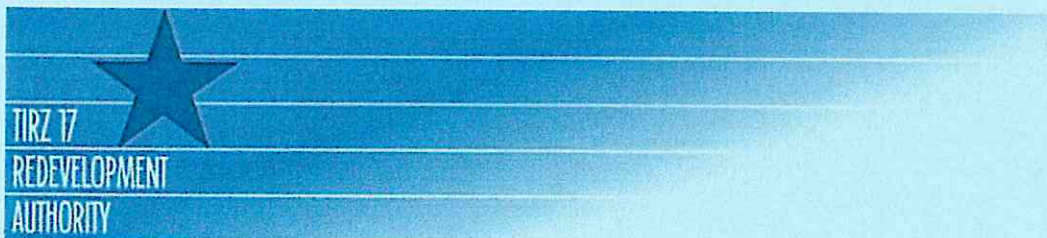


MEMORIAL CITY  
REDEVELOPMENT AUTHORITY,  
TIRZ No. 17,  
City of Houston



Agenda and Agenda Materials  
Meeting of the Board of Directors

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August 29, 2017

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

Notice is hereby given that the Board of Directors of the TIRZ 17 Redevelopment Authority (aka the Memorial City Redevelopment Authority) and the Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, will hold a joint meeting on **Tuesday, August 29, 2017, 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 the June 27, 2017, regular meeting and Minutes of the July 14, 2017, special meeting.
4. Street Light Agreement for North Gessner.
5. Agreed-Upon Procedures report for T&C Way Partners, LLC.; authorize appropriate action.
6. FY2018 Budget.
7. CIP Committee.
  - a. Project Update Report from LAN.
    - i. Proposal for preliminary engineering analysis of Memorial Drive from Tallowood to City Limits for inclusion in TIP application.
  - b. Project Update Report from Klotz Associates.
  - c. Project Update Report from Goodman Corporation.
  - d. Project Update Report from SWA.
8. 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.
9. Reconvene in Open Session and authorize appropriate actions regarding private consultation with attorney; and reconvene in Open Session and authorize appropriate actions with regard to pending or contemplated litigation and regarding the purchase, exchange, lease or value of real property.
10. Adjournment.



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Executive Director for Authority

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

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**AGENDA MEMORANDUM**

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

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3. Approve Minutes of the June 27, 2017, regular meeting and Minutes of the July 14, 2017 special 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**

**June 27, 2017**

**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 Tuesday, June 27, 2017, 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 Director Heins, thus constituting a quorum. Also present were Scott Bean, Linda Clayton and Elisa Rodriguez, all with Hawes Hill & Associates, LLP; Jessica Holoubek, Allen Boone Humphries Robinson, LLP; and Michelle Lofton, ETI Bookkeeping Services. Others attending the meeting were Council Member Greg Travis and Monica Aizpurua, District G; Amy Peck, District A; Muhammad Ali, LAN; Bart Standley and Natalie Weiershausen, both with Klotz Associates; Emily Anderson, Half Associates; Jack Valinski, COH; Ben Gillis, Memorial City Management District; Karen Glynn, City of Bunker Hill Village; Mike Vandewater, HCFCD; Virginia Gregory; Kay Haslam, Jim Shroff; Bruce Nichols; Cynthia Neely; John Jackson; Kelly Lawdweumeger; Dean Bixler; Lois Myers; Ed Browne; and David Tresch. Chair Givens called the meeting to order at 8:00 a.m.

**RECEIVE PUBLIC COMMENTS.**

Virginia Gregory commented on the TIRZ 17 website, public records, de-annexation of Springrock and the W140 straws. Kay Haslam commented on the Memorial Drive project and standards of Rebuild Houston and the hope that the TIRZ would follow those standards. She also commented on the Memorial Drive Preliminary Engineer's Report. Bruce Nichols commented on a public comment made at the last meeting and wanted to correct that statement. He stated Frostwood is not a member of RAF. He stated we do respect RAF for their long campaign to raise awareness; however, this was before the lawsuit was filed and Frostwood has stayed out of the lawsuit. He stated Frostwood appreciates the TIRZ's new direction and Frostwood remains supportive. Ed Browne stated the Frostwood board voted to donate \$1,000 to RAF and therefore Frostwood is a member of RAF since it donated funds. He made comments regarding Detention A, the lawsuit, CIP and time extension of TIRZ. Lois Myers commented on rain, drainage and flooding, and the proposed detention at the playing fields.

**APPROVE MINUTES OF MAY 30, 2017, REGULAR MEETING.**

Upon a motion duly made by Director Rickel, and being seconded by Director Freels, the Board voted unanimously to approve the May 30, 2017, 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 Bookkeeper's Report and went over invoices, included in the Board agenda materials. She reported check #2719 is being voided and reissued to City Centre North Venture Partners. Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to accept the Bookkeeper's report and approved payment of invoices, as amended, voiding check #2719 and reissuing the check to be made payable to City Centre North Venture Partners.

**REVIEW ARBITRAGE REBATE REPORT FOR THE SERIES 2009 BONDS.**

Ms. Holoubek reviewed the Arbitrage Rebate Report for the Series 2009 Bonds. She reported there is no rebate due to the IRS and no action is required.

**CIP COMMITTEE.**

**a. Proposed FY2018 CIP.**

Mr. Bean reported he has nothing new to report on the FY2018 CIP. No action from the Board was required or taken.

**b. Project Update Report from LAN.**

Mr. Ali provided an update on the Town & Country and Memorial Drive projects. A copy of LAN's project report is included in the Board agenda materials. No action from the Board was required.

**c. Project Update Report from Klotz Associates.**

Mr. Standley provided an update on the N. Gessner project. He reported a draft of the Preliminary Engineers Report has been submitted to the City for review and comments. He provided an update on the Briar Branch project. A copy of the project reports is included in the Board agenda materials. No action from the Board was required.

**d. Project Update Report from Goodman Corporation.**

Mr. Bean reported The Goodman Corporation's report is included in the Board agenda materials for review.

**e. Project Update Report from SWA.**

Mr. Bean reported SWA's report is included in the Board agenda materials for review.

**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.**

An Executive Session was called at 8:27 a.m.

**RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING PRIVATE CONSULTATION WITH ATTORNEY; AND RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS 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 8:38 a.m. No action was taken.

### **ADJOURNMENT**

The Board discussed combining the July and August meeting and agreed the next regular meeting scheduled is for Tuesday, August 29, subject to room availability.

There being no further business to come before the Board, Chairman Givens adjourned the meeting at 8:42 a.m.

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Secretary



**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 14, 2017**

**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 special joint meeting on Friday, July 14, 2017, 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 Director Hodges, thus constituting a quorum. Also present were Scott Bean and Linda Clayton, both of Hawes Hill & Associates, LLP. Others attending the meeting were Gwen Tillotson and Jennifer Curley, COH - Economic Development Dept.; Amy Peck, District A; Karen Glynn and Laurie Rosenbaum, both of City of Bunker Hill; Muhammad Ali, LAN; Morena Arredondo, RPS; Jim Webb, The Goodman Corporation; Ben Gillis and Pat Walters, both of Memorial Management District; Mike Vandewater, HCFCD; Debbie Sieck; Virginia Gregory; Jim Shroff; Kay Haslam; Stephanie and Bruce Newell; Richard Leader; Donald Ray; John Fosseen; Candie Hanlon; Bill Hopkiwt; Leonard Meador; Cynthia Neely; Wilfred Bullock; Dean Bixler; Ginny Abiassi; Robert Benz; David Tresch; Lois Myers; David Caddy; Ed Browne; Donna Freedman; Roger Gingell; Les Peterson; Bruce Nichols and Daphne Scarbrough. Chair Givens called the meeting to order at 8:00 a.m.

**RECEIVE PUBLIC COMMENTS.**

Debbie Sieck commented on flooding and drainage. Kay Haslam stated she was protesting the proposed plan to divert the Sam Houston trunk line into W153; Roger Gingell commented on the Zone's amended project plan; Bruce Nichols commented that Frostwood is in support of the amended plan for reconstruction of Memorial Drive and stated Frostwood believes the plan will help in providing additional drainage. Bruce Newell commented on drainage and is in support of the work TIRZ is planning. Donna Freedman commented on flooding, board members and the need of detention ponds. Ed Browne commented on drainage and the path of drainage on Memorial Drive. Lois Myers commented on flooding and drainage and the need of a town hall meeting. David Caddy commented he was supportive of the widening of Memorial Drive, but stated the section near Pilgrim Cleaners does not need to be widened; however, it does need walkways and bikeways. He also commented on the Bunker hill modifications near Gessner and Memorial and stated he feels it is a waste of money; and he stated he believes it would be of significant impact if the debris was cleaned out of the drains.

**THIRD AMENDMENT TO THE TIRZ 17 PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN.**

A revised Third Amendment to the Project Plan and Reinvestment Zone Financing Plan was distributed, a copy is attached as Exhibit A. Upon a motion duly made by Director Rickel, and being seconded by Director Heins, the Board voted unanimously to approve the Third Amendment to the TIRZ 17 Project Plan and Reinvestment Zone Financing Plan, as presented.

**AGREEMENT WITH THE GOODMAN CORPORATION.**

Mr. Webb reviewed the Goodman Corporation proposal to provide services to complete grant applications and pursue funding for Memorial Drive and Gessner Road projects, and answered questions. Upon a motion duly made by Director Rickel, and being seconded by Director Freels, the Board voted unanimously to approve the agreement with The Goodman Corporation, as presented.

**AUTHORIZE BOARD CHAIR TO EXECUTE LETTER TO H-GAC WITH REGARD TO NORTH GESSNER MOBILITY PROJECT.**

Mr. Webb reviewed the letter to H-GAC regarding the North Gessner mobility project, included in the Board agenda materials. He reported the letter was requested by H-GAC to state the TIRZ agrees with the option to federalize the Gessner project with the understanding that all additional costs over and above the current programmed funding related to the project will be the responsibility of the TIRZ. Upon a motion duly made by Director Durham, and being seconded by Director Rickel, the Board voted unanimously to authorize the Board Chair to execute the letter to H-GAC regarding the North Gessner mobility project, as presented.

**STREET LIGHT AGREEMENT FOR NORTH GESSNER.**

This item was tabled.

**ASSIGNMENT OF STREET LIGHT AGREEMENT.**

Mr. Bean reviewed the Assignment of Street Light Agreement. He reported the Agreement assigns the continuing obligations and responsibilities of the Street Light Agreement dated April 7, 2009 to the Memorial Management District for South Gessner. Upon a motion duly made by Director Rickel, and being seconded by Director Freels, the Board voted to approve the Assignment of Street Light Agreement. Director Airola abstained. The motion passed.

**ADJOURNMENT**

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:37 a.m.

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Secretary

List of Exhibits:

- a. Third Amendment to the TIRZ 17 Project Plan and Reinvestment Zone Financing Plan



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

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AGENDA MEMORANDUM

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

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4. Street Light Agreement for North Gessner.

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

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AGENDA MEMORANDUM

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

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5. Agreed-Upon Procedures report for T&C Way Partners, LLC; authorize appropriate action.

## RECEIPT

Memorial City Redevelopment Authority (the "Authority") was organized and created by the City of Houston, Texas, to aid, assist and act on behalf of Tax Increment Reinvestment Zone No. 17 (the "Zone"); and

T&C Way Partners, LLC ("Midway") is an owner of land within the Zone; and

The Authority and Midway entered into a Development Agreement (the "Development Agreement") for the purpose of financing the acquisition of land for the construction of street and detention improvements for the extension of Town & Country Way from Town & Country Boulevard west toward Beltway 8 (the "Project"), more particularly described in the developer reimbursement report prepared by McCall Gibson Swedlund Barfoot PLLC dated August 25, 2016, attached hereto (the "Report"); and

Midway has paid certain costs for 0.4959 acres (the "Land") for public improvements as described in the Report and the Development Agreement;

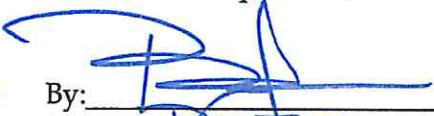
NOW, THEREFORE, Midway acknowledges the receipt of the sum of \$1,649,592.51 (the "Payment") as partial payment under the Development Agreement for funds advanced for the Project described in the Development Agreement and as described in the Report. The Authority is entitled to rely on this Receipt.

Midway represents and warrants that (1) the Payment is for funds advanced under the Development Agreement; (2) it is the proper party to whom the payment for the matters reimbursed herein should be paid by the Authority; and (3) that there are no other parties that could claim a right to payment of the reimbursement. **IN CONSIDERATION OF THE PAYMENT TO MIDWAY BY THE AUTHORITY AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, AND IN LIGHT OF MIDWAY' S WARRANTY THAT IT IS THE PROPER PARTY TO RECEIVE THE PAYMENT DESCRIBED HEREIN, MIDWAY HEREBY AGREES TO PROTECT, INDEMNIFY, DEFEND, AND HOLD THE AUTHORITY HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, OR LAWSUITS ASSERTED BY ANY PARTY, OR ANY SUCH PARTY'S SUCCESSOR IN INTEREST OR ASSIGNEE, REGARDING THE DEVELOPMENT AGREEMENT AND THE AUTHORITY'S REIMBURSEMENT TO MIDWAY DESCRIBED HEREIN. THIS INDEMNITY AND HOLD HARMLESS AGREEMENT RUNNING IN FAVOR OF THE AUTHORITY IS SPECIFICALLY INTENDED TO COVER ALL COSTS TO THE AUTHORITY OF ANY FUTURE LITIGATION, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, OTHER DEFENSE COSTS, AND THE COSTS OF ENFORCING THE INDEMNITY.**

EFFECTIVE as of August 15<sup>th</sup>, 2017.

T&C WAY PARTNERS, LLC,  
a Texas limited liability company

By: Midway Interests, Inc.,  
a Delaware corporation, its sole member

*JP* By:   
Name: Pam Jesse  
Title: VP

DRAFT  
SUBJECT TO CHANGE

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**  
REPORT ON APPLYING AGREED-UPON PROCEDURES TO  
PUBLIC IMPROVEMENT LAND COSTS REIMBURSABLE  
TO T&C WAY PARTNERS, LLC (COMPANY)

AUGUST 29, 2017

DRAFT  
SUBJECT TO CHANGE

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

REPORT ON APPLYING AGREED-UPON PROCEDURES TO

PUBLIC IMPROVEMENT LAND COSTS REIMBURSABLE

TO T&C WAY PARTNERS, LLC (COMPANY)

AUGUST 29, 2017

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SUBJECT TO CHANGE

SCHEDULE

INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING  
AGREED-UPON PROCEDURES

SCHEDULE OF PUBLIC IMPROVEMENT LAND COSTS  
REIMBURSABLE TO T&C WAY PARTNERS, LLC  
(COMPANY)

A

SCHEDULE COMPARING ACTUAL REIMBURSABLE  
COSTS WITH ESTIMATES FROM THE DEVELOPMENT  
AGREEMENT

B



**McCALL GIBSON SWEDLUND BARFOOT PLLC**  
*Certified Public Accountants*

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August 29, 2017

DRAFT  
SUBJECT TO CHANGE

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

Independent Accountant's Report  
on Applying Agreed-Upon Procedures

We have performed the procedures enumerated below, which were agreed to by the Board of Directors of Memorial City Redevelopment Authority (the "Authority") on the invoices and schedules updated for T&C Way Partners, LLC (the "Company") for funds advanced to the Authority for the purpose of acquiring land for Public Improvements. 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 of Houston (the "City"). Consequently, we make no representation regarding the sufficiency of the procedures either for the purpose for which this report has been requested or for any other purpose. The procedures performed are summarized as follows:

- A. We reviewed certain schedules and supporting documents submitted on behalf of the Company 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.

- B. We prepared a schedule to calculate interest at the interest rate in the Authority's Development Agreement, and updated the prior report based on the Exchange Agreement and land exchange.
- C. We prepared a reimbursement report for the benefit of the Authority, including the accountant's report and schedule of amounts reimbursable to the Company, and have compared the amounts for approved costs with the actual reimbursable costs to complete the project.

The attached Schedule A, titled "Schedule of Public Improvement Land Costs Reimbursable to T&C Way Partners, LLC (Company)", sets forth their reimbursable costs. This reimbursement is in accordance with the terms and conditions of the Development Agreement between the Authority and the Company dated March 14, 2014. An Exchange Agreement dated June 13, 2014 between the Authority, SFP Hotel Investors, L.P. and SFP Hotel Partners, L.P., and the First Amendment to Exchange Agreement dated June 30, 2014, provided that 50% of the net sales proceeds would be due to the Company.

Under the Development Agreement, the Company contribution of \$4,500,000 for public improvement land costs was to be reimbursed from available tax increment in the project area. The First Amendment to Exchange Agreement provided a reduction in the amount due to the Developer, resulting in a decrease of principal of \$722,799.66 paid at closing. We originally calculated interest on the principal due as \$499,869.86 at 4.5% through August 31, 2016. A prior year payment of \$880,321.70 included that interest amount and a principal payment of \$380,451.84. The adjustment to the prior balance and current interest resulted in current net interest calculation of \$86,429.49, for a total due of \$3,483,177.99. The tax preparer indicated the current amount available from tax increment is \$1,649,592.51.

The following changes were made to the original schedule:

1. We calculated interest in accordance with the Development Agreement. In that agreement, the interest rate is to be the lesser of 4.5% or the rate of interest imposed by the Company's lender. The Company has indicated that 4.5% is the rate to be used. We adjusted the prior amount to the agreement date, and updated the interest calculation through August 29, 2017. That calculation resulted in an increase of \$86,429.49.

We reviewed the increment calculation provided by the tax collector for the current reimbursement. We have calculated the current reimbursement amount of \$1,649,592.51, applying interest of \$86,429.49 and principal of \$1,563,163.02. The balance of principal due after the current payment is applied is \$1,833,585.48.

If the reimbursement is not made on August 29, 2017, we have calculated a per diem of \$418.78 to be added to the amount of interest in the report.

DRAFT  
SUBJECT TO CHANGE

Schedule B compares the actual reimbursable costs due the Company with the Development Agreement estimated land costs. Additional Annual Payments are to be made for 10 years from the effective date based on Project Tax Increment Revenue or until the principal balances reaches zero.

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 2017 T&C Reimb

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**  
**SCHEDULE OF PUBLIC IMPROVEMENT LAND COSTS**  
**REIMBURSABLE TO T&C WAY PARTNERS, LLC (COMPANY)**  
**AUGUST 29, 2017**

DRAFT  
 SUBJECT TO CHANGE

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

<u>DESCRIPTION</u>	<u>TOTAL REIMBURSABLE COST</u>
<b>Company Contribution for Public Improvement Land</b>	
0.4959 Acres for Public Improvement	
Extension of Town & Country Way from Town & Country Blvd. west toward Beltway 8	
Amount Paid by Developer	\$ 4,500,000.00
Exchange Agreement for Land Transfer Paid on March 14, 2014 - Tract C	<u>(722,799.66)</u>
Subtotal	\$ 3,777,200.34
Authority Reimbursement on August 31, 2016	(380,451.84)
Adjust Interest for 2016 Based on Reduced Principal for Tract C Exchange	
Current Interest Calculated Through August 29, 2017	
<b>TOTAL AMOUNT REIMBURSABLE TO T&amp;C WAY PARTNERS, LLC AS OF AUGUST 29, 2017</b>	<b>\$ 3,396,748.50</b>
Limitation to Available Increment	<u>(1,833,585.48)</u>
<b>TOTAL AMOUNT PAYABLE TO T&amp;C WAY PARTNERS, LLC AS OF AUGUST 29, 2017</b>	<b><u>\$ 1,563,163.02</u></b>

\* Interest rate in accordance with the Development Agreement dated March 14, 2014

DRAFT  
SUBJECT TO CHANGE

<u>ACCRUED INTEREST AT 4.5%*</u>	<u>TOTAL REIMBURSABLE</u>
\$ 499,869.86	\$ 4,999,869.86
	<u>(722,799.66)</u>
\$ 499,869.86	\$ 4,277,070.20
(499,869.86)	(880,321.70)
(65,586.64)	(65,586.64)
<u>152,016.13</u>	<u>152,016.13</u>
\$ 86,429.49	\$ 3,483,177.99
	<u>(1,833,585.48)</u>
<u>\$ 86,429.49</u>	<u>\$ 1,649,592.51</u>

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**  
**SCHEDULE COMPARING ACTUAL REIMBURSABLE COSTS**  
**WITH ESTIMATES FROM THE DEVELOPMENT AGREEMENT**  
**AUGUST 29, 2017**

**DRAFT**  
**SUBJECT TO CHANGE**

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

DESCRIPTION	ESTIMATED COSTS	REIMBURSABLE TO T&C WAY PARTNERS, LLC AS OF AUGUST 31, 2016	REIMBURSABLE TO T&C WAY PARTNERS, LLC AS OF AUGUST 29, 2017
<b>PROJECT ITEMS</b>			
Company Contribution for Public Improvement Land Cost	\$ 3,777,200	\$ 380,452	\$ 1,563,163
Developer Interest		499,870	86,429
<b>TOTAL PROJECT ITEMS</b>	<b>\$ 3,777,200</b>	<b>\$ 880,322</b>	<b>\$ 1,649,592</b>

DRAFT  
SUBJECT TO CHANGE

<u>ESTIMATED ADDITIONAL COST TO COMPLETE</u>	<u>TOTAL ACTUAL COSTS TO DATE AND ESTIMATED ADDITIONAL COST TO COMPLETE</u>	<u>ACTUAL OVER (UNDER) ESTIMATE</u>
\$ 1,833,585	\$ 3,777,200	\$ -
<u>-</u>	<u>586,299</u>	<u>586,299</u>
<u>\$ 1,833,585</u>	<u>\$ 4,363,499</u>	<u>\$ 586,299</u>



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

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**AGENDA MEMORANDUM**

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

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6. FY2018 Budget.

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2018 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 (TY2017):	\$	3,444,922,599
	Current Taxable Value (TY2016):	\$	3,375,327,369
	Acres:		984.98
	Administrator (Contact):		Scott Bean
	Contact Number:		(713) 595-1213

N A R R A T I V E	<b>Zone Purpose:</b>
	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 construction of Lumpkin Road Improvements project, including renovation and increased detention capacity at the Westview Detention Pond.
	Completed construction of Town and Country at Queensbury intersection improvements and signalization through a development agreement.
	Completed detailed design of Town & Country West Drainage and Mobility project and publicly bid the project.
	Completed preliminary design and commenced detailed design of W-140-01 Channel Improvements project.
	Commenced detailed design of Gessner Road reconstruction from Interstate 10 to Long Point Road, and Memorial Drive from Beltway 8 to Tallowood.
Completed a drainage analysis on the feasibility of a detention basin on the south side of Interstate 10 known as Detention Basin A.	

P R O J E C T  P L A N		Total Plan	Cumulative Expenses (to 6/30/16)	Variance
	<b>Capital Projects:</b>			
Roadway and Sidewalk Improvements	\$	53,429,681	\$ 34,932,000	\$ 18,497,681
Public Utility Improvements		120,856,453	33,126,448	87,730,005
Parks and Recreational Facilities		11,889,119	326,966	11,562,153
		-	-	-
<b>Total Capital Projects</b>	\$	186,175,253	\$ 68,385,414	\$ 117,789,839
Affordable Housing		-	-	-
School & Education/Cultural Facilities		-	-	-
Financing Costs		25,000,000	23,881,693	1,118,307
Administration Costs/ Professional Services		-	-	-
Creation Costs		5,952,851	4,663,754	1,289,097
<b>Total Project Plan</b>	\$	217,128,104	\$ 96,930,861	\$ 120,197,243

D E B T	Additional Financial Data	FY2017 Budget	FY2017 Estimate	FY2018 Budget
	<u>Debt Service</u>			
Principal	\$	4,358,253	\$ 4,358,253	\$ 3,764,846
Interest	\$	2,870,000	\$ 2,870,000	\$ 3,100,000
	\$	1,488,253	\$ 1,488,253	\$ 664,846
	<b>Balance as of 6/30/16</b>		<b>Projected Balance as of 6/30/17</b>	<b>Projected Balance as of 6/30/18</b>
<u>Year End Outstanding (Principal)</u>				
Bond Debt	\$	39,325,000	\$ 36,455,000	\$ 33,355,000
Bank Loan	\$	-	\$ -	\$ -
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	-	\$ -	\$ -
Other	\$	-	\$ -	\$ -



CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2018 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2017 Budget	FY2017 Estimate	FY2018 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 4,366,399	\$ 4,366,399	\$ 4,205,676
UNRESTRICTED Funds	\$ 20,763,988	\$ 23,516,168	\$ 25,993,882
<b>Beginning Balance</b>	<b>\$ 25,130,387</b>	<b>\$ 27,882,567</b>	<b>\$ 30,199,557</b>
City tax revenue	\$ 15,073,959	\$ 15,731,173	\$ 16,599,074
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 15,073,959</b>	<b>\$ 15,731,173</b>	<b>\$ 16,599,074</b>
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 36,969	\$ 36,969	\$ 36,969
<b>Other Interest Income</b>	<b>\$ 36,969</b>	<b>\$ 36,969</b>	<b>\$ 36,969</b>
	\$ -	\$ -	\$ -
<b>Grant Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,400,000</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Series 2018			\$ 73,300,000
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 73,300,000</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 40,241,315</b>	<b>\$ 43,650,709</b>	<b>\$ 123,535,600</b>

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2018 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2017 Budget	FY2017 Estimate	FY2018 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 10,500	\$ 10,800	\$ 10,800
Administration Salaries & Benefits	\$ 100,000	\$ 90,000	\$ 96,000
Auditor	\$ 19,500	\$ 20,000	\$ 20,000
Bond Services/Trustee/Financial Advisor	\$ 14,300	\$ 3,200	\$ 3,200
Insurance	\$ 3,500	\$ 1,290	\$ 1,290
Office Administration	\$ -	\$ -	\$ 3,000
<b>TIRZ Administration and Overhead</b>	<b>\$ 147,800</b>	<b>\$ 125,290</b>	<b>\$ 134,290</b>
Engineering Consultants	\$ 30,000	\$ 17,500	\$ 20,000
Legal	\$ 175,000	\$ 115,000	\$ 150,000
Construction Audit	\$ 10,000	\$ 7,000	\$ 10,000
Planning Consultants	\$ 50,000	\$ -	\$ -
<b>Program and Project Consultants</b>	<b>\$ 265,000</b>	<b>\$ 139,500</b>	<b>\$ 180,000</b>
<b>Management consulting services</b>	<b>\$ 412,800</b>	<b>\$ 264,790</b>	<b>\$ 314,290</b>
Capital Expenditures (See CIP Schedule)	\$ 16,710,000	\$ 2,150,024	\$ 12,042,100
<b>TIRZ Capital Expenditures</b>	<b>\$ 16,710,000</b>	<b>\$ 2,150,024</b>	<b>\$ 12,042,100</b>
T&C Way Partners, LLC	\$ -	\$ 880,332	\$ 1,649,593
MetroNational - Detention & Roadway Construction	\$ 1,119,241	\$ 1,086,092	\$ -
Town Center Partners, Ltd	\$ -	\$ 1,008,259	\$ -
<b>Developer / Project Reimbursements</b>	<b>\$ 1,119,241</b>	<b>\$ 2,974,683</b>	<b>\$ 1,649,593</b>
Bond Debt Service (Series 2008)			
Principal	\$ 470,000	\$ 470,000	\$ 490,000
Interest	\$ 311,722	\$ 311,722	\$ 57,405
Bond Debt Service (Series 2011)			
Principal	\$ 575,000	\$ 575,000	\$ 600,000
Interest	\$ 271,492	\$ 271,492	\$ 249,872
Bond Debt Service (Series 2011A)			
Principal	\$ 1,825,000	\$ 1,825,000	\$ 1,895,000
Interest	\$ 905,039	\$ 905,039	\$ 357,569
Bond Series (Series 2016)			
Principal	\$ 1,691,417	\$ -	\$ 115,000
Interest	\$ -	\$ -	\$ 431,330
Trustee Fee	\$ 9,500	\$ 9,500	\$ 9,500
Cost of Issuance			
Loan debt service			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Line of Credit			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -
<b>System debt service</b>	<b>\$ 6,059,170</b>	<b>\$ 4,367,753</b>	<b>\$ 4,205,676</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 24,301,211</b>	<b>\$ 9,757,250</b>	<b>\$ 18,211,659</b>

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2018 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2017 Budget	FY2017 Estimate	FY2018 Budget
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 753,698	\$ 786,559	\$ 829,954
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619
Municipal Services - Supplemental	\$ -	\$ 490,000	\$ -
<b>Total Transfers</b>	<b>\$ 3,010,317</b>	<b>\$ 3,533,178</b>	<b>\$ 3,086,573</b>
<b>Total Budget</b>	<b>\$ 27,311,528</b>	<b>\$ 13,290,428</b>	<b>\$ 21,298,232</b>
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 9,432,913	\$ 4,366,399	\$ 11,196,999
UNRESTRICTED Funds	\$ 3,496,875	\$ 25,993,882	\$ 91,040,369
<b>Ending Fund Balance</b>	<b>\$ 12,929,788</b>	<b>\$ 30,360,281</b>	<b>\$ 102,237,368</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 40,241,315</b>	<b>\$ 43,650,709</b>	<b>\$ 123,535,600</b>

Notes:



Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)	
			Through 2018	Projected 2017	2018	2019	2020	2021	2022	FY18 - FY22 Total				
G	T-1701	Gessner Widening Baryknoll to I-10	\$ 11,028,427	358	-	-	-	-	-	-	-	-	-	11,028,785
A	T-1702	Bunker Hill Widening I-10 to Long Point	\$ 6,086,259	-	-	-	-	-	-	-	-	-	-	6,086,259
A	T-1709	Improvement to Lumpkin from I-10 to Northbrook	\$ 16,687,186	808,085	-	-	-	-	-	-	-	-	-	17,505,253
G	T-1712	Bunker Hill South of IH 10 Mobility Improvements	\$ 1,857	-	-	-	-	-	-	-	-	-	-	1,857
G	T-1714	Frostwood Drive and Kingside Drainage Improvements	\$ 24,023	-	-	400,000	8,000,000	-	-	-	-	-	-	8,824,023
G	T-1715A	Baryknoll East Drainage Improvements	\$ 7,322,178	-	-	-	-	-	-	-	-	-	-	7,322,178
G	T-1715B	Baryknoll West Drainage Improvements	\$ 38,374	-	-	-	800,000	-	-	-	-	-	-	2,838,374
G	T-1716	Queensbury Drainage Improvements	\$ 545,088	-	-	-	-	-	-	-	-	-	-	545,088
G	T-1717	Town and County West Drainage and Mobility Improvements	\$ 3,389,366	438,360	3,520,000	8,160,000	-	-	-	-	-	-	-	13,548,726
G	T-1718	Kimberly near Bellway B Drainage Improvements	\$ 1,442,725	-	-	-	-	-	-	-	-	-	-	1,442,725
G	T-1719	Kingside East Bound at Gessner	\$ 869,187	-	-	-	-	-	-	-	-	-	-	869,187
G	T-1722	Town and County Blvd. at Queensbury Signalization	\$ 7,902	5,163	-	-	-	-	-	-	-	-	-	13,065
G	T-1724	Gessner at Baryknoll Intersection Improvements	\$ -	-	-	-	-	-	-	-	-	-	-	-
A,G	T-1725	Park and Green Space Improvements	\$ 150,589	13,387	125,000	125,000	125,000	100,000	450,000	-	-	-	-	813,983
G	T-1726	West Sough Roadway Improvements	\$ 5,873	-	-	-	-	-	-	-	-	-	-	5,873
A	T-1727	N. Gessner Preliminary Engineering	\$ 18,546	123	-	-	-	-	-	-	-	-	-	18,669
A	T-1728	Westview and Lumpkin enhanced sidewalks	\$ -	-	-	-	-	-	-	-	-	-	-	-
A	T-1731A	Detention Basin and W-140	\$ 10,544,061	10,264	-	-	-	-	-	-	-	-	-	10,554,355
A	T-1731B	Memorial Drive Drainage and Mobility	\$ -	240	-	-	-	-	-	-	-	-	-	240
A	T-1732A	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	\$ 511,989	338,445	597,100	15,150,000	-	-	-	-	-	-	-	16,597,534
A	T-1732B	N. Gessner Drainage Phase 2 - (combined with T - 1732A)	\$ 72,654	-	-	-	-	-	-	-	-	-	-	72,654
A	T-1733A	N. Write Drainage and Mobility Improvement - Phase 1	\$ 81,041	-	-	-	-	-	-	-	-	-	-	81,041
A	T-1733B	N. Write Drainage and Mobility Improvement - Phase 2	\$ 73,280	-	-	-	-	-	-	-	-	-	-	73,280
A	T-1734	W140 Channel Improvements with Bridge and Straws	\$ 1,274,207	286,847	6,315,000	12,665,000	-	-	-	-	-	-	-	20,541,054
A	T-1734B	Bunker Hill Bridge and Straws (Combined with T-1734)	\$ -	-	-	-	-	-	-	-	-	-	-	-
G	T-1735	Detention Basin A	\$ -	116,724	1,000,000	6,250,000	20,000,000	-	-	-	-	-	-	35,356,724
G	T-1735A	Detention Basin B	\$ -	-	-	-	-	-	-	-	-	750,000	-	750,000
G	T-1738A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 335,038	131,018	400,000	17,965,000	-	-	-	-	-	-	-	18,851,056
G	T-1738B	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	\$ -	-	50,000	500,000	9,000,000	-	-	-	-	-	-	10,050,000
A,G	T-1739	Regional Drainage Solution Preparatory Engineering**	\$ -	-	-	-	-	-	-	-	-	-	-	-
A,G	T-1789	Concrete Panel Replacement Program	\$ -	-	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	175,000
			\$ 60,341,847	\$ 2,160,024	\$ 12,042,100	\$ 68,300,800	\$ 28,935,000	\$ 17,935,000	\$ 121,097,100	\$ 183,598,971				

\* NOTE: 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.

\*\* NOTE:

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2016	Projected 2017	2018	2019	2020	2021	2022	FY18 - FY22 Total			
TIRZ Funds	60,341,847	2,133,876	12,042,100	45,500,000	29,035,000	10,735,000	2,785,000	100,097,100		162,572,823	
City of Houston	-	-	-	-	-	-	-	-	-	-	
Grants	-	-	-	13,800,000	-	7,200,000	-	21,000,000		21,000,000	
Other	-	-	-	-	-	-	-	-	-	-	
<b>Project Total</b>	<b>60,341,847</b>	<b>2,133,876</b>	<b>12,042,100</b>	<b>59,300,000</b>	<b>29,035,000</b>	<b>17,935,000</b>	<b>2,785,000</b>	<b>121,097,100</b>		<b>183,572,823</b>	



<b>Project:</b>	<b>Frostwood Drive and Kingsride Drainage Improvements</b>	<b>City Council District</b>	<b>Key Map:</b>	<b>WBS.:</b>		<b>T-1714</b>
<b>Description:</b>	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.	<b>Location:</b> Served:	<b>Geo. Ref.:</b> Neighborhood:	2018	2019	2020
<b>Justification:</b>	Drainage improvement needed to adequately convey storm sewer water to a regional detention basin	G	G	G	G	16
<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
		2018	2019	2020	2021	2022
	Personnel	-	-	-	-	-
	Supplies	-	-	-	-	-
	Svcs. & Chgs.	-	-	-	-	-
	Capital Outlay	-	-	-	-	-
	<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs	-	-	-	-	-

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	23,643	-	-	-	400,000	400,000	-	-	\$ 800,000	\$ 823,643
4 Construction	-	-	-	-	-	-	8,000,000	-	\$ 8,000,000	\$ 8,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	380	-	-	-	-	-	-	-	\$ -	\$ 380
<b>Other Sub-Total:</b>	380	-	-	-	-	-	-	-	\$ -	\$ 380

<b>Total Allocations</b>	\$ 24,023	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 8,000,000	\$ -	\$ 8,800,000	\$ 8,824,023
<b>Source of Funds</b>										
TIRZ Funds	24,023	-	-	-	400,000	400,000	8,000,000	-	\$ 8,800,000	\$ 8,824,023
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ 24,023	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 8,000,000	\$ -	\$ 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.:	2019	2020		
		Served:	Neighborhood:	2021	2022		
		2018	2019	2020	2021	2022	Total
<b>Description:</b>	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	Personnel	-	-	-	-	\$ -
<b>Justification:</b>	Drainage improvements to eliminate frequent street flooding/ponding w/ 8+ 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)	Supplies	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs					-

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	175,691	-	-	-	-	-	-	-	\$ -	\$ 175,691
2 Acquisition	2,100,000	-	-	-	-	-	-	-	\$ -	\$ 2,100,000
3 Design	1,121,502	-	439,360	-	710,000	-	-	-	\$ 710,000	\$ 2,270,862
4 Construction	-	3,500,000	-	3,520,000	5,480,000	-	-	-	\$ 9,000,000	\$ 9,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	2,173	-	-	-	-	-	-	-	\$ -	\$ 2,173
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	2,173	-	-	-	-	-	-	-	\$ -	\$ 2,173
<b>Total Allocations</b>	\$ 3,399,366	\$ 3,500,000	\$ 439,360	\$ 3,520,000	\$ 6,190,000	\$ -	\$ -	\$ -	\$ 9,710,000	\$ 13,548,726

Source of Funds	2018	2019	2020	2021	2022	FY18 - FY22 Total
TIRZ Funds	3,520,000	6,190,000	-	-	-	\$ 9,710,000
City of Houston	-	-	-	-	-	\$ -
Grants	-	-	-	-	-	\$ -
Other	-	-	-	-	-	\$ -
<b>Total Funds</b>	\$ 3,520,000	\$ 6,190,000	\$ -	\$ -	\$ -	\$ 9,710,000

\*NOTE:



Project:	Park and Green Space Improvements		City Council District		Key Map:		WBS.:		T-1725
	Location:		Geo. Ref.:		Geo. Ref.:		WBS.:		
	Served:		Neighborhood:		Neighborhood:		WBS.:		
<b>Description:</b>	Provide pedestrian friendly environment throughout the TIRZ. This includes pedestrian trails, bikeways, and public green space.								
<b>Justification:</b>	Projects include funding for route studies, design, construction, and ROW acquisition.								
			2018	2019	2020	2021	2022	Total	
	Personnel	-	-	-	-	-	-	\$	-
	Supplies	-	-	-	-	-	-	\$	-
	Svcs. & Chgs.	-	-	-	-	-	-	\$	-
	Capital Outlay	-	-	-	-	-	-	\$	-
	<b>Total</b>	\$	\$	\$	\$	\$	\$	\$	\$
	FTEs								

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	90,438	25,000	13,397	25,000	25,000	-	-	-	\$	\$ 153,835
4 Construction	60,000	100,000	-	100,000	100,000	100,000	100,000	-	\$	\$ 460,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	158	-	-	-	-	-	-	-	\$	\$ 158
									\$	\$
									\$	\$
									\$	\$
									\$	\$
									\$	\$
<b>Other Sub-Total:</b>	158	-	-	-	-	-	-	-	\$	\$ 158
<b>Total Allocations</b>	\$ 150,596	\$ 125,000	\$ 13,397	\$ 125,000	\$ 125,000	\$ 100,000	\$ 100,000	\$	\$ 450,000	\$ 613,993

Source of Funds	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
TIRZ Funds	150,596	-	-	-	-	-	-
City of Houston	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-
<b>Total Funds</b>	\$ 150,596	\$ 125,000	\$ 13,397	\$ 125,000	\$ 100,000	\$ 450,000	\$ 613,993

\*NOTE:



Project:	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint				City Council District		Key Map:	WBS.:		T-1732A
					Location:		Geo. Ref.:			
					Served:		Neighborhood:			
Operating and Maintenance Costs: (\$ Thousands)										
		2018	2019	2020	2021	2022	2022		Total	
<b>Description:</b>		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.								
<b>Justification:</b>		Documented issues with drainage, mobility, access management, and pavement condition.								
		Personnel	-	-	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs	-	-	-	-	-	-	-	-
Fiscal Year Planned Expenses										
Project Allocation		2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
<b>Phase</b>										
1	Planning	-	-	-	-	-	-	-	\$ -	\$ 69,204
2	Acquisition	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	338,445	597,100	150,000	-	-	-	\$ 747,100	\$ 1,519,499
4	Construction	4,100,000	-	-	15,000,000	-	-	-	\$ 15,000,000	\$ 15,000,000
5	Equipment	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	\$ -	\$ 8,831
		-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	\$ -	\$ 8,831
<b>Total Allocations</b>		\$ 4,100,000	\$ 338,445	\$ 597,100	\$ 15,150,000	\$ -	\$ -	\$ -	\$ 15,747,100	\$ 16,597,534
<b>Source of Funds</b>										
TIRZ Funds		-	511,989	597,100	11,750,000	-	-	-	\$ 12,347,100	\$ 13,197,534
City of Houston		4,100,000	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	3,400,000	-	-	-	\$ 3,400,000	\$ 3,400,000
Other		-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 4,100,000	\$ 338,445	\$ 597,100	\$ 15,150,000	\$ -	\$ -	\$ -	\$ 15,747,100	\$ 16,597,534

\*NOTE:



<b>Project:</b> N. Gessner Drainage Phase 2 - (combined with T - 1732A)														Key Map: 450W	WBS.: T-1732B												
<b>Description:</b> Reconstruct N. Gessner between Westview and Long Point with new pavement, improved drainage, and access management mobility improvements.														City Council District: A	Location: A		Geo. Ref.: A		Neighbored: 10		Served: 10						
<b>Justification:</b> Documented issues with drainage, mobility, access management, and pavement condition.														Operating and Maintenance Costs: (\$ Thousands)													
														2018	2019	2020	2021	2022	Total								
														Personnel	-	-	-	-	-	\$							
														Supplies	-	-	-	-	-	\$							
														Svcs. & Chgs.	-	-	-	-	-	\$							
														Capital Outlay	-	-	-	-	-	\$							
														Total	\$	-	\$	-	\$	\$							
														FTEs	-	-	-	-	-	-							
<b>Fiscal Year Planned Expenses</b>																2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)					
<b>Project Allocation</b>		Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)																
<b>Phase</b>																											
1	Planning	69,204	-	-	-	-	-	-	-	\$	\$ 69,204																
2	Acquisition	-	-	-	-	-	-	-	-	\$	\$																
3	Design	3,450	-	-	-	-	-	-	-	\$	\$ 3,450																
4	Construction	-	500,000	-	-	-	-	-	-	\$	\$																
5	Equipment	-	-	-	-	-	-	-	-	\$	\$																
6	Close-Out	-	-	-	-	-	-	-	-	\$	\$																
7	Other	-	-	-	-	-	-	-	-	\$	\$																
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$	\$																
<b>Total Allocations</b>		\$ 72,654	\$ 500,000	\$	\$	\$	\$	\$	\$	\$	\$ 72,654																
<b>Source of Funds</b>																											
TIRZ Funds		72,654	500,000	-	-	-	-	-	-	\$	\$ 72,654																
City of Houston		-	-	-	-	-	-	-	-	\$	\$																
Grants		-	-	-	-	-	-	-	-	\$	\$																
Other		-	-	-	-	-	-	-	-	\$	\$																
<b>Total Funds</b>		\$ 72,654	\$ 500,000	\$	\$	\$	\$	\$	\$	\$	\$ 72,654																

\*NOTE:



<b>Project:</b>	<b>W140 Channel Improvements with Bridge and Straws</b>	<b>City Council District</b>	<b>Key Map:</b>	<b>WBS.:</b>		<b>T-1734</b>
	<b>Straws</b>	<b>Location:</b>	<b>Geo. Ref.:</b>			
		<b>Served:</b>	<b>Neighborhood:</b>			
<b>Description:</b>	W140-01 Channel from Gessner Drive to the Briar Branch Detention Basin to the east.	2018	2019	2020	2021	2022
<b>Justification:</b>	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	-	-	-	-
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -
		FTEs	-	-	-	-

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	1,260,619	100,000	286,847	130,000	1,250,000	-	-	-	\$ 1,380,000	\$ 2,927,466
4 Construction	-	5,500,000	-	6,185,000	11,315,000	-	-	-	\$ 17,500,000	\$ 17,500,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	13,588	-	-	-	100,000	-	-	-	\$ 100,000	\$ 113,588
<b>Other Sub-Total:</b>	13,588	-	-	-	100,000	-	-	-	\$ 100,000	\$ 113,588

<b>Total Allocations</b>	\$ 1,274,207	\$ 5,600,000	\$ 286,847	\$ 6,315,000	\$ 12,665,000	\$ -	\$ -	\$ -	\$ 18,980,000	\$ 20,541,054
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Source of Funds	2018	2019	2020	2021	2022	FY18 - FY22 Total
TIRZ Funds	1,274,207	5,600,000	286,847	-	-	\$ 18,980,000
City of Houston	-	-	-	-	-	\$ -
Grants	-	-	-	-	-	\$ -
Other	-	-	-	-	-	\$ -
<b>Total Funds</b>	\$ 1,274,207	\$ 5,600,000	\$ 286,847	\$ 6,315,000	\$ -	\$ 18,980,000

\*NOTE:



<b>Project:</b>	<b>Bunker Hill Bridge and Straws (Combined with T-1734)</b>		<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>		<b>T-1734B</b>
<b>Description:</b>	Improve infrastructure associated with W-140 Channel improvements.		<b>Location:</b>	<b>Geo. Ref.:</b>		<b>Operating and Maintenance Costs: (\$ Thousands)</b>		<b>Total</b>
<b>Justification:</b>	Mitigate flooding and improve drainage in areas near W-140 Channel.		<b>Served:</b>	<b>Neighborhood:</b>				
	2018	2019	2020	2021	2022			
Personnel	-	-	-	-	-			\$ -
Supplies	-	-	-	-	-			\$ -
Svcs. & Chgs.	-	-	-	-	-			\$ -
Capital Outlay	-	-	-	-	-			\$ -
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
FTEs	-	-	-	-	-			-

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	100,000	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	750,000	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Source of Funds	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ -

\*NOTE:



Project: Detention Basin A		City Council District		Key Map:		WBS.:		T-1735													
Description: Detention Basin A. Project may involve multiple phases.		Location: G		Geo. Ref.:																	
Justification: Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.		Served: G		Neighborhood:																	
		Operating and Maintenance Costs: (\$ Thousands)																			
		2018		2019		2020		2021		2022		Total									
Personnel												\$ -									
Supplies												\$ -									
Svcs. & Chgs.												\$ -									
Capital Outlay												\$ -									
Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -									
FTEs																					
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/16		2017 Budget		2017 Estimate		2018		2019		2020		2021		2022		FY18 - FY22 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		1,000,000		116,724		1,000,000		-		-		-		-		\$ 1,000,000		\$ 1,116,724	
2 Acquisition		-		-		-		-		6,250,000		-		-		-		\$ 6,250,000		\$ 6,250,000	
3 Design		-		-		-		-		-		-		-		-		\$ -		\$ -	
4 Construction		-		-		-		-		28,000,000		-		-		-		\$ 28,000,000		\$ 28,000,000	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Allocations		\$ -		\$ 1,000,000		\$ 116,724		\$ 1,000,000		\$ 6,250,000		\$ 28,000,000		\$ -		\$ -		\$ 35,250,000		\$ 35,366,724	
Source of Funds																					
TIRZ Funds		-		1,000,000		116,724		1,000,000		6,250,000		28,000,000		-		-		\$ 35,250,000		\$ 35,366,724	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ 1,000,000		\$ 116,724		\$ 1,000,000		\$ 6,250,000		\$ 28,000,000		\$ -		\$ -		\$ 35,250,000		\$ 35,366,724	

NOTE: CIP T-1735 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: Detention Basin B		City Council District	Key Map:	WBS.:		T-1735A
		Location: G	Geo. Ref.:			
		Served: G	Neighborhood:			
<b>Description:</b>	Detention Basin B. Project may involve multiple phases.	Operating and Maintenance Costs: (\$ Thousands)				
		2018	2019	2020	2021	2022
<b>Justification:</b>	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.	Personnel	-	-	-	-
		Supplies	-	-	-	-
		Svcs. & Chgs.	-	-	-	-
		Capital Outlay	-	-	-	-
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -
		FTEs	-	-	-	-

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	-	-	-	-	-	-	-	750,000	\$ 750,000	\$ 750,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000	\$ 750,000

Source of Funds	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	-	-
City of Houston	-	-	-	-	750,000	\$ 750,000	\$ 750,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000	\$ 750,000

NOTE: 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.



<b>Project:</b>	<b>Memorial Drive Drainage and Mobility Improvement Project - Phase 1</b>	<b>City Council District</b>	<b>Key Map:</b>	<b>WBS.:</b>	<b>T-1738A</b>
		<b>Location:</b>	<b>Geo. Ref.:</b>		
		<b>Served:</b>	<b>Neighborhood:</b>		
<b>Description:</b>	The installation of dual 10'x10' concrete boxes to reduce overland flows to neighboring areas. The rdwy will be improved to curb and gutter w/ raised medians to improve mobility and access management. Wider sidewalks added to promote pedestrian friendly envir	2018	2019	2020	2021
<b>Justification:</b>	Improve Safety, mobility & drainage. Improve rdwy to meet current standards. Drainage improvements to convey storm water to reduce frequent street flooding. Provide 10+ ac-ft detention. Add sidewalks & shared use path. (Drainage - 60% of project cost)	2022	2022	2022	Total
		Personnel	-	-	-
		Supplies	-	-	-
		Svcs. & Chgs.	-	-	-
		Capital Outlay	-	-	-
		<b>Total</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
		FTEs			

**Fiscal Year Planned Expenses**

Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
<b>Phase</b>										
1 Planning	119,491	-	-	-	-	-	-	-	\$	\$ 119,491
2 Acquisition	-	-	-	-	-	-	-	-	\$	\$
3 Design	210,136	1,000,000	131,018	400,000	485,000	-	-	-	\$	\$ 885,000
4 Construction	-	-	-	-	17,500,000	-	-	-	\$	\$ 17,500,000
5 Equipment	-	-	-	-	-	-	-	-	\$	\$
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	5,411	-	-	-	-	-	-	-	\$	\$ 5,411
									\$	\$
<b>Other Sub-Total:</b>	<b>5,411</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$</b>	<b>\$ 5,411</b>
<b>Total Allocations</b>	<b>\$ 335,038</b>	<b>\$ 1,000,000</b>	<b>\$ 131,018</b>	<b>\$ 400,000</b>	<b>\$ 17,985,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,385,000</b>	<b>\$ 18,851,056</b>

Source of Funds	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
TIRZ Funds							
City of Houston	400,000	7,585,000				\$ 7,985,000	\$ 8,451,056
Grants						\$ -	\$ -
Other		10,400,000				\$ 10,400,000	\$ 10,400,000
<b>Total Funds</b>	<b>\$ 400,000</b>	<b>\$ 17,985,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,385,000</b>	<b>\$ 18,851,056</b>



<b>Project:</b>	<b>Memorial Drive Drainage and Mobility Improvement Project - Phase 2**</b>	<b>City Council District</b>	<b>Key Map:</b>	<b>WBS.:</b>	<b>T-1738B</b>
		<b>Location:</b>	<b>Geo. Ref.:</b>		
		<b>Served:</b>	<b>Neighborhood:</b>		
				16	
<b>Description:</b>	Flooding and drainage improvements based on recommendations of the Regional Drainage Study to address flooding on the W153-00 and improve mobility and pedestrian safety on Memorial Drive within the boundaries of the TIRZ.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>			
		2018	2019	2020	2021
<b>Justification:</b>	Project will improve storm water drainage system and reconstruct Memorial Drive (Tallowood to Bunker Hill City Limits).				
		Personnel	-	-	-
		Supplies	-	-	-
		Svcs. & Chgs.	-	-	-
		Capital Outlay	-	-	-
		<b>Total</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
		FTEs			

**Fiscal Year Planned Expenses**

<b>Project Allocation</b>	<b>Projected Expenses thru 6/30/16</b>	<b>2017 Budget</b>	<b>2017 Estimate</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>FY18 - FY22 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>										
1 Planning	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	500,000	500,000	-	-	\$ 1,000,000	\$ 1,000,000
4 Construction	-	-	-	-	-	-	9,000,000	-	\$ 9,000,000	\$ 9,000,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
<b>Other Sub-Total:</b>									\$ -	\$ -
<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ 50,000	\$ 500,000	\$ 500,000	\$ 9,000,000	\$ -	\$ 10,050,000	\$ 10,050,000

<b>Source of Funds</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>FY18 - FY22 Total</b>
TIRZ Funds	-	-	-	-	-	\$ -
City of Houston	50,000	500,000	500,000	1,800,000	-	\$ 2,850,000
Grants	-	-	-	-	-	\$ -
Other	-	-	-	7,200,000	-	\$ 7,200,000
<b>Total Funds</b>	\$ 50,000	\$ 500,000	\$ 500,000	\$ 9,000,000	\$ -	\$ 10,050,000

NOTE:



<b>Project:</b> Concrete Panel Replacement Program		<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>		<b>T-1799</b>		
<b>Description:</b> Street maintenance program		Location: A,G		Geo. Ref.:		2020		2021		
<b>Justification:</b> Mobility improvements to extend life of roads.		Served: A,G		Neighborhood:		2019		2022		
		<b>Operating and Maintenance Costs: (\$ Thousands)</b>								<b>Total</b>
		2018	2019	2020	2021	2022	2022	2022	Total	
Personnel		-	-	-	-	-	-	-	\$ -	
Supplies		-	-	-	-	-	-	-	\$ -	
Svcs. & Chgs.		-	-	-	-	-	-	-	\$ -	
Capital Outlay		-	-	-	-	-	-	-	\$ -	
<b>Total</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>FTEs</b>									-	

**Fiscal Year Planned Expenses**

Project Allocation	Phase	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	35,000	35,000	35,000	35,000	35,000	\$ 175,000	\$ 175,000
<b>Other Sub-Total:</b>		-	-	-	35,000	35,000	35,000	35,000	35,000	\$ 175,000	\$ 175,000

<b>Total Allocations</b>	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 175,000	\$ 175,000
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Source of Funds	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	35,000	35,000	35,000	35,000	35,000	\$ 175,000	\$ 175,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 175,000	\$ 175,000

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

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AGENDA MEMORANDUM

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

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7. CIP Committee
  - a. Project Update Report from LAN
    - i. Proposal for preliminary engineering analysis of Memorial Drive from Tallowood to City Limits for inclusion in TIP application
  - b. Project Update Report from Klotz Associates
  - c. Project Update Report from Goodman Corporation
  - d. Project Update Report from SWA





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

**August 2017**

**Sub-regional Detention Analysis**

**Project Number: 120-11972-002**

No updates

**Memorial Drive Improvements- (BW 8 Frontage Road to Tallowood Rd)**

**Project Number: 120-11972-000**

**Ongoing Activities:**

Item	Description
1	No updates

**Items Affecting Schedule:**

Item	Description
1	The Execution of the Advanced Funding Agreement (AFA)

**Memorial Drive Improvements – Tallowood Rd to City of Houston/City of Bunker Hill Village boundary**

**Project Number: 120-11972-000**

**Ongoing Activities:**

Item	Description
1	Council approved Annexation limits
2	Provide Goodman Corp with necessary preliminary engineering work for TIP application

**Town & Country Reconstruction**

**Project Number: 120-11972-0004**

**Ongoing Activities:**

Item	Description
1	Received letter from City to conclude the ROW swap, subject to property owner providing an acceptance letter and City Council approval.
2	Pre-Con meeting to be scheduled first week of September

**Items Affecting Schedule:**

Item	Description
1	Joint Referral Committee Process (JRC)



August 24, 2017

Ms. Ann Givens, Chair of the Board  
Memorial City Redevelopment Authority / TIRZ 17  
9610 Long Point Road, Suite 150  
Houston, TX 77055

**Re: Memorial Drive from Tallowood Road to City of Houston/City of Bunker Hill Village limits – Planning Analysis (T-1738B)**

Dear Mr. Givens,

Lockwood, Andrews and Newnam, Inc. (LAN) is pleased to submit this proposal for planning level services consisting of the following items for inclusion in the next Transportation Improvement Program (TIP) application for the H-GAC:

- Conceptual roadway alignment design (10% alignment)
- Conceptual Proposed Drainage Conditions
- Conceptual Typical Sections
- Opinion of Probable Construction Cost

We propose to perform the planning services for a Lump Sum amount of \$34,000. A detailed Scope of Services can be found in Exhibit "A". Exhibit "B" provides a detailed breakdown estimate of the fees for the basic engineering services and expenses.

We are prepared to begin this work immediately. Please feel free to contact me at (713) 266-6900 if you have any questions or need additional information.

Sincerely,

Muhammad Ali, P.E.  
Senior Associate

MA:rg

Accepted for  
Memorial City Redevelopment Authority

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print

Accepted for City of Houston

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print

Attachments: Exhibit A – Scope of Services, Exhibit B – Fee Schedule



**Exhibit A**  
**TIRZ 17/Memorial City Redevelopment Authority**  
**Memorial Drive Mobility and Drainage Improvements (T-1738B)**  
**From Tallowood Rd to City of Houston/City of Bunker Hill Village limits**  
**Planning Analysis – Scope of Services**

This proposal is for providing preliminary engineering services for the following items for inclusion in the next Transportation Improvement Program (TIP) application for the H-GAC:

- Conceptual roadway alignment design (10% alignment)
- Conceptual Proposed Drainage Conditions
- Conceptual Typical Sections
- Opinion of Probable Construction Cost

The details of the scope are as follows:

**Basic Services**

1. Data Collection:

- a) Obtain available record drawings, aerial photographs and pertinent project information from City's GIMS
- b) Field visit will be performed to assist in confirming the aerial information and drainage area boundary determination, and to verify the available data collected for the existing storm sewer system.
- c) Field visit will also confirm existing geometry, sidewalks, trees, driveways, wheel chair ramps, striping, pavement type/condition, and any other critical feature of potential impact to study findings.

2. Drainage Analysis:

a) Existing Conditions

The 2D model prepared as part of the Regional Drainage Study will be revised to provide additional detail to the storm sewer systems within the Memorial Drive project corridors. Additional information is expected to be obtained from record drawings and field visits. LAN will analyze the region for the 2-, 10-, and 100-year, 24-hour storm events.

b) Proposed Conditions

- The existing conditions model will be evaluated to identify the core problem areas and the infrastructure deficiencies that cause the problems. A conceptual improvement alternative will be developed to address the identified deficiencies and evaluate the potential benefit.
- Identified improvement alternative will be modeled in the dynamic 2D hydraulic model for the project area. Model development for the proposed alternative will build upon the existing conditions modeling effort.

3. Preliminary Roadway Corridor:

Preliminary roadway alignment will be developed using current aerial photography. Alignment shall depict future roadway alignment, sidewalks, driveways, and bicycle facilities. (Bicycle alignment will also be coordinated with City's Houston Bike Plan)

4. Proposed typical sections:

Existing horizontal dimensions, proposed pavement structure makeup and thickness, right-of-way and easements, sidewalks will be shown for each of the identified alternatives and for the existing conditions.

5. Private and Public Utilities Assessment:

Develop corridor maps documenting existing private and public utilities such as storm, water and wastewater infrastructure, existing underground electrical and communication service lines, and locations of existing overhead power and communication lines and poles. Infrastructure that is visibly damaged, nearing the end of useful lifespan, or undersized per current City requirements will be identified.

- a) Collect all available digital public utility information from City of Houston, TxDOT, and Harris County Flood Control for the purposes of documenting within GIS.
- b) Collect available digital data through requests from CenterPoint Energy and ATT
- c) Field collect visible above ground utility locations with a GIS GPS data collector. Visible attributes such as photos, potential utility type, and location will be collected. Subsurface measurements will not be collected.

6. Opinion of Probable Construction Cost:

Develop an Opinion of Probable Construction Cost (OPCC) that will include the necessary level of detail for the TIP application. The estimates shall include all major project items such as inlet counts, storm sewer linear footages, major utility relocations and proposed pavement or concrete replacement with a contingency. Unit costs from recent comparable projects will be used.

7. General Project Management/Project Controls

Project management activities are ongoing throughout the period of the contract and include items such as internal project management, kickoff meeting, monthly progress reports, invoices, and coordination with client and agencies.

8. Quality Assurance/Quality Control:

A thorough Quality Assurance/Quality Control (QA/QC) Plan will be implemented to initially ensure overall project constructability, cost estimate accuracy, and design conformance with industry standards and client-specific requirements and preferences are met. This effort is in accordance with LAN's standard QA/QC procedures.



**Exhibit B**  
**Memorial Drive - from Tallowood Drive to City of Houston/City of Bunker Hill City Limits (T-1738B)**  
**Feasibility Study – LEVEL OF EFFORT**

DESCRIPTION OF WORK TASKS	Sr. PROJ MGR	PROJ MGR	PROJECT ENGINEER	GRAD ENGINEER	CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
<b>A. Feasibility Study - Basic Services</b>								
1 Data Collection			2	4	8		14	\$1,620.00
2 Drainage Analysis								
a. Existing Conditions		2	4	8			14	\$1,920.00
b. Proposed Conditions	1	2	12	60			75	\$9,590.00
3 Preliminary Roadway Corridor	2	4	12	24	40		82	\$10,060.00
4 Proposed Typical Sections		1	4	8	12		25	\$3,000.00
5 Private/Public Utilities Assessment		1	4	8	16		29	\$3,420.00
6 Opinion of Probable Construction Cost		1	6	12			19	\$2,520.00
7 Project Management/Coordination/Projects Control	2	4				2	8	\$1,370.00
8 Quality Assurance/Quality Control	1	4					5	\$950.00
<b>Total</b>	<b>6</b>	<b>19</b>	<b>44</b>	<b>124</b>	<b>76</b>	<b>2</b>	<b>271</b>	<b>\$34,450.00</b>
<b>TOTAL HOURS</b>	<b>6</b>	<b>19</b>	<b>44</b>	<b>124</b>	<b>76</b>	<b>2</b>	<b>271</b>	
Contract Labor Rate	\$230.00	\$180.00	\$150.00	\$120.00	\$105.00	\$95.00		
<b>TOTAL LABOR COSTS BASIC ENGINEERING SERVICES</b>	<b>\$1,380.00</b>	<b>\$3,420.00</b>	<b>\$6,500.00</b>	<b>\$14,880.00</b>	<b>\$7,980.00</b>	<b>\$190.00</b>		<b>\$34,450.00</b>

FEASIBILITY STUDY TOTAL	
I. Basic Services	\$34,450.00
II. Reimbursables	\$550.00
<b>PROJECT TOTAL</b>	<b>\$35,000.00</b>

REIMBURSABLE EXPENSES	QUANTITY	UNIT	COST	TOTAL
1 Printing and Reproduction	1	LS	\$450.00	\$440.00
2 Mileage	200	MILE	\$0.55	\$110.00
<b>TOTAL REIMBURSABLE EXPENSES</b>				<b>\$550.00</b>

<b>GRAND TOTAL</b>	<b>\$35,000.00</b>
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1160 Dairy Ashford, Suite 500, Houston, Texas 77079

T 281 589 7257 W [rpsgroup.com/usa](http://rpsgroup.com/usa)

# Monthly Progress Report

**Project: Memorial City Redevelopment Authority / TIRZ 17**

**N. Gessner Drainage and Mobility Improvements – IH10 to Long Point**

**CIP No: T-1732A & T-1732B**

**Period: Through August 29, 2017**

**RPS Klotz Assoc. Project No: 1111.004.000**

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## Activities Completed this Period

1. Ph I PER Update – Authorization received dated 12-16-16.
  - a. Completed review of previous draft PERs for update.
  - b. Submitted updated draft PER to CoH for review and approval, 6-23-17.
    - 1.) Received CoH comments on 7-27-17.
    - 2.) Received CoH Wastewater Ops comments on 8-9-17.
2. Ph II Final Design - Authorization received dated 11/14-14 & 12-16-16.
  - a. Basic and Additional Services
    - 1.) Updated N. Gessner SWMM model to incorporate A&B as one project and Updated draft Drainage Impact Report for CoH review and approval.
    - 2.) Continue development of design plans as one construction project.
    - 3.) Continue ESA II study, FC 120 Categorical Exclusion.
    - 4.) Continue coordination with SWA for streetscape design.
    - 5.) Received draft Geotechnical Investigation Report, 4-11-17.
      - i. Submitted to CoH for Review on 6-23-17
      - ii. CoH comments received on 7-21-17.
      - iii. Comments submitted to Subconsultant on 7-24-17. Pending updates for final submittal to CoH.
    - 6.) Received updated Survey, 6-14-17.
      - i. Pending updates to survey
    - 7.) Performed estimate of Overhead power line relocation cost on 8-14-2017.
    - 8.) Continue to address CoH Drainage Model comments received during the meeting on 7-13-17. Pending receipt of additional comments from the City.
  - b. Meetings
    - 1.) Attended meeting with TIRZ 17 to review Drainage Improvements and Overhead powerline relocations on 8-15-17.
    - 2.) Project meetings with SWA as required.
    - 3.) Additional Project Team Meetings as required.
    - 4.) Project Review Meetings with CoH as required.
    - 5.) Progress Mtgs. with TIRZ Executive Director as requested.
    - 6.) Attended and provided update at TIRZ Board & CIP Committee Meetings.





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### **Activities Planned for Next Period**

1. Ph I PER Update
  - a. Review and address Updated PER CoH review comments.
  - b. Prepare for CoH Technical Review Committee Meeting for TRC approval.
  
2. Ph II Final Design.
  - a. Basic and Additional Services
    - 1.) Submit proposal to obtain a Fault Study for the existing Fault Line along the project limits.
    - 2.) Submit Final Geotech Report to CoH for review and approval.
    - 3.) Complete development of draft design plans as one construction project
    - 4.) Continue tasks for ESA II and FC 120 Categorical Exclusion.
    - 5.) Continue coordination with SWA for streetscape design.
  - b. Meetings
    - 1.) Project Team Meetings and Additional meetings with TIRZ as required.
    - 2.) Provide project update at TIRZ CIP Committee and Board Meetings.
    - 3.) Project Team Meeting with SWA.

**Issues and Information we are waiting to receive** – Final approval/execution of AFA for TxDOT Grant for project.

# Monthly Status Report

**Project: Memorial City Redevelopment Authority / TIRZ 17  
Briar Branch (W140-01-00) Channel Improvements &  
Briar Branch 'Straws' and Bunker Hill Bridge**

**CIP No: T-1734A & T-1734B**

**Period: Through August 29, 2017**

**RPS Klotz Assoc. Project No: 1111.002.000 / 006314**

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## Activities This Period

1. Ph II Final Design - Authorization received dated 03/07/14, 09/06/16
  - a. Basic and Additional Services
    - 1.) Geotechnical Investigation and ESA 1 for 'Straws' complete.
    - 2.) Continue development of 'Straws' plans and incorporating into Briar Branch plans and documents for one construction project.
    - 3.) Updated Drainage Impact Study draft report submitted to HCFCD for review and approval. Initial HCFCD comments received dated 03-30-17. Responses to comments complete and resubmitted to HCFCD for review and approval. Additional comments received 07-13-17. Responses to additional comments complete and resubmitted to HCFCD for review and approval.
    - 4.) Updated Drainage Impact Study draft report submitted to the City of Houston for review and approval.
    - 5.) Updated model information submitted to the City of Houston for concurrent review. Initial COH comments received dated 06-21-17. Meeting held 07-13-17 to resolve comments. Responses to comments complete and resubmitted to COH for review and approval.
  - b. Meetings
    - 1.) Project Team Meetings as required.
    - 2.) Additional meetings with TIRZ, SWA and CoH as required.
    - 3.) Attended and provided project updates at TIRZ Board Meeting and TIRZ Board CIP Committee Meeting as requested.

## Activities Planned for Next Period

1. Ph II Final Design.
  - a. Basic and Additional Services
    - 1.) Continue development of plans and documents for one construction package
    - 2.) Updated Plans will be submitted to HCFCD and CoH upon approval of Drainage Impact Report by HCFCD & CoH.
    - 3.) Respond to comments and questions from HCFCD, CoH and TIRZ.

b. Meetings

- 1.) Project Team Meetings as required.
- 2.) Additional meetings with TIRZ and SWA as required.
- 3.) Coordination meetings with HCFCD and CoH as required.
- 4.) Attend and provide project update at TIRZ Board Meeting.

**Issues and Information we are waiting to receive - None**





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THEGOODMANCORP.COM

# PROGRESS REPORT

**To:** Scott Bean, Memorial City Redevelopment Authority Executive Director  
 Karen Glynn, P.E., City of Bunker Hill Administrator  
**From:** Donnie Arbeau, Greg Goodman  
**Date:** September 1, 2017  
**Re:** Pursuit of Funding for Memorial Drive Related Projects (BUN100) – August 2017

Task	Previous % Complete	Current % Complete
<b>1 – Completion of Project Planning Documentation in Support of a Full Grant Application</b>	0%	5%

Comment: Initially, TGC met with project partners, staff, and support agencies for the project. This meeting provided the framework for the development process for the overall project. TGC has continued to coordinate with the entire project team on the joint funding pursuit by the City of Bunker Hill and Memorial City Redevelopment Authority for the redevelopment project along Memorial Drive and Gessner.

In July and August, TGC worked to gather information from project partners (and project engineers) regarding initial design plans and cost estimates for the project. As part of that effort, TGC reviewed preliminary schematics for the Bunker Hill (RPS) section of Memorial / Gessner improvement for compliance with TxDOT design standards. Work on that initial review is complete and follow-up activities are on-going. TGC has also held discussions with LAN concerning the MCRA portion of the project (Memorial Drive) to help expedite that process for a preliminary design and a cost estimate.

TGC has also developed a draft Inter-local Agreement to outline project partner roles for the joint pursuit of funding in the 2019-2022 Houston-Galveston Area Council (H-GAC) Transportation Improvement Program (TIP) Call for Projects. The ILA has been forwarded to the project partners for their review, feedback, and finalization. The ILA will be included with the pending TIP application submission to H-GAC.

<b>2 – Project Support, Pursuit of Funding, and Grant Application Preparation</b>	0%	0%
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Comment: TGC staff continues to monitor H-GAC for developments regarding the next discretionary Call-for-Projects. Understanding H-GAC's vision, goals, development framework, ranking criteria, and cost/benefits, are key to submit competitive and fundable projects.

The anticipated timeline for kick-off of the next discretionary opportunity has not been changed from the proposed timeline of Fall 2017. We will continue to monitor and provide updates as they become available.



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# PROGRESS REPORT

**To:** Scott Bean, Executive Director  
**From:** Jim Webb  
**Date:** September 1, 2017  
**Re:** TIP Project Assistance and Oversight (MCT101) – August 2017

Task	Previous % Complete	Current % Complete
<b>1 – Program Management, Oversight, and Intergovernmental Coordination for Memorial Drive</b>	<b>34%</b>	<b>40%</b>
Comments:		
<ul style="list-style-type: none"> <li>• Respond to request for information from City of Houston Economic Development Department.</li> <li>• Complete quarterly TIP reporting process.</li> <li>• Coordinate with TxDOT in initiation of AFA.</li> </ul>		
<b>2 – Program Management, Oversight, and Intergovernmental Coordination for North Gessner</b>	<b>45%</b>	<b>48%</b>
Comments:		
<ul style="list-style-type: none"> <li>• Complete quarterly TIP reporting process.</li> <li>• Coordination with RPS regarding new Project Manager.</li> <li>• Coordination with TxDOT and MCRA Board Chair regarding DocuSign process for AFA.</li> <li>• Affirm completion of executed AFA with MCRA Administrator and Board Chair.</li> <li>• Coordinate initial payment between TxDOT and MCRA.</li> </ul>		



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# PROGRESS REPORT

**To:** Scott Bean, Executive Director  
**From:** Stephanie Kirschner  
**Date:** September 1, 2017  
**Re:** Environmental Studies for Categorical Exclusion Memorial Drive (Beltway 8 to Tallowood Road) (MCT102) – August 2017

Task	Previous % Complete	Current % Complete
<b>1 – Purpose and Need</b> Comment: No activity.	0%	0%
<b>2 – Alternative Analysis</b> Comment: No activity.	15%	15%
<b>3.1 – Socioeconomic Analysis</b> Comment: No activity.	15%	15%
<b>3.2 – Water Quality Conditions</b> Comment: No activity.	0%	0%
<b>3.3 – Plant Communities and Wildlife Habitat</b> Comment: No activity.	45%	45%
<b>3.4 – Waters and Wetlands Identification</b> Comment: No activity.	10%	10%
<b>3.5 – Air Quality Assessment</b> Comment: No activity.	0%	0%
<b>3.6 – Floodplains Assessment</b> Comment: No activity.	10%	10%
<b>3.7 – Cultural Resource Identification</b> Comment: No activity.	15%	15%
<b>3.7a – Historical Resource Analysis</b>	0%	0%

Comment: No activity.

**3.8 – Hazardous Materials** 50% 50%

Comment: No activity.

**3.9 – Historical Resource Identification** 5% 5%

Comment: No activity.

**3.9A – Indirect Impacts Assessment** 0% 0%

Comment: No activity.

**3.10 – Cumulative Impacts Assessment** 0% 0%

Comment: No activity.

**4 – Draft and Final EA** 0% 0%

Comment: Pending completion of Advance Funding Agreement prior to completing additional task work.

**SWA Houston**

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Jeffrey Craft  
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Tom Fox  
David R Gal  
Cinda Gilliland  
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Charles S McDaniel  
Ross Nadeau  
Sean O'Malley  
Timothy Peterson  
Lawrence Reed  
R Joseph Runco  
Kevin Shanley  
Elizabeth Shreeve  
David P Thompson  
James Vick  
John L Wong  
Xiao Zheng

**PROJECT STATUS REPORT BY SWA**

SCOPE: LANDSCAPE ARCHITECTURE FOR MEMORIAL CITY  
REDEVELOPMENT AUTHORITY  
PROJECTS: TIRZ #17 CIP  
DATE: 29 August 2017

**CURRENT PROJECTS STATUS**

1. W-140 BRIAR BRANCH DRAINAGE IMPRVTS (SWA WO#05 / #08)
  - SWA is responding to RPS on design issues, as requested. SWA will coordinate construction phase services for the grading and minimal landscape work as construction begins.
2. N. GESSNER DRAINAGE AND MOBILITY IMPRVTS – PH 1 (T-1732A) (SWA WO#12)
  - SWA is coordinating the design of the streetscape with RPS as well as the partnering management districts that will be maintaining the improvements (Memorial Management and Spring Branch Management Districts).
3. MEMORIAL DRIVE DRAINAGE AND MOBILITY IMPROVEMENTS - (T1731B)(SWA WO#13)
  - SWA is coordinating the start date for design with LAN pending completion of the AFA.
4. ON-CALL (SWA WO#15)
  - SWA is working with stakeholders (TIRZ 20, City of Houston, TxDOT, Memorial Management District, H-GAC) on the Beltway 8 Pathway connecting Buffalo Bayou and Memorial Drive.
5. TOWN & COUNTRY WEST DRAINAGE AND MOBILITY IMPRVTS (T-1717) (SWA WO#16)
  - SWA is conducting construction phase services in cooperation with LAN on the project for the streetscape improvements.

**NEW PROPOSED PROJECTS STATUS**

NO NEW APPROVED // PROPOSED PROJECTS TO REPORT



END OF REPORT