17
 October 22, 2015

	Dept. Manager \$ 225.00	Sr. Project Manager \$ 210.00	Project Engineer \$ 135.00	Assoc. Engineer \$ 120.00	Senior Designer \$ 120.00	Clerical/Admin \$ 80.00	Total Labor Hours	Total Labor Cost
PHASE I AND PHASE II SERVICES								
1.00								\$ 109,397.72
TOTAL PHASE II ADDITIONAL ENGINEERING SERVICES								
ADDITIONAL REIMBURSIBLE EXPENSES								
					Quantity	Unit Cost	Total	
1. Printing & Reproduction (LS)					1	\$7,500.00	\$7,500.00	\$7,500.00
2. City of Houston Review Fee (30 Shits @ \$77.07/shit)					30	\$77.07	\$2,312.10	\$2,312.10
3. Postage, Deliveries & Misc.					1	\$290.18	\$290.18	\$290.18
4. Mileage (@0.55/mi)					800	\$0.55	\$440.00	\$440.00
TOTAL ADDITIONAL REIMBURSIBLE EXPENSES								\$10,542.28
Total for Combined Projects T-1732A & T-1732B)								\$ 427,700.00

Exhibit B

Fee Estimate for Phase II Services
Mobility Improvements
Combined Project (T-1732A Phase 1 + T-1732B Phase 2)
from IH 10 (Katy Frwy) to Long Point
for TIRZ 17
October 20, 2015

PHASE II SERVICES 1.00	Dept. Manager \$ 225.00	St. Project Manager \$ 210.00	Project Engineer \$ 135.00	Assoc. Engineer \$ 120.00	Senior Designer \$ 120.00	Clerical / Admin \$ 80.00	Total Labor Hours	Total Labor Cost
ADDITIONAL ENGINEERING SERVICES								
II. Additional Engineering Services								
A. Traffic Control Plans (Combine Projects T-1732A & T-1732B)								
TCP Overall Layout Sheets (Westview to Long Point)		1	2	6	12		21	\$ 2,640.00
TCP Construction Sequencing and Phasing (Westview to Long Point)		1	3	9	20		33	\$ 4,095.00
TCP Typical Cross Sections (Westview to Long Point)		1	2	3	8		14	\$ 1,800.00
TCP Phasing Plans (Westview to Long Point)		1	3	9	18		31	\$ 3,855.00
B. Traffic Signals (Combine Projects T-1732A & T-1732B)								
Temp. Signal Modifications During Construction - Gessner @ Long Point		4	4	28	36		72	\$ 9,060.00
C. Storm Water Pollution Prevention Plan (SW3P) (Combine Projects T-1732A & T-1732B)								
SW3P Plans (Westview to Long Point, Phase 2)		1	2	10	12		25	\$ 3,120.00
Update SW3P Report (Westview to Long Point)		1	2	6		2	11	\$ 1,360.00
D. Signing and Striping Plan								
Signing & Striping Plans - Gessner (4 sheets)		2	8	24	36		70	\$ 8,700.00
Striping Plan - Westview @ Gessner Intersection (1 sheet)		2	8	16	24		50	\$ 6,300.00
Small Sign Summary (1 sheet)		2	4	8			14	\$ 1,920.00
Signing & Striping Standard Details (7 sheets)		2	2	8	12		24	\$ 3,090.00
E. Environmental Site Assessment Phase II (See Attached Proposal)								
Subtotal Additional Services - RPS Klotz Assoc.	0	18	40	127	178		365	\$ 94,268.00
SUBCONTRACTED ENGINEERING SERVICES								
Task							Total	
Street Light Plans (Isani Consultants, L.P.)					Cost	(w/ 8% markup)		
Tree Protection Plans (C.N. Koehl Urban Forestry, Inc.)					\$ 8,499.00	\$ 679.92	\$9,178.92	\$ 9,178.92
Subtotal Additional Services - Subcontracted Engineering Services					\$ 5,510.00	\$ 440.80	\$5,950.80	\$ 5,950.80
TOTAL FOR PHASE II ADDITIONAL SERVICES					\$ 14,009.00	\$ 1,120.72	\$15,129.72	\$ 15,129.72
								\$ 109,397.72

October 9, 2015

W. Edward Conger, P.E.
Senior Associate
Klotz Associates, Inc.
1160 Dairy Ashford, Suite 500
Houston Texas 77079

**RE: Engineering Services Proposal
TIRZ 17 North Gessner Road Drainage and Mobility Improvements
IH-10 to Long Point
CIP T-1732**

Dear Mr. Conger,

Isani Consultants, L.P. (ISANI) is pleased to submit the following proposal for engineering services for the above referenced project. We will obtain the base reference files from Klotz Associates, Inc. in AutoCAD format for preparing Street Lighting Plans (SLP). The proposed fee for these services is listed on separate spreadsheets.

1. Street Lighting Plans:

1. Prepare Street Lighting Layout for review by CenterPoint Energy Street Lighting Division.
 - i. Locate street lights, conduit and pull boxes at existing locations.
 - ii. Locate additional street lights where required to maintain minimum spacing and illumination at intersections.
2. Prepare 60% design submittal plans for review.
3. Send plans to CenterPoint Energy for review and update.
4. Send Plans to TIRZ 17 for review and update.
5. Update plans for 90% review and final plan submittal.
6. Prepare conduit quantities for Construction Cost.
7. Submit final plans and quantities.
8. Sheet count for the project is estimated as four (4) sheets.

SCHEDULE

- Working days to complete the **60% Street Lighting Plans Submittal** from your notice to proceed is **4 weeks**.

W. Edward Conger, P.E.
TIRZ 17 North Gessner Road Drainage and Mobility Improvements
October 9, 2015
Page 2 of 2

COMPENSATION

The proposed total compensation for the above services is a lump sum amount of **\$8,499.00**.
The specific amount for each task is as follows:

1. Street Lighting Plans \$8,499.00

ATTACHMENTS

- Man-hour Spreadsheets for Street Lighting.

Should you have any questions or require any additional information, feel free to contact me
at (713) 747-2399.

Sincerely,

A handwritten signature in blue ink that reads "Vincent N. Jacob".

Vincent N. Jacob, P.E.
Managing Engineer

File: Cc



October 9, 2015

TIRZ 17 CIP T-1732

North Gessner Road Drainage & Mobility Improvements

Proposal Breakdown

PROPOSAL FOR SUB-PROJECT 1 & SUB-PROJECT 2 (IH-10 TO LONG POINT)

Employee Classification	Project Manager	Senior Engineer	Graduate Engineer	CAD Operator	Admin	Sub-Total Cost (\$)	Labor Multiplier
Raw Labor Rates	\$ 55.00	\$ 48.00	\$ 30.00	\$ 26.00	\$ 15.00		3.00

Sheets

Task No. Task Code Task Description

STREET LIGHTING PLANS (STLT) LEVEL OF EFFORT (Hours)

Drawings		Documents		Project Management		Milestone Submittals		Other Expenses	
Task No.	Task Code	Task Description	Project Manager	Senior Engineer	Graduate Engineer	CAD Operator	Admin	Sub-Total Cost (\$)	Labor Multiplier
1	DES-STLT	Street Lighting Plan Sheets (Scale: 1"=40'), Double Bank	2	6	8	16		\$ 1,054.00	\$ 3,162.00
2	DES-STLT	Standard Details (COH)						\$ -	\$ -
3	STLT	Document 00410	1	2				\$ 151.00	\$ 453.00
4	STLT	Document 01110	1	2				\$ 151.00	\$ 453.00
5	STLT	Field Visit		2	2			\$ 156.00	\$ 468.00
6	STLT	STLT Construction Cost Estimate		1	2		1	\$ 123.00	\$ 369.00
7	STLT	QA/QC	2	1				\$ 158.00	\$ 474.00
8	STLT	Project Management and Meetings	1	2			1	\$ 166.00	\$ 498.00
9	STLT	60%	1	1	2	3		\$ 241.00	\$ 723.00
10	STLT	90%	1	2	2	3		\$ 289.00	\$ 867.00
11	STLT	Final	1	2	2	3	2	\$ 319.00	\$ 957.00
Sub-Total Hours			10	21	18	25	4		
12	STLT	Postage/Courier						\$ 25.00	\$ 25.00
13	STLT	Printing/Copying						\$ 50.00	\$ 50.00
TOTAL								\$	8,499.00

October 9, 2015

Ms. Morena G. Arrendondo, P.E.
RPS Klotz Associates
1160 Dairy Ashford, Suite 500
Houston, TX 77079

Re: Proposal for Urban Forestry Consulting Services on the City of Houston North Gessner Drainage and Mobility Improvement Project.
Klotz Project No. 1111.004.000

Dear Ms. Arrendondo,

As per your request, C.N. Koehl Urban Forestry, Inc proposes to provide Urban Forestry Consulting services for design phase of the North Gessner Drainage and Mobility Improvement project. Approximately 3,200 linear feet of roadway pavement will be evaluated for proposed street, driveway approach, storm, sidewalk, water and any peripheral utility construction that may be included in the project. Based on your request for proposal, and our most recent experience on past projects working with consulting civil engineers and the City of Houston's Street Tree Ordinance and Urban Forestry staff, we propose to provide the following Urban Forestry services:

Field Evaluation/Site Visit

We will walk each side of every street on which construction is proposed and evaluate the species, size, condition, and preservation feasibility of each tree. We will confirm the surveyed location of each tree and approximately locate any trees that may be impacted that were not picked up by surveyor. Proposed construction activity adjacent to each tree will be evaluated to determine impacts on long-term tree survival and compliance with City of Houston Street Tree Ordinance. The field evaluation will be scheduled in conjunction with the 60% submittal Tree Protection Plan development. The data collected will be used in development of the 60%, 90%, and final Tree Protection Plans.

Fee for Field Evaluation/Site Visit:

6.0 hours @ \$110.00/hour.....\$660.00

Tree Protection Plan for 60% Submittal

The plan and profile drawings, provided by the engineer, will be reviewed prior to the 60 percent submittal, to determine treatment for each tree. Each tree will be numbered on the drawings. A tree treatment schedule will list each tree by number, species, diameter, condition, anticipated treatment, and mitigation required by ordinance

for trees to be removed. Each tree (public and private) adjacent to construction activity will be evaluated to ensure that construction activity will not destroy too much of the structural root system. Destroying too much of the structural root system leaves the tree unstable, which could create liabilities. Should we find any conflicts with proposed construction or any liability issues we will make recommendations for minor design changes or for removal of the tree. Recommendations for minor design changes, such as shifting bends, a ts&v, vertical offset, or a fire hydrant, will be redlined on plan and profile drawings copied to our Tree Submittal Form with a brief description of recommended changes and emailed to your office. The design change recommendations and tree spreadsheet can then be reviewed by engineer and client to determine feasibility and final design approach.

Minor design changes may reduce the number of trees needing to be removed and reduce the cost of replacement plantings required by ordinance. The design review and comment process is typically the most value added aspect of our services, because the changes will preserve trees rather than requiring removal and replacement to comply with Street Tree Ordinance. If our recommendations preserve one 24" diameter ordinance tree the cost savings to the project, in removal and replacement costs, is approximately \$12,000.00.

After we receive your comments on our design change recommendations we will develop an Autocad or MicroStation drawn tree protection plan which will identify the mitigative and protective treatments needed to ensure long term tree survival and compliance with the City's Street Tree Ordinance. Plan and profile drawings, provided by the engineer, will be used to indicate each tree by number, and exact location of preservation treatments (protection fencing, root pruning trench, zero curb cutback, water line augers, etc.). The plan will also include the location, species, and size of replacement tree plantings required to comply with the Street Tree Ordinance. Details for tree treatments will be included in the tree protection plan. Quantity totals and cost estimates for each tree treatment will be provided. The tree protection plan and quantity totals and cost estimates will be emailed to you so that your staff may use the quantity estimates as needed and plot the tree protection plan as it is needed. The tree protection plan will include our logo with a signature line, which we sign at the mylar stage. The tree protection plan, specifications and quantity/cost estimate can be included in your 60% submittal so that the City's Urban Forestry staff can review our plan and provide comments prior to the final submittal. We will need 21-24 business days to complete the field evaluation and preliminary tree protection plan.

Fee for 60% Tree Protection Plan:
16.0 hours @ \$110.00/hour \$1,760.00

Tree Protection Plan for 90% submittal

We will review the construction design between the 60% and 90% submittal, following comments from the City on recommendations made in the 60% submittal, to ensure that any design changes that may have been made are incorporated into the tree protection plan. Changes necessary to the tree protection plan will be completed in the DWG or DGN drawings and resubmitted to engineer for submittal. Quantity/Cost

estimates, and specifications will be updated and forwarded to engineer. We will need 7-10 business days to complete the 90% Tree Protection Plan.

Fee for 90% Tree Protection Plan:
8.0 hours @ \$110.00/hour.....\$880.00

Tree Protection Plan for Final submittal

We will review the construction design between the 90% and final submittal, following comments from the City on recommendations made in the 90% submittal, to ensure that any design changes that may have been made are incorporated into the tree protection plan. Changes necessary to the tree protection plan will be completed in the DWG or DGN drawings and resubmitted to engineer for submittal. Quantity/Cost estimates, and specifications will be updated and forwarded to engineer. We will sign the mylar set of the Tree Protection Plans prior to final submittal. We will need 7-10 business days to complete the 90% Tree Protection Plan.

Fee for Final Tree Protection Plan:
6.0 hours @ \$110.00/hour.....\$660.00

Tree Saturation Planting Plan

We will include a Tree Saturation Planting Plan as part of the Tree Protection Plan. The Saturation Plan will be included on the Tree Protection Plan; separate sheets will not be produced for the Tree Saturation Planting Plan in order to be most cost effective with drafting and reproduction costs. Tree Saturation Plan will be completed per the "Administration Guidelines-Tree Planting and Mitigation for CIP Projects" effective March 1, 2010.

Fee for Tree Saturation Planting Plan:
5.0 hours @ \$110.00/hour..... \$550.00

Drafting AutoCAD (DWG or DGN) files of Tree Preservation Plan

We do have AutoCAD and Microstation capabilities and will provide a CAD drawn document. We will need the electronic files of proposed construction in DWG or DGN format. We will use the project title block and insert plan drawings at a 1:40 scale, triple banked on each sheet, similar to most traffic control plans. Tree treatment schedule will be included on each sheet which will call out treatments for each specific tree. This format typically allows us to fit approximately 1,200-1,500 l.f. per plan sheet, which would give us 7 to 9 sheets on this project. One to two sheets with project details will also be included, which would give us a total of 9 to 11 sheets. The drawings will be emailed or saved to CD and delivered to you, so that you may plot the files as you need them. CAD drafting will be completed in conjunction with the Preliminary and Final Plans. No additional time required.

Drafting Services Fee for DWG/DGN files of the Tree Preservation Plan:
20.0 hours @ \$50.00/hour.....\$1,000.00

Total Fees

Urban Forestry Services for development of Tree Protection Plan.....	\$4,510.00
<u>Drafting Services Fee for DWG files.....</u>	<u>\$1,000.00</u>
Total Fee for CAD drawn Tree Protection Plan.....	\$5,510.00

We have utilized the services contained in this proposal on similar projects for The City of West University Place Infrastructure Replacement Program, City of Houston Neighborhood Street Reconstruction Program, City of Houston Surface Water Transmission Program, Houston Storm Water Management Program, City of Missouri City Street Reconstruction, City of Friendswood Street Reconstruction, City of Piney Point Street Reconstruction, City of Sugarland Street Reconstruction, City of Texas City Street Reconstruction, and numerous City of Houston waterline and sewer projects in the past. It is our goal to provide you the most effective, efficient, and value added services we can provide. We are willing to provide services in whatever capacity you deem appropriate.

If this proposal meets with your approval and you would like to retain our services, please forward your standard agreement or a notice to proceed, and we will schedule the work as soon as we receive the plan and profile sheets. We greatly appreciate the opportunity to present this proposal and look forward to working with you on this project. If you have any questions or would like to make any changes, please do not hesitate to call me at 281-391-0022.

Respectfully submitted,



Sarah Koehl
President



Cielo Center, 1250 South Capital of Texas Highway, Building Three, Suite 200, Austin, TX 78746 USA
T +1 512 347-7588 F +1 512 347-8243 W www.rpsgroup.com

October 14, 2015

Morena G. Arredondo, P.E.
Associate Project Manager
RPS Klotz Associates
1160 Dairy Ashford, Suite 500
Houston, Texas, 77079

Re: Cost Proposal for Phase II Environmental Site Assessment
North Gessner Road Drainage and Mobility Improvement Project
Houston, Texas

Dear Ms. Arredondo:

RPS is pleased to provide this proposal to conduct a Phase II Environmental Site Assessment (Phase II ESA) at three locations along North Gessner Road between the IH-10 access road and Long Point Road in Houston, Harris County, Texas. The Phase II ESA will be performed in accordance with the latest version of the ASTM Standard Practice E1903 and Chapter 11 of the City of Houston's Department of Public Works and Engineering Design Manual (Design Manual) dated July 2015.

The following scope of work has been developed to assess potential petroleum contaminated areas (PPCAs) identified in a Phase I Environmental Site Assessment (Phase I ESA) conducted by Lockwood, Andrews & Newnam, Inc. of Houston, Texas dated April 18, 2013. The ESA identified three leaking petroleum storage tank (LPST) sites along North Gessner Road as recognized environmental conditions (RECs). The identified LPST sites are located at 1038 Gessner Road, 1066 Gessner Road (Building B), and 1311 Gessner Road.

Scope of Work

The Phase II ESA will be conducted to assess potential impacts to soil and groundwater from the LPST sites that may be encountered during roadwork construction activities. Based on the City of Houston's requirement, the Phase II ESA will consist of completing nine soil borings (three at each PPCA location). The borings will be located in the roadway along the planned construction excavation route at each REC location. If a drilling location is in conflict with an underground existing utility, the location will be moved to within the right-of-way. Proposed boring locations are shown on Figure 1.

Planning/Permits/Preparation

RPS will obtain the necessary permits and approvals to conduct the investigation within the roadway. As required by the City of Houston, a mobility permit, monitoring well/soil boring permit, and a street cut permit (scheduled excavation permit) will be obtained prior to any field activities. It is assumed that a traffic control plan will not be required for the mobility permit since only a single lane closure is anticipated. The soil boring locations will be marked and geolocated in the field for utility clearance and for preparing the required colored GIS map for the soil boring permit.



Morena G. Arredondo, P.E.
October 14, 2015
Page 2

Soil Borings and Temporary Wells

The soil borings will be advanced using a direct push technology rig by a driller licensed in the State of Texas. Borings will be drilled to a depth of 30 feet below ground surface (bgs) (maximum trench depth of 20 feet plus 10 feet). Borings in close proximity to underground utilities will be cleared by hand auger to a depth 5 feet. Photographs will be taken of the drilling activities.

All sampling equipment will be decontaminated by an Alconox wash, potable water rinse and final distilled water rinse prior to commencement of the project and between the installations of each soil boring.

Soil cores will be continuously collected from the surface to total depth of the boring using sample barrels with acetate liners or with a hand auger. The recovered soil will be examined in the field by a qualified field geologist to document lithology, color, moisture content, and visual or olfactory evidence of chemical impact. The lithologic description will be recorded and presented on soil boring logs in accordance with Chapter 11 of the Design Manual. In addition, the samples will be screened with an organic vapor monitor (OVM) to detect volatile organic vapors.

A temporary well will be installed in one of the soil borings drilled at each LPST where groundwater is encountered. Temporary wells will be constructed of 1-inch schedule 40 PVC with 10 feet of mill-slot screen. The well will be pulled from the ground after a groundwater sample is collected.

All soil borings will be backfilled with cement-bentonite grout and the surface restored with the same or equivalent materials as the existing pavement.

Investigation-derived waste (IDW) will be containerized in DOT-approved 55-gallon steel drum and appropriately labeled. The IDW will be temporarily stored by the driller pending analytical results. The IDW will then be properly disposed or recycled.

Sample Collection

One soil sample from each boring will be collected for laboratory analyses. Soil samples will be collected from the zone exhibiting the highest OVM reading. If no significant OVM readings are found, a soil sample will be collected from the soil-groundwater interface in accordance with the City of Houston's Design Manual Chapter 11. If no saturated zone exists, then the samples will be collected from the bottom of the boring.

Soil samples will be collected using USEPA SW846 Method 5035A and placed on ice in a cooler. The samples, along with the properly completed chain-of-custody forms, will be submitted to a NELAP-certified laboratory for analysis.

One groundwater sample will be collected from each temporary well, if installed. The sample will be collected using a peristaltic pump and clean sample tubing. The temporary well will be sufficiently purged prior to sample collection in order to collect a sample representative of the natural groundwater.

Groundwater samples will be collected in appropriate clean, pre-labeled sample jars provided by the laboratory. The samples, along with the properly completed chain-of-custody forms, will be submitted to a NELAP-certified laboratory for analysis.



Morena G. Arredondo, P.E.
October 14, 2015
Page 3

Sample Analysis

Because all of the potential RECs identified during the Phase I ESA are LPST sites, all soil and groundwater (if collected) samples will be analyzed for benzene, toluene, ethylbenzene and xylenes (BTEX) and methyl tertiary-butyl ether (MTBE) using USEPA SW-846 Method 8260B and for total petroleum hydrocarbons (TPH) using Texas Commission on Environmental Quality (TCEQ) Method TX1005. Samples will be analyzed and reported in accordance with TCEQ Texas Risk Reduction Program (TRPP) 13 protocols.

Report

RPS will prepare a report documenting the field activities and analytical results. In accordance with Chapter 11 of the Design Manual, the report will describe the lithology, the type of contamination and their potential sources, and the potential impacts to planned construction activities. The soil analytical results will be compared the Texas Risk Reduction Program (TRRP) residential Tier 1 protective concentration levels (PCLs) for the protection of groundwater (^{GW}Soil_{ing}) for a 0.5-acre source area. Groundwater analytical results will be compared to the residential Tier 1 PCLs for groundwater ingestion (^{GW}GW_{ing}).

The potential exposure to construction workers will be evaluated using the TRRP combined inhalation, ingestion, dermal, vegetable consumption (^{Total}Soil_{comb}) and the soil to air inhalation (^{Air}Soil_{inh-v}) residential Tier 1 PCLs. Groundwater results will be compared to the Tier 1 residential PCLs for the groundwater to air inhalation (^{Air}GW_{inh-v}) pathway. Additionally, the soil and groundwater (if encountered) will be characterized for waste disposal purposes should the sampled materials be found to be impacted.

A draft hard copy of the Phase II ESA report will be provided for review prior to submitting the final report. An electronic file of the complete report will be submitted with the final report.

The cost to perform this scope of work is \$48,328. This work will be conducted on a time and materials basis in accordance with our 2015 rate schedule. If no groundwater is encountered, no charges will be incurred for temporary well installation or groundwater sampling and analysis.

If there are any questions, please call me at 512/347-7588.

Sincerely,

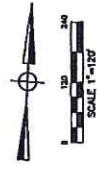
RPS

A handwritten signature in blue ink that reads "Mark S. Katterjohn".

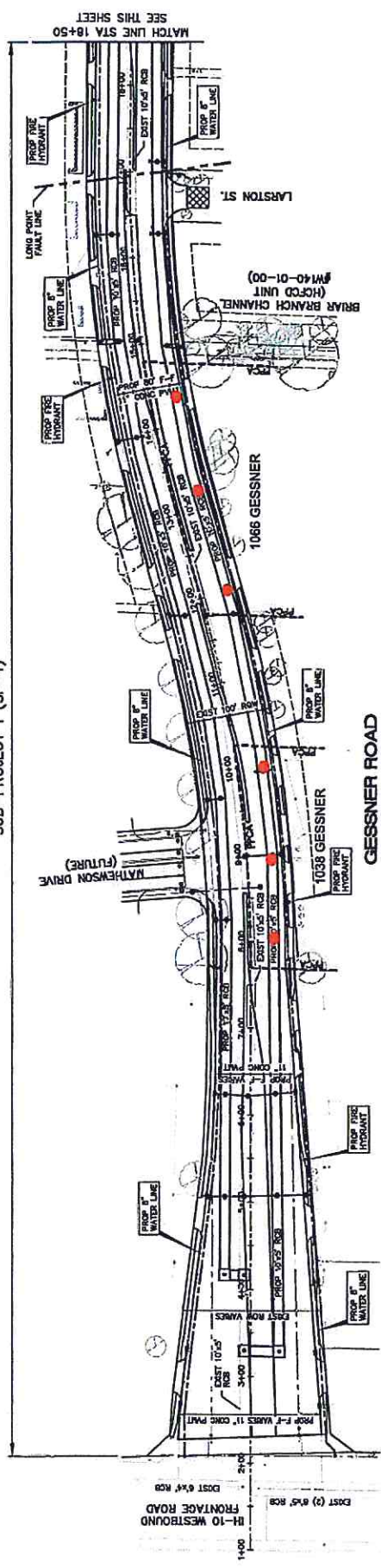
Mark S. Katterjohn, P.G.
Senior Consultant/Hydrogeologist

MSK/msk

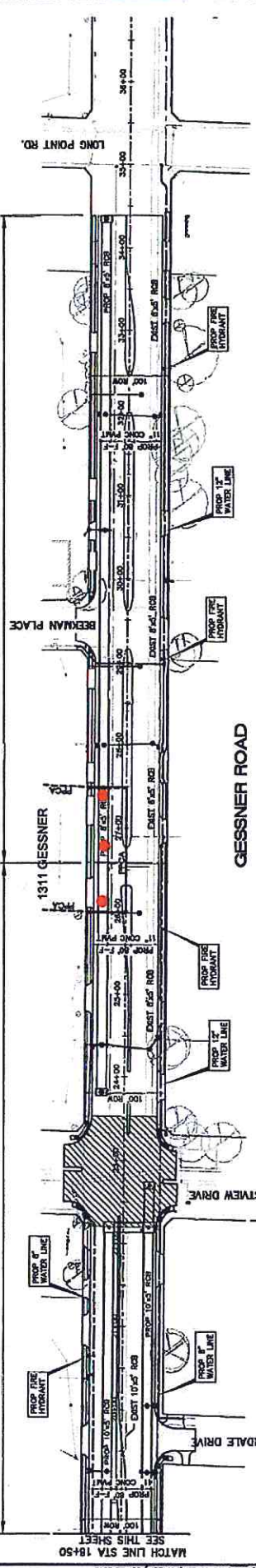
cc: Edward Conger, RPS Klotz Associates



SUB-PROJECT 1 (SP-1)



SUB-PROJECT 1 (SP-1)



SUB-PROJECT 2 (SP-2)

- LEGEND:**
- LANE OF 12" INCH EARLY STRENGTH REINFORCED CONCRETE PAVEMENT WITH 4" THICK CURB AND 2" THICK STABILIZED SUBGRADE
 - LIMITS OF MILL AND OVERLAY EXISTING ASPHALT PAVEMENT WITH 2" HILIG
 - P.C.A. LIMITS
 - STORM SENSER MANHOLE
 - STORM SENSER INLET
 - STORM SENSER JUNCTION BOX
 - LONG POINT FAULT LINE
 - PROPOSED BORING LOCATIONS

- P.C.A. LIMITS:**
- 1066 GESSNER ROAD, B
 - 1038 GESSNER ROAD
 - 1311 GESSNER RD.

clotz associates
 14300 Katy Road, Suite 300
 Houston, Texas 77078
 T 281.266.7227 F 281.266.7208
 www.clotzassoc.com

**OVERALL LAYOUT
 IH-10 TO LONG POINT
 FIGURE 1**

**CITY OF HOUSTON
 NORTH GESSNER ROAD
 DRAINAGE AND MOBILITY IMPROVEMENTS**

AL072 PROJ. No. 1111.004.000
 SCALE: 1"=120'
 DATE: JULY 2015

EXHIBIT

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. Project Plan amendment for changes to the TIRZ boundaries.