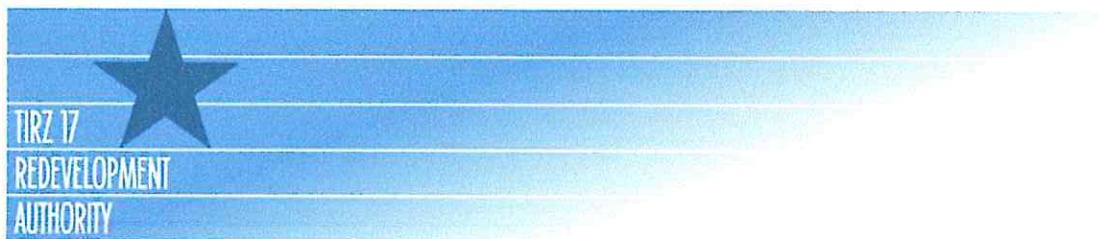


MEMORIAL CITY
REDEVELOPMENT AUTHORITY,
TIRZ No. 17,
City of Houston



Agenda and Agenda Materials
Meeting of the Board of Directors

August 25, 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 **Thursday, August 25, 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. Approve Minutes of July 26, 2016 regular meeting.
4. Receive financial and bookkeeper's report, including payment of invoices, review of investments and project cash flow reports.
5. FY2017 Budget.
6. Engagement letter with McCall Gibson Swedlund Barfoot, PLLC for preparation of Agreed-Upon Procedures reports.
7. Agreed-Upon Procedures report from McCall Gibson Swedlund Barfoot, PLLC for Phase II reimbursement of costs pursuant to development agreement with Lipex Properties, LP; Authorize reimbursement payment.
8. Agreed-Upon Procedures report from McCall Gibson Swedlund Barfoot, PLLC for reimbursement of costs pursuant to development agreement with T&C Way Partners, LLC; Authorize reimbursement payment.
9. Bond refunding analysis from Authority Financial Advisor.
10. Proposal from LAN for drainage analysis.
11. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney, with regard to pending or contemplated litigation; and Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property.
12. Reconvene in Open Session and authorize appropriate actions regarding private consultation with attorney, with regard to pending or contemplated litigation and regarding the purchase, exchange, lease or value of real property.
13. Adjournment.



Executive Director for Authority

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

AGENDA MEMORANDUM

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

3. Approve minutes of the July 26, 2016 regular meeting.

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

July 26, 2016

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority and Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, held a regular joint meeting on Thursday, July 26, 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 – Marshall B. Heins
Position 2 – John Rickel
Position 3 – David P. Durham
Position 4 – Ann T. Givens, *Chair*

Position 5 – Zachary R. Hodges
Position 6 – Brad Freels, *Vice-Chair*
Position 7 – Glenn E. Airola, *Secretary*

and all of the above were present, with the exception of Directors Rickel, Hodges and Freels, thus constituting a quorum. Also present were Scott Bean and Linda Clayton, both of Hawes Hill Calderon, LLC; Jessica Holoubek, Allen Boone Humphries Robinson, LLP; and Michelle Lofton, ETI Bookkeeping Services. Others attending the meeting were Jennifer Curley, COH - Economic Development Dept.; Sallie Acorn, District G; Amy Peck, District A; Barry Abrams, BlankRome; Tayo Ilori, McGrath & Co.; Muhammad Ali and Derek St. John, both of LAN; Edward Conger, Klotz Associates; Jim Webb, Goodman Corporation; Virginia Gregory; Kay Haslam; Bruce Nichols, Jim Shroff; Kelly Landwermeyer; Amanda Kraysek; David Tresch; Dean Bixler; Cynthia Neely, Jim Muckle; and Louise Hansen. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Louise Hansen thanked the Board for pushing forth with flood relief for Frostwood. She stated she has flooded three times since 2009 and has been forced to sell her home. She encouraged the Board to continue with the detention promised in the CIP. Kay Haslam stated W153 is full once again and cannot take any additional water. She stated the Army Corps of Engineers controls W153 and anyone who wants to release water in W153 must get permission from them. She stated the Authority/TIRZ is going to need to revise its plans. Kelly Landwermeyer stated he was in support of the Authority/TIRZ's CIP plan. He asked the Board to keep up its efforts with the latest CIP. Virginia Gregory discussed Fidelis and MetroNational elevating their properties and the lack of detention; She wanted to know if there are a different building standards for developers compared to residential building. She stated she was tired of runoff water from developers.

APPROVE MINUTES OF JUNE 23, 2016, REGULAR MEETING.

Upon a motion duly made by Director Durham, and being seconded by Director Heins, the Board voted unanimously to approve the Minutes of the June 23, 2016, Board meeting, as presented.

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

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

PROPOSAL FROM MCGRATH AND COMPANY FOR PRE-AUDIT SERVICES.

Mr. Ilori reviewed the proposal from McGrath & Co to prepare the financial statements for the auditor. Mr. Bean noted the fees were for \$9,500 and Mr. Ilori reported the fees were the same as last years. Upon a motion duly made by Director Airola, and being seconded by Director Heins, the Board voted unanimously to approve the proposal from McGrath & Co. to perform the pre-audit services, as presented.

FY2017 BUDGET AND CIP UPDATE.

Mr. Bean reported the budget and CIP was expected to go in front of in late August. No action from the Board was required.

PROPOSAL FROM LAN FOR DRAINAGE ANALYSIS.

This item was tabled.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY, WITH REGARD TO PENDING OR CONTEMPLATED LITIGATION; AND CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

The Board convened in Executive Session at 8:13 a.m.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING PRIVATE CONSULTATION WITH ATTORNEY, WITH REGARD TO PENDING OR CONTEMPLATED LITIGATION AND REGARDING THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

The Board reconvened in open session at 9:25 a.m. No action was taken.

ADJOURNMENT.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:26 a.m.

Secretary

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

AGENDA MEMORANDUM

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

4. Receive 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

July 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, 2017

Summary

<u>Current Activity</u>	<u>Memorial City Redevelopment Authority</u>			
	<u>General Fund</u>	<u>Capital Projects</u>	<u>Debt Service</u>	<u>Total</u>
Beginning Balance	23,848,446.29	0.00	4,367,859.94	28,216,306.23
Revenue	5,751.62	0.00	1,432.35	7,183.97
Expenditures	40,753.71	0.00	0.00	40,753.71
Ending Balance	23,813,444.20	0.00	4,369,292.29	28,182,736.49

NOTES:

Debt Service Payments due in Fiscal Year End 2017:

Date	Series	Principal	Interest	Total
9/1/2016	2008	470,000.00	161,090.00	631,090.00
9/1/2016	2011	575,000.00	141,036.00	716,036.00
9/1/2016	2011A	1,825,000.00	470,085.00	2,295,085.00
3/1/2017	2008	-	150,632.50	150,632.50
3/1/2017	2011	-	130,456.00	130,456.00
3/1/2017	2011A	-	434,953.75	434,953.75
			Total FYE 2017	4,358,253.25

July 31, 2016

General Operating Fund

BEGINNING BALANCE: **23,848,446.29**

REVENUE:

Checking Interest - Wells Fargo	1,599.99	
Texpool Interest	267.60	
Wells Fargo/TexSTAR (Surplus Funds) Interest	2,884.03	
Temporary Right of Entry Rental	1,000.00	
Voided Check(s)	0.00	
Total Revenue:		5,751.62

DISBURSEMENTS:

Checks Presented At Last Meeting	40,753.71	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		40,753.71

Ending Balance: **23,813,444.20**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1500	13,914,724.86
TexPool	*0001	0.3514	854,374.58
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.3958	8,797,624.09
Texas Exchange Bank CD	*3601	0.8500	246,720.67
Total			23,813,444.20
Certificate of Deposit	CD *3601	Term: 12 Months	Matures: 09/28/2016

**Memorial City Redevelopment Authority
Checks Presented August 25, 2016**

Num	Name	Description	Amount
2616	SER Construction Partners, LLC (Presented 08/01/2016)	Pay Estimate No. 15 & 16	-768,148.44
2617	Allen Boone Humphries Robinson LLP	Legal Fee	-4,392.06
2618	Equi-Tax, Inc	Tax Assessor Fee	-400.00
2619	ETI Bookkeeping Services	Bookkeeping Fee	-1,118.28
2620	Hawes Hill Calderon LLP	Professional Consultant	-7,500.00
2621	Klotz Associates Inc	Engineering Consultant	-1,487.81
2622	Lockwood, Andrews & Newman, Inc.	Engineering Fee	-33,000.00
2623	SWA Group	Engineering Consultant	-10,580.19
2624	The Goodman Corporation Inc	Contract Services	-1,000.00
Total			-827,626.78

Debt Service Fund

BEGINNING BALANCE		4,367,859.94
REVENUE		
Wells Fargo/TexSTAR (2008 DSF) Interest	1,429.23	
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	3.12	
Total Revenue		1,432.35
EXPENDITURES		
2008 Debt Service Interest Payment	0.00	
2008 Debt Service Principal Payment	0.00	
Total Expenditures		0.00
ENDING BALANCE		4,369,292.29

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.3958	4,359,782.31
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.3958	9,509.98
		Total	4,369,292.29

Memorial City Financial Development Authority
Investment Report
July 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	0.3514	854,158.23	1.00006	267.60	(0.00)	854,511.28	1.00016	854,374.58
GOF	Wells Fargo/ TexStar	0.3958	8,795,496.41	1.000086	2,884.03	(0.00)	8,799,260.45	1.000186	8,797,624.09
DSF	Wells Fargo/ TexStar DSF	0.3958	4,358,727.90	1.000086	1,429.23	(0.00)	4,360,593.23	1.000186	4,359,782.31
DSF	Wells Fargo/ TexStar PI Rev	0.3958	9,507.68	1.000086	3.12	(0.00)	9,511.75	1.000186	9,509.98

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	13,914,724.86	BNYM	37,021,930	WU2246	14,745,133	15,531,070

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
 July 2016

	July			Year To Date (1 Month)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Ordinary Income/Expense							
Income							
1000 · Income							
8223 · Interest Income	6,184	7,303	-1,119	6,184	7,303	-1,119	87,633
Total 1000 · Income	6,184	7,303	-1,119	6,184	7,303	-1,119	87,633
6-4320 · Increment Collections	0	0	0	0	0	0	12,524,238
Total Income	6,184	7,303	-1,119	6,184	7,303	-1,119	12,611,871
Expense							
3335 · Management Consulting Services							
6320 · Legal	3,660	5,000	-1,340	3,660	5,000	-1,340	60,000
6322 · Eng Consultant/General Prof.Svc	7,165	6,250	915	7,165	6,250	915	75,000
6323 · Legal Litigation	615	0	615	615	0	615	0
6337 · Construction Audit	0	0	0	0	0	0	10,000
Total 3335 · Management Consulting Services	11,440	11,250	190	11,440	11,250	190	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	0	0	0	2,660,000
5708 · Interest	0	0	0	0	0	0	1,704,667
Total 5706 · Debt Service	0	0	0	0	0	0	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	0	0	0	17,000
6333 · Bookkeeping/Accounting	915	875	40	915	875	40	10,500
6340 · Administration Salaries/Benefit	7,500	11,833	-4,333	7,500	11,833	-4,333	142,000
6344 · Bond Svcs/Trustee/FA	400	0	400	400	0	400	4,800
6350 · Office Expense	0	1,250	-1,250	0	1,250	-1,250	15,000
6351 · Office Lease	0	0	0	0	0	0	15,000
6353 · Insurance / FDIC Assess.Fee	0	3,750	-3,750	0	3,750	-3,750	45,000
Total 6300 · Administration & Overhead	8,815	17,708	-8,893	8,815	17,708	-8,893	249,300
7000 · Capital Expenditure							
1709 · Lumpkin I-10 Westview	801,148	275,000	526,148	801,148	275,000	526,148	3,300,000
1715A · Barryknoll East Drainage	0	16,667	-16,667	0	16,667	-16,667	200,000
1717 · Town & Country W. Drain/Mobil	2,415	172,917	-170,502	2,415	172,917	-170,502	2,075,000
1725 · Parks & Green Space Improv.	0	2,083	-2,083	0	2,083	-2,083	25,000
1731B · Memorial Drainage & Mobility	118	0	118	118	0	118	0
1732A · N Gessner Drainage & Mobility	1,427	25,000	-23,573	1,427	25,000	-23,573	300,000

July 2016 FYE 2017 Budget based on FYE 2015 numbers.
 FYE 2017 Budget not yet approved by COH as of 07/31/2016.

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

	July			Year To Date (1 Month)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1734 · W140 Channel Improvements	1,061	134,583	-133,522	1,061	134,583	-133,522	1,615,000
1734B · Bunker Hill Bridge	0	6,250	-6,250	0	6,250	-6,250	75,000
1735A · Detention Basin A	0	256,667	-256,667	0	256,667	-256,667	3,080,000
1736A · Memorial Drive Drainage	0	33,333	-33,333	0	33,333	-33,333	400,000
Total 7000 · Capital Expenditure	806,169	922,500	-116,331	806,169	922,500	-116,331	11,070,000
Total Expense	826,424	951,458	-125,034	826,424	951,458	-125,034	16,945,179
Net Income	-820,240	-944,155	123,915	-820,240	-944,155	123,915	-4,333,308

July 2016 FYE 2017 Budget based on FYE 2015 numbers.
 FYE 2017 Budget not yet approved by COH as of 07/31/2016.

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

August 10, 2016

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Client/Matter: MEM001-01
 Statement Number: 82483
 Billing Attorney: Trey Lary


REMITTANCE PAGE

Fees for services posted through August 05, 2016 3,658.41
 Expenses and Other Items posted through August 05, 2016 1.15
Total Amount Due: \$3,659.56

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 # 6330
 8-19-2016


ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Telephone 713-860-6400
 August 10, 2016

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Michelle Lofton Client/Matter: MEM001-01
 ETI Bookkeeping Services Statement Number: 82483
 17111 Rolling Creek Drive, Suite 108 Billing Attorney: Trey Lary
 Houston, TX 77090

General

Professional Fees

Fees for services posted through August 05, 2016, as follows:

Date	Professional	Hours
General		
07/05/16	Janelle N. Hedges	Research and follow-up regarding creation of requested project. 0.25
07/05/16	Jessica Holoubek	Telephone conference with Ann Givens regarding FYE 2017 budget matters. 0.25
07/06/16	Holly Huston	Update District files in accordance with the Records Management Act and in accordance with the District's Records Management Policy. 0.25
07/07/16	Holly Huston	Update documents kept in meeting file reference folder. 0.75
07/12/16	Holly Huston	Receive, review and forward BNY Mellon documents to consultants for further review. 0.25
07/17/16	SHARED FEES	Ongoing services related to analysis and implementation of HB1295 requirements regarding new contracts and contract amendments, extensions, and renewals, including conferences with Texas Ethics Commission, conferences with Texas legislators, conferences with representatives of all consultant, vendor, and proposing entities regarding requirement for presentation of HB1295 at time of Board's action on any proposed contract or amendment; refining internal procedures for implementing requirements and tracking district receipt of required forms. Ongoing communication with State Comptroller's Office regarding website preparation for annual water district filings pursuant to HB1378; internal development of procedures and training for same. 0.25
07/23/16	SHARED FEES	Public Funds Investment Act and Public Funds Collateral Act Compliance and coordination. 0.25
07/26/16	Jessica Holoubek	Prepare for, travel to, attend and follow up from Board of 3.00

Allen Boone Humphries Robinson LLP

August 10, 2016

Memorial City Redevelopment Authority
 MEM001-01

Statement Number: Page: 2
 82483

06/01/16	SHARED FEES	Directors meeting. 0.25
		Ongoing services related to analysis and implementation of HB1295 requirements regarding new contracts and contract amendments, extensions, and renewals, including conferences with Texas Ethics Commission, conferences with Texas legislators, conferences with representatives of all consultant, vendor, and proposing entities regarding requirement for presentation of HB1295 at time of Board's action on any proposed contract or amendment; refining internal procedures for implementing requirements and tracking district receipt of required forms. 0.25
06/03/16	Holly Huston	Update District files in accordance with the Records Management Act and in accordance with the District's Records Management Policy. 0.25
		Total Task Hours: 5.75
		Total Task Amount: \$1,938.41

Public Information Requests

07/18/16	Kristen Hogan	Work on open records request. 0.25
07/19/16	Jessica Holoubek	Work on response to Texas Public Information Act request from Mike Morris. 0.50
07/19/16	Janelle N. Hedges	Research and follow-up regarding response to Public Information Act Request from Houston Chronicle. 1.00
07/19/16	Kristen Hogan	Work on open records request. 1.00
07/19/16	Jessica Holoubek	Telephone conference with Scott Bear; work on response to request for information from Michael Morris. 0.75
07/20/16	Jessica Holoubek	Work on response to Texas Public Information Act request. 0.50
07/21/16	Janelle N. Hedges	Research and follow-up regarding response to Public Information Act Request from Houston Chronicle. 0.25
07/21/16	Kristen Hogan	Work on open records request. 0.75
07/21/16	Jessica Holoubek	Work on matters regarding response to Michael Morris. 0.25
		Total Task Hours: 5.25
		Total Task Amount: \$1,720.00
		Total Fees: \$3,658.41

Expenses and Other Items

Expenses and Other Items posted through August 05, 2016, as follows:

05/25/16	Postage.	1.15
	Total Expenses and Other Items:	1.15

TASK FEE BREAKDOWN

General	Hours	Amount
General	5.75	1,938.41
Public Information Requests	5.25	1,720.00

Memorial City Redevelopment Authority
 MEM001-01

Statement Number: Page: 3
 82483

Total Fees: \$ 3,658.41
Total Expenses and Other Items: \$ 1.15
Total Amount Due: \$ 3,659.56

ALLEN BOONE HUMPHRIES ROBINSON LLP

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August 10, 2016

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Client/Matter: MEM001-03
 Statement Number: 82484
 Billing Attorney: Tray Lary


REMITTANCE PAGE

Fees for services posted through August 05, 2016 117.50
 Expenses and Other Items posted through August 05, 2016 0.00
Total Amount Due: \$117.50

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

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 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

*Various All dated
8/19/2016*


ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Telephone 713-860-6400
 August 10, 2016

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Michelle Lofton Client/Matter: MEM001-03
 ETI Bookkeeping Services Statement Number: 82484
 17111 Rolling Creek Drive, Suite 108 Billing Attorney: Tray Lary
 Houston, TX 77090

Projects

Professional Fees
 Fees for services posted through August 05, 2016, as follows:

Date	Professional	Hours
Memorial Drainage & Mobility - 1731B 1731C		
07/20/16	Jessica Hokoubek Discuss project with Dan Moody.	0.25
		Total Task Hours: 0.25
		Total Task Amount: \$117.50
		Total Fees: \$117.50

TASK FEE BREAKDOWN

Task	Hours	Amount
Memorial Drainage & Mobility - 1731B	0.25	117.50

Total Fees:	\$	117.50
Total Expenses and Other Items:	\$	0.00
Total Amount Due:	\$	117.50

Allen Boone Humphries Robinson LLP

August 10, 2016

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

August 10, 2016

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Client/Matter: MEM001-21
 Statement Number: 82485
 Billing Attorney: Tray Lary


REMITTANCE PAGE

Fees for services posted through August 05, 2016 815.00
 Expenses and Other Items posted through August 05, 2016 0.00
Total Amount Due: \$815.00

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 # 6323
8-14-2016*


Equi-Tax Inc.

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

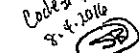
Invoice

DATE	INVOICE #
8/1/2016	49840

BILL TO

TIRZ No. 17 -
 Memorial City Redevelopment Authority
 c/o ETI Bookkeeping Services
 17111 Rolling Creek Drive, Ste 108
 Houston TX 77090

DESCRIPTION	AMOUNT
Fee per Contract, Monthly Consultant Services	400.00
Invoice emailed to Michelle Lofton at ETI Bookkeeping Services at bkpl@etiaccounting.com and to Scott Bean sbeam@hhclp.com and Linda Clayton lclayton@hhclp.com at Hawes Hill	
Total	\$400.00

*Code # 6323
8-4-2016*


BTI Bookkeeping Services
 PO BOX 71109
 Houston, TX 77273

Invoice

Date	Invoice #
8/1/2016	7720

Bill To
 TIRZ 17 Redevelopment Authority
 P.O. Box 71109
 Houston, Texas 77273

Description	Qty	Rate	Amount
Bookkeeping		850.00	850.00
Annual Record Retention Storage		268.28	268.28
Total			\$1,118.28
Payments/Credits			\$0.00
Balance Due			\$1,118.28

Code # 6333
 8-19-2016

RPS klotz associates

1148 Dairy Ashford, Suite 500, Houston, Texas 77079
 T 281 589 7257 F email@klotz.com W www.rpsgroup.com | www.klotz.com

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

August 11, 2016
 Project No: 1111.002.000
 Invoice No: 71662

TIRZ 17 Memorial City Redevelopment Authority Briar Branch Channel Improvements
 TIRZ 17 CIP No. T-1734A
 HCFCD Unit W140-01-00

For Professional Services rendered from July 1, 2016 to July 29, 2016:

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
Basic Services (LS)	624,155.00	96.78	604,057.21	602,996.15	1,061.06
Additional Services (T&M)	\$9,645.00	71.00	43,229.08	63,220.08	0.00
Total Fee	713,800.00		647,277.29	666,216.23	1,061.06
					1,461.86
					51,861.86
					0.00
Recap:	Current	Previous	To-Date		
Total Billings:	1,061.06	666,216.24	667,277.30		
Contract Amount			713,800.00		
Balance			46,522.70		
Total Due This Invoice:					51,861.86

Code # 1734A
 8-19-2016

Memorial City Redevelopment Authority / TIRZ 17

Briar Branch (W140-01-00) Channel Improvements
 TIRZ 17 CIP No. T-1734A
 Master Agreement (07-30-15) Task Order No.2
 Klotz Assoc. Job No. 1111.002.000

RPS klotz associates
 1148 Dairy Ashford, Suite 500, Houston, Texas 77079
 T 281 589 7257 F email@klotz.com W www.rpsgroup.com | www.klotz.com

Professional Services Summary
 Through 07/29/16
 Invoice # 71662

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Basic Services						
I. Phase I - PER (Complete)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
II. Phase II - Final Design	\$624,155.00	\$624,155.00	96.78%	\$604,057.21	\$602,996.15	\$1,061.06
III. Phase III - CPS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Basic Services	\$624,155.00	\$624,155.00		\$604,057.21	\$602,996.15	\$1,061.06
Additional Engineering Services / Sub-Contracted Services / Reimbursable Expenses						
I. Additional Engineering Services	\$35,620.00					
1. TOPs - Traffic Control Plans		\$23,260.00	91.80%	\$21,372.16	\$21,372.16	\$0.00
2. SW3P - StormWater Pollution Prevention Plans		\$12,540.00	98.44%	\$12,345.00	\$12,345.00	\$0.00
II. Sub-Contracted Services	\$29,502.90					
1. Add'l Topo. Survey		\$29,502.90	100.00%	\$29,502.90	\$29,502.90	\$0.00
III. Reimbursable Expenses	\$24,322.10					
1. Reimbursable Expenses		\$24,322.10	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Additional Services	\$89,645.00	\$89,645.00		\$61,220.08	\$61,220.08	\$0.00
Total Professional Services Fees	\$713,800.00	\$713,800.00		\$667,277.29	\$666,216.23	\$1,061.06
Total Fees Earned this Period						\$1,061.06

RPS klotz associates

1148 Dairy Ashford, Suite 500, Houston, Texas 77079
 T 281 589 7257 E email@klotz.com W www.rpsgroup.com | www.klotz.com

Activities Planned for Next Period

- Ph II Final Design.
 - Basic and Additional Services
 - Drainage Impact Report submitted to HCFCD on 12-18-14 under HCFCD review. Plans will be submitted to HCFCD upon approval of Drainage Impact report by HCFCD. Plans will be submitted to CoH upon approval by HCFCD.
 - Respond to comments and questions from HCFCD and TIRZ.
 - Meetings
 - Project Team Meetings as required.
 - Progress Mtgs. to be held to review project status with TIRZ Executive Director.
 - Additional meetings with TIRZ, LAN and SWA as required.
 - Attend and provide project update at TIRZ Board Meeting.
- Ph II Sub-consultant (Survey - Kuo) - additional survey complete.

Issues and Information we are waiting to receive

Need authorization and NTP for incorporation of 'Straws' and Bunker Hill Bridge modifications (T-1734B) into Briar Branch project and drainage analysis as approved by TIRZ Board on 05-19-16.

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

August 11, 2016
 Project No: 1111.004.000
 Invoice No: 716063

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 July 1, 2016 to July 29, 2016

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
Basic Services	474,170.00	97.23	461,035.49	468,608.74	426.75
Additional Services	102,390.00	43.00	43,538.88	41,518.88	8.00
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		504,574.37	504,147.62	426.75
					436.75
					5426.75

Recap:	Current	Previous	To-Date
Total Billings	426.75	504,147.62	504,574.37
Contract Amount			619,360.00
Balance			114,785.63
		Total Due This Invoice:	5426.75

Code # 1732 A
 8/19/2016

North Gessner Drainage and Mobility Improvements
 - IH10 (Katy Fwy) 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

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

Professional Services Summary
 Through 07/29/16
 Invoice # 716063

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Basic Services						
I. Phase I - PER Update (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
II. Phase II - Final Design	\$474,170.00	\$474,170.00	97.23%	\$461,035.49	\$460,608.74	\$426.76
III. Phase III - CPS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Basic Services	\$474,170.00	\$474,170.00		\$461,035.49	\$460,608.74	\$426.76
Additional Engineering Services / SubContracted Services / Reimbursable Expenses						
I. Additional Engineering Services	\$102,390.00					
1. TCPs - 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)		\$68,010.00	24.68%	\$16,784.87	\$16,784.87	\$0.00
3. SW3P - Stormwater Pollution Prevention Plans		\$11,100.00	96.32%	\$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		\$504,574.37	\$504,147.62	\$426.76
Total Fees Earned this Period						\$426.75

Monthly Progress Report

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

CIP No: T-1732A

Period: Through July 29, 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.) TIRZ Board requested to incorporate T-1732B (N. Gessner - Westview to Long Point) as part of the T-1732A construction and design plans. Updated authorization request was submitted on 05-12-16.
 - 4.) ESA II needed for CoH and TxDOT project approval and design completion. Updated authorization request included this required service.
 - 5.) CoH PWE is now requiring additional reviews, updated PER and new TRC. In addition, the TxDOT Grant for the project will require plans to be updated for TxDOT construction. These were included in the updated authorization request.
 - 6.) TxDOT Grant for the project will require a TxDOT Environmental Assessment Study and Report. This was included in the updated authorization request.
 - 7.) SW3P and TCP plans continue.
 - 8.) 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.) ESA II is needed for project approval and design completion.
 - 2.) Requirement from CoH PWE for additional reviews, updated PER and new TRC. Updated authorization request was submitted (05-12-16) to provide these newly required services.
 - 3.) Completed development of design plans and profiles from the survey and previous PER plans.
 - 4.) SW3P and TCP plans continue.
 - 5.) Review of Traffic Signals for design continues.
 - 6.) Update of concepts and coordination with Mathewson Ln project continue.
 - 7.) Continue coordination with SWA for streetscape design.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Progress Mtgs. to 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.
2. Ph II Sub-consultant
 - 1.) ESA II needed
 - 2.) TBD

Issues and Information we are waiting to receive -

TIRZ Board authorization and NTP are needed for the updated and expanded project scope outlined above and in the updated LOA request submitted 05-12-16..

August 10, 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 Lumpkin Rd. Phase III Construction - Spillers Ln.

Dear Mr. Bean:

Attached is the original copy of our Invoice No. 30 in the amount of \$33,000.00 for the above project, which covers services through June 30, 2016.

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

Sincerely,

Muhammad Ali, P.E.
Project Manager

MA:rtm

Enclosures: LAN Invoice No.30

cc: File

30

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

August 10, 2016
Invoice No: 30

Regulating services through June 30, 2016 in connection with the TIRZ 17 Redevelopment Authority.

Account No.	Project Name	Original Contract	Percent Complete	Estimating Contract Amount	Total Invoiced To Date	Previously Invoiced	Current Payment Due
OP No. T-1709	Lumpkin Rd Phase III Construction - Spillers Lane	\$33,000.00	100.00%	\$0.00	\$ 33,000.00	\$ -	\$ 33,000.00
Total		\$33,000.00			\$ 33,000.00	\$ -	\$ 33,000.00

CURRENT PAYMENT DUE THIS INVOICE: \$33,000.00

Code # 17 09
8-19-2016

30

swa

To: Memorial City Redevelopment Authority/Houston TIRZ 17
Attn: Linda Clayton
c/o Hawes Hill Calderon LLP
PO Box 22187
Houston, TX 77227-2187

Date: August 15, 2016
Invoice No: 187057
For Period: July
Project No: RHT5501.A
Project Manager: Clayton Bruner

Project CIP 1717 Town & Country West Drainage and Mobility Improvements Additional Service

WORK PERFORMED: Final design coordination; Respond to questions; Conferences.

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

Professional Personnel

Principals	Hours	Rate	Amount
Vick, James	4.00	235.00	940.00
Total Fee Due This Invoice			940.00
Total this Invoice			\$940.00

Prior Billed 22,158.40
Current 940.00
Billed to Date 23,098.40
% Complete 80%

Code # 1717
8-19-2016

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.

swa

To: Memorial City Redevelopment Authority/Houston TIRZ 17
Attn: Linda Clayton
c/o Hawes Hill Calderon LLP
PO Box 22187
Houston, TX 77227-2187

Work order # 14
Date: August 12, 2016
Invoice No: 187015
For Period: July
Project No: RHT5504
Project Manager: James Vick

Project Memorial City Redevelopment Authority Professional Design Services-On Call Services

WORK PERFORMED: BW-8 shared use path; Design concepts; Graphic illustrations; Revisions; Meetings; Presentations; Conferences; Team and client coordination.

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

Professional Personnel

Principals	Hours	Rate	Amount
Vick, James	5.00	235.00	1,175.00
Associates			
Bruner, Clayton	6.00	123.50	741.00
Staff			
Peterson, Evan	8.00	74.08	592.64
Total Fee Due This Invoice			2,508.64
Total this Invoice			\$2,508.64

Prior Billed 7,489.00
Current 2,508.64
Billed to Date 9,997.64
% Complete 100%

Code # 6 322
8-19-2016

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.

swa

Work order # 14
 Date: July 13, 2010
 Invoice No: 186879
 For Period: June
 Project No: RHTSS04
 Project Manager: James Vick

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

Project Memorial City Redevelopment Authority Professional Design Services-On Call Services

WORK PERFORMED: BW-3 shared use path; Research; Graphics; Meetings and conferences.

Professional Services from June 01, 2010 to June 30, 2010

Professional Personnel

Principals	Hours	Rate	Amount
Vick, James	14.00	235.00	3,290.00
Associates			
Bruner, Clayton	3.00	123.50	370.50
Staff			
Hafiz, Tarana	1.00	90.55	90.55
Sharkey, Darren	10.00	90.55	905.50

Total Fee Due This Invoice 4,656.55

Total this Invoice \$4,656.55

Prior Billed 2,812.45
 Current 4,656.55
 Billed to Date 7,469.00
 % Complete 74%

Code # 6322
 8/19/2016

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.

swa

Date: July 13, 2010
 Invoice No: 186881
 For Period: June
 Project No: RHTSS01.A
 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 & Country West Drainage and Mobility Improvements Additional Service

WORK PERFORMED: Project coordination; Bioform; Cost estimate review and updates; Specifications.

Professional Services from June 01, 2010 to June 30, 2010

Professional Personnel

Principals	Hours	Rate	Amount
Renfrop, Rhett	6.50	200.00	1,300.00
Vick, James	5.00	235.00	1,175.00

Total Fee Due This Invoice 2,475.00

Total this Invoice \$2,475.00

Prior Billed 18,583.40
 Current 2,475.00
 Billed to Date 22,158.40
 % Complete 77%

Code # 1717
 7/21/2016

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.

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

THE GOODMAN CORPORATION



Invoice

TO: Scott Bean, Executive Director
 FROM: David Rodgers
 DATE: August 1, 2016
 SUBJECT: TIP Project Assistance and Oversight (MCT101) - July 2016

PROGRESS REPORT

Task	Previous % Complete	Current % Complete
1 - Program Management, Oversight, and Intergovernmental Coordination for Memorial Drive	3%	3%
2 - Program Management, Oversight, and Intergovernmental Coordination for North Gessner	11%	12%

Comment: No activity.

Comment: Continued coordination with HGAC regarding the amendment to the Transportation Improvement Program to add the portion of the Gessner project from Westview to Interstate 10 as a component to the Long Point to Westview TIP project.

Coordination with TxDOT consultant contract staff regarding the ongoing development of an Advanced Funding Agreement for the North Gessner project from Long Point to Interstate 10.

Performed a comprehensive review of design fee proposal for market competitiveness and forwarded the review to TxDOT Houston District Consultant Design Section for further review and comment.

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

Date	Invoice #
7/17/2016	7-2016-25

Item	Description	Rate	Pric %	Project	
				Term	Amount
Contract Services	Task 1 - Program Management, Oversight, and Intergovernmental Coordination for Memorial Drive	30,000.00	1%	0.00%	0.00
Contract Services	Task 2 - Program Management, Oversight, and Intergovernmental Coordination for North Gessner	100,000.00	11%	1.00%	1,000.00

Total	\$1,000.00
Balance Due	\$1,000.00

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

Code # 1732A
 8-14-2016

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 #: 43015440

Date: 8/4/2016

DESCRIPTION	AMOUNT
Professional consulting and administration fee, August 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: 8/4/2016

DESCRIPTION	AMOUNT
	\$7,500.00

Code # 6340
8-4-2016



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

AGENDA MEMORANDUM

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

5. FY 2017 Budget.

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

AGENDA MEMORANDUM

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

6. Engagement letter from McCall Gibson Swedlund Barfoot PLLC for preparation of Agreed-upon Procedures reports.

McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

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

111 Congress Avenue
Suite 400
Austin, Texas 78701
(512) 610-2209
Fax: (713) 462-2708
www.mgsbpllc.com

August 25, 2016

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

We are pleased to confirm our understanding of the services we are to provide Memorial City Redevelopment Authority (the "Authority") on a recurring basis.

AGREED-UPON PROCEDURES REIMBURSEMENT REPORTS

We will periodically perform the procedures enumerated below, which are agreed to by the Board of Directors, on any invoices and schedules submitted by the Developer(s) for payment from Authority bond proceeds, tax increment revenues or any other available source. These procedures will be performed solely to assist you in evaluating the reasonableness of those costs and the report is not to be used for any other purpose.

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

- A. We will review the applicable Development Agreement and analyze the expenditures for reasonable costs, and compare costs estimates outlined in the Development Agreements.
- B. We will review for completeness certain Developer schedules, supporting invoices and contract estimates in substantiation of the costs to be reimbursed. Our review will include all documentation supporting items, amounts, and proof of payment for which reimbursement is requested.
- C. We will read the development and financing agreements for particular items that might affect the reimbursement. The agreements reviewed will be referenced in our report.
- D. We will foot the extensions of any engineering invoices pertaining to the Project in any amount greater than \$5,000 and compare the contract amounts used in determining the fee for the design and construction phase portions of the invoice to the related construction contracts and to the engineering contract when appropriate.

- E. For construction pay estimates, we will foot and test extensions of any individual items greater than \$5,000 on payments made on behalf of the Authority.
- F. For all payments, we will compare the payment dates to copies of cancelled checks. If cancelled checks are not available, alternate procedures will be designed to support dates and amounts of payments.
- G. We will review the formulas for computation of interest to be reimbursed to the Company based upon the interest rate as specified in the Development Agreements.
- H. If possible, we will obtain verbal confirmation from construction contractors concerning whether or not the contract estimates to date have been paid in full and whether or not the contractor has any claims to be made against either the Authority or Developer(s) on the project.
- I. A draft of our report will be provided to the to the Authority's Executive Director, Attorney, Bookkeeper, and the Developer prior to a meeting of the Authority to discuss the report.
- J. We will prepare for submittal to the Board of the Authority our report detailing the costs paid and the comparison to the approved project costs.

The objective of this agreed-upon procedures engagement will be to assist you in evaluating the reasonableness of the aforementioned costs. Because the above procedures will not be sufficient to constitute an audit made in accordance with generally accepted auditing standards, we will not express an opinion on the aforementioned reimbursable costs, however, we will report to you any matters that come to our attention that cause us to believe that the aforementioned costs are incorrect. Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to you. In addition, this engagement is not primarily or specifically designed and cannot be relied upon to disclose defalcations and other similar irregularities, although their discovery may result.

This report of agreed- upon procedures will be for the exclusive use of the Board of Directors of the Authority. The report is intended for use by the Board of Directors and is not intended to be associated with the presentation of any other financial data of the Authority. We are aware that the report is subject to distribution under provisions of the Texas Open Records Act. Chris Swedlund is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign the report.

A portion of the cost of these procedures will be determined by the condition of the records submitted by the Developer(s) to be reimbursed. Upon determination that an agreed-upon procedures report will need to be prepared, we will provide an estimate of the cost of performing these procedures on your behalf. Not included in any fees are out-of-pocket costs such as printing, postage, and other charges incidental to the completion of our agreed-upon procedures. These additional costs will be minimal. If for any reason our services are terminated prior to issuance of a final report, our engagement will be deemed to have been completed, even if we have not completed our report. The Authority will be obligated to compensate us for our time expended and to reimburse us for all out-of-pocket costs through the date of termination.

GENERAL TERMS AND CONDITIONS

You may request that we perform additional services not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written documentation from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

This agreement may be terminated by either party, with or without cause, upon 30 days written notice.

You agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.

We believe this letter accurately summarizes the significant terms of the engagement. If you have any questions, please let us know. If you agree with the terms of the engagement as described in this letter, please sign and return it to us. We appreciate the confidence you have placed in us by retaining our firm to perform this work.

Sincerely,

McCall Gibson Swedlund Barfoot PLLC

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants

This letter correctly sets forth the understanding of Memorial City Redevelopment Authority.

Signature	Title	Date
-----------	-------	------

	Date
--	------

Mayor's Office of
Economic Development

AUP – Evergreen Engagement Letter

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

AGENDA MEMORANDUM

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

7. Agreed-upon Procedures Report from McCall Gibson Swedlund Barfoot PLLC for Phase II reimbursement of costs pursuant to a development agreement with Lipex Properties, LP and authorize reimbursement payment.

REVISED
DRAFT
SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY

REPORT ON APPLYING AGREED-UPON PROCEDURES TO

DESIGN AND RELATED COSTS REIMBURSABLE

TO LIPEX PROPERTIES, L.P. (DEVELOPER)

AUGUST 25, 2016

TABLE OF CONTENTS

REVISED
DRAFT
SUBJECT TO CHANGE

SCHEDULE

INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING
AGREED-UPON PROCEDURES

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

A

SCHEDULE COMPARING ACTUAL REIMBURSABLE
COSTS WITH EXHIBIT B-1 OF THE DEVELOPMENT
AGREEMENT

B

McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

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August 25, 2016

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

REVISED
DRAFT
SUBJECT TO CHANGE

Independent Accountant's Report
on Applying Agreed-Upon Procedures

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

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

- A. We reviewed the Development Agreement and analyzed the expenditures for reasonable cost, and compared costs to its Exhibit A, Description of Public Improvements. The agreement we reviewed is referenced in our report.
- B. We reviewed certain schedules and supporting invoices submitted by the Developer in substantiation of the costs to be reimbursed. Our review included all documentation supporting items, amounts, and proof of payment for which reimbursement was requested. In addition, we reviewed all agreements provided to us relative to the reimbursement request.

- C. We footed the extensions of any engineering invoices pertaining to the Project in any amount greater than \$5,000 and compared the contract amounts used in determining the fee for the design and construction phase portions of the invoices to the related construction contracts and to the engineering contract when appropriate.
- D. For construction pay estimates, we footed and tested the extensions of any individual items greater than \$5,000 on payments made on behalf of the Authority.
- E. For all payments, we compared the payment dates to copies of cancelled checks. If cancelled checks were not available, alternate procedures were designed to support dates and amounts of payments.
- F. We reviewed formulas for computation of interest to be reimbursed to the Developer based upon the interest rate as specified in the Development Agreement.
- G. A draft of our report was provided to the Authority's Executive director, Attorney, Bookkeeper, and the Developer prior to the meeting of the Authority to discuss the report.
- H. We prepared for submittal to the Board of the Authority our report detailing the costs paid and the comparison of the approved project costs.

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

Metro National, on behalf of and as General Partner of the Developer, originally submitted a schedule for reimbursement totaling \$1,076,711.84 which included \$15,117.39 in developer interest, calculated at an interest rate of 4.0% through August 18, 2016. We have revised the reimbursable amount to \$1,085,394.26, including interest of \$23,799.81. Interest was calculated at 4.0%, in accordance with the Development Agreement through August 25, 2016. The following changes were made to the Developer's original schedule:

- 1. We re-calculated interest through August 25, 2016, in accordance with the Development Agreement dated September 24, 2014. In that agreement, the interest rate is to be the lesser of 4% or the rate of interest imposed by the Developer's lender. The Developer has indicated that 4% is the rate to be used. That calculation resulted in an increase of \$8,682.42.

Schedule B compares the actual reimbursable costs due the Developer with Exhibit B-1 of the Development Agreement.

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

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

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

AUP Report 2016 Reimbursement

MEMORIAL CITY REDEVELOPMENT AUTHORITY
SCHEDULE OF DESIGN AND RELATED COSTS
REIMBURSABLE TO LIPEX PROPERTIES, L.P. (DEVELOPER)
AUGUST 25, 2016

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

DESCRIPTION		TOTAL REIMBURSABLE COST
RPS Klotz Associates Inc.		
Design, Project Management, Landscaping, Structural, Geotech, Plat and Expenses for Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way		
Amount Paid by Developer	\$ 1,084,122.05	
Less: Phase I Cost Previously Reimbursed	112,875.79	\$ 971,246.26
 B.B. Development, Inc.		
Consultant for Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way		
Amount Paid by Developer		75,000.00
 Windrose Land Services, Inc.		
Boundary Surveys, City Planning Letter Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way		
Amount Paid by Developer		
Less: 100% Developer Item		9,000.00
 Brown & Gay Engineers, Inc.		
City of Houston Plat Submittal Fee Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way		
Amount Paid by Developer		3,474.48
 Package Express, L.P.		
Delivery Service Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way		
Amount Paid by Developer		62.14

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<u>ACCRUED INTEREST AT 4.0%*</u>	<u>TOTAL REIMBURSABLE</u>
\$ 21,728.43	\$ 992,974.69
1,613.42	76,613.42
302.41	9,302.41
119.56	3,594.04
1.56	63.70

MEMORIAL CITY REDEVELOPMENT AUTHORITY
SCHEDULE OF DESIGN AND RELATED COSTS
REIMBURSABLE TO LIPEX PROPERTIES, L.P. (DEVELOPER)
AUGUST 25, 2016

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 SUBJECT TO CHANGE

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
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<u>DESCRIPTION</u>	<u>TOTAL REIMBURSABLE COST</u>
City of Houston, Texas	
Recordation Fee	
Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way	
Amount Paid by Developer	\$ 326.42
Stan Stanart, Harris County Clerk	
Record Plat Fees	
Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way	
Amount Paid by Developer	\$ 167.00
Less: 100% Developer Items	<u>15.00</u>
	152.00
Thomas Printworks	
Printing	
Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way	
Amount Paid by Developer	<u>2,333.15</u>
TOTAL AMOUNT REIMBURSABLE TO LIPEX PROPERTIES, L.P. AS OF AUGUST 25, 2016	<u><u>\$ 1,061,594.45</u></u>

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

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<u>ACCRUED INTEREST AT 4.0%*</u>	<u>TOTAL REIMBURSABLE</u>
\$ 8.20	\$ 334.62
3.08	155.08
<u>23.15</u>	<u>2,356.30</u>
<u>\$ 23,799.81</u>	<u>\$ 1,085,394.26</u>

MEMORIAL CITY REDEVELOPMENT AUTHORITY
SCHEDULE COMPARING ACTUAL REIMBURSABLE COSTS
WITH EXHIBIT B-1 OF THE DEVELOPMENT AGREEMENT
AUGUST 25, 2016

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

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DESCRIPTION	ESTIMATED COSTS EXHIBIT B-1	REIMBURSABLE TO LIPEX PROPERTIES, L.P. AS OF AUGUST 25, 2016	ESTIMATED ADDITIONAL COST TO COMPLETE
PROJECT ITEMS			
Phase II - Final Plans of Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way	\$ 1,076,193	\$ 1,061,594	\$ -
Developer Interest		23,800	
TOTAL PROJECT ITEMS	\$ 1,076,193	\$ 1,085,394	\$ -

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<u>TOTAL ACTUAL COSTS TO DATE AND ESTIMATED ADDITIONAL COST TO COMPLETE</u>	<u>ACTUAL OVER (UNDER) ESTIMATE</u>	<u>% VARIANCE OVER (UNDER) ESTIMATE</u>
\$ 1,061,594	\$ (14,599)	-1.00%
<u>23,800</u>	<u>23,800</u>	100.00%
<u>\$ 1,085,394</u>	<u>\$ 9,201</u>	

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

AGENDA MEMORANDUM

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

8. Agreed-upon Procedures Report from McCall Gibson Swedlund Barfoot PLLC for reimbursement of costs pursuant to a development agreement with T & C Way Partners LLC and authorize reimbursement payment.

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

AGENDA MEMORANDUM

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

9. Bond refunding analysis from the Authority financial advisor.

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

AGENDA MEMORANDUM

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

10. Proposal from LAN for drainage analysis.



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

August 19, 2016

Ann Givens, Chair of the Board
Memorial City Redevelopment Authority / TIRZ 17

Attention: Mrs. Ann Givens

Re: TIRZ 17 Regional Detention South of IH-10 - Initial Preliminary Engineering and Detailed Impact Analysis

Dear Mrs. Givens,

Lockwood, Andrews and Newnam, Inc. (LAN) is submitting this proposal for the evaluation of regional detention alternatives south of IH-10. This effort includes the necessary steps to further detention solutions for the portions of TIRZ 17 and the surrounding community in the W151 and W153 watersheds. This effort advances components of the preliminary engineering phase to secure no-objection/approval from the Harris County Flood Control District.

LAN proposes to conduct these services for a lump sum amount of \$99,652. Exhibit "A" and "B" provides a detailed scope and breakdown estimate of the fees. We are prepared to begin this work immediately. A detailed schedule will be furnished at the start of the project. The duration of the project is anticipated to be five (5) months. Please feel free to contact me at (713)266-6900 if you have any questions or need additional information.

Sincerely,

Accepted For
Memorial City Redevelopment Authority

Derek St. John, P.E., CFM
Vice President

Signature Date

MA:dsj

Print
Accepted for City of Houston

Signature Date

Print

Attachments: Exhibit A – Scope
Exhibit B – LOE

Appendix A

Scope of Services

TIRZ 17 - Regional Detention South of IH-10

Initial Preliminary Engineering and Detailed Impact Analysis

The following scope of services includes the effort to evaluate sub-regional detention within TIRZ 17 south of IH-10 for the purpose of obtaining a conditional no-objection statement from HCFCD. The HCFCD no-objection statement requires demonstrating no-adverse impact for a project. The no-objection statement is expected to be conditional until such time as the construction documents for the proposed project are prepared to a level suitable for HCFCD to confirm agreement with the simulated proposed conditions. This effort effectively advances components of the preliminary engineering phase.

SCOPE OF SERVICES FOR:

I. BASIC ENGINEERING SERVICES

A. Project Management and Coordination Meetings

1. General Project Management

General project management will be ongoing through the period of the contract and include items such as participation in the development of a Project Management Plan, developing and updating the project schedule, preparing contract correspondence, transmitting deliverables, documenting the quality control process, and other project oversight activities.

2. Project Coordination Meetings

Coordination meetings are expected with HCFCD throughout the evaluation given the complexity of the analysis. Three coordination meetings with HCFCD and TIRZ 17 staff are anticipated. Documentation of the meeting will be prepared summarizing the meeting discussion topics and action items

B. Hydrologic and Hydraulic Modeling

1. 2D Model Related Updates

a. Revised Existing Conditions

The 2D model prepared as part of the TIRZ 17 Regional Drainage Study (RDS) Update completed in 2014 will be updated to reflect any changes within the watershed and validated to recent storm events. The recent April and May 2016 storm events will be simulated within the model and compared to reported flooding information and photos. If it is determined that the model does not adequately represent documented information, adjustments to overland or hydrologic parameters will be made. Overland and subsurface flows to W153 from W151 will be quantified for the following impact analysis tasks. This effort will be performed for the 10- and 100-year events.

- b. Interim Proposed Conditions – Sports Complex Basin Only
The revised existing conditions 2D model will be further modified to represent an interim proposed conditions scenario consisting of the proposed sports complex basin only. This scenario is to represent the condition immediately following the construction of the basin. This would represent the initial step in the order of construction so that detention and mitigation storage is available ahead of other improvements within the watershed. This effort will be performed for the 10- and 100-year events.
- c. Interim Proposed Conditions – Sports Complex Basin and Contributing Conveyance Improvements
This effort will model the Sports Complex and the contributing conveyance connections necessary to properly “feed” or fill the basin. Proposed projects include the TIRZ 17 CIP projects for Barryknoll West, Kingsride, Frostwood, and the extension of Kingsride into the Sports Complex Basin. This effort will be performed for the 10- and 100-year events.
- d. Summary of Potential Impacts and Benefits

The existing, and interim, phase scenarios will be compared to determine overall influence and reduction of flooding within the region. Flows and water surface elevations within the regional will be evaluated. The reduction in water surface elevations will be documented with exhibits and tables with key ponding reduction locations. The change overland flow between W153 and W151 will be evaluated as well as the change in sub surface (storm sewer) flows. Benefits and impacts will be quantified with changes in flow, inundation area, inundation depths, inundation durations, and water surface elevations.

2. HCFCFCD Impact Analysis

- a. Revised Existing Conditions Evaluation
The effective FEMA HEC-HMS and HEC-RAS models will be updated to better reflect the current watershed divide between the W151-00-00 and W153-00-00 watersheds. This update will be based on a deeper understanding of the sub-watershed drainage areas obtained through the RDS model development, validation, and observed conditions during significant rainfall events. It is vital to establish the appropriate discharge from both W151-00-00 and W153-00-00 into Buffalo Bayou in order to establish a true existing conditions baseline based on current day conditions. This effort will include updating the HEC-HMS subwatershed information to account for differences in the currently modeled watershed boundaries and boundaries established based on the RDS effort. The revised HEC-HMS flows will be inserted into the FEMA effective HEC-RAS model. Water surface elevations for the revised flows will be determined. During the process of developing revised existing conditions water surface elevations, the stage volume and flow information will be cycled between HEC-HMS and HEC-RAS until discharges between the two softwares are within 5%.
- b. Correlate 2D modeling with HEC-HMS
To evaluate the impact of the three proposed improvement scenarios on Buffalo Bayou requires the analysis to be performed using the revised existing conditions models developed in task I.B.2.a. FEMA effective HEC-HMS (Hydrology) and HEC-RAS (Hydraulics) models for Buffalo Bayou. The TIRZ 17 RDS detailed 2D model results will effectively be translated for

use in the FEMA effective HEC models. Combined discharge hydrographs into Buffalo Bayou from the 2D model will be developed for the proposed conditions. The change in hydrograph timing and shape will be quantified and used to guide the development of a proposed conditions HEC-HMS model. Proposed conditions HEC-HMS models will be developed that simulate the post improvement scenarios modeled in task I.B.1.b, I.B.1.c, and I.B.1.d. This effort will be performed for the 10- and 100-year events.

c. Proposed Conditions Evaluation

The proposed conditions flows developed in task I.B.2.b will be applied to the revised existing conditions HEC-RAS model developed in task I.B.2.a. This effort will be performed for the 10- and 100-year events and will include updating the flows within the HEC-RAS model. For each scenario, the stage volume and flow information will be cycled between HEC-HMS and HEC-RAS between the two softwares are within 5%.

d. Impact Analysis Evaluation

Based on the modeling results of task I.B.2.c, potential upstream and downstream impacts will be evaluated on Buffalo Bayou. These potential impacts will be documented through tables and exhibits illustrating the cross sections and channel segments with impacts.

3. Quality Assurance/ Quality Control

An independent review of the analysis approach and the individual specific analysis simulations will be performed by a qualified independent reviewer. This effort is in accordance with LAN's standard QA/QC procedures.

C. Reporting

1. Impact Analysis Reporting and Documentation

An impact analysis report shall be produced to document the above discussed work products in Section I. This reporting will include all documentation necessary to meet HCFCF impact analysis requirements and will be based on the combination of Infoworks ICM and traditional HEC-HMS and HEC-RAS data. The final report will include a discussion of the work performed, general methodology, assumptions applied during the course of study, a discussion of the study goal, a discussion of deviations from general methodology, inundation exhibits, and a discussion of findings.

D. Direct Costs and Reimbursable Expenses:

1. Reimbursable expenses will be billed to the Client by invoice. Reimbursements shall be the actual invoice costs. A reimbursable expense budget has been established as a not-to-exceed amount without prior approval. Reimbursable expenses shall include printing and reproduction, deliveries, and mileage.

Exhibit B
TIRZ. 17 - Regional Detention South of IH-10
LEVEL OF EFFORT

INITIAL PRELIMINARY ENGINEERING REPORT AND DETAILED IMPACT ANALYSIS

I. BASIC ENGINEERING SERVICES

DESCRIPTION OF WORK TASKS	PROGRAM MGR	PROJ MGR/ TEAM LDR	PROJECT ENGINEER	EIT	DESIGNER	ADMIN	TOTAL HOURS	LABOR COSTS	EXPENSE COSTS	TOTAL
A. Project Management and Coordination Meetings										
1 General Project management	12	12	12	16		8	24	\$ 3,632.00		\$ 3,632.00
2 Project Coordination Meetings (3)	12	28	12	16	0	11	55	\$ 8,420.00		\$ 8,420.00
SUBTOTAL							79	\$ 12,052.00		\$ 12,052.00
B. Hydrologic and Hydraulic Modeling										
1 2D Modeling Related Updates										
a Revised Existing Conditions	8	16	40	40			104	\$ 14,768.00		\$ 14,768.00
b Interim Proposed - Sports Complex Only	2	6	16	40			64	\$ 8,228.00		\$ 8,228.00
c Interim Proposed - Sports Complex & Contributing Conveyance Impr.	2	4	12	32			50	\$ 6,402.00		\$ 6,402.00
d Summary of Potential Impacts and Benefits	2	2	8	16			28	\$ 3,696.00		\$ 3,696.00
2 HCFCD Impact Analysis										
a Revised Existing Conditions Evaluation	4	6	32	48			90	\$ 11,838.00		\$ 11,838.00
b Correlate 2D with HEC-HMS	2	5	10	20			37	\$ 4,975.00		\$ 4,975.00
c Proposed Conditions Evaluation	4	8	20	32			64	\$ 8,704.00		\$ 8,704.00
d Impact Analysis Evaluation	6	8	16	48			78	\$ 10,294.00		\$ 10,294.00
3 QA/QC	3	16					19	\$ 3,543.00		\$ 3,543.00
SUBTOTAL	33	71	154	276	0	0	534	\$ 72,448.00		\$ 72,448.00
C. Reporting										
1 Impact Analysis Reporting and Documentation	4	16	40	40		8	108	\$ 14,652.00		\$ 14,652.00
SUBTOTAL	4	16	40	40	0	8	108	\$ 14,652.00		\$ 14,652.00
D. Direct Costs & Reimbursable Expenses										
1 Direct Costs & Reimbursable Expenses										
TOTAL HOURS	0	0	0	0	0	0	0		\$ 500.00	\$ 500.00
Contract Labor Rate	49	115	206	332	0	19			\$ 500.00	\$ 500.00
TOTAL LABOR COSTS	\$205.00	\$183.00	\$145.00	\$110.00	\$95.00	\$88.00				\$ 99,152.00
	\$10,045.00	\$21,045.00	\$29,870.00	\$36,520.00	\$0.00	\$1,672.00			\$ 500.00	\$ 99,652.00