

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



Agenda and Agenda Materials
Meeting of the Board of Directors

September 29, 2020

**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, September 29, 2020, at 8:00 a.m.**, via Zoom videoconference at: <https://us02web.zoom.us/j/89907963602?pwd=b2E0RnBTQ1BtQ3pvZjhhSHZZeGx5QT09>; or via teleconference at: (346) 248-7799; Meeting ID: **899 0796 3602**; Password: **074449**; open to the public, to consider, discuss, and adopt such orders, resolutions or motions, and take direct 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. (A statement of no more than 3 minutes may be made on items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from deliberating a topic without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law; therefore, questions or comments will not be addressed. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges).
3. Approve Minutes of the August 25, 2020, meeting.
4. Approve FY2020 Annual Financial Report and Audit from McCall Gibson Swedlund Barfoot PLLC.
5. Receive financial and bookkeeper's report, including payment of invoices, review of investments, and project cash flow reports.
6. Receive update on FY2020 Budget and Consider FY2021 Budget.
7. CIP Committee:
 - a. Project update and recommendations from Gauge Engineering, LLC.
 - i. Consider Pay Application No. 22, Briar Branch Channel and Straws Improvements, from Reytec Construction.
 - b. Project update from The Goodman Corporation.
 - c. Project update from SWA.
8. 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 with regard to the purchase, exchange, lease or value of real property.
10. Adjournment.



Executive Director for Authority

As a result of the current COVID-19 virus epidemic emergency, the convening at one location of a quorum of the Board is difficult or impossible. Therefore, the Board will conduct this meeting by videoconference rather than by physical quorum pursuant to Texas Government Code Sec. 551.125 and guidance of the Governor of the State of Texas. Members of the public are entitled to participate and address the Board during the videoconference meeting. In all respects, this meeting will be open to the public and compliant with applicable law and guidance of the Governor of the State of Texas. An electronic copy of the agenda packet (which consists of the regular reports presented to the Board by its consultants) can be found at: <http://houstontirz17.org/meetings/>

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 August 25, 2020, 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**

August 25, 2020

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, August 25, 2020, at 8:00 a.m., via videoconference, 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 Freels, thus constituting a quorum. Also present were Scott Bean, Josh Hawes, Linda Clayton, and Leticia Rodriguez, all with Hawes Hill & Associates, LLP; Jessica Holoubek, Allen Boone Humphries Robinson, LLP; Jennifer Landreville, ETI Bookkeeping Services; and Drew Masterson and Kristin Blomquist, Masterson Advisors. Others attending the meeting were Jennifer Curley, COH - Economic Development Dept.; Council Member Greg Travis and Katie Shelton, District G; Council Member Amy Peck and Liz Miranda, District A; Ben Gillis and Pat Walters, Memorial Management District; Karen Glynn, City of Bunker Hill; Muhammad Ali and Derek St. John, both of Gauge Engineering; James Vick, SWA; Marlene Gafrick; David Tresch; Bruce Nichols; Emily Anderson; Monica Aizpurua; Cyd Dillahunty; and Frank Dunstatter. Chair Givens called the meeting to order at 8:01 a.m.

RECEIVE PUBLIC COMMENTS.

The Board received public comments from Cyd Dillahunty.

APPROVE MINUTES OF THE JULY 28, 2020, MEETING.

Upon a motion duly made by Director Rickel, and being seconded by Director Heins, the Board voted unanimously to approve the Minutes of the July 28, 2020, Board meeting, as presented.

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

Ms. Landreville presented the Bookkeeper's Report and went over invoices, included in the Board materials. She reported the Certificate of Deposit will be maturing and it may be feasible to move the funds to TxPool. She reported she will monitor the interest rates as the maturity date is closer. She reported SWA invoice #182151 was received after the report was generated in the amount of

\$9,100.00 and requested approval to pay. Chair Givens noted the Authority is operating on the FY2020 Budget which has not been approved by the City. Upon a motion duly made by Director Rickel, and being seconded by Director Hodges, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented, and authorized rolling the funds from the CD into the TxPool account upon maturity. Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to approve payment of SWA invoice #182151 in the amount of \$9,100.00.

RECEIVE UPDATE ON FY2020 BUDGET AND CONSIDER FY2021 BUDGET.

Mr. Bean state he did not have an update on the FY2020 Budget. He reported the CIP Committee is currently working on the FY2021 Budget and a meeting is scheduled with COH Public Works to review the CIP Budget for FY2021. No action from the Board was required.

CIP COMMITTEE:

a. Report from Director Durham

Mr. Durham provided an update on the CIP budget timeline and stated once a bottom line number of funds available for projects is established the CIP Committee can evaluate the projects and make a firm list of the projects than can be done with available funds.

b. Project update and recommendations from Gauge Engineering LLC.

Mr. Ali provided an update on the Briar Branch project, a copy of the Status Report is included in the Board materials. He reported the contractor is currently working east of Witte Rd and the swale work continues next to access road. He reported landscaping should start being installed in September. He reported an anticipated substantial completion date in October with final completion in November. He provided an update on the Gessner Road project, a copy of the Status Report is included in the Board materials. He reported the contractor is currently working on the east side of Gessner and most of the culvert boxes have been installed. He provided an update on the Memorial Drive project and reported TxDOT has not issued the contractor the award letter on the project. He reported Gauge is working with LAN to obtain the City's signature and HCFCD permit on the project. He reported the geotechnical work is complete on the deepening of W140 basin analysis.

Mr. St. John stated contractors have begun preparing for potential of tropical storm hitting the area, including clean up of project areas. He answered concerns presented by Ms. Dillahunty during public comments regarding the restrictor.

i. Consider Pay Application No. 21, Briar Branch Channel and Straws Improvements, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 21, Briar Branch Channel and Straws Improvements, from Reytec Construction in the amount of \$310,175.23, included in the Board materials. He reported Gauge has reviewed the pay application and concurs with the amount and quantities and is recommending for approval. Upon a motion duly made by Director Rickel, and being seconded by

Director Durham, the Board voted unanimously to approve Pay Application No. 21, Briar Branch Channel and Straws Improvements, from Reytec Construction in the amount of \$310,175.23, as presented.

ii. Report on July 25-26 Rain Event.

Mr. St. John provided an analysis of the rain event on July 25-26, 2020, including information from the HCFCD flood warning system website and the rain gauge at Campbell Road.

c. Project update from The Goodman Corporation.

Mr. Bean reported The Goodman Corporation Progress Report is included in the Board materials for review. He reported Goodman Corporation is currently looking at grant possibilities for current and future projects. No action from the Board was required.

d. Project update from SWA

Mr. Vick provided an update on current projects, SWA Progress Report is included in the Board materials. He reported SWA is coordinating final design documents for the W140 access road. No action from the Board was required.

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

The Board convened in Executive Session at 8:42 a.m.

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

The Board reconvened in Open Session at 8:53 a.m. Upon reconvening, no action was taken.

ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 8:54 a.m.

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. Approve FY2020 Annual Financial Report and Audit from McCall Gibson Swedlund Barfoot PLLC.

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

CITY OF HOUSTON, TEXAS

ANNUAL FINANCIAL REPORT

JUNE 30, 2020

DRAFT SUBJECT TO CHANGE

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INDEPENDENT AUDITOR'S REPORT

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

We have audited the accompanying financial statements of the governmental activities and each major fund of Memorial City Redevelopment Authority (the "Authority"), **a component unit of the City of Houston, Texas**, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Authority as of June 30, 2020, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

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

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

September 29, 2020

MEMORIAL CITY REDEVELOPMENT AUTHORITY
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2020

Management’s discussion and analysis of Memorial City Redevelopment Authority’s, aka TIRZ 17 Redevelopment Authority (the “Authority”) financial performance provides an overview of the Authority’s financial activities for the fiscal year ended June 30, 2020. Please read it in conjunction with the Authority’s financial statements, which begin on page 8.

FINANCIAL HIGHLIGHTS

- In the Statement of Net Position, the Authority’s liabilities exceeded its assets by \$40,776,715 (net position) for the year ended June 30, 2020.
- The Authority anticipates that with continued development in the area, the Tax Increment Revenues will be sufficient to cover operating costs, project costs and debt service of the Authority.
- The Authority’s governmental funds reported a total ending fund balance of \$29,919,824 this year. This compares to the prior year fund balance of \$12,546,978, showing an increase of \$17,372,846 during the current fiscal year.

USING THIS ANNUAL REPORT

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

GOVERNMENT-WIDE FINANCIAL STATEMENTS

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

MEMORIAL CITY REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2020

GOVERNMENT-WIDE FINANCIAL STATEMENTS (continued)

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

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

FUND FINANCIAL STATEMENTS

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

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

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

MEMORIAL CITY REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2020

NOTES TO THE FINANCIAL STATEMENTS

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements. The notes to the financial statements can be found on pages 13 through 27 in this report.

OTHER INFORMATION

In addition to the financial statements and the accompanying notes, this report also presents certain required supplementary information ("RSI"). A budgetary comparison schedule is included as RSI for all governmental funds and can be found on page 30.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the Authority's financial position. In the case of the Authority, liabilities exceeded assets by \$40,776,715 as of June 30, 2020.

The following table provides a summary of the changes in the Statement of Net Position as of June 30, 2020, and June 30, 2019:

	<u>Summary of Changes in the Statement of Net Position</u>		
	<u>2020</u>	<u>2019</u>	<u>Variance Positive (Negative)</u>
ASSETS:			
Current and Other Assets	\$ 46,329,783	\$ 30,232,158	\$ 16,097,625
Land	9,185,874	9,185,874	-
TOTAL ASSETS	<u>\$ 55,515,657</u>	<u>\$ 39,418,032</u>	<u>\$ 16,097,625</u>
LIABILITIES:			
Current Liabilities	\$ 21,998,236	\$ 21,481,353	\$ (516,883)
Long-term Liabilities	74,294,136	27,150,000	(47,144,136)
TOTAL LIABILITIES	<u>\$ 96,292,372</u>	<u>\$ 48,631,353</u>	<u>\$ (47,661,019)</u>
NET POSITION:			
Net Investment in Capital Assets	\$ 9,185,874	\$ 9,038,744	\$ 147,130
Restricted	23,082,713	3,899,270	19,183,443
Unrestricted	(73,045,302)	(22,151,335)	(50,893,967)
TOTAL NET POSITION	<u>\$ (40,776,715)</u>	<u>\$ (9,213,321)</u>	<u>\$ (31,563,394)</u>

MEMORIAL CITY REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2020

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The following table provides a summary of the changes in the Statement of Activities for the fiscal years ending June 30, 2020, and June 30, 2019:

	<u>Summary of Changes in the Statement of Activities</u>		
	<u>2020</u>	<u>2019</u>	<u>Variance Positive (Negative)</u>
Revenues:			
Tax Increment	\$ 16,864,544	\$ 15,910,672	\$ 953,872
Capital Contribution	95,669	75,800	19,869
Interest and Others	195,119	393,596	(198,477)
Total revenues	<u>\$ 17,155,332</u>	<u>\$ 16,380,068</u>	<u>\$ 775,264</u>
Expenses:			
Salaries and Benefits	\$ 102,000	\$ 99,000	\$ (3,000)
Professional Services	130,773	184,147	53,374
Contracted Services	16,985	12,117	(4,868)
Other	65,488	4,513	(60,975)
Administration Fee	3,099,846	3,052,206	(47,640)
Bond Interest	2,875,189	1,027,717	(1,847,472)
Debt Issuance Costs	798,407		(798,407)
Capital Improvements	41,630,038	25,615,011	(16,015,027)
Total expenses	<u>\$ 48,718,726</u>	<u>\$ 29,994,711</u>	<u>\$ (18,724,015)</u>
Changes in Net Position	\$ (31,563,394)	\$ (13,614,643)	\$ (17,948,751)
Beginning Net Position	<u>(9,213,321)</u>	<u>4,401,322</u>	<u>(13,614,643)</u>
Ending Net Position	<u>\$ (40,776,715)</u>	<u>\$ (9,213,321)</u>	<u>\$ (31,563,394)</u>

FINANCIAL ANALYSIS OF THE AUTHORITY'S GOVERNMENTAL FUNDS

The Authority has three governmental funds, which are the General Fund, the Debt Service Fund, and the Capital Projects Fund. As discussed, governmental funds are reported in the fund statements with a short-term, inflow and outflow of spendable resources focus. This information is useful in assessing resources available at the end of the year in comparison with upcoming financing requirements. Governmental funds reported ending fund balances totaling \$29,919,824, an increase of \$17,372,846 from the prior year.

GOVERNMENTAL FUND BUDGETARY HIGHLIGHTS

The Board of the Authority did not amend the budget during the current fiscal year. Actual excess revenues were \$13,862,335 less than budgeted excess revenues primarily due to the bond sale being less than budgeted. See the budget to actual comparisons on page 30.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2020

CAPITAL ASSETS

In the current fiscal year, the Authority transferred \$41,630,038 to the City of Houston related to capital expenditures. These capital expenditures are related to public works improvements. In accordance with Section VIII of the Tri-Party Agreement between the City of Houston, Reinvestment Zone Number Seventeen, City of Houston, Texas and the Authority, it states: "all utilities, drainage facilities, public street improvements, sidewalks and light fixtures shall be conveyed to the City." Therefore, any current year expenditures related to such improvements are not recorded as assets of the Authority.

Additionally, the Authority is holding title to certain land associated with the detention basin and W-140 bridge improvements, Town and Country West Drainage and Mobility Improvements, and the public improvement extension of Town and Country Way from Town and Country Boulevard west toward Beltway 8. Upon completion of these projects, this land will be transferred to the City. These land costs amount to \$9,185,874 at June 30, 2020. There was no change in this amount from prior year.

LONG –TERM DEBT AND RELATED LIABILITIES

At the end of the current fiscal year, the Authority owes \$19,230,743 to Lipex Properties LP for capital improvements. This amount is reimbursable from approved bond proceeds or other lawfully available funds.

At the end of the current fiscal year, the Authority had total bond debt payable of \$55,000,000. This debt is secured with future tax increment contract revenue.

INFECTIOUS DISEASE OUTLOOK (COVID-19)

As further discussed in Note 14, the World Health Organization has declared a pandemic following the outbreak of COVID-19, a respiratory virus currently affecting many parts of the world, including the United States and Texas. The pandemic has negatively affected the economic growth and financial markets worldwide and within Texas. While the potential impact of COVID-19 on the Authority cannot be quantified at this time, the continued outbreak could have an adverse effect on the Authority's operations and financial condition by negatively affecting property taxes and ad valorem tax revenues within the Authority.

CONTACTING THE AUTHORITY'S MANAGEMENT

This financial report is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Memorial City Redevelopment Authority, c/o Hawes Hill and Associates, LLP, Zone Administrator, P.O. Box 22167, Houston, TX 77227-2167.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
JUNE 30, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
ASSETS						
Cash	\$ 10,684,277	\$	\$	\$ 10,684,277	\$	\$ 10,684,277
Investments	2,776,479	9,271	16,546,476	19,332,226		19,332,226
Tax Increment Receivable	16,021,318			16,021,318		16,021,318
Other Receivables	520			520		520
Due From Other Funds		7,291,685		7,291,685	(7,291,685)	
Prepaid bond insurance, net					291,442	291,442
Land					9,185,874	9,185,874
TOTAL ASSETS	<u>\$ 29,482,594</u>	<u>\$ 7,300,956</u>	<u>\$ 16,546,476</u>	<u>\$ 53,330,026</u>	<u>2,185,631</u>	<u>55,515,657</u>
LIABILITIES						
Accounts Payable	\$ 105,433	\$	\$	\$ 105,433	\$	\$ 105,433
Retainage Payable	816,937			816,937		816,937
Accrued Interest Payable					764,719	764,719
Due To Other Funds	7,291,685			7,291,685	(7,291,685)	
Due to Other Governments	15,196,147			15,196,147		15,196,147
Due To Developer					19,230,743	19,230,743
Long-Term Liabilities:						
Due Within One Year					5,115,000	5,115,000
Due After One Year					55,063,393	55,063,393
TOTAL LIABILITIES	<u>23,410,202</u>			<u>23,410,202</u>	<u>72,882,170</u>	<u>96,292,372</u>
FUND BALANCES						
Restricted	\$	\$ 7,300,956	\$ 16,546,476	\$ 23,847,432	\$ (23,847,432)	
Unassigned	6,072,392			6,072,392	(6,072,392)	
TOTAL FUND BALANCES	<u>6,072,392</u>	<u>7,300,956</u>	<u>16,546,476</u>	<u>29,919,824</u>	<u>(29,919,824)</u>	
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 29,482,594</u>	<u>\$ 7,300,956</u>	<u>\$ 16,546,476</u>	<u>\$ 53,330,026</u>		
Net Position:						
Net Investment in Capital Assets					\$ 9,185,874	\$ 9,185,874
Restricted					23,082,713	23,082,713
Unrestricted					(73,045,302)	(73,045,302)
Total Net Position					<u>\$ (40,776,715)</u>	<u>\$ (40,776,715)</u>

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

MEMORIAL CITY REDEVELOPMENT AUTHORITY
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
JUNE 30, 2020

Total Fund Balance - Governmental Funds	\$ 29,919,824
<p>Amounts reported for governmental activities in the <i>Statement of Net Position</i> are different because:</p>	
<p>Prepaid bond insurance is recorded as an expenditure at the fund level, but is recorded as a prepaid asset and amortized to interest expense over the life of the bonds in the government wide statements.</p>	291,442
<p>Land used in governmental activities is not a financial resource and therefore is not reported as an asset in governmental funds.</p>	9,185,874
<p>Amounts due to a developer for the acquisition of land is recorded as a liability in the <i>Statement of Net Position</i>.</p>	(19,230,743)
<p>Some liabilities, are not due and payable in the current period and are not included in the fund financial statement, but are included in the governmental activities of the <i>Statement of Net Position</i>.</p>	
Bonds payable	(60,178,393)
Accrued interest on bonds payable	(764,719)
	(67,943,112)
Total Net Position - Governmental Activities	\$ (40,776,715)

DRAFT SUBJECT TO CHANGE

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

MEMORIAL CITY REDEVELOPMENT AUTHORITY
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
REVENUES						
Tax Increment	\$ 9,575,459	\$ 7,289,085	\$	\$ 16,864,544	\$	\$ 16,864,544
Capital Contribution	95,669			95,669		95,669
Interest and Other	115,028	16,038	64,053	195,119		195,119
TOTAL REVENUES	\$ 9,786,156	\$ 7,305,123	\$ 64,053	\$ 17,155,332	\$	\$ 17,155,332
EXPENDITURES/EXPENSES						
Service Operations						
Salaries and Benefits	\$ 102,000	\$	\$	\$ 102,000	\$	\$ 102,000
Professional Services	130,773			130,773		130,773
Contracted Services	16,985			16,985		16,985
Insurance Cost	961			961		961
Other	64,527			64,527		64,527
Administration Fees	3,099,846			3,099,846		3,099,846
Capital Improvement, Note 7	21,260,588		1,285,837	22,546,425	19,083,613	41,630,038
Debt Service:						
Principal		3,345,000		3,345,000	(3,345,000)	
Interest	78,319	1,151,567	1,727,622	2,957,508	(82,319)	2,875,189
Debt Issuance Costs		268,538	853,693	1,122,231	(323,824)	798,407
TOTAL EXPENDITURES/EXPENSES	\$ 24,753,999	\$ 4,765,105	\$ 3,867,152	\$ 33,386,256	\$ 15,332,470	\$ 48,718,726
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	\$ (14,967,843)	\$ 2,540,018	\$ (3,803,099)	\$ (16,230,924)	\$ (15,332,470)	\$ (31,563,394)
OTHER FINANCING SOURCES (USES)						
Internal Transfers	\$ 12,696,570	\$ 175,320	\$ (12,871,890)	\$	\$	\$
Proceeds from the Sale of Bonds			28,280,000	28,280,000	(28,280,000)	
Proceeds from the Sale of Refunding Bonds		9,120,000		9,120,000	(9,120,000)	
Bond Premium		812,305	4,941,465	5,753,770	(5,753,770)	
Debt Service - Principal		(9,550,000)		(9,550,000)	9,550,000	
TOTAL OTHER FINANCING SOURCES (USES)	\$ 12,696,570	\$ 557,625	\$ 20,349,575	\$ 33,603,770	\$ (33,603,770)	\$
NET CHANGE IN FUND BALANCES	\$ (2,271,273)	\$ 3,097,643	\$ 16,546,476	\$ 17,372,846	\$ (17,372,846)	
CHANGE IN NET POSITION					(31,563,394)	(31,563,394)
FUND BALANCES/NET POSITION - JULY 1, 2019	8,343,665	4,203,313		12,546,978	(21,760,299)	(9,213,321)
FUND BALANCES/NET POSITION - JUNE 30, 2020	\$ 6,072,392	\$ 7,300,956	\$ 16,546,476	\$ 29,919,824	\$ (70,696,539)	\$ (40,776,715)

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

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO
THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2020**

Net Change in Fund Balances - Governmental Funds \$ 17,372,846

Amounts reported for governmental activities in the *Statement of Activities* are different because:

Capital outlays for developer reimbursements are reported as expenditures in the funds, but reduce the liability due to developer in the *Statement of Net Position*. Additionally, amounts due to the developer for incurred land costs have been accrued at the government-wide level and increased the liability due to the developer in the *Statement of Net Position*. (19,083,613)

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal uses current financial resources. However, neither transaction has any effect on net assets. Other elements of debt financing are reported differently between the fund and government wide statements.

Principal payments	\$	3,345,000	
Bonds issued		(28,280,000)	
Refunding bonds issued		(9,120,000)	
Refunded bonds - principal		9,550,000	
Bond premium		(5,753,770)	
Prepaid bond insurance		323,824	
Accrued interest		82,319	
		(29,852,627)	
			(29,852,627)
Change in Net Position - Governmental Activities			\$ (31,563,394)

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

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DRAFT SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2020

NOTE 1. CREATION OF CORPORATION

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

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

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

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

Financial Statement Presentation

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

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2020

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation (continued)

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

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

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

Government-Wide Financial Statements

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

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

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

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2020

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Financial Statements

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

Governmental Funds

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

Basis of Accounting

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

Measurement Focus

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

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

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2020

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Balances

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

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

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

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

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

Unassigned - all other spendable amounts in the General Fund.

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

Cash

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

Investments

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

Debt Service

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

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2020

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Due to and from other funds

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

Budgeting

In compliance with the Tri-Party Agreement (See Note 4), the Authority’s board members adopted an unappropriated budget for the combined governmental funds of the Authority for the fiscal year ending June 30, 2020. The budget was submitted and approved by the City. The Authority used this budget during the current year.

Accounting Estimates

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

NOTE 3. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Authority’s deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes. Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the Authority of securities eligible under the laws of Texas to secure the funds of the Authority, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. As of June 30, 2020, none of the Authority’s bank balances were exposed to custodial credit risk.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2020

NOTE 3. DEPOSITS AND INVESTMENTS (continued)

Deposits (continued)

The carrying values of the deposits are included in the Governmental Fund Balance Sheet and the Statement of Net Position at June 30, 2020, as listed below:

	Cash
Total Deposits - General Fund	\$ 10,684,277

Investments

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

The Authority is authorized by the Public Funds Investment Act (Chapter 2256, Texas Government Code) to invest in the following: (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including Federal Home Loan Banks, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies or instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, (5) certain A rated or higher obligations of states and political subdivisions of any state, (6) bonds issued, assumed or guaranteed by the State of Israel, (7) certain insured or collateralized certificates of deposit and share certificates, (8) certain fully collateralized repurchase agreements, (9) bankers’ acceptances with limitations, (10) commercial paper rated A-1 or P-1 or higher and a maturity of 270 days or less, (11) no-load money market mutual funds and no-load mutual funds, with limitations, (12) certain guaranteed investment contracts, (13) certain qualified governmental investment pools and (14) a qualified securities lending program.

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

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2020

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Investments (continued)

For fiscal year 2020, the Authority invested in the Texas Local Government Investment Pool (“TexPool”), the Texas Short Term Asset Reserve Program (“TexSTAR”) and certificates of deposit.

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

As permitted by GAAP, TexPool uses amortized cost (which excludes unrealized gains and losses) rather than market value to compute share price and seeks to maintain a constant dollar value per share. Accordingly, the fair value of the Authority’s position in TexPool is the same as the value of TexPool shares. Investments in TexPool may be withdrawn on a same day basis, as long as the transaction is executed by 3:30 p.m.

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

The Authority’s investment in TexSTAR is reported at fair value because TexSTAR uses fair value to report investments. The Authority has implemented GASB Statement No. 72, “Fair Value Measurement and Application.” This statement establishes a hierarchy of inputs used to measure fair value as follows: Level 1 inputs are based on quoted prices in active markets, Level 2 inputs are based on significant other observable inputs, and Level 3 inputs are based on significant unobservable inputs. The Authority’s investment in TexSTAR is measured using published fair value per share (level 1 inputs).

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2020

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Investments (continued)

Investments in TexSTAR may be withdrawn via wire transfer on a same day basis, as long as the transaction is executed by 4 p.m. ACH withdrawals made by 4 p.m. will settle on the next business day.

As of June 30, 2020, the Authority had the following investments and maturities:

Type	Fair Value	Maturities in Years			
		Less Than 1	1-5	6-10	More Than 10
TexPool	18,238,624	\$ 18,238,624	\$	\$	\$
TexSTAR	843,602	843,602			
Certificate of Deposit	250,000	250,000			
Total	\$ 19,332,226	\$ 19,332,226	\$	\$	\$

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At June 30, 2020, the Authority's investments in both TexPool and TexSTAR were rated 'AAAm' by Standard & Poor's. The 'AAAm' rating indicates an extremely strong capacity to maintain principal stability and to limit exposure to principal losses due to credit, market, and/or liquidity risks. 'AAAm' is the highest principal stability rating assigned by Standard & Poor's.

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

Restrictions

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

All cash and investments of the Capital Projects Fund are restricted for financing the costs of public improvements as authorized in the Project Plan and described in the Authority's capital improvement program.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2020

NOTE 4. TRI-PARTY AGREEMENT

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

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

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

The Tri-Party Agreement allows the City to recover the costs of municipal services pursuant to the Agreement among the City, the Authority, and the TIRZ.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2020

NOTE 5. TAX INCREMENTS

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

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

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

NOTE 6. CITY OF HOUSTON TAX INCREMENTS

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

Subsequent to year end, on July 9, 2020, tax increments relating to fiscal year 2020 of \$16,864,544 were collected by the trustee from the City of Houston. The City of Houston withheld \$843,227 to cover administrative costs. As a result, \$16,021,318 is recorded as Tax Increment Receivable as of June 30, 2020.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2020

NOTE 7. TRANSFER TO THE CITY OF HOUSTON

During the current fiscal year, the Authority recorded capital improvements of \$41,630,038 for capital assets transferred to the City. This transfer is related to capital improvements made by the Authority to City facilities. The Authority finances these facilities for the benefit of the City. Any capital assets the Authority purchases related to public improvements and facilities have been conveyed to the City of Houston. See pages 32 and 33 for information on current year capital improvement expenditures. The Authority is holding title to certain land associated with the detention basin and W-140 bridge improvements and Town and Country West Drainage and Mobility Improvements. The public improvement extension of Town and Country Way from Town and Country Boulevard west toward Beltway 8 was transferred to the City during the current year. Upon completion of these projects, this land will be transferred to the City. These land costs amount to \$9,185,874 at June 30, 2020.

NOTE 8. DUE TO DEVELOPERS

The Authority has entered into development agreements with T&C Way Partners, LLC and LIPEX Properties, L.P. (“Developers”) for the financing of the land for public improvements, the construction of certain facilities, and other costs. Under the agreements, the developers will advance funds for the acquisition of land, construction of facilities, and other costs associated with public improvements in the project area. The developers will be reimbursed from available tax increment in the project area.

During the year ended June 30, 2020, the following changes occurred in amounts due to developers.

Due to developers, beginning of year	\$ 147,130
Developer funded construction and other costs	19,230,743
Developer reimbursements	(147,130)
Due to developers, end of year	<u>\$ 19,230,743</u>

NOTE 9. LONG-TERM DEBT

During the year ended June 30, 2020, the following changes occurred in long-term liabilities:

	Balance July 1, 2020	Additions	Reductions	Balance June 30, 2020	Amounts Due Within One Year
Governmental Activities:					
Bonds and notes payable:					
Tax Increment Contract Bonds	\$ 30,495,000	\$ 37,400,000	\$ (12,895,000)	\$ 55,000,000	\$ 5,115,000
Deferred amount for bond premium		5,753,770	(575,377)	5,178,393	
Bonds payable, end of year	<u>\$ 30,495,000</u>	<u>\$ 43,153,770</u>	<u>\$ (13,470,377)</u>	<u>\$ 60,178,393</u>	<u>\$ 5,115,000</u>

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2020

NOTE 9. LONG-TERM DEBT (continued)

The terms of the current debt obligations are as follows:

Series	Original Issue	Matures	Interest Rate (%)	Debt Outstanding
Governmental Activities:				
Tax Increment Contract Bonds				
Refunding Tax Increment Contract Bonds, Series 2016	17,955,000	9/1/27	2.41%	\$ 17,600,000
Tax Increment Contract Revenue and Refunding Bonds, Series 2019	37,400,000	9/1/28	5.00%	37,400,000
Total General Obligation Bonds				\$ 55,000,000

The annual requirements to amortize governmental activity tax increment contract revenue bonds at June 30, 2020 are as follows:

Tax Increment Contract Revenue Bonds			
Governmental Activities			
Fiscal Year	Principal	Interest	Total
2021	\$ 5,115,000	\$ 2,175,091	\$ 7,290,091
2022	5,360,000	1,931,022	7,291,022
2023	5,660,000	1,703,049	7,363,049
2024	5,870,000	1,492,823	7,362,823
2025	6,095,000	1,273,664	7,368,664
2026	6,315,000	1,045,323	7,360,323
2027	6,555,000	807,359	7,362,359
2028	6,845,000	522,540	7,367,540
2029	7,185,000	179,625	7,364,625
	<u>\$ 55,000,000</u>	<u>\$ 11,130,495</u>	<u>\$ 66,130,495</u>

See pages 37 through 39 for debt service schedules on each bond series outstanding as of June 30, 2020.

NOTE 10. INTERFUND TRANSACTIONS

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

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amounts</u>	<u>Purpose</u>
Debt Service Fund	General Fund	\$ 7,291,685	Debt Service tax increment revenue owed by General Fund

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2020

NOTE 10. INTERFUND TRANSACTIONS (continued)

For the fiscal year ended June 30, 2020, an operating transfer is summarized as follows:

<u>Transfers Out</u>	<u>Transfers In</u>	<u>Amounts</u>	<u>Purpose</u>
General Fund	Debt Service Fund	\$ 175,320	Debt service expenditures
Capital Projects Fund	General Fund	(12,871,890)	Capital improvements
		<u>(12,696,570)</u>	

NOTE 11. ADVANCED FUNDING AGREEMENTS WITH THE TEXAS DEPARTMENT OF TRANSPORTATION

On August 15, 2017, the Authority entered into an Advanced Funding Agreement (the “Agreement”) with the State of Texas through Texas Department of Transportation (“State”) for funding the reconstruction of Gessner Road from Long Point to Interstate Highway 10, including drainage improvements and sidewalk construction. The Authority approved entering into this Agreement by resolution dated January 23, 2017 and will be effective until the project is completed or otherwise terminated.

Pursuant to the Agreement, the Authority made an initial payment of \$14,000 to the State. At least sixty (60) days prior to the date set for receipt of the construction bids, the Authority was obligated to remit its remaining financial share for their estimated construction costs. The Authority is responsible for 100% of the costs after the federal funding reaches the maximum obligated amount. During the prior year, the project was accepted, and the Authority remitted \$12,425,043 to the State, which included the Authority’s remaining share of \$5,218,545 in addition to \$7,206,498, the excess of federal funding.

After the project is completed, the State will perform an audit of the costs to determine any liability or amounts due back. Any amounts due back will be applied to other advanced funding agreements between the parties. The State is responsible for the performance of architectural and engineering services and advertise for bids, award and administer the contract for construction of the project. The Authority is responsible for the adjustment, removal or relocation of utility facilities before the scheduled beginning of construction. The Authority will also be responsible for the maintenance of locally owned roads after completion. As of June 30, 2020, construction of the project has not yet begun but the project has been bid on and accepted.

The Authority also entered into an advanced funding agreement with the State for funding the reconstruction of the roadway including drainage, access management and bicycle/pedestrian accommodations on Memorial Drive from Beltway 8 to Tallowood Road. The Authority approved entering into this agreement by resolution dated December 5, 2017 and will be effective until the project is completed or otherwise terminated.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2020

NOTE 11. ADVANCED FUNDING AGREEMENTS WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (continued)

The Authority is responsible to make an initial payment of \$16,000 to the State and another \$160,000 before construction begins. At least sixty (60) days prior to the date set for receipt of the construction bids, the Authority shall remit its remaining financial share for their estimated construction costs. The Authority will be responsible for 100% of the costs after the federal funding reaches the maximum obligated amount. As with the other previously entered Advanced Funding Agreement, the State and Authority will be assigned the same duties. During the current year, the project was bid and awarded, and the Authority remitted \$10,682,909 to the State for its share of the project. This amount exceeded initial estimates due to the project inclusion of items that were not eligible for Federal reimbursement.

NOTE 12. INTERLOCAL AGREEMENT WITH THE CITY OF BUNKER HILL VILLAGE

On March 27, 2018, the Authority approved an Interlocal Agreement with City of Bunker Hill Village ("City"), for a term of 60 months or until completion, for the reconstruction of signalization, paving, sidewalks, landscaping and sub-surface utilities, along Memorial Drive ("Project"). The City has been designated as the project sponsor, who will submit grant applications, enter agreements, contracting with engineers, and other related duties to leading the construction of the project. The Houston-Galveston Area Council funding grant application of the project will reflect an approximate ratio of 76% federal funding and 24% local funding. The parties will share the 20% local match commitment for the Project based upon each entities proportion share of the final engineering costs estimates prepared for the grant application. The current estimates reflect \$12,677,344 (64.02%) of the Authority portion of the project and \$7,123,286 for the City portion of the Project for a total of \$19,800,630. The parties in the agreement also agree to a program management firm to provide support for duties associated with project sponsors, with the Authority expected to pay \$138,500 for that management support. As of year-end, the Authority is still in the early phases of the project.

NOTE 13. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the Authority participates along with 2,800 other entities in the Texas Municipal League's Intergovernmental Risk Pool. The Pool purchases commercial insurance at group rates for participants in the Pool. The Authority has not significantly reduced insurance coverage or had settlements that exceeded coverage amounts for the past three years.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2020

NOTE 14. INFECTIOUS DISEASE OUTLOOK (COVID-19)

The World Health Organization has declared a pandemic following the outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus (the “Pandemic”), which is currently affecting many parts of the world, including the United States and Texas. Federal, state and local governments have all taken actions to respond to the Pandemic, including disaster declarations by both the President of the United States and the Governor of Texas. On March 31, 2020, the Governor issued an executive order closing all non-essential businesses in the State. This order expired on April 30, 2020. Additionally, all the counties in the greater Houston area adopted various “Work Safe – Stay Home” orders. Such actions are focused on limiting instances where the public can congregate or interact with each other. These precautions resulted in the temporary closure of all non-essential businesses in the State.

Since the disaster declarations were made, the Pandemic has negatively affected travel, commerce, and financial markets locally and globally, and is widely expected to continue negatively affecting the economic growth and financial markets worldwide and within Texas. These negative impacts may reduce or negatively affect property taxes and ad valorem tax revenues within the Authority.

While the potential impact of COVID-19 on the Authority cannot be quantified at this time, the continued outbreak of COVID-19 could have an adverse effect on the Authority’s operations and financial condition.

MEMORIAL CITY REDEVELOPMENT AUTHORITY

REQUIRED SUPPLEMENTARY INFORMATION

JUNE 30, 2020

DRAFT SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
- BUDGET AND ACTUAL - ALL GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2020

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
REVENUES			
Tax Increment	\$ 15,911,730	\$ 16,864,544	\$ 952,814
Capital Contribution		95,669	95,669
Interest and Other	36,969	195,119	158,150
TOTAL REVENUES	<u>\$ 15,948,699</u>	<u>\$ 17,155,332</u>	<u>\$ 1,206,633</u>
EXPENDITURES/EXPENSES			
Maintenance and Operations	\$ 261,500	\$ 315,246	\$ (53,746)
Capital Outlay	34,837,941	22,546,425	12,291,516
Municipal Services	2,256,619	2,256,619	
Administration Fees	795,587	843,227	(47,640)
Debt Service:			
Principal	3,220,000	3,345,000	(125,000)
Interest	1,395,393	2,957,508	(1,562,115)
Debt Issuance Costs	9,500	1,122,231	(1,112,731)
TOTAL EXPENDITURES	<u>\$ 42,776,540</u>	<u>\$ 33,386,256</u>	<u>\$ 9,390,284</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ (26,827,841)</u>	<u>\$ (16,230,924)</u>	<u>\$ 10,596,917</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from the Sale of Contract Revenue Bonds	\$ 58,063,022	\$ 28,280,000	\$ (29,783,022)
Proceeds from the Sale of Refunding Bonds		9,120,000	9,120,000
Bond premium		5,753,770	5,753,770
Debt Service - Principal		(9,550,000)	(9,550,000)
TOTAL OTHER FINANCING SOURCES (USES)	<u>\$ 58,063,022</u>	<u>\$ 33,603,770</u>	<u>\$ (24,459,252)</u>
NET CHANGE IN FUND BALANCE	\$ 31,235,181	\$ 17,372,846	\$ (13,862,335)
FUND BALANCE - JULY 1, 2019	<u>12,546,978</u>	<u>12,546,978</u>	
FUND BALANCE - JUNE 30, 2020	<u>\$ 43,782,159</u>	<u>\$ 29,919,824</u>	<u>\$ (13,862,335)</u>

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DRAFT SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY

SUPPLEMENTARY INFORMATION

REQUIRED BY CITY OF HOUSTON

JUNE 30, 2020

DRAFT SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY
OPERATING EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2020

<i>Category</i>	<i>Vendor</i>	<i>Budget</i>	<i>Actual Expenditures</i>	<i>Variance Positive (Negative)</i>
ADMINISTRATION AND OVERHEAD				
Management Consultant	Hawes Hill & Associates LLP	\$ 102,000	\$ 102,000	\$ -
Administrative Operating				
Property Account Consultant	Equi-tax, Inc.	7,500	5,200	2,300
Accounting/Audit				
Accounting	ETI Accounting Services	12,500	12,185	315
	McGrath & Co. PLLC &	10,250	10,250	
Auditor	McCall Gibson Swedlund Barfoot PLLC	18,250	21,350	(3,100)
Insurance	Texas Municipal League	1,000	961	39
	Masterson Advisors, Attorney General,			
Bond/Trustee/Financial Advisor Fees	Omnicap Group LLC, Wells Fargo Bank		39,906	(39,906)
Other			64,527	(64,527)
Subtotal		151,500	256,379	(104,879)
PROGRAM AND PROJECT CONSULTANTS				
Legal-General Counsel	Allen Boone Humphries Robinson, LLP	50,000	43,687	6,313
Engineering Consultants	The Goodman Corporation	60,000	6,600	53,400
	Gauge Engineering		8,580	(8,580)
Subtotal		110,000	58,867	51,133
TOTAL MANAGEMENT CONSULTING SERVICES		261,500	315,246	(53,746)
City Administration Fees	City of Houston	795,587	843,227	(47,640)
Municipal Services Fess	City of Houston	2,256,619	2,256,619	
DEBT SERVICE				
Principal		3,220,000	3,345,000	(125,000)
Interest		1,395,393	2,957,508	(1,562,115)
Debt Issuance Costs		9,500	1,122,231	(1,112,731)
Subtotal		4,624,893	7,424,739	(2,799,846)
Total Operating Expenditures		\$ 7,938,599	\$ 10,839,831	\$ (2,901,232)

MEMORIAL CITY REDEVELOPMENT AUTHORITY
CAPITAL EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2020

<i>Project</i>	<i>Vendor</i>	<i>Budget</i>	<i>Actual Expenditures</i>	<i>Variance Positive (Negative)</i>
Project T-1717 and T-1721: Town and Country West Drainage and Mobility Improvements				
Engineering/Design Services	Lockwood, Andrews & Newman	\$ -	\$ 2,156	(8,954)
Other	Allen Boone Humphries Robinson LLP		5,979	
	Charter Title Company		819	
Project T-1722: Town and Country Blvd at Queensbury Signalization				
Other	Allen Boone Humphries Robinson LLP		1,444	(1,444)
Project T-1725: Park and Green Space Improvements				
Other	SWA Group	125,000	350	124,650
Project T-1731A: Detention Basin & W-140 Bridge Improvements				
Other	Sal Esparza, Inc.		5,899	(6,554)
	SEI Commercial		655	
Project T-1732A: N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint				
Engineering/Design Services	Klotz Associates, Inc.	3,636,000		3,437,738
	Gauge Engineering		118,448	
Other	SWA Group		78,560	
	Allen Boone Humphries Robinson LLP		1,254	
Project T-1734: W140 Channel Improvements with Bridge and Staws				
Other	Allen Boone Humphries Robinson LLP	12,932,941	945	3,366,896
	SWA Group		25,100	
	Rapid Research		215	
Engineering/Design Services	Klotz Associates, Inc.			
	Gauge Engineering		951,968	
Construction	Reytec Construction Resources, Inc		8,587,817	
Project T-1735: Detention Basin A				
Other	Allen Boone Humphries Robinson LLP	6,000,000	96,342	5,900,362
Engineering/Design Services	Gauge Engineering		3,296	

MEMORIAL CITY REDEVELOPMENT AUTHORITY
CAPITAL EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2020

<i>Project</i>	<i>Vendor</i>	<i>Budget</i>	<i>Actual Expenditures</i>	<i>Variance Positive (Negative)</i>
Project T-1737: MetroNational Detention & Roads				
Developer Reimbursement	Lipex Properties	\$ 3,050,000	\$ 3,013,459	\$ 36,541
Project T-1738: Extension of Town and Country Way				
Developer Reimbursement	T&C Way Partners	284,000	147,131	136,869
Project T-1738A: Memorial Drive - Drainage and Mobility Improvement - Phase 1				
Engineering/Design Services	Lockwood, Andrews & Newman	8,700,000	363,582	(2,531,555)
	The Goodman Corporation		48,115	
Other	Allen Boone Humphries Robinson LLP		131	
	SWA Group		136,818	
Construction	Texas Department of Transportation		10,682,909	
Project T-1738B: Memorial Drive - Drainage and Mobility Improvement - Phase 2				
		50,000	655	49,345
Project T-1799: Concrete Panel Replace Program at Town & Country Blvd.				
		60,000		60,000
Total Capital Expenditures		<u>\$ 34,837,941</u>	<u>\$ 24,274,047</u>	<u>\$ 10,563,894</u>

DRAFT SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY
PROJECT PLAN RECONCILIATION
AS OF THE YEAR ENDED JUNE 30, 2020

	<i>Project Plan Estimated Amount</i>	<i>Cumulative Expenditures as of the Fiscal Year Ended 2020</i>	<i>Variance Positive (Negative)</i>
	<u> </u>	<u> </u>	<u> </u>
Capital Projects:			
Roadway and Sidewalk Improvements	\$ 53,429,681	\$ 39,733,413	\$ 13,696,268
Public Utility Improvements	120,856,453	91,819,199	29,037,254
Park and Recreational Facilities	11,889,119	373,165	11,515,954
Total Capital Projects Costs	<u>\$ 186,175,253</u>	<u>\$ 131,925,777</u>	<u>\$ 54,249,476</u>
Financing Costs	25,000,000	43,356,044	(18,356,044)
Creation and Administration Costs	5,952,851	5,819,185	133,666
Total Project Plan	<u>\$ 217,128,104</u>	<u>\$ 181,101,006</u>	<u>\$ 36,027,098</u>

DRAFT SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY

OTHER SUPPLEMENTARY INFORMATION

JUNE 30, 2020

DRAFT SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS
AS OF THE YEAR ENDED JUNE 30, 2020

TAX INCREMENT CONTRACT
REVENUE BONDS
SERIES - 2016 Refunding

Due During Fiscal Years Ending June 30	Principal Due September 1	Interest Due September 1/ March 1	Total
2021	\$ 680,000	\$ 415,966	\$ 1,095,966
2022	695,000	399,397	1,094,397
2023	2,975,000	355,174	3,330,174
2024	3,050,000	282,573	3,332,573
2025	3,125,000	208,164	3,333,164
2026	3,200,000	131,948	3,331,948
2027	3,270,000	53,984	3,323,984
2028	605,000	7,290	612,290
TOTAL	\$ 17,600,000	\$ 1,854,495	\$ 19,454,495

DRAFT SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS
AS OF THE YEAR ENDED JUNE 30, 2020

TAX INCREMENT CONTRACT
REVENUE BONDS
SERIES - 2019 Refunding

Due During Fiscal Years Ending June 30	Principal Due September 1	Interest Due September 1/ March 1	Total
2021	\$ 4,435,000	\$ 1,759,125	\$ 6,194,125
2022	4,665,000	1,531,625	6,196,625
2023	2,685,000	1,347,875	4,032,875
2024	2,820,000	1,210,250	4,030,250
2025	2,970,000	1,065,500	4,035,500
2026	3,115,000	913,375	4,028,375
2027	3,285,000	753,375	4,038,375
2028	6,240,000	515,250	6,755,250
2029	7,185,000	179,625	7,364,625
TOTAL	\$ 37,400,000	\$ 9,276,000	\$ 46,676,000

DRAFT SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS
AS OF THE YEAR ENDED JUNE 30, 2020

ANNUAL REQUIREMENTS
FOR ALL SERIES

Due During Fiscal Years Ending June 30	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2021	\$ 5,115,000	\$ 2,175,091	\$ 7,290,091
2022	5,360,000	1,931,022	7,291,022
2023	5,660,000	1,703,049	7,363,049
2024	5,870,000	1,492,823	7,362,823
2025	6,095,000	1,273,664	7,368,664
2026	6,315,000	1,045,323	7,360,323
2027	6,555,000	807,359	7,362,359
2028	6,845,000	522,540	7,367,540
2029	7,185,000	179,625	7,364,625
TOTAL	<u>\$ 55,000,000</u>	<u>\$ 11,130,495</u>	<u>\$ 66,130,495</u>

DRAFT SUBJECT TO CHANGE

MEMORIAL CITY REDEVELOPMENT AUTHORITY
BOARD MEMBERS AND CONSULTANTS
JUNE 30, 2020

Authority Mailing Address - Memorial City Redevelopment Authority
P.O. Box 22167
Houston, TX 77227-2167

Authority Telephone Number - 713-595-1200

<u>Board Members</u>	<u>Position</u>
Marshall B. Heins - Director	1
John Rickel - Director	2
David P. Durham - Director	3
Ann Thomas Givens – Chair	4
Dr. Zachary R. Hodges - Director	5
Brad Freels – Vice-Chair	6
Glenn E. Airola – Secretary	7

DRAFT SUBJECT TO CHANGE

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

Memorial City Redevelopment Authority / TIRZ 17

Cash Management Report

August 31, 2020

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, 2021

Summary

<u>Current Activity</u>	<u>General Operating Fund</u>	<u>Capital Projects Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
Beginning Balance	6,971,162.97	16,456,825.91	7,303,628.71	30,731,617.59
Revenue	400,766.81	2,447.66	996.98	404,211.45
Expenditures	410,634.93	399,218.93	6,262,930.00	7,072,783.86
Ending Balance	6,961,294.85	16,060,054.64	1,041,695.69	24,063,045.18

NOTES:

Debt Service Payments due in Fiscal Year End 2021:

Date	Series	Principal	Interest	Total
9/1/2020	2016R	680,000.00	212,080.00	892,080.00
9/1/2020	2019	4,435,000.00	935,000.00	5,370,000.00
3/1/2020	2016R		203,886.00	203,886.00
3/1/2020	2019		824,125.00	824,125.00
			Total FYE 2021	7,290,091.00

August 31, 2020

General Operating Fund

BEGINNING BALANCE: **6,971,162.97**

REVENUE:

City of Houston Increment	0.00
Checking Interest - Wells Fargo	83.07
Texpool Interest	1,007.13
Wells Fargo/TexSTAR (Surplus Funds) Interest	0.04
Texas Exchange CD Interest	457.64
Transfer from 2019 CPF	399,218.93
Voided Check(s)	0.00

Total Revenue: **400,766.81**

DISBURSEMENTS:

Checks Presented At Last Meeting	401,533.93
Checks Written at/after Last Meeting	9,100.00
3124 SWA Group \$9100.00	
Transferred to DSF	0.00
Bank Fee	1.00

Total Expenditures **410,634.93**

Ending Balance: **6,961,294.85**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1800	3,983.54
TexPool	*0001	0.1768	6,706,876.36
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.1645	434.95
Texas Exchange Bank CD	*3601	2.2500	250,000.00
		Total	6,961,294.85

Certificate of Deposit

CD *3601

Term: 12 Months

Matures: 09/28/2020

Memorial City Redevelopment Authority
Checks Presented
September 29, 2020

Num	Name	Description	Amount
3125	Equi-Tax, Inc	Tax Assessor Fee	-400.00
3126	ETI Bookkeeping Services	Bookkeeping Fee	-1,324.87
3127	Gauge Engineering, LLC	Engineering Fee	-11,638.80
3128	Hawes Hill & Associates	Professional Consultant Fee	-8,500.00
3129	McGrath & Co., PLLC	Auditor Fee	-11,250.00
3130	The Goodman Corporation Inc	Engineering Fee	-2,200.00
3131	Gauge Engineering, LLC	Engineering Fee - Capital Projects	-80,147.96
3132	Reytec Construction Resources, Inc.	Briar Branch Channel	-297,772.83
3133	SWA Group	Engineering Fee - Capital Projects	-4,659.04
Total			-417,893.50

Capital Projects Fund

BEGINNING BALANCE		16,456,825.91
REVENUE		
TexPool Interest	2,447.66	
Voided Check(s)	0.00	
Total Revenue		2,447.66
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Transfer to Wells Fargo (GOF)	399,218.93	
Total Expenditures		399,218.93
ENDING BALANCE		16,060,054.64

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0005	0.1768	16,060,054.64
		Total	16,060,054.64

**Memorial City Redevelopment Authority
Bonds Series 2019
Use and Distribution**

Total 2019 Capital Projects Fund **32,367,772**

Construction Costs:

Project #	Project Name	
1717	Town & Country W. Drain/Mobility	2,265
1722	Town & Country Blv Signalizatr	1,444
1725	Parks & Green Space Improvements	9,100
1731A	Detention Basin & W-140 Bridge	3,932
1732A	N Gessner Drainage & Mobility	194,343
1734	W-140 Channel Improvements	2,606,314
1735A	Detention Basin A	36,562
1737	MetroNational - Detention / Roads	3,013,459
1738A	Memorial Dr Drain & Mobility 1	10,867,170
1741	W140 Detention Expansion	25,128

Total Less Construction Costs Paid To Date **16,759,718**

Total	15,608,054
Interest Earned	69,420
Total Bank Balance	15,677,475

Memorial City Redevelopment Authority
Bond Series 2019
\$42,950,709.37

Date	Check Num.	Payee	Reference	Expense Category	Payment Breakdown	Amount Paid	Balance
		Proceeds					42,950,709.37
12/20/2019	Wire	Assured Guaranty Municipal Corp	Policy 219833-N	Bond Insurance	208,878.93	323,823.92	42,626,885.45
			Policy 219833-R	Surety Policy	114,944.99		42,626,885.45
12/20/2019	Wire	Masterson Advisors LLC	Inv# 19-310	Financial Advisor		169,834.20	42,457,051.25
12/20/2019	Wire	Allen Boone Humphries Robinson LLP	MEM001-02	Bond Counsel		275,136.95	42,181,914.30
12/20/2019	Wire	Norton Rose Fulbright	Matter 1001092371	Disclosure Counsel		100,000.00	42,081,914.30
12/20/2019	Wire	Standard & Poor's Financial Services	Inv# 11381704	Bond Rating		31,500.00	42,050,414.30
12/20/2019	Wire	Public Finance Partners		Bond Expenses		2,500.00	42,047,914.30
12/20/2019	Wire	Orrick, Herrington & Sutcliffe LLP		Bond Expenses		1,775.00	42,046,139.30
12/20/2019	Wire	Attorney General Fee		Attorney General Fee		9,500.00	42,036,639.30
12/20/2019	Wire	Bank of New York Mellon		Paying Agent Fee		750.00	42,035,889.30
12/20/2019	Wire	Wells Fargo Bank		Redemption of Series 2011	4,383,252.99	9,668,116.99	32,367,772.31
				Redemption of Series 2011A	5,281,364.00		
				Trustee Admin Fee	2,500.00		
				Bond Call Fees	1,000.00		
1/28/2020	3044	Allen Boone Humphries Robinson LLP	Inv# 108391	1717 Town & Country W Drain		263.75	32,367,508.56
			Inv#108067	1738A Memorial Dr Drain & Mobility 1	330.00	3,481.25	32,364,027.31
				1735A Detention Basin A	525.00		
				1717 Town & Country W Drain	1,182.50		
				1722 Town & Country Blc Signalization	1,443.75		
1/28/2020	3045	Charter Title Company	Inv# 1038003895@	1717 Town & Country W Drain		819.00	32,363,208.31
1/28/2020	3048	Gauge Engineering, LLC	Proj#1007 Inv# 012	1735A Detention Basin A	7,445.00	164,586.00	32,198,622.31
			Proj#1005 Inv# 014	1734 W140 Channel Improvements	157,141.00		
1/28/2020	3050	Lockwood, Andrews & Newman, Inc.	Inv#120-11972-000-20	1738A Memorial Dr Drain & Mobility 1	902.16	21,191.49	32,177,430.82
			Inv#120-11972-000-19	1738A Memorial Dr Drain & Mobility 1	20,289.33		
1/28/2020	3051	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 13	1734 W140 Channel Improvements	272,373.55	561,384.45	31,616,046.37
			Proj#1005 Pay Est 14	1734 W140 Channel Improvements	289,010.90		
1/28/2020	3052	Sal Esparza Inc.	Inv# 1164	1731A Detention Basin & W-140 Bridge	1,310.80	3,277.00	31,612,769.37
			Inv# 1165	1731A Detention Basin & W-140 Bridge	1,310.80		
			Inv# 1166	1731A Detention Basin & W-140 Bridge	655.40		
1/28/2020	3053	SEI Commercial Landscape Management	Inv# 1172	1731A Detention Basin & W-140 Bridge		655.40	31,612,113.97
1/28/2020	3054	SWA Group	Inv# 179584	1738A Memorial Dr Drain & Mobility 1	19,967.48	28,881.23	31,583,232.74
			Inv# 179586	1732A N Gessner Drainage & Mobility	6,421.80		
			Inv# 179797	1732A N Gessner Drainage & Mobility	2,491.95		
1/28/2020	3055	The Goodman Corporation Inc.	Inv# 12-2019-8	1738A Memorial Dr Drain & Mobility 1	825.00	2,925.00	31,580,307.74
			Inv# 12-2019-9	1738A Memorial Dr Drain & Mobility 1	2,100.00		
2/25/2020	3058	Gauge Engineering, LLC	Proj#1005 Inv# 015	1734 W140 Channel Improvements	97,163.00	122,154.20	31,458,153.54
			Inv# 1149	1732A N Gessner Drainage & Mobility	24,991.20		
2/25/2020	3060	Lockwood, Andrews & Newman, Inc.	Inv#120-11972-000-21	1738A Memorial Dr Drain & Mobility 1		11,014.89	31,447,138.65

Memorial City Redevelopment Authority
Bond Series 2019
\$42,950,709.37

2/25/2020	3061	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 15	1734 W140 Channel Improvements		53,545.99	31,393,592.66
2/25/2020	3062	The Goodman Corporation Inc.	Inv# 1-2020-12	1738A Memorial Dr Drain & Mobility 1	1,500.00	4,650.00	31,388,942.66
			Inv# 1-2020-13	1738A Memorial Dr Drain & Mobility 1	3,150.00		
2/25/2020	3063	SWA Group	Inv# 180193	1732A N Gessner Drainage & Mobility		2,415.00	31,386,527.66
2/28/2020		TexStar		Interest Earned		14,968.56	31,401,496.22
3/26/2020	3069	Allen Boone Humphries Robinson LLP	Inv# 109456	1735A Detention Basin A		135.00	31,401,361.22
3/26/2020	3070	Gauge Engineering, LLC	Inv# 1164	1732A N Gessner Drainage & Mobility	10,188.90	79,449.37	31,321,911.85
			Proj#1005 Inv# 016	1734 W140 Channel Improvements	69,260.47		
3/26/2020	3071	Lockwood, Andrews & Newman, Inc.	Inv#120-11972-000-22	1738A Memorial Dr Drain & Mobility 1		21,418.81	31,300,493.04
3/26/2020	3072	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 16	1734 W140 Channel Improvements		299,505.45	31,000,987.59
3/26/2020	3073	SWA Group	Inv# 180164	1734 W140 Channel Improvements	1,715.00	7,460.25	30,993,527.34
			Inv# 180471	1732A N Gessner Drainage & Mobility	5,745.25		
3/4/2020		TexStar		Interest Earned		4,024.37	30,997,551.71
3/31/2020		TexPool		Interest Earned		22,692.86	31,020,244.57
4/28/2020	3078	Gauge Engineering, LLC	Inv# 1181	1732A N Gessner Drainage & Mobility	15,816.85	76,711.99	30,943,532.58
			Proj#1005 Inv# 017	1734 W140 Channel Improvements	60,895.14		
4/28/2020	3079	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 17	1734 W140 Channel Improvements		214,026.76	30,729,505.82
4/28/2020	3080	SWA Group	Inv# 180756	1732A N Gessner Drainage & Mobility		7,125.06	30,722,380.76
4/28/2020	WIRE	Metro National Corporation	Lipex Properties	1737 MetroNational - Detention / Road		3,013,459.49	27,708,921.27
4/30/2020		TexPool		Interest Earned		11,492.98	27,720,414.25
5/26/2020	3085	Gauge Engineering, LLC	Inv#013 Proj# 1007	1735A Detention Basin A	12,177.00	74,728.60	27,645,685.65
			Inv# 1193	1732A N Gessner Drainage & Mobility	19,186.92		
			Inv# 018 Proj# 1005	1734 W140 Channel Improvements	43,364.68		
5/26/2020	3086	Lockwood, Andrews & Newman, Inc.	Reimbursement Scope	1738A Memorial Dr Drain & Mobility 1	45,000.00	76,204.00	27,569,481.65
			Inv# 120-11972-000-23	1738A Memorial Dr Drain & Mobility 1	31,204.00		
5/26/2020	3087	Rapid Research, Inc.	Inv# 6305	1734 W140 Channel Improvements		214.50	27,569,267.15
5/26/2020	3088	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 18	1734 W140 Channel Improvements		86,683.90	27,482,583.25
5/26/2020	3089	SWA Group	Inv# 181078	1732A N Gessner Drainage & Mobility		8,370.54	27,474,212.71
5/26/2020	3090	The Goodman Corporation Inc.	Inv# 4-2020-25	1738A Memorial Dr Drain & Mobility 1		1,926.00	27,472,286.71
5/31/2020		TexPool		Interest Earned		6,303.57	27,478,590.28
6/30/2020	3096	Allen Boone Humphries Robinson LLP	Inv#111451	1734 W140 Channel Improvements	405.00	810.00	27,477,780.28
			Inv#111451	1735A Detention Basin A	405.00		
6/30/2020	3097	Gauge Engineering, LLC	Inv# 014 Proj# 1007	1735A Detention Basin A	5,000.00	81,632.04	27,396,148.24
			Inv# 1209	1732A N Gessner Drainage & Mobility	18,591.04		
			Inv# 019 Proj# 1005	1734 W140 Channel Improvements	58,041.00		
6/30/2020	3098	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 19	1734 W140 Channel Improvements		145,438.31	27,250,709.93
6/30/2020	3099	SWA Group	Inv# 181317	1738A Memorial Dr Drain & Mobility 1	19,196.80	25,895.68	27,224,814.25
			Inv# 181306	1734 W140 Channel Improvements	2,542.44		
			Inv# 181369	1732A N Gessner Drainage & Mobility	1,898.22		
			Inv# 181373	1732A N Gessner Drainage & Mobility	2,258.22		
6/30/2020	3100	VOID CHECK					

Memorial City Redevelopment Authority
Bond Series 2019
\$42,950,709.37

6/30/2020						4,570.51	27,229,384.76
7/7/2020	WIRE	Texas Department of Transportation	CSJ:0912-72-391	1738A Memorial Dr Drain & Mobility 1		10,682,908.81	16,546,475.95
7/28/2020	3111	Allen Boone Humphries Robinson LLP	Inv# 112636	1734 W140 Channel Improvements		540.00	16,545,935.95
7/28/2020	3112	Gauge Engineering, LLC	Inv# 015 Proj# 1007	1735A Detention Basin A	4,575.00	54,754.74	16,491,181.21
			Inv# 1221	1732A N Gessner Drainage & Mobility	15,749.40		
			Inv# 020 Proj# 1005	1734 W140 Channel Improvements	34,430.34		
7/28/2020	3113	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 20	1734 W140 Channel Improvements		29,146.00	16,462,035.21
7/28/2020	3114	SWA Group	Inv# 181788	1732A N Gessner Drainage & Mobility	5,142.86	8,130.01	16,453,905.20
			Inv# 181854	1738A Memorial Dr Drain & Mobility 1	2,987.15		
7/31/2020		TexPool		Interest Earned		2,920.71	16,456,825.91
8/25/2020	3120	Allen Boone Humphries Robinson LLP	Inv# 113336	1734 W140 Channel Improvements		135.00	16,456,690.91
8/25/2020	3121	Gauge Engineering, LLC	Inv# 1241 Proj# 1071	1741 W140 Detention Expansion	8,868.60	73,753.70	16,382,937.21
			Inv# 016 Proj# 1007	1735A Detention Basin A	2,900.00		
			Inv# 1240 Proj# 1041	1732A N Gessner Drainage & Mobility	23,656.60		
			Inv# 021 Proj# 1005	1734 W140 Channel Improvements	38,325.50		
8/25/2020	3122	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 21	1734 W140 Channel Improvements		310,175.23	16,072,761.98
8/25/2020	3123	SWA Group	Inv# 182144	1732A N Gessner Drainage & Mobility	3,605.00	6,055.00	16,066,706.98
			Inv# 182145	1738A Memorial Dr Drain & Mobility 1	2,450.00		
8/25/2020	3124	SWA Group	Inv# 182151	1725 Parks & Green Space Improvements		9,100.00	16,057,606.98
8/31/2020		TexPool		Interest Earned		2,447.66	16,060,054.64
9/29/2020	3131	Gauge Engineering, LLC	Inv# 1263 Proj# 1041	1732A N Gessner Drainage & Mobility	17,993.60	80,147.96	15,979,906.68
			Inv# 022 Proj# 1005	1734 W140 Channel Improvements	42,495.26		
			Inv# 017 Proj# 1007	1735A Detention Basin A	3,400.00		
			Inv# 1264 Proj# 1071	1741 W140 Detention Expansion	16,259.10		
9/29/2020	3132	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 22	1734 W140 Channel Improvements		297,772.83	15,682,133.85
9/29/2020	3133	SWA Group	Inv# 182451	1732A N Gessner Drainage & Mobility	2,695.00	4,659.04	15,677,474.81
			Inv# 182440	1734 W140 Channel Improvements	1,964.04		

Debt Service Fund

BEGINNING BALANCE	7,303,628.71
 REVENUE	
TexPool DSF Interest	1.23
Wells Fargo/TexSTAR (2008 DSF) Interest	995.09
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	0.66
 Total Revenue	 996.98
 EXPENDITURES	
Debt Service Interest Payment	1,147,080.00
Debt Service Principal Payment	5,115,000.00
Trustee Fee	850.00
 Total Expenditures	 6,262,930.00
 ENDING BALANCE	 1,041,695.69

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.1645	1,028,499.63
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.1645	4,928.33
TexPool	*0004	0.1768	8,267.73
Total			1,041,695.69

Memorial City Redevelopment Authority
Investment Report
August 31, 2020

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance			Interest Earned	Deposits or (Withdrawals)	Ending Balance		
			Market	N.A.V.	Book			Market	N.A.V.	Book
GOF	TexPool	0.1768	6,707,545.70	1.00025	6,705,869.23	1,007.13	(0.00)	6,708,553.08	1.00025	6,706,876.36
DSF	TexPool	0.1768	8,268.57	1.00025	8,266.50	1.23	(0.00)	8,269.80	1.00025	8,267.73
GOF	Wells Fargo/ TexStar	0.1645	436.00	1.000203	435.91	0.04	(1.00)	435.03	1.000190	434.95
DSF	Wells Fargo/ TexStar DSF	0.1645	7,291,914.50	1.000203	7,290,434.54	995.09	(6,262,930.00)	1,028,695.04	1.000190	1,028,499.63
DSF	Wells Fargo/ TexStar PI Rev	0.1645	4,928.67	1.000203	4,927.67	0.66	(0.00)	4,929.27	1.000190	4,928.33
CPF	TexPool CPF	0.1768	16,460,940.12	1.00025	16,456,825.91	0.00	(396,771.27)	16,064,069.65	1.00025	16,060,054.64

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	2.2500	245,000.00	12 Months	9/28/2020	250,000.00	(457.64)	457.64	250,000.00

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	Wells Fargo	0.18	6/8/2015	14,857.83	83.07	(10,957.36)	3,983.54

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	3,983.54	FDIC	250,000	FDIC	250,000	250,000

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. I hereby certify that pursuant to the Senate Bill 253 and in connection with the preparation of this investment report, I have reviewed the divestment lists prepared and maintained by the Texas Comptroller of Public Accounts, and the District does not own direct or indirect holdings in any companies identified on such lists.

Bookkeeper

Investment Officer

Investment Officer	Date Assumed Office	Training Completed
Kenneth Byrd	8/6/2015	10/27/2018

**Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
August 2020**

	August			Year To Date (2 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
1000 · Income							
6001 · City Tax Revenue	0	0	0	16,021,318	15,911,730	109,588	15,911,730
8223 · Interest Income	4,993	3,081	1,912	9,870	6,162	3,708	36,969
8930 · Bond Proceeds	0	0	0	0	0	0	58,063,022
Total 1000 · Income	4,993	3,081	1,912	16,031,188	15,917,892	113,296	74,011,721
Total Income	4,993	3,081	1,912	16,031,188	15,917,892	113,296	74,011,721
Expense							
3335 · Management Consulting Services							
6320 · Legal	0	4,167	-4,167	415	8,333	-7,918	50,000
6322 · Eng Consultant/General Prof.Svc	13,839	5,000	8,839	14,939	10,000	4,939	60,000
6337 · Construction Audit	0	0	0	0	0	0	5,000
Total 3335 · Management Consulting Services	13,839	9,167	4,672	15,354	18,333	-2,979	115,000
5650 · Transfers							
6420 · COH Administration Fee	0	0	0	0	0	0	795,587
6430 · Municipal Services	0	0	0	0	0	0	2,256,619
Total 5650 · Transfers	0	0	0	0	0	0	3,052,206
5706 · Debt Service							
5707 · Principal	5,115,000	3,220,000	1,895,000	5,115,000	3,220,000	1,895,000	3,220,000
5708 · Interest	1,147,080	487,125	659,955	1,147,080	487,125	659,955	1,395,393
5710c · Trustee Fee	850	9,500	-8,650	850	9,500	-8,650	9,500
Total 5706 · Debt Service	6,262,930	3,716,625	2,546,305	6,262,930	3,716,625	2,546,305	4,624,893
6300 · Administration & Overhead							
6359 · Bank Fees	1	0	1	1	0	1	0
6321 · Auditor	11,250	0	11,250	11,250	0	11,250	23,500
6333 · Bookkeeping/Accounting	1,400	1,042	358	2,800	2,083	717	12,500
6340 · Administration Salaries/Benefit	8,500	8,500	0	17,000	17,000	0	102,000
6344 · Bond Svcs/Trustee/FA	0	625	-625	0	1,250	-1,250	7,500
6353 · Insurance	0	0	0	0	0	0	1,000
Total 6300 · Administration & Overhead	21,151	10,167	10,984	31,051	20,333	10,718	146,500
7000 · Capital Expenditure							
1741 · W140 Detention Expansion	16,259	0	16,259	25,128	0	25,128	0
1725 · Parks & Green Space Improv.	0	10,417	-10,417	9,100	20,833	-11,733	125,000
1732A · N Gessner Drainage & Mobility	20,689	303,000	-282,311	47,950	606,000	-558,050	3,636,000
1734 · W140 Channel Improvements	342,232	1,077,745	-735,513	690,871	2,155,490	-1,464,619	12,932,941
1735A · Detention Basin A	3,400	500,000	-496,600	6,300	1,000,000	-993,700	6,000,000
1737 · MetroNational - Detention/Roads	0	0	0	0	0	0	3,050,000
1738 · T&C Way Partners, LLC	0	23,667	-23,667	0	47,333	-47,333	284,000
1738A · Memorial Dr Drain & Mobility 1	0	725,000	-725,000	2,450	1,450,000	-1,447,550	8,700,000
1738B · Memorial Dr Drain & Mobility 2	0	4,167	-4,167	0	8,333	-8,333	50,000
1799 · Concrete Panel Replace Program	0	5,000	-5,000	0	10,000	-10,000	60,000
Total 7000 · Capital Expenditure	382,580	2,648,996	-2,266,416	781,799	5,297,989	-4,516,190	34,837,941
Total Expense	6,680,500	6,384,955	295,545	7,091,134	9,053,280	-1,962,146	42,776,540
Net Income	-6,675,507	-6,381,874	-293,633	8,940,054	6,864,612	2,075,442	31,235,181

FYE 2020 Board Approved Budget for Mgmt. Purposes Only
(FYE 2020 Pending City Council Approval)

August 31, 2020

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
9/1/2020	55880

BILL TO
TIRZ No. 17 - Memorial City RDA c/o ETI Bookkeeping Services Suite 108 17111 Rolling Creek Drive Houston TX 77090

DESCRIPTION	AMOUNT
Monthly Consultant Services fee per Contract	400.00
Invoice emailed to: Kandy Pfeffer at bkp6@etiaccounting.com Scott Bean at sbean@haweshill.com Linda Clayton at lclayton@haweshill.com	

Total	\$400.00
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Code No. 6333
9/17/2020

ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice #
9/1/2020	8907

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

Description	Qty	Rate	Amount
Bookkeeping		1,000.00	1,000.00
Annual Records Retention Fee		324.87	324.87

Total	\$1,324.87
Payments/Credits	\$0.00
Balance Due	\$1,324.87



Code # 6333
9/17/2020

Gauge Engineering
 3200 Wilcrest Dr. Suite 220
 Houston, TX 77042



Memorial City Redevelopment Authority/TIRZ 17
 9610 Long Point Rd, Suite 150
 Houston, TX 77055

Invoice number 1265
 Date 09/21/2020

Project 1080 TIRZ 17 DETENTION BASIN C

Professional Services Provided Through September 18, 2020

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Data Collection, Meetings, Coordination, PM, QC	17,720.00	9.00	0.00	1,594.80	16,125.20	1,594.80
Modeling and Benefit Determination	41,850.00	24.00	0.00	10,044.00	31,806.00	10,044.00
Cost Estimates and Technical Memo	25,280.00	0.00	0.00	0.00	25,280.00	0.00
Expenses	305.00	0.00	0.00	0.00	305.00	0.00
Total	85,155.00	13.67	0.00	11,638.80	73,516.20	11,638.80

Invoice total 11,638.80

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1265	09/21/2020	11,638.80	11,638.80				
	Total	11,638.80	11,638.80	0.00	0.00	0.00	0.00

I certify the above to be true and correct

Muhammad Ali, PE

Please make checks payable to:
 Gauge Engineering, LLC
 3200 Wilcrest Dr, Suite 220
 Houston, TX 77042

Please send ACH/Wire payments to:
 Amegy Bank
 Routing No.: 113011258
 Account No.: 5797315123



Code # 6322
 9/22/2020

Invoice

HAWES HILL & ASSOCIATES
LLP

P.O. Box 22167
Houston TX 77227-2167



Invoice #: 43016432
Date: 9/11/2020

Bill To:
Memorial City Redevelopment Authority/TIRZ #17
PO Box 22167
Houston, TX 77227-2167

Description	Amount
Professional consulting and administrative services, September 2020	\$8,500.00



Code # 6340
9/17/2020

Your Order #:	Total Amount: \$8,500.00 Amount Applied: \$0.00 Balance Due: \$8,500.00
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McGrath & Co., PLLC
11623 Brighton
Meadows Place, TX 77477
mark@mcgrath-co.com

INVOICE

BILL TO

Memorial City District/TIRZ #17
c/o Equi-Tax, Inc.
17111 Rolling Creek Dr, Suite
200
Houston, Texas 77090

INVOICE # 2678
DATE 09/18/2020
DUE DATE 11/02/2020
TERMS Net 45

DESCRIPTION	AMOUNT
Final billing regarding preparation of the District's financial statements for the year ended June 30, 2020.	11,250.00
NOTE TEMPORARY CHANGE IN ADDRESS	BALANCE DUE
	\$11,250.00



Code # 6321
9/21/2020

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

Invoice

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

Date	Invoice #
8/31/2020	8-2020-40

Terms	Project
	MCT107

Item	Description	Rate	Prior %	Curr %	Amount
Contract Services	Task 1 - Continued Funding Pursuit and Interagency Coordination	55,000.00	26%	4.00%	2,200.00

Total	\$2,200.00
Balance Due	\$2,200.00

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



Code # 6322
 9/17/2020



**THE GOODMAN
CORPORATION**
TBPE NO. F-19990

HOUSTON: 3200 Travis Street
Suite 200
Houston, TX 77006

AUSTIN: 911 W. Anderson Lane
Suite 200
Austin, TX 78757

PHONE: (713) 951-7951

PROGRESS REPORT

THEGOODMANCORP.COM

To: Scott Bean
From: Jim Webb
Date: September 1, 2020
Re: Continued Funding Pursuit and Coordination (MCT107) – August 2020

Task	Previous % Complete	Current % Complete
1 – Continued Funding Pursuit and Coordination	26%	30%

Comments:

- Coordination with Projects Committee regarding CDBG-MIT opportunity.
- Coordination with General Land Office (GLO) and City of Houston regarding potential for the submission of the W-140 project.

Gauge Engineering
 3200 Wilcrest Dr. Suite 220
 Houston, TX 77042



Memorial City Redevelopment Authority/TIRZ 17
 9610 Long Point Rd, Suite 150
 Houston, TX 77055

Invoice number 1263
 Date 09/21/2020

Project 1041 N. GESSNER ROAD - CPS

Professional Services Provided Through September 18, 2020

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Construction Phase Services	224,920.00	62.50	122,581.40	140,575.00	84,345.00	17,993.60
Expenses	1,500.00	40.63	609.51	609.51	890.49	0.00
Water Meter Vault	5,000.00	100.00	5,000.00	5,000.00	0.00	0.00
Total	231,420.00	63.17	128,190.91	146,184.51	85,235.49	17,993.60

Invoice total 17,993.60

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1263	09/21/2020	17,993.60	17,993.60				
	Total	17,993.60	17,993.60	0.00	0.00	0.00	0.00

I certify the above to be true and correct

Muhammad Ali, PE

Please make checks payable to:
 Gauge Engineering, LLC
 3200 Wilcrest Dr, Suite 220
 Houston, TX 77042

Please send ACH/Wire payments to:
 Amegy Bank
 Routing No.: 113011258
 Account No.: 5797315123



Code # 1732A
 9/22/2020



Please make checks payable to:
 Gauge Engineering, LLC
 3200 Wilcrest Drive, Suite 220
 Houston, TX 77042

Please send ACH/Wire payments to:
 Amegy Bank
 Routing No.: 113011258
 Account No.: 5797315123

9/21/2020

Scott Bean - Executive Director
 Memorial City Redevelopment Authority/TIRZ 17
 9610 Long Point Road, Suite 150
 Houston, TX 77055

Project Name: W140 Channel Improvements Construction (T-1734 T-1734B)
Project No. 1005
Professional Services: from August 15, 2020 to Septmeber 18, 2020
Contract Type: Lump Sum
Invoice Number: 022 - (1261)

Task Name	Contract Amount	Percent Complete	Remaining Contract Amount	Total Invoiced to Date	Previously Invoiced	Current Payment Due
Construction Mgmt & Inspection	\$725,500.0	95.90%	\$29,712	\$695,788	\$671,018	\$24,770.62
Construction Phase Services	\$217,900.0	81.67%	\$39,937	\$177,963	\$172,214	\$5,749.64
Construction Materials Testing (Aviles)	\$488,000.0	73.99%	\$126,943	\$361,057	\$349,082	\$11,975.00
<u>Add Services</u>						
Straw Extension Evaluation & Design	\$95,235.0	18.00%	\$78,093	\$17,142	\$17,142	\$0
Access Road Design	\$83,000.0	100.00%	\$0	\$83,000	\$83,000	\$0

Total This Invoice: \$42,495.26

Billings to Date:	Current	Prior	Total
Construction Mgmt & Inspection	\$24,771	\$671,018	\$695,788
Construction Phase Services	\$5,750	\$172,214	\$177,963
Construction Materials Testing (Aviles)	\$11,975	\$349,082	\$361,057
<u>Add Services</u>			
Straw Extension Evaluation & Design	\$0	\$17,142	\$17,142
Access Road Design	\$0	\$83,000	\$83,000

I certify the above to be true and correct



Muhammad Ali - PE



Code # 1734
 9/22/2020



Please make checks payable to:
Gauge Engineering, LLC
3200 Wilcrest Drive, Suite 220
Houston, TX 77042

Please send ACH/Wire payments to:
Amegy Bank
Routing No.: 113011258
Account No.: 5793771931

9/21/2020

Scott Bean - Executive Director
Memorial City Redevelopment Authority/TIRZ 17
9610 Long Point Road, Suite 150
Houston, TX 77055

Project Name: Preliminary Engineering Services for Detention Basin A – (T-1735B)
Project No. 1007
Professional Services: from August 14, 2020 to September 18, 2020
Contract Type: Lump Sum
Invoice Number: 017 (1262)

Task Name	Contract Amount	Percent Complete	Remaining Contract Amount	Total Invoiced to Date	Previously Invoiced	Current Payment Due
Preliminary Engineering	\$347,900	99.50%	\$1,729	\$346,171	\$342,771	\$3,400.00

Total This Invoice: **\$3,400.00**

Billings to Date:	Current	Prior	Total
	\$3,400	\$342,771	\$346,171

I certify the above to be true and correct

Muhammad Ali



Code #1735
9/22/2020

Gauge Engineering
 3200 Wilcrest Dr. Suite 220
 Houston, TX 77042



Memorial City Redevelopment Authority/TIRZ 17
 9610 Long Point Rd, Suite 150
 Houston, TX 77055

Invoice number 1264
 Date 09/21/2020

Project 1071 W140 DETENTION BASIN
 EXPANSION

Professional Services Provided Through September 18, 2020

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Preliminary Engineering	147,810.00	17.00	8,868.60	25,127.70	122,682.30	16,259.10
Geotechnical Services - Geotest	26,284.00	0.00	0.00	0.00	26,284.00	0.00
Expenses	360.00	0.00	0.00	0.00	360.00	0.00
Total	174,454.00	14.40	8,868.60	25,127.70	149,326.30	16,259.10

Invoice total 16,259.10

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1264	09/21/2020	16,259.10	16,259.10				
	Total	16,259.10	16,259.10	0.00	0.00	0.00	0.00

I certify the above to be true and correct

 Muhammad Ali, PE

Please make checks payable to:
 Gauge Engineering, LLC
 3200 Wilcrest Dr, Suite 220
 Houston, TX 77042

Please send ACH/Wire payments to:
 Amegy Bank
 Routing No.: 113011258
 Account No.: 5797315123



Code # 1741
 9/22/2020



September 15, 2020

Scott Bean
Memorial City Redevelopment Authority/TIRZ 17
9610 Long Point, Suite 150
Houston, Texas 77055

Reference: Briar Branch (W140-01-00) Channel and Straws Improvements Reconstruction and Drainage
Improvements
Gauge Project No.: 1005
WBS No. N-T17000-0018-3 (T-1734 & T-1734B)
Reytec Construction Resources, Inc. Payment No. 22

Dear Mr. Bean:

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 22 in the amount of \$297,772.83 for construction services rendered through August 31, 2020. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$297,772.83** to Reytec.

The following billing information is to be used for payment:

Reytec Construction Resources, Inc.
1901 Hollister St.
Houston, TX 77080

If you have any questions or require additional information, please feel free to contact me at (832) 318-8800.

Sincerely,

A handwritten signature in blue ink, appearing to be "MA", written over a light blue circular stamp.

Muhammad Ali, P.E.
Project Manager

Enclosures: Reytec Pay Est. No. 22



Reytec Construction Resources, Inc.

1901 Hollister
Houston, Texas 77080
Office 713.957.4003
Fax 713.681.0077

Briar Branch Channel & Straws Improvements Project Pay Application

September 3, 2020

Mr. Muhammad Ali
Gauge Engineering
3200 Wilcrest Drive, Suite 220
Houston, TX 77042

Re: Memorial City Redevelopment Authority
Briar Branch (W140-01-00) Channel and Straws
Improvements Project
WBS No. N-T17000-0018-3

Dear Muhammad,

Please see attached for pay application 022, for August 2020, Briar Branch (W140-01-00) Channel and Straws Improvements.

Thanks



Keegan Droxler
Project Manager
Reytec Construction Resources
832-844-8322
kdroxler@reytec.net

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO (OWNER):
Memorial City Redevelopment Authority

PROJECT:
Briar Branch (W140-01-00) Channel and Straws Improvements

APPLICATION NO: 022

PERIOD TO: 8/1/2020
6/31/2020

FROM (CONTRACTOR):
Reytec Construction
1901 Hollister Rd.
Houston, Texas 77080
Ph. 713-957-4003; Fax 713-681-0077

PROJECT NO: WBS No. N-T17000-0018-3
 TIRZ 17 CIP No. T-1734 & T-1734B

CONTRACTOR'S APPLICATION FOR

CHANGE ORDER SUMMARY			ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by owner		TOTAL		
Approved this Month				
Number	Date			
TOTALS			\$ -	
Net change by Change Orders				

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current Payment shown herein is now due.

INSPECTOR:
 By: _____ Date: _____
 CONTRACTOR: *John Luby* Date: 9/3/2020
 By: _____ Date: _____

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	\$	18,794,957.00
2. Net change by Change Order.....	\$	225,362.50
3. CONTRACT SUM TO DATE (Line 1+2).....	\$	19,020,319.50
4. TOTAL COMPLETED & STORED TO DATE.....	\$	16,978,683.54
5. RETAINAGE:		
a. <u>5</u> % of Completed Work	\$	848,934.18
b. _____ % of Stored Material		
Total Retainage (Line 5a + 5b or		
	\$	848,934.18
6. TOTAL EARNED LESS RETAINAGE.....	\$	16,129,749.36
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR		
PAYMENT (Line 6 from prior Certificate).....		
	\$	15,831,976.53
8. CURRENT PAYMENT DUE.....	\$	297,772.83
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$	2,890,570.14
(Line 3 less Line 6)		

State of: Texas County of: HARRIS
 Subscribed and sworn to before me this 3rd day of Sept 2020
 Notary Public: *Terry Hardin*
 My Commission expires: 9/28/22



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 297,772.83
 (Attach explanation if amount certified differs from the amount applied for)
 ARCHITECT:

By: _____ Date: _____
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Document 00642

MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORM

Legal Project Name: Briar Branch Channel & Straws Improvements

Outline Agreement No.: _____ WBS No.: N-T17000-0018-3

Contractor's Company Name: Reytec Construction Resources

Address: 1901 Hollister St. Houston, Texas 77080

CERTIFICATION

Andrew Landry, Contractor's Representative for the above referenced Contract, hereby certifies that (1) Contractor has paid all subcontractors, except those noted below, (2) Contractor made such payments (a) in proportion to the amount City paid Contractor and (b) in accordance and compliance with all applicable Contract Documents and laws; and (3) Contractor withheld no sums from any subcontractor for allegations of deficiency in Work. The term "subcontractor", as used herein, includes all persons or firms furnishing work, materials, services or equipment Contractor ordered incorporated into Work or placed near the Project for which the City made partial payment.

EXCEPTION: Contractor sent Payment Notifications to the following subcontractors explaining why Contractor withheld payment. Copies are attached.

Subcontractor Name: _____ Subcontractor Name: _____

Street Address: _____ Street Address: _____

City, State, and Zip Code: _____ City, State, and Zip Code: _____

Amount of Payment Withheld: _____ Amount of Payment Withheld: _____

Date Payment First Withheld: _____ Date Payment First Withheld: _____

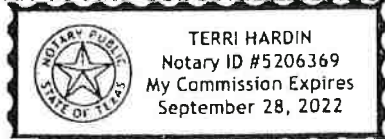
Description of Good Faith Reason: _____ Description of Good Faith Reason: _____

Andrew Landry
(Signature of Contractor's Representative)

Andrew Landry
(Print or Type Name of Contractor's Representative)

SWORN TO AND SUBSCRIBED before me on:

09/03/2020
Date



Terri Hardin
Notary Public in and for the State of Texas

My Commission Expires: 9/28/22
Expiration Date

Terri Hardin
Print or Type Name of Notary Public

Reytec Construction Resources, Inc has been paid and has received a progress payment in the sum of \$310,175.23 for services, equipment or material furnished to Memorial City Development Authority/TIRZ 17 for the Briar Branch Channel & Straws Improvements Project (WBS No. N-T17000-0018-3 located in Houston, Texas, and does hereby release any mechanic's lien or bond right that undersigned has on the above referenced project to the following extent. This release covers a progress payment for labor, services, equipment or material furnished to the Memorial City Redevelopment Authority/TIRZ 17 through July 31, 2020 only, and does not cover any retention if any labor, services, equipment or materials furnished after that date. The undersigned warrants that all undisputed amounts due to its equipment lessors, suppliers, subcontractors, labor, insurance and taxes applicable to this work have been paid in full through the date set forth and hold the Memorial City Redevelopment Authority/TIRZ 17 against any loss arising from the nonpayment thereof. .

Andrew Landry

(Signature of Contractor's Representative)

Andrew Landry

(Print or Type Name of Contractor's Representative)

SWORN TO AND SUBSCRIBED before me on:

09/03/2020

Date



Terri Hardin

Notary Public in and for the State of Texas

My Commission Expires: 9/28/22
Expiration Date

Terri HARDIN
Print or Type Name of Notary Public

WBS No. N-T17000-0018-3
TIRZ 17 CIP No. T-1734 & T-1734B

Project: Briar Branch (W140-01-00) Channel & Straw Improvements

Owner:
Memorial City Redevelopment Authority
9610 Long Point Road, Ste 150
Houston, Texas 77055

Contractor:
Reytec Construction Resources, Inc
1901 Hollister St.
Houston, Texas 77080

Todays Date: 9/3/2020
Pay Period: 8/1/20 - 8/31/20
Pay Estimate No. 022
Rain Days This Month 4

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
General Items											
1.0	Mobilization	LS	1	\$600,000.00	\$600,000.00	1.00		1.00	\$	\$ 600,000.00	100%
2.0	Portable Changeable Message Sign	Day	176	\$90.00	\$15,840.00	60.00		60.00	\$	\$ 5,400.00	34%
3.0	Removable and Salvage Existing Sign	EA	11	\$50.00	\$550.00	11.00		11.00	\$	\$ 550.00	100%
3.1	Project ID Sign	EA	1	\$650.00	\$650.00	1.00		1.00	\$	\$ 650.00	100%
3.2	Placement of Permanent Signs	EA	25	\$310.00	\$7,750.00	0.00		0.00	\$	\$ -	0%
3.3	Remove Existing Pavement Markings	EA	4	\$150.00	\$600.00	0.00		0.00	\$	\$ -	0%
4.0	Traffic Control and Regulation	EA	4	\$17,500.00	\$70,000.00	3.00		3.00	\$	\$ 52,500.00	75%
5.0	Install PreCast Concrete Traffic Barrier	LF	500	\$32.00	\$16,000.00	250.00		250.00	\$	\$ 8,000.00	50%
6.0	Relocate PreCast Concrete Traffic Barrier	LF	3000	\$8.00	\$24,000.00	250.00		250.00	\$	\$ 2,000.00	8%
7.0	Remove PreCast Concrete Traffic Barrier	LF	500	\$12.00	\$6,000.00	250.00		250.00	\$	\$ 3,000.00	50%
7.1	Remove and Replace Speed Cushions	LS	2	\$4,500.00	\$9,000.00	2.00		2.00	\$	\$ 9,000.00	100%
8.0	Flagmen	EA	4	\$12,500.00	\$50,000.00	4.00		4.00	\$	\$ 50,000.00	100%
9.0	Tree and Plant Protection	EA	4	\$20,000.00	\$80,000.00	4.00		4.00	\$	\$ 80,000.00	100%
10.0	Inlet Protection Barrier (State I & II)	EA	92	\$60.00	\$5,520.00	90.00		90.00	\$	\$ 5,400.00	98%
11.0	Reinforced Filter Fabric Barrier	LF	12000	\$1.50	\$18,000.00	10620.00		10620.00	\$	\$ 15,930.00	89%
12.0	Stabilized Construction Exit	SY	144	\$40.00	\$5,760.00	123.00		123.00	\$	\$ 4,920.00	85%
13.0	Rock Filter Dams-Type 3	LF	35	\$55.00	\$1,925.00	8.00		8.00	\$	\$ 440.00	23%
14.0	Groundwater Control for Open-Cut Construction	LF	8727	\$1.00	\$8,727.00	0.00		0.00	\$	\$ -	0%
15.0	Site Restoration	LF	10715	\$6.00	\$64,290.00	4831.00		4831.00	\$	\$ 28,986.00	45%
16.0	Adjust existing manhole frame and cover to new grade	EA	11	\$1,400.00	\$15,400.00	11.00		11.00	\$	\$ 15,400.00	100%
17.0	Adjust existing valve box to new grade	EA	9	\$470.00	\$4,230.00	9.00		9.00	\$	\$ 4,230.00	100%
18.0	Clearing and Grubbing	AC	6	\$15,000.00	\$119,100.00	7.95		7.95	\$	\$ 119,250.00	100%
19.0	Trench Safety System for Trench Excavations	LF	20183	\$6.00	\$121,098.00	19066.00		19066.00	\$	\$ 114,396.00	94%
20.0	Hydro Mulch Seeding	AC	4	\$1,500.00	\$5,985.00	0.00		0.00	\$	\$ -	0%
21.0	Sodding	SY	7890	\$5.00	\$39,450.00	7890.00		7890.00	\$	\$ 39,450.00	100%
					\$1,289,875.00	Subtotal General Items		\$	\$	\$ 1,159,602.00	90%
Storm Items											
22.0	Remove and Dispose Manholes all sizes/depth	EA	3	\$1,000.00	\$3,000.00	4.00		4.00	\$	\$ 4,000.00	133%
23.0	Remove and Dispose Inlets all sizes/depth	EA	30	\$250.00	\$7,500.00	30.00		30.00	\$	\$ 7,500.00	100%
24.0	Remove and Dispose Storm Pipe 12-inch diameter	LF	35	\$3.00	\$105.00	35.00		35.00	\$	\$ 105.00	100%
25.0	Remove and Dispose Storm Pipe 15-inch diameter	LF	82	\$4.00	\$328.00	0.00		0.00	\$	\$ -	0%
26.0	Remove and Dispose Storm Pipe 18-inch diameter	LF	133	\$6.00	\$798.00	133.00		133.00	\$	\$ 798.00	100%
27.0	Remove and Dispose Storm Pipe 24-inch diameter	LF	301	\$36.00	\$10,836.00	301.00		301.00	\$	\$ 10,836.00	100%
28.0	Remove and Dispose Storm Pipe 30-inch diameter	LF	61	\$40.00	\$2,440.00	61.00		61.00	\$	\$ 2,440.00	100%
29.0	Remove and Dispose Storm Pipe 36-inch diameter	LF	119	\$45.00	\$5,355.00	158.00		158.00	\$	\$ 7,110.00	133%
30.0	Remove and Dispose Storm Pipe 48-inch diameter	LF	71	\$70.00	\$4,970.00	71.00		71.00	\$	\$ 4,970.00	100%
31.0	Remove and Dispose Storm Pipe 72-inch diameter	LF	233	\$40.00	\$9,320.00	212.00		212.00	\$	\$ 8,480.00	91%
32.0	Remove and Dispose Storm Pipe 84-inch diameter	LF	36	\$60.00	\$2,160.00	36.00		36.00	\$	\$ 2,160.00	100%
33.0	Plug & Abandon 18-inch Storm Sewer	LF	38	\$25.00	\$950.00	38.00		38.00	\$	\$ 950.00	100%
34.0	Plug & Abandon 24-inch Storm Sewer	LF	9	\$35.00	\$315.00	9.00		9.00	\$	\$ 315.00	100%
35.0	Plug & Abandon 36-inch Storm Sewer	LF	177	\$38.00	\$6,726.00	154.00		154.00	\$	\$ 5,852.00	87%
36.0	Clean and CCTV Existing Storm Sewer	EA	830	\$11.00	\$9,130.00	230.00		230.00	\$	\$ 2,530.00	28%
37.0	Type C manhole for 42-inch diameter and smaller sewers w/rim	EA	25	\$5,200.00	\$130,000.00	19.00		19.00	\$	\$ 98,800.00	76%
38.0	Type C manhole for 48-inch to 72-inch diameter sewers w/rim	EA	4	\$8,000.00	\$32,000.00	2.00		2.00	\$	\$ 16,000.00	50%
39.0	Manhole Riser for Box Sewer w/rim	EA	23	\$2,200.00	\$50,600.00	23.00		23.00	\$	\$ 50,600.00	100%
40.0	Manhole Riser for Box Sewer w/grate	EA	39	\$1,400.00	\$54,600.00	23.00		23.00	\$	\$ 32,200.00	59%
41.0	Manhole Risers for Concrete Box Sewers with 50.5 inch cover	EA	9	\$3,900.00	\$35,100.00	0.00		0.00	\$	\$ 19,500.00	56%
42.0	Extra Depth Manhole	VF	56	\$100.00	\$5,600.00	5.00		5.00	\$	\$ -	0%
42.1	Yard Drains and all work associated with modifying, restoring, and extending them	LF	2000	\$14.00	\$28,000.00	0.00		0.00	\$	\$ -	0%
43.0	24-inch Diameter RCP Storm Sewer by open cut	LF	408	\$205.00	\$83,640.00	408.00		408.00	\$	\$ 83,640.00	100%
44.0	30-inch Diameter RCP Storm Sewer by open cut	LF	25	\$560.00	\$14,000.00	37.00		37.00	\$	\$ 20,720.00	148%
45.0	36-inch Diameter RCP Storm Sewer by open cut	LF	230	\$242.00	\$55,660.00	190.00		190.00	\$	\$ 45,980.00	83%
46.0	42-inch Diameter RCP Storm Sewer by open cut	LF	78	\$640.00	\$17,920.00	37.00		37.00	\$	\$ 23,680.00	132%
47.0	48-inch Diameter RCP Storm Sewer by open cut	LF	25	\$900.00	\$22,500.00	62.00		62.00	\$	\$ 55,800.00	248%
48.0	72-inch Diameter RCP Storm Sewer by open cut	LF	15	\$680.00	\$10,200.00	16.00		16.00	\$	\$ 10,880.00	107%
49.0	7'X6' RCB Storm Sewer by open cut	LF	25	\$900.00	\$22,500.00	25.00		25.00	\$	\$ 22,500.00	100%
50.0	7'X7' RCB Storm Sewer by open cut	LF	2342	\$535.00	\$1,252,970.00	2334.00		2334.00	\$	\$ 1,248,690.00	100%
51.0	8'X4' RCB Storm Sewer by open cut	LF	3029	\$455.00	\$1,378,195.00	3039.00		3039.00	\$	\$ 1,382,745.00	100%
52.0	8'X8' RCB Storm Sewer by open cut	LF	8387	\$607.00	\$5,090,909.00	8285.20		8285.20	\$	\$ 5,029,116.40	99%
53.0	9'X4' RCB Storm Sewer by open cut	LF	940	\$644.00	\$605,360.00	920.00		920.00	\$	\$ 592,480.00	98%
54.0	9'X5' RCB Storm Sewer by open cut	LF	80	\$762.00	\$60,960.00	80.00		80.00	\$	\$ 60,960.00	100%
55.0	9'X8' RCB Storm Sewer by open cut	LF	2678	\$740.00	\$1,984,720.00	2496.00		2496.00	\$	\$ 1,847,040.00	95%
56.0	10'X8' RCB Storm Sewer by open cut	LF	1314	\$848.00	\$1,114,272.00	1248.00		1248.00	\$	\$ 1,058,304.00	95%
57.0	Junction Box (39"x10')	EA	1	\$103,000.00	\$103,000.00	1.00		1.00	\$	\$ 103,000.00	100%
58.0	Junction Box (34"x12' w/Restrictor No. 3 48"(W) x 54" (H) Three Openings)	EA	1	\$81,500.00	\$81,500.00	1.50		1.50	\$	\$ 122,250.00	150%
59.0	Junction Box (34"x10')	EA	3	\$68,500.00	\$205,500.00	3.00		3.00	\$	\$ 205,500.00	100%
60.0	Junction Box (26"x26' w/Restrictor No. 1 30"(W) x 36"(H) Dual Openings)	EA	1	\$116,000.00	\$116,000.00	1.00		0.9958190	\$	\$ 115,515.00	100%
61.0	Junction Box (26"x14' w/Restrictor No. 2 25" (W) x 72"(H) Dual Openings)	EA	1	\$90,000.00	\$90,000.00	1.00		1.00	\$	\$ 90,000.00	100%
62.0	Junction Box (15"x13')	EA	1	\$27,000.00	\$27,000.00	1.00		1.00	\$	\$ 27,000.00	100%

WBS No. N-T17000-0018-3
TIRZ 17 CIP No. T-1734 & T-1734B

Project: Briar Branch (W140-01-00) Channel & Straw Improvements

Owner:
Memorial City Redevelopment Authority
9610 Long Point Road, Ste 150
Houston, Texas 77055

Contractor:
Reytec Construction Resources, Inc
1901 Hollister St.
Houston, Texas 77080

Todays Date: 9/3/2020
Pay Period: 8/1/20 - 8/31/20
Pay Estimate No. 022
Rain Days This Month 4

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
63.0	Junction Box (14"x13")	EA	1	\$25,700.00	\$25,700.00	0.00		0.00	\$	\$	0%
64.0	Junction Box (13"x13")	EA	1	\$25,800.00	\$25,800.00	1.00		1.00	\$	\$	100%
65.0	Junction Box (12.5"x7")	EA	3	\$19,100.00	\$57,300.00	4.00		4.00	\$	\$	133%
66.0	Type B Inlet (Pre Cast)	EA	15	\$3,400.00	\$51,000.00	9.00		9.00	\$	\$	60%
67.0	Type C-1 Inlet (Pre Cast)	EA	17	\$5,400.00	\$91,800.00	18.00		18.00	\$	\$	106%
68.0	Type B Inlet (Pre Cast)	EA	1	\$2,500.00	\$2,500.00	0.00		0.00	\$	\$	0%
69.0	Type C Inlet (Pre Cast)	EA	3	\$4,500.00	\$13,500.00	4.00		4.00	\$	\$	133%
70.0	Type E Inlet (Pre Cast)	EA	1	\$3,300.00	\$3,300.00	1.00		1.00	\$	\$	100%
70.1	Asphalt Mill & Overlay (2-inches)	SY	1000	\$20.00	\$20,000.00	0.00		0.00	\$	\$	0%
71.0	Safety End Treatment (for 36" RCP)	EA	1	\$12,000.00	\$12,000.00	0.00		0.00	\$	\$	0%
71.1	Sheet Pile Weir Adjustment	LS	1	\$18,000.00	\$18,000.00	0.00		0.00	\$	\$	0%
					\$13,017,539.00				\$	\$	97%
Channel & Retaining Wall Items									\$	\$	
72.0	Remove and Dispose of Concrete rubble and concrete structures	CY	130	\$22.00	\$2,860.00	5.03		5.03	\$	\$	4%
73.0	Remove and Dispose of Concrete Channel Lining & Low Flow, all thicknesses	SY	1435	\$18.00	\$25,830.00	1682.21		1682.21	\$	\$	117%
74.0	Concrete Channel Lining, 8" nominal thickness	SY	684	\$135.00	\$92,340.00	361.97		361.97	\$	\$	53%
75.0	Remove and Dispose of existing pedestrian bridge	EA	2	\$5,000.00	\$10,000.00	1.00		1.00	\$	\$	50%
76.0	Retaining Wall (spread Footing)	SF	6634	\$79.00	\$524,086.00	7269.50		7269.50	\$	\$	110%
77.0	Combination Rail (C1W)	LF	158	\$235.00	\$37,130.00	208.00		208.00	\$	\$	132%
78.0	Pedestrian Handrail (PRD-13, TYPE B)	LF	517	\$73.00	\$37,741.00	574.00		574.00	\$	\$	111%
80.0	Pipe Gate	EA	1	\$1,800.00	\$1,800.00	1.00		1.00	\$	\$	100%
81.0	Extended Concrete Curb (for Proposed Wingwalls)	LF	38	\$180.00	\$6,840.00	0.00		0.00	\$	\$	0%
82.0	Remove and Dispose Handrail/Guardrail	LF	465	\$9.00	\$4,185.00	695.00		695.00	\$	\$	149%
83.0	Remove Conc. Retaining Wall	SY	1500	\$13.00	\$19,500.00	288.41		288.41	\$	\$	19%
83.1	Temporary Special Shoring for Retaining Wall	LF	420	\$572.00	\$240,240.00	440.00		440.00	\$	\$	105%
					\$1,002,552.00				\$	\$	101%
Paving Items									\$	\$	
84.0	Remove and Dispose Concrete Driveways, all thickness	SY	1038	\$8.00	\$8,304.00	738.23		738.23	\$	\$	71%
85.0	Remove and Dispose of Existing Asphalt Pavement and base, all thickness	SY	7195	\$7.00	\$50,365.00	7228.52		7228.52	\$	\$	100%
86.0	Remove and Dispose Concrete Pavements (Including All Thickness w/ or w/o Asphalt, Including Subgrade, w/ or w/o Curb, All Depths)	SY	410	\$15.00	\$6,150.00	0.00		0.00	\$	\$	0%
87.0	Remove and Dispose of Sidewalks, all thicknesses	SY	196	\$6.00	\$1,176.00	103.57		103.57	\$	\$	53%
88.0	Remove Existing Concrete Curb	LF	4190	\$1.50	\$6,285.00	3033.00		3033.00	\$	\$	72%
89.0	Reshaping & Regrading Existing Ditches	LF	178	\$17.00	\$3,026.00	0.00		0.00	\$	\$	0%
90.0	Lime for Lime Stabilized Subgrade (Dry Weight) [5%]	TON	146	\$170.00	\$24,820.00	146.60		146.60	\$	\$	100%
91.0	Lime Stabilized Subgrade 8-Inch	SY	9509	\$7.00	\$66,563.00	8277.28		8277.28	\$	\$	87%
92.0	Flexible Base Course/temp driveways Residential up to 12 feet Wide	EA	35	\$350.00	\$12,250.00	35.00		35.00	\$	\$	100%
93.0	Reinforced Concrete Pavement 6" Thick	SY	6391	\$63.00	\$402,633.00	7886.56		7886.56	\$	\$	123%
93.1	Concrete Maintenance Access Ramp	SY	300	\$65.00	\$19,500.00	219.74		219.74	\$	\$	73%
93.2	Reinforced Concrete Pavement 6" Thick - High Early	SY	1154	\$65.00	\$75,010.00	0.00		0.00	\$	\$	0%
94.0	Horizontal Dowels, 24-inch	EA	210	\$7.00	\$1,470.00	181.00		181.00	\$	\$	86%
95.0	Street Pavement Expansion Joint, with or without Load Transfer	LF	210	\$8.00	\$1,680.00	607.50		607.50	\$	\$	289%
96.0	Saw Cutting	LF	373	\$20.00	\$7,460.00	351.00		351.00	\$	\$	94%
97.0	Concrete Driveways including Excavation 6-inch thick (Res)	SF	0	\$7.00	\$0.00	6934.11		6934.11	\$	\$	#DIV/0!
97.1	Concrete Driveways including 6" thick - High Early (res)	SF	8180	\$7.50	\$61,350.00	0.00		0.00	\$	\$	0%
98.0	6-inch Concrete Curb	LF	4812	\$4.00	\$19,248.00	2950.00		2950.00	\$	\$	61%
99.0	Concrete Pavement Header	LF	367	\$8.00	\$2,936.00	367.00		367.00	\$	\$	100%
100.0	Curb Ramp	SF	291	\$16.00	\$4,656.00	451.00		451.00	\$	\$	155%
101.0	Sidewalk 4-1/2-inch thick	SF	1512	\$9.00	\$13,608.00	631.32		631.32	\$	\$	42%
102.0	Pav Repairs and Replacement with Base material/ Asph Surface	SY	454	\$120.00	\$54,480.00	98.00		98.00	\$	\$	22%
					\$842,970.00				\$	\$	91%
Wastewater Items									\$	\$	
103.0	Remove and Dispose 4-inch diameter Sanitary Sewer	LF	36	\$17.00	\$612.00	0.00		0.00	\$	\$	0%
104.0	Remove and Dispose 6-inch diameter Sanitary Sewer	LF	22	\$15.00	\$330.00	30.00		30.00	\$	\$	136%
105.0	Remove and Dispose 8-inch diameter Sanitary Sewer	LF	22	\$37.00	\$814.00	99.00		99.00	\$	\$	450%
106.0	Remove and Dispose 10-inch diameter Sanitary Sewer	LF	110	\$27.00	\$2,970.00	159.00		159.00	\$	\$	145%
107.0	Remove and Dispose 15-inch diameter Sanitary Sewer	LF	22	\$33.00	\$726.00	22.00		22.00	\$	\$	100%
108.0	4-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	4	\$820.00	\$3,280.00	0.00		0.00	\$	\$	0%
109.0	4-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	48	\$450.00	\$21,600.00	48.00		48.00	\$	\$	100%
110.0	6-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	4	\$690.00	\$2,760.00	0.00		0.00	\$	\$	0%
111.0	6-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	18	\$800.00	\$14,400.00	0.00		0.00	\$	\$	0%
112.0	8-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	8	\$500.00	\$4,000.00	0.00		0.00	\$	\$	0%
113.0	8-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	144	\$350.00	\$50,400.00	144.00		144.00	\$	\$	100%
114.0	10-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	16	\$460.00	\$7,360.00	0.00		0.00	\$	\$	0%
115.0	10-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	204	\$210.00	\$42,840.00	189.00		189.00	\$	\$	93%
116.0	15-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	4	\$900.00	\$3,600.00	0.00		0.00	\$	\$	0%
117.0	15-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	28	\$300.00	\$8,400.00	28.00		28.00	\$	\$	100%
118.0	Point Repair 4-inch diameter Sanitary Sewer	EA	2	\$3,200.00	\$6,400.00	1.00		1.00	\$	\$	50%
119.0	Point Repair 6-inch diameter Sanitary Sewer	EA	2	\$3,300.00	\$6,600.00	0.00		0.00	\$	\$	0%
120.0	Point Repair 8-inch diameter Sanitary Sewer	EA	4	\$3,400.00	\$13,600.00	0.00		0.00	\$	\$	0%
121.0	Point Repair 10-inch diameter Sanitary Sewer	EA	8	\$3,600.00	\$28,800.00	0.00		0.00	\$	\$	0%
122.0	Point Repair 15-inch diameter Sanitary Sewer	EA	2	\$3,800.00	\$7,600.00	0.00		0.00	\$	\$	0%

WBS No. N-T17000-0018-3
TIRZ 17 CIP No. T-1734 & T-1734B

Project: Briar Branch (W140-01-00) Channel & Straw Improvements

Owner:
Memorial City Redevelopment Authority
9610 Long Point Road, Ste 150
Houston, Texas 77055

Contractor:
Reytec Construction Resources, Inc
1901 Hollister St.
Houston, Texas 77080

Todays Date: 9/3/2020
Pay Period: 8/1/20 - 8/31/20
Pay Estimate No. 022
Rain Days This Month 4

Item	Item Description	UOM	Est Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
122.1	4-foot diameter precast sanitary sewer manhole	EA	4	\$4,500.00	\$18,000.00	4.00		4.00	\$	\$ 18,000.00	100%
122.2	Construct 4-foot Extra Depth Sanitary Sewer Manhole	VF	3	\$700.00	\$2,100.00	0.00		0.00	\$	\$ -	0%
	Water Items				\$745,692.00				\$	\$ 150,422.00	81%
123.0	Adjust existing meter box to new grade	EA	20	\$80.00	\$1,600.00	20.00		20.00	\$	\$ 16,000.00	100%
124.0	Remove and Dispose 8-inch diameter Water Line	LF	52	\$18.00	\$936.00	0.00		0.00	\$	\$ -	0%
125.0	Remove and Dispose 20-inch diameter Water Line	LF	51	\$40.00	\$2,040.00	51.00		51.00	\$	\$ 2,040.00	100%
126.0	Cut, plug and abandon existing 8-inch diameter Water Line	EA	16	\$1,200.00	\$19,200.00	16.00		16.00	\$	\$ 19,200.00	100%
127.0	8-inch diameter Water Line by Open-cut	LF	258	\$140.00	\$36,120.00	123.00		123.00	\$	\$ 17,220.00	48%
128.0	8-inch diameter DIP water line by open-cut with restrained joints	LF	223	\$250.00	\$55,750.00	398.00		398.00	\$	\$ 99,500.00	178%
129.0	20-inch diameter Water Line by Open-cut	LF	10	\$160.00	\$1,600.00	10.00		10.00	\$	\$ 1,600.00	100%
130.0	20-inch diameter DIP water line by open-cut with restrained joints	LF	40	\$360.00	\$14,400.00	40.00		40.00	\$	\$ 14,400.00	100%
131.0	8-inch diameter wet connection	EA	16	\$1,400.00	\$22,400.00	16.00		16.00	\$	\$ 22,400.00	100%
132.0	20-inch diameter wet connection	EA	2	\$3,500.00	\$7,000.00	2.00		2.00	\$	\$ 7,000.00	100%
132.1	Repair damaged water service lines, 4-inch	LF	150	\$80.00	\$12,000.00	0.00		0.00	\$	\$ -	0%
132.2	Repair damaged water service lines, 6-inch	LF	150	\$90.00	\$13,500.00	0.00		0.00	\$	\$ -	0%
132.3	Repair damaged water service lines, 8-inch	LF	150	\$100.00	\$15,000.00	0.00		0.00	\$	\$ -	0%
	Pavement Marking Items				\$215,946.00				\$	\$ 199,360.00	92%
133.0	Raised Pav Marker Type 1 with Two face Reflective (W/V)	EA	3	\$7.00	\$21.00	0.00		0.00	\$	\$ -	0%
134.0	Thermoplastic Pavement Markings, 4-inch White, Solid	LF	92	\$6.00	\$552.00	0.00		0.00	\$	\$ -	0%
135.0	Thermoplastic Pavement Markings, 4-inch Yellow, Dashed	LF	10	\$6.00	\$60.00	0.00		0.00	\$	\$ -	0%
	Extra Unit Prices				\$633.00				\$	\$ -	0%
136.0	Remove misc concrete and masonry	CY	100	\$45.00	\$4,500.00	0.00		0.00	\$	\$ -	0%
137.0	6-inch Over Excavate trench bottom	LF	100	\$15.00	\$1,500.00	0.00		0.00	\$	\$ -	0%
138.0	Extra Excavation around obstructions	CY	100	\$25.00	\$2,500.00	0.00		0.00	\$	\$ -	0%
139.0	Extra Hand Excavation	CY	100	\$35.00	\$3,500.00	1.00		1.00	\$	\$ 35.00	1%
140.0	Extra Machine Excavation	CY	50	\$25.00	\$1,250.00	11.00		11.00	\$	\$ 275.00	22%
141.0	Extra Placement of Backfill Material	CY	100	\$25.00	\$2,500.00	0.00		0.00	\$	\$ -	0%
142.0	Extra Placement of granular fill	CY	100	\$30.00	\$3,000.00	0.00		0.00	\$	\$ -	0%
143.0	Extra Cement Stabilized Sand	CY	100	\$40.00	\$4,000.00	0.00		0.00	\$	\$ -	0%
144.0	Extra Water Fittings in Place	TON	1	\$3,500.00	\$3,500.00	0.00		0.00	\$	\$ -	0%
145.0	Extra Grade 60 Reinforcing Steel	LB	1000	\$2.00	\$2,000.00	0.00		0.00	\$	\$ -	0%
146.0	Extra Class "A" concrete with or without forms (complete-in-place)	CY	100	\$65.00	\$6,500.00	0.00		0.00	\$	\$ -	0%
146.1	Installation of wooden fence, Complete in place	LF	2500	\$25.00	\$62,500.00	118.00		118.00	\$	\$ 2,950.00	5%
146.2	Installation of chain link fence, Complete in place	LF	1500	\$30.00	\$45,000.00	0.00		0.00	\$	\$ -	0%
	Cash Allowances				\$142,250.00				\$	\$ 3,260.00	2%
147.0	City of Houston Permits	LS	1	\$3,000.00	\$3,000.00	0.00		0.00	\$	\$ -	0%
148.0	Street Cut Permit	LS	1	\$3,000.00	\$3,000.00	0.67		0.67	\$	\$ 2,023.70	67%
149.0	HCFCD Permit	LS	1	\$750.00	\$750.00	0.00		0.00	\$	\$ -	0%
150.0	TPDES Permit	LS	1	\$750.00	\$750.00	0.00		0.00	\$	\$ -	0%
151.0	Proposed Power Pole and/or street light pole removal/relocation/replacement with re-circuit	LS	1	\$30,000.00	\$30,000.00	0.00		0.00	\$	\$ -	0%
152.0	Work Change Directives	LS	1	\$2,000,000.00	\$2,000,000.00	0.00		0.00	\$	\$ -	0%
152A	Remove 36" RCP & Replace with 5x2 RCB	LF	170	\$380.00	\$64,600.00	170.00		170.00	\$	\$ 64,600.00	100%
152B	Remove 36" RCP & Replace with 36" RCP	LF	60	\$229.00	\$13,740.00	60.00		60.00	\$	\$ 13,740.00	100%
152C	Install 24" RCP	LF	420	\$134.00	\$56,280.00	440.00		440.00	\$	\$ 58,960.00	105%
152D	Adjust BB Inlet	EA	2	\$2,460.00	\$4,920.00	2.00		2.00	\$	\$ 4,920.00	100%
152E	Install 8" Diameter Manhole	EA	1	\$13,400.00	\$13,400.00	1.00		1.00	\$	\$ 13,400.00	100%
152F	Mill/Surface Asphalt, Including Base Material at Trench	SY	515	\$45.00	\$23,175.00	515.00		515.00	\$	\$ 23,175.00	100%
152G	Manhole at 24" Leads	EA	1	\$3,260.00	\$3,260.00	1.00		1.00	\$	\$ 3,260.00	100%
152H	Remove & Install Wooden Fence	LF	40	\$30.00	\$1,200.00	40.00		40.00	\$	\$ 1,200.00	100%
152I	Remove & Install Chainlink Fence	LF	140	\$35.00	\$4,900.00	140.00		140.00	\$	\$ 4,900.00	100%
152J	Clearing and Grubbing	LS	1	\$2,500.00	\$2,500.00	1.00		1.00	\$	\$ 2,500.00	100%
152K	Traffic Control & Flagging	LS	1	\$4,500.00	\$4,500.00	1.00		1.00	\$	\$ 4,500.00	100%
152L	Magnolia Tree Removal at 10015 Larston	LS	1	\$750.00	\$750.00	1.00		1.00	\$	\$ 750.00	100%
152M	Pine Tree Removal at 10023 Larston St	LS	1	\$1,300.00	\$1,300.00	1.00		1.00	\$	\$ 1,300.00	100%
152N	Temporary Asphalt Along Long Branch	LS	1	\$8,223.00	\$8,223.00	1.00		1.00	\$	\$ 8,223.00	100%
152O	Change Order Q1 - Remove 36-inch RCP, Replace with 7x4 RCB	LS	1	\$225,362.50	\$225,362.50	0.88		0.88	\$	\$ 198,257.50	88%
200.0	Furnish and Install new street signs including poles, hardware and foundations at locations listed on plans and as directed by the engineer	EA	16.0	\$575.00	\$9,200.00	0.00		0.00	\$	\$ -	0%
201.0	Adjust Manhole Frame & Cover	EA	13.0	\$1,600.00	\$20,800.00	1.00	9.00	10.00	\$	\$ 16,000.00	77%
202.0	Roadway Excavation with or without subgrade	CY	2,808.0	\$28.00	\$78,624.00	1554.37	556.44	2110.81	\$	\$ 15,580.43	75%
203.0	8-inch thick Reinforced Concrete Pavement, including Final Grading per Details	SF	53,000.0	\$9.50	\$503,500.00	18638.00	26860.00	45498.00	\$	\$ 255,170.00	86%
204.0	Construct ADA Complaint Wheelchair Ramp, including ADA Truncated Domes (complete in place)	SF	100.0	\$25.00	\$2,500.00	0.00		0.00	\$	\$ -	0%
205.0	Grading	CY	2,815.0	\$14.00	\$39,410.00	745.06	721.05	1466.11	\$	\$ 10,094.66	52%
206.0	Lime	TON	98.0	\$200.00	\$19,600.00	80.00	20.00	100.00	\$	\$ 4,000.00	102%
207.0	Lime Manipulation	SY	6,478.0	\$10.00	\$64,780.00	4438.20	700.00	5138.20	\$	\$ 7,000.00	79%

WBS No. N-T17000-0018-3
 TIRZ 17 CIP No. T-1734 & T-1734B

Project: Briar Branch (W140-01-00) Channel & Straw Improvements

Owner:
 Memorial City Redevelopment Authority
 9610 Long Point Road, Ste 150
 Houston, Texas 77055

Contractor:
 Reytec Construction Resources, Inc
 1901 Hollister St.
 Houston, Texas 77080

Today's Date: 9/3/2020
 Pay Period: 8/1/20 - 8/31/20
 Pay Estimate No. 022
 Rain Days This Month 4

Item	Item Description	UOM	Est Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
208.0	Install Removable Bollard (including all necessary items)	EA	7.0	\$750.00	\$5,250.00	0.00		0.00	\$ -	\$ -	0%
209.0	Meadow Installation	SF	175,168.0	\$0.50	\$87,584.00	0.00		0.00	\$ -	\$ -	0%
210.0	Trees - 15g	EA	258.0	\$250.00	\$64,500.00	0.00		0.00	\$ -	\$ -	0%
211.0	Trees - 30g	EA	71.0	\$450.00	\$31,950.00	0.00		0.00	\$ -	\$ -	0%
212.0	Trees - 45g	EA	90.0	\$550.00	\$49,500.00	0.00		0.00	\$ -	\$ -	0%
213.0	Trees - 65g	EA	113.0	\$900.00	\$101,700.00	0.00		0.00	\$ -	\$ -	0%
214.0	Mulch Beds - mulch	SF	503.0	\$57.70	\$29,023.10	0.00		0.00	\$ -	\$ -	0%
215.0	Mulch Beds - soil amendments	SF	27,139.0	\$1.50	\$40,708.50	0.00		0.00	\$ -	\$ -	0%
216.0	Mow Strip (Sodding)	SY	2,450.0	\$8.00	\$19,600.00	0.00	900.00	900.00	\$ 7,200.00	\$ 7,200.00	37%
217.0	24-Month Maintenance Establishment Period	LS	1.0	\$185,000.00	\$185,000.00	0.00		0.00	\$ -	\$ -	0%
218.0	Wingwall Structure Around Existing Inlets	EA	3.0	\$15,000.00	\$45,000.00	0.00		0.00	\$ -	\$ -	0%
					\$1,826,340.10	Subtotal Cash Allowances		\$ 313,445.00	\$ 1,012,074.53	55%	



9/3/2020

Contractor _____ Date

Owner _____ Date

Overall Totals \$18,583,797.10
 Work Change Directive Budget \$2,000,000.00
 Work Change Directive Completed To Date \$1,010,050.83
 Remaining Work Change Directive Budget \$989,949.17

\$313,445.09 \$16,978,683.54 91%
 Retainage 5% \$ 848,934.18
 Sub Total \$16,129,749.36
 Less Total Previous Payment \$15,831,976.53
 Amount due this Estimate \$297,772.83

Reytec Project No. 2203

Deviated Plan

Project Name: 2203: Briar Branch (W140-01-00)Channel & Straws Improv
Contract Amount.: \$19,020,319.50
Work Progress: 91.00%
Pay Estimate Number: 22
Pay Period: 8/1/2020 to 8/31/2020

Overall Goal:

Contracted:	17.76%	\$	3,377,453.78
Current:	15.69%	\$	2,984,936.28
	2.06%	\$	392,517.50

MWSBE Goal:

MBE Goal:			
Contracted	9.85%	\$	1,873,857.22
Current:	7.93%	\$	1,507,720.33
	1.92%	\$	366,136.89

WBE Goal:			
Contracted:	7.91%	\$	1,503,596.56
Current:	7.77%	\$	1,477,215.95
	0.14%	\$	26,380.61

Individual Goal:

Moran Construction (MBE)			
Contracted	6.04%	\$	1,148,371.87
Current:	2.85%	\$	541,733.83
	3.19%	\$	606,638.04

Access Data (WBE)			
Contracted:	7.91%	\$	1,503,596.56
Current:	7.77%	\$	1,477,215.95
	0.14%	\$	26,380.61

Ecung (MBE)			
Contracted	0.36%	\$	67,661.85
Current:	0.08%	\$	15,225.00
	0.28%	\$	52,436.85

Rosales Trucking (MBE)			
Contracted:	2.47%	\$	469,873.93
Current:	3.93%	\$	747,756.84
	-1.46%	\$	(277,882.91)

Fabco (MBE)			
Contracted	0.99%	\$	187,949.57
Current:	1.07%	\$	203,004.66
	-0.08%	\$	(15,055.09)



WORK ORDER # 19

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

Date: September 17, 2020
Invoice No: 182451
For Period: August
Project No: RHTT001
Project Manager: James Vick

Project Work Order #19-Gessner CA

WORK PERFORMED:

Construction Phase Services.

Professional Services from August 1, 2020 to August 31, 2020

Professional Personnel

	Hours	Rate	Amount
Principal			
Rentrop, Rhett	7.00	210.00	1,470.00
Vick, James	5.00	245.00	1,225.00

Total Fee Due This Invoice 2,695.00

Total Due this Invoice \$2,695.00

Authorized Fee:	\$ 48,370.00
Previously Billed:	\$ 34,301.93
Billed to Date:	\$ 36,996.93
Remainder Fee:	\$ 11,373.07

Remit to:
SWA Group
P.O. Box 5904
Sausalito, CA 94966

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



Code No. 1732A
9/21/2020



WORK ORDER # 18

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

Date: September 17, 2020
Invoice No: 182440
For Period: August
Project No: RHTS901
Project Manager: Michael Robinson

Project W140 Maintenance Access

WORK PERFORMED:
Construction Phase Services.

Professional Services from August 1, 2020 to August 31, 2020

Professional Personnel

	Hours	Rate	Amount
Principal Vick, James	6.00	245.00	1,470.00
Associate Principal Robinson, Michael	3.00	164.68	494.04

Total Fee Due This Invoice 1,964.04

Total Due this Invoice \$1,964.04

Authorized Fee:	\$ 53,680.00
Previously Billed:	\$ 39,116.70
Billed to Date:	\$ 41,080.74
Remainder Fee:	\$ 12,599.26

Remit to:
SWA Group
P.O. Box 5904
Sausalito, CA 94966

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



Code # 1734
9/21/2020

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. Receive update on FY2020 Budget and Consider FY2021 Budget.

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2021 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 (TY2020):	\$	3,780,633,052
	Current Taxable Value (TY2019):	\$	3,635,224,088
	Acres:		984.98
	Administrator (Contact):		Scott Bean
	Contact Number:		(713) 595-1213

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Seventeen, City of Houston, Texas was created to provide plans and programs needed to address blighted conditions in the Memorial City area associated with failing infrastructure, lack of utility capacity, increased traffic congestion and declining retail sales resulting from increased competition to older inner-city malls and shopping centers from suburban retail centers.
	Completing construction of the W-140-01 Channel Improvements project.
	Gessner Road reconstruction from Interstate 10 to Long Point Road is ongoing.
	Reconstruction of Memorial Drive from Beltway 8 to Tallowood has begun.
Continued preliminary design and acquisition work on 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 6/30/19)	Variance
	Capital Projects:			
Roadway and Sidewalk Improvements	\$	53,429,681	\$ 39,584,838	\$ 13,844,843
Public Utility Improvements		120,856,453	67,694,077	53,162,376
Parks and Recreational Facilities		11,889,119	372,815	11,516,304
		-	-	-
Total Capital Projects	\$	186,175,253	\$ 107,651,730	\$ 78,523,523
Affordable Housing		-	-	-
School & Education/Cultural Facilities		-	-	-
Financing Costs		25,000,000	37,658,927	(12,658,927)
Administration Costs/ Professional Services		-	-	-
Creation Costs		5,952,851	5,503,939	448,912
Total Project Plan	\$	217,128,104	\$ 150,814,596	\$ 66,313,508

D E B T	Additional Financial Data	FY2020 Budget	FY2020 Estimate	FY2021 Budget
	<u>Debt Service</u>			
Principal	\$	3,645,751	\$ 3,836,344	\$ 7,290,091
Interest	\$	3,100,000	\$ 3,225,000	\$ 5,115,000
	\$	545,751	\$ 611,344	\$ 2,175,091
	Balance as of 6/30/19		Projected Balance as of 6/30/19	Projected Balance as of 6/30/20
<u>Year End Outstanding (Principal)</u>				
Bond Debt	\$	34,065,771	\$ 30,840,771	\$ 25,725,771
Bank Loan	\$	-	\$ -	\$ -
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	-	\$ -	\$ -
Other	\$	-	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2019 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 7,901,114	\$ 8,343,665	\$ 16,546,475
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 4,613,689	\$ 4,203,313	\$ 7,290,091
Beginning Balance	\$ 12,514,803	\$ 12,546,978	\$ 23,836,566
City tax revenue	\$ 15,911,730	\$ 16,864,545	\$ 17,655,053
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 15,911,730	\$ 16,864,545	\$ 17,655,053
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 36,969	\$ 400,000	\$ 400,000
Other Interest Income	\$ 36,969	\$ 400,000	\$ 400,000
	\$ -	\$ -	\$ -
	\$ -	\$ 16,400,000	\$ 2,959,000
Grant Proceeds	\$ -	\$ 16,400,000	\$ 2,959,000
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Series 2019	\$ 31,719,917		
Series 2020	\$ 26,343,105	\$ 32,336,678	\$ 38,905,000
Contract Revenue Bond Proceeds	\$ 58,063,022	\$ 32,336,678	\$ 38,905,000
TOTAL AVAILABLE RESOURCES	\$ 86,526,524	\$ 78,548,201	\$ 83,755,619

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2019 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
EXPENDITURES			
Accounting	\$ 12,500	\$ 16,985	\$ 15,000
Administration Salaries & Benefits	\$ 102,000	\$ 102,000	\$ 102,000
Auditor	\$ 23,500	\$ 21,250	\$ 21,500
Bond Services/Trustee/Financial Advisor	\$ 7,500	\$ 40,306	\$ 7,500
Insurance	\$ 1,000	\$ 961	\$ 1,000
Office Administration	\$ -	\$ -	\$ -
TIRZ Administration and Overhead	\$ 146,500	\$ 181,502	\$ 147,000
Engineering Consultants	\$ 60,000	\$ 13,380	\$ 60,000
Legal	\$ 50,000	\$ 47,682	\$ 50,000
Construction Audit	\$ 5,000	\$ 10,350	\$ 5,000
Planning Consultants	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 115,000	\$ 71,412	\$ 115,000
Management consulting services	\$ 261,500	\$ 252,914	\$ 262,000
Capital Expenditures (See CIP Schedule)	\$ 31,503,941	\$ 49,275,622	\$ 10,299,495
TIRZ Capital Expenditures	\$ 31,503,941	\$ 49,275,622	\$ 10,299,495
T&C Way Partners, LLC	\$ 284,000	\$ 1,686,455	\$ -
MetroNational - Detention & Roadway Construction	\$ 3,050,000	\$ 3,013,459	\$ 3,013,459
Town Center Partners, Ltd	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 3,334,000	\$ 4,699,914	\$ 3,013,459
Bond Debt Service (Series 2008)			
Principal	\$ 510,000	\$ 535,000	\$ -
Interest	\$ 35,155	\$ 11,904	\$ -
Bond Debt Service (Series 2011)			
Principal	\$ 625,000	\$ 645,000	\$ -
Interest	\$ 227,332	\$ 107,916	\$ -
Bond Debt Service (Series 2011A)			
Principal	\$ 1,965,000	\$ 2,045,000	\$ -
Interest	\$ 283,264	\$ 122,719	\$ -
Bond Series (Series 2016)			
Principal	\$ 120,000	\$ 120,000	\$ 680,000
Interest	\$ 428,498	\$ 425,606	\$ 415,966
Trustee Fee	\$ 9,500	\$ -	\$ -
Cost of Issuance			
Bond Series (Series 2019)			
Principal	\$ -	\$ -	\$ 4,435,000
Interest	\$ 421,144	\$ 368,806	\$ 1,759,125
Loan debt service			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Line of Credit			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -
System debt service	\$ 4,624,893	\$ 4,381,950	\$ 7,290,091
TOTAL PROJECT COSTS	\$ 39,724,334	\$ 58,610,400	\$ 20,865,045

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2019 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 795,587	\$ 843,227	\$ 882,753
County	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619
Municipal Services - Supplemental	\$ -	\$ -	\$ -
Total Transfers	\$ 3,052,206	\$ 3,099,846	\$ 3,139,372
Total Budget	\$ 42,776,540	\$ 61,710,246	\$ 24,004,417
RESTRICTED Funds - Capital Projects	\$ 35,462,011	\$ 9,547,865	\$ 52,460,180
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 8,287,973	\$ 7,290,091	\$ 7,291,022
Ending Fund Balance	\$ 43,749,984	\$ 16,837,956	\$ 59,751,202
Total Budget & Ending Fund Balance	\$ 86,526,524	\$ 78,548,201	\$ 83,755,619

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY21 - FY25 Total	Cumulative Total (To Date)
			Through 2019	Projected 2020	2021	2022	2023	2024	2025			
G	T-1701	Gessner Widening Barryknoll to I-10	\$ 11,029,427	-	-	-	-	-	-	-	-	11,029,427
A	T-1702	Bunker Hill Widening I-10 to Long Point	\$ 6,099,259	-	-	-	-	-	-	-	-	6,099,259
A	T-1709	Improvement to Lumpkin from I-10 to Northbrook	\$ 17,505,973	-	-	-	-	-	-	-	-	17,505,973
G	T-1712	Bunker Hill South of IH 10 Mobility Improvements	\$ 1,857	-	-	-	-	-	-	-	-	1,857
G	T-1714	Frostwood Drive and Kingsride Drainage Improvements	\$ 24,023	-	-	768,000	10,176,000	-	-	-	10,944,000	10,968,023
G	T-1715A	Barryknoll East Drainage Improvements	\$ 7,322,178	-	-	-	-	-	-	-	-	7,322,178
G	T-1715B	Barryknoll West Drainage Improvements	\$ 36,374	-	-	-	-	540,000	6,360,000	6,900,000	6,900,000	6,936,374
G	T-1716	Queensbury Drainage Improvements	\$ 545,086	-	-	-	-	-	-	-	-	545,086
G	T-1717	Town and Country West Drainage and Mobility Improvements	\$ 9,749,631	8,954	-	-	-	-	-	-	-	9,758,585
G	T-1718	Kimberly near Beltway 8 Drainage Improvements	\$ 1,442,725	-	-	-	-	-	-	-	-	1,442,725
G	T-1719	Kingsride East Bound at Gessner	\$ 669,167	-	-	-	-	-	-	-	-	669,167
G	T-1722	Town and Country Blvd. at Queensbury Signalization	\$ 13,065	131	-	-	-	-	-	-	-	13,196
G	T-1724	Gessner at Barryknoll Intersection Improvements	\$ -	-	-	-	-	-	-	-	-	-
A,G	T-1725	Park and Green Space Improvements	\$ 163,993	350	125,000	125,000	100,000	40,000	-	-	390,000	554,343
G	T-1726	West Bough Roadway Improvements	\$ 5,873	-	-	-	-	-	-	-	-	5,873
A	T-1727	N. Gessner Preliminary Engineering	\$ 18,669	-	-	-	-	-	-	-	-	18,669
A	T-1728	Westview and Lumpkin enhanced sidewalk/bus	\$ -	-	-	-	-	-	-	-	-	-
A	T-1731A	Detention Basin and W-140	\$ 10,554,355	6,554	-	-	-	-	-	-	-	10,560,909
A	T-1731B	Memorial Drive Drainage and Mobility	\$ -	-	-	-	-	-	-	-	-	-
A	T-1732A	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	\$ 1,547,096	15,892,826	236,000	-	-	-	-	-	236,000	17,675,922
A	T-1732B	N. Gessner Drainage Phase 2 - (combined with T - 1732A)	\$ 72,654	-	-	-	-	-	-	-	-	72,654
A	T-1733A	N. Witte Drainage and Mobility Improvement - Phase 1	\$ 81,041	-	-	-	-	-	-	-	-	81,041
A	T-1733B	N. Witte Drainage and Mobility Improvement - Phase 2	\$ 73,280	-	-	-	-	-	-	-	-	73,280
A	T-1734	W140 Channel Improvements with Bridge and Straws	\$ 9,405,606	9,063,446	3,869,495	100,000	-	-	-	-	3,969,495	22,438,547
A	T-1734B	Bunker Hill Bridge and Straws (Combined with T-1734)	\$ -	-	-	-	-	-	-	-	-	-
G	T-1735	Detention Basin A	\$ 209,790	71,806	5,000,000	2,792,000	36,645,000	-	-	-	44,437,000	44,718,596
G	T-1735A	Detention Basin B	\$ -	-	-	-	-	-	1,200,000	-	1,200,000	1,200,000
G	T-1738A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 1,273,903	24,231,555	500,000	-	-	-	-	-	500,000	26,005,458
G	T-1738B	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	\$ -	-	50,000	880,000	11,660,000	-	-	-	12,590,000	12,590,000
A,G	T-1739	Regional Drainage Solution Preparatory Engineering**	\$ -	-	-	-	-	-	-	-	-	-
A,G	T-1740	CIP FORM A	\$ -	-	-	-	-	-	-	-	-	-
A,G	T-1741	W140 Detention Basin Deepening and Straw Extensions	\$ -	-	459,000	5,406,000	-	-	-	-	5,865,000	5,865,000
A,G	T-1742	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
A,G	T-1799	Sidewalk Improvement Program	\$ -	-	60,000	60,000	60,000	60,000	60,000	300,000	300,000	300,000
Totals			\$ 77,845,025	\$ 49,275,622	\$ 10,299,495	\$ 10,131,000	\$ 58,641,000	\$ 640,000	7,620,000	87,331,495	\$ 214,452,142	

* 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								
	Through 2019	Projected 2020	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
TIRZ Funds	77,845,025	32,869,308	7,340,495	2,241,000	25,902,500	370,000	4,440,000	40,293,995	151,008,328
City of Houston	-	-	-	-	-	270,000	3,180,000	3,450,000	3,450,000
Grants	-	16,400,000	2,959,000	7,890,000	32,738,500	-	-	43,587,500	59,987,500
Other	-	-	-	-	-	-	-	-	-
Project Total	77,845,025	49,269,308	10,299,495	10,131,000	58,641,000	640,000	7,620,000	87,331,495	214,445,828

Project: Frostwood Drive and Kingside Drainage Improvements	City Council District	Key Map:		WBS.:	T-1714		
	Location:	G	Geo. Ref.:				
	Served:	G	Neighborhood:			16	
Description: Storm sewer improvements on Frostwood Drive and Kingside between IH-10 and Gessner. Improvements are intended to provide benefit to study area and adjacent neighborhood.	Operating and Maintenance Costs: (\$ Thousands)						
		2021	2022	2023	2024	2025	Total
Justification: Drainage improvement needed to adequately convey storm sewer water to a regional detention basin	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	23,643	-	-	-	768,000	-	-	-	\$ 768,000	\$ 791,643
4	Construction	-	-	-	-	-	10,176,000	-	-	\$ 10,176,000	\$ 10,176,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	380	-	-	-	-	-	-	-	\$ -	\$ 380
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		380	-	-	-	-	-	-	-	\$ -	\$ 380
Total Allocations		\$ 24,023	\$ -	\$ -	\$ -	\$ 768,000	\$ 10,176,000	\$ -	\$ -	\$ 10,944,000	\$ 10,968,023
Source of Funds											
TIRZ Funds		24,023	-	-	-	384,000	5,088,000	-	-	\$ 5,472,000	\$ 5,496,023
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	384,000	5,088,000	-	-	\$ 5,472,000	\$ 5,472,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 24,023	\$ -	\$ -	\$ -	\$ 768,000	\$ 10,176,000	\$ -	\$ -	\$ 10,944,000	\$ 10,968,023

*NOTE:

Project: Park and Green Space Improvements	City Council District	Key Map:		WBS.:	T-1725		
	Location: A,G	Geo. Ref.:					
	Served: A,G	Neighborhood: 10, 16					
Description: Provide pedestrian friendly environment throughout the TIRZ. This includes pedestrian trails, bikeways, and public green space.	Operating and Maintenance Costs: (\$ Thousands)						
		2021	2022	2023	2024	2025	Total
Justification: Projects include funding for route studies, design, construction, and ROW acquisition.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	103,835	25,000	350	25,000	25,000	-	-	-	\$ 50,000	\$ 154,185
4	Construction	60,000	100,000	-	100,000	100,000	100,000	40,000	-	\$ 340,000	\$ 400,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	158	-	-	-	-	-	-	-	\$ -	\$ 158
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		158	-	-	-	-	-	-	-	\$ -	\$ 158
Total Allocations		\$ 163,993	\$ 125,000	\$ 350	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 554,343
Source of Funds											
TIRZ Funds		163,993	125,000	350	125,000	125,000	100,000	40,000	-	\$ 390,000	\$ 554,343
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 163,993	\$ 125,000	\$ 350	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 554,343

*NOTE:

Project:	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	City Council District	Key Map:	450W, 490A	WBS.:	T-1732A		
		Location:	A	Geo. Ref.:				
		Served:	A	Neighborhood:			10	
Description:	Reconstruct N. Gessner between IH-10 and Westview with new pavement, improved drainage, and access management mobility improvements. Project includes updated traffic signals at Westview.	Operating and Maintenance Costs: (\$ Thousands)						
			2021	2022	2023	2024	2025	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Documented issues with drainage, mobility, access management, and pavement condition.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	69,204	-	-	-	-	-	-	-	\$ -	\$ 69,204
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,469,061	597,100	67,783	236,000	-	-	-	-	\$ 236,000	\$ 1,772,844
4	Construction	-	-	12,425,043	-	-	-	-	-	\$ -	\$ 12,425,043
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	8,831	-	-	-	-	-	-	-	\$ -	\$ 8,831
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		8,831	-	-	-	-	-	-	-	\$ -	\$ 8,831
Total Allocations		\$ 1,547,096	\$ 597,100	\$ 12,492,826	\$ 236,000	\$ -	\$ -	\$ -	\$ -	\$ 236,000	\$ 14,275,922
Source of Funds											
TIRZ Funds		1,547,096	597,100	12,492,826	236,000	-	-	-	-	\$ 236,000	\$ 14,275,922
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	3,400,000	-	-	-	-	-	\$ -	\$ 3,400,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 1,547,096	\$ 597,100	\$ 15,892,826	\$ 236,000	\$ -	\$ -	\$ -	\$ -	\$ 236,000	\$ 17,675,922

*NOTE:

Project: W140 Channel Improvements with Bridge and Straws Straws	City Council District	Key Map:		WBS.:	T-1734		
	Location:	A	Geo. Ref.:				
	Served:	A	Neighborhood:				
Description: W140-01 Channel from Gessner Drive to the Briar Branch Detention Basin to the east.	Operating and Maintenance Costs: (\$ Thousands)						
		2021	2022	2023	2024	2025	Total
Justification: Increase capacity of W140-01 Channel to reduce flooding and street ponding in surrounding areas. Will provide approximately 14 acre feet of new detention capacity to the system.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,641,097	1,250,000	-	1,250,000	-	-	-	-	\$ 1,250,000	\$ 2,891,097
4	Construction	7,750,921	11,682,941	9,063,446	2,619,495	-	-	-	-	\$ 2,619,495	\$ 19,433,862
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	13,588	-	-	-	100,000	-	-	-	\$ 100,000	\$ 113,588
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		13,588	-	-	-	100,000	-	-	-	\$ 100,000	\$ 113,588
Total Allocations		\$ 9,405,606	\$ 12,932,941	\$ 9,063,446	\$ 3,869,495	\$ 100,000	\$ -	\$ -	\$ -	\$ 3,969,495	\$ 22,438,547
Source of Funds											
TIRZ Funds		9,405,606	12,932,941	9,063,446	3,869,495	100,000	-	-	-	\$ 3,969,495	\$ 22,438,547
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 9,405,606	\$ 12,932,941	\$ 9,063,446	\$ 3,869,495	\$ 100,000	\$ -	\$ -	\$ -	\$ 3,969,495	\$ 22,438,547

*NOTE:

Project:	Detention Basin A	City Council District		Key Map:		WBS.:	T-1735	
		Location:	G	Geo. Ref.:				
		Served:	G	Neighborhood:				
Description:	Detention Basin A. Project may involve multiple phases.	Operating and Maintenance Costs: (\$ Thousands)						
			2021	2022	2023	2024	2025	Total
Justification:	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	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs	-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	209,790	1,000,000	71,806	-	-	-	-	-	\$ -	\$ 281,596
2	Acquisition	-	5,000,000	-	5,000,000	-	-	-	-	\$ 5,000,000	\$ 5,000,000
3	Design	-	-	-	-	2,792,000	-	-	-	\$ 2,792,000	\$ 2,792,000
4	Construction	-	-	-	-	-	36,645,000	-	-	\$ 36,645,000	\$ 36,645,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 209,790	\$ 6,000,000	\$ 71,806	\$ 5,000,000	\$ 2,792,000	\$ 36,645,000	\$ -	\$ -	\$ 44,437,000	\$ 44,718,596
Source of Funds											
TIRZ Funds		209,790	6,000,000	71,806	2,500,000	1,396,000	18,322,500	-	-	\$ 22,218,500	\$ 22,500,096
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	2,500,000	1,396,000	18,322,500	-	-	\$ 22,218,500	\$ 22,218,500
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 209,790	\$ 6,000,000	\$ 71,806	\$ 5,000,000	\$ 2,792,000	\$ 36,645,000	\$ -	\$ -	\$ 44,437,000	\$ 44,718,596

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: Memorial Drive Drainage and Mobility Improvement Project - Phase 1	City Council District		Key Map:		WBS.:	T-1738A	
	Location:	G	Geo. Ref.:				
	Served:	G	Neighborhood:				
Description: 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 environment.	Operating and Maintenance Costs: (\$ Thousands)						
		2021	2022	2023	2024	2025	Total
Justification: 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)	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	119,491	-	-	-	-	-	-	-	\$ -	\$ 119,491
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,149,001	400,000	548,646	-	-	-	-	-	\$ -	\$ 1,697,647
4	Construction	-	8,300,000	10,682,909	500,000	-	-	-	-	\$ 500,000	\$ 11,182,909
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	5,411	-	-	-	-	-	-	-	\$ -	\$ 5,411
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		5,411	-	-	-	-	-	-	-	\$ -	\$ 5,411

Total Allocations	\$ 1,273,903	\$ 8,700,000	\$ 11,231,555	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 13,005,458
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Source of Funds											
TIRZ Funds	1,273,903	8,700,000	11,231,555	500,000	-	-	-	-	-	\$ 500,000	\$ 13,005,458
City of Houston	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	13,000,000	-	-	-	-	-	-	\$ -	\$ 13,000,000
Other	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 1,273,903	\$ 8,700,000	\$ 24,231,555	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 26,005,458

Project: Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	City Council District		Key Map:		WBS.:	T-1738B	
	Location:	G	Geo. Ref.:				
	Served:	G	Neighborhood: 16				
Description: 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.	Operating and Maintenance Costs: (\$ Thousands)						
		2021	2022	2023	2024	2025	Total
Justification: Project will improve storm water drainage system and reconstruct Memorial Drive (Tallowood to Bunker Hill City Limits).	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	50,000	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	880,000	-	-	-	\$ 880,000	\$ 880,000
4	Construction	-	-	-	-	-	11,660,000	-	-	\$ 11,660,000	\$ 11,660,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 50,000	\$ -	\$ 50,000	\$ 880,000	\$ 11,660,000	\$ -	\$ -	\$ 12,590,000	\$ 12,590,000
Source of Funds											
TIRZ Funds		-	50,000	-	50,000	176,000	2,332,000	-	-	\$ 2,558,000	\$ 2,558,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	704,000	9,328,000	-	-	\$ 10,032,000	\$ 10,032,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 50,000	\$ -	\$ 50,000	\$ 880,000	\$ 11,660,000	\$ -	\$ -	\$ 12,590,000	\$ 12,590,000

NOTE:

Project: Concrete Panel Replacement Program	City Council District	Key Map:		WBS.:	T-1799		
	Location: A,G	Geo. Ref.:					
	Served: A,G	Neighborhood:					
Description: Sidewalk Improvement Program	Operating and Maintenance Costs: (\$ Thousands)						
		2021	2022	2023	2024	2025	Total
Justification: Mobility improvements	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	35,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	35,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
Total Allocations		\$ -	\$ 35,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000
Source of Funds											
TIRZ Funds		-	35,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 35,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000

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. CIP Committee:

- a. Project update and recommendations from Gauge Engineering, LLC.
 - i. Consider Pay Application No. 22, Briar Branch Channel and Straws Improvements, from Reytec Construction.
- b. Project update from The Goodman Corporation.
- c. Project update from SWA.

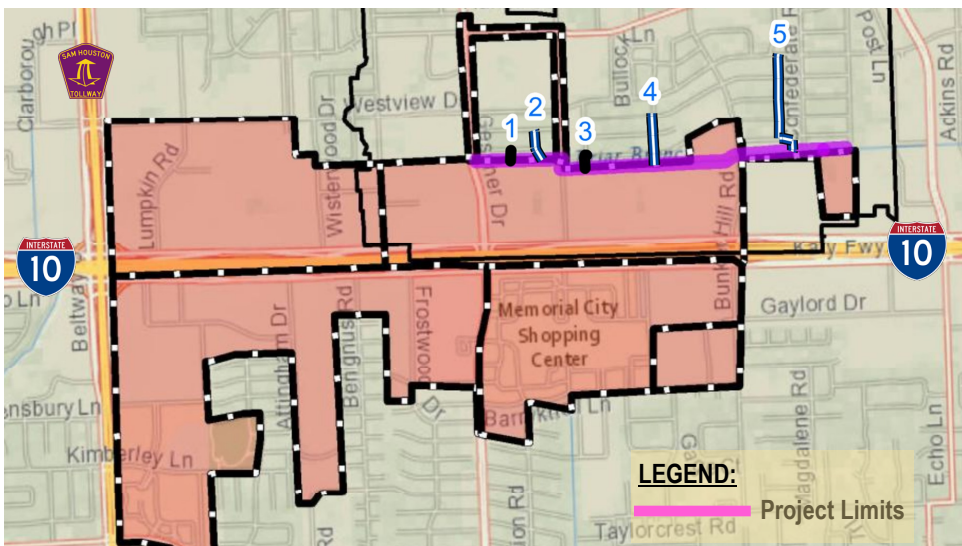
PROGRESS REPORT — SEPTEMBER 2020

Briar Branch (W140-01-00) Channel & Straws Improvements

WBS No. N-T17000-0018-3, T-1734 & T-1734B

PROJECT LOCATION

The channel improvement project is approximately 6,200 feet long, from Gessner Road east to Oak Tree Drive, approximately 1,750 feet east of Bunker Hill Road. This project is located in City Council District A.



PROJECT STATUS

- Access Road forming/installation between Witte Road and Bunker Hill Rd completed.
- Final grading between Gessner and Witte section completed
- Final grading between Witte and Bunker Hill Rd is underway
- The RCB from Gessner Rd to Witte Rd have been cleaned out and CCTVed
- Miscellaneous restoration & cleanup in progress

CURRENT TRAFFIC CONTROL CONFIGURATION

- All roads are fully open

PROJECT OBJECTIVE

Improve drainage by increasing conveyance and storage

The Briar Branch (W140-01-00) Channel & Straws Improvements project involves the construction of storm drainage improvements that are designed to lower water levels on Briar Branch, provide flood mitigation storage, and deliver flooding relief and protection to the surrounding community.

PROJECT DESCRIPTION

- The channel improvement project is approximately 6,200 feet long, from Gessner Road east to Oak Tree Drive, approximately 1,750 feet east of Bunker Hill Road. The proposed channel improvements will include constructing box culverts ranging in size from 7-FT x 7-FT to 10-FT x 8-FT RCBs along the length of the system, effectively enclosing the channel.
- The Straw improvements consist of approximately 2,600 linear feet of perpendicular improvements at five (5) separate lateral locations along Briar Branch, from Gessner Road east to Confederate Lane, approximately 1,000 feet east of Bunker Hill Road.
- Included in the channel improvements is the reconstruction of the Bunker Hill Road crossing at Briar Branch from dual 7-FT x 7-FT RCBs to triple 8'x8' RCBs.

Cont. PROGRESS REPORT — SEPTEMBER 2020

Briar Branch (W140-01-00) Channel & Straws Improvements

WBS No. N-T17000-0018-3, T-1734 & T-1734B

CONSTRUCTION TIME

- Contract time: 24 Months
- Notice to Proceed date: December 17, 2018

CONTACT INFORMATION

Construction Manager (CM)

Gauge Engineering
3200 Wilcrest Drive, Suite 220
Houston, TX 77042



Contractor

Reytec Construction Resources
1901 Hollister St.
Houston, TX 77080



PAYMENT ESTIMATES

Original Contract Amount	\$18,794,957.00
Change Order Amount to Date	\$225,362.50
Current Contract Amount	\$19,020,319.50
Previous Payments	\$16,129,749.36
Current Payment (s) Due	\$297,772.83
Contract Completion Date	12/21/2020
Balance Remaining	\$2,041,635.96

PROGRESS PHOTOS



Final Grading on Phase II (Witte Road to Bunker Hill Rd)



CCTV Crew Entering Storm Sewer.



Cleaning W140 channel at the start of the project



Cleaning W140 channel at the start of the project



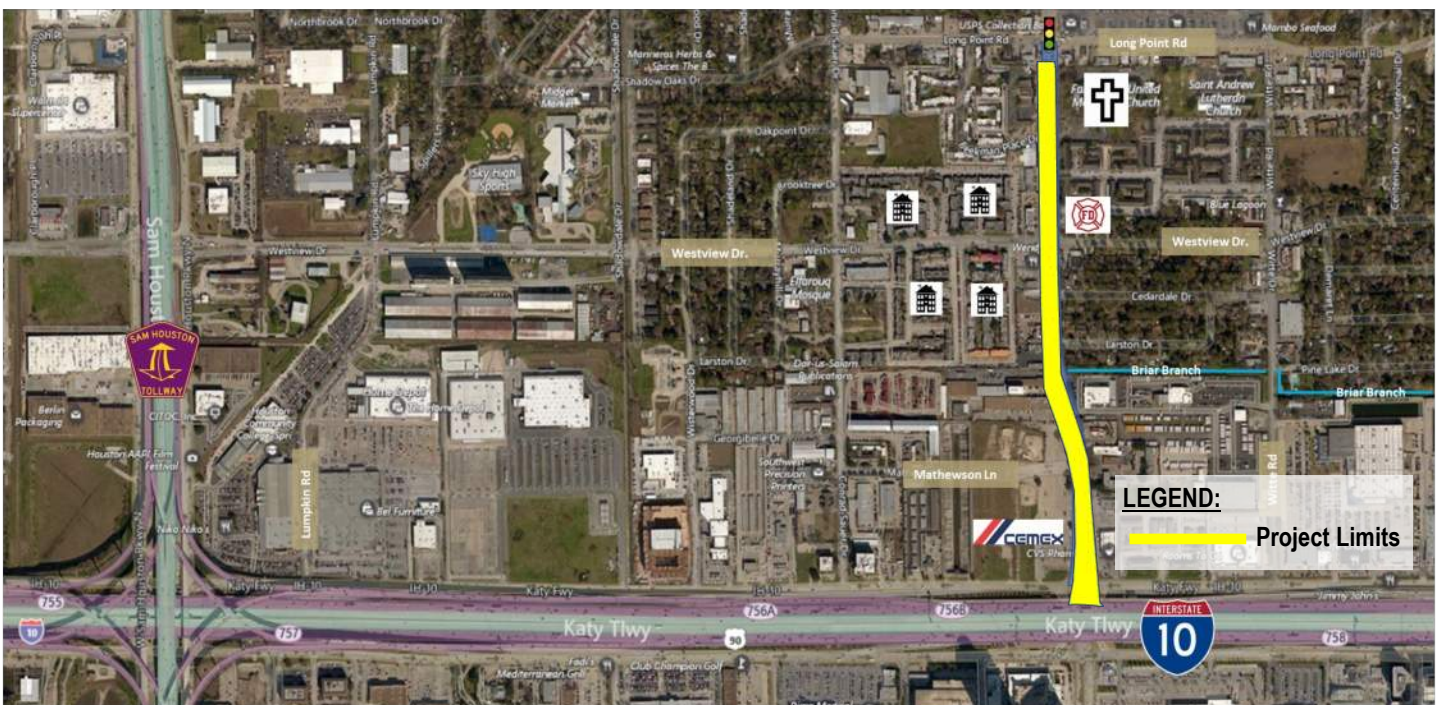
PROGRESS REPORT— SEPTEMBER 2020

Gessner Road Improvements

WBS No. N-T17000-0010-3, CSJ: 0912-72-373 (T-1732A & T-1732B)

PROJECT LOCATION

The Gessner Rd improvement project is approximately 3,200 feet long, from North of Interstate 10 to south of Long Point. This project is located in City Council District A within the TIRZ 17 limits.



PROJECT DESCRIPTION:

Gessner Road is a major thoroughfare that carries approximately 42,000 vehicles per day. The Gessner Road Improvement project is one of the critical capital improvement projects to be undertaken by TIRZ 17, and will provide improved drainage, mobility and quality of life.

TIRZ 17 successfully secured federal funding to partially fund the construction of Gessner Road. Construction bids were received in early July. The lowest bidder was SER Construction Partners, LLC. SER has successfully completed multiple other TIRZ 17 projects including Lumpkin Road and the Town & Country Ln. Roundabout; both also included significant detention enhancements.

The project proposes to improve drainage issues, mobility, access management, traffic operations, and safety within the project limits. To accomplish these objectives will require full roadway reconstruction, additional storm sewer box culverts (up to 10-FT x 5-FT) will be added to supplement the existing box culvert, the aging water lines are approaching their useful service life and will be replaced, wider sidewalks with soft and hardscape amenities, adhering to the TIRZ's adopted Standards, will be added along with theater district street lighting and the traffic signal at Westview will be fully replaced.

Cont. PROGRESS REPORT—SEPTEMBER 2020

Gessner Road Improvements

WBS No. N-T17000-0010-3, CSJ: 0912-72-373 (T-1732A & T-1732B)

CONSTRUCTION TIME

- Contract time: 20 Months
- Notice to Proceed date: October 28, 2019

CONTACT INFORMATION

Construction Management
TxDOT—Houston District



Engineer of Record (EOR)
Gauge Engineering, LLC



Contractor
SER Construction Partners



PROJECT STATUS

- SER workers complying with City's COVID-19 guidelines
- Work zone is currently in the middle of Gessner Road
- Poured concrete on pavement sections for the inner lanes from Westview to Long Point
- SER continues to prep the subgrade, set forms, and tie rebar in preparation for the concrete work for the inner lanes
- Sidewalk forming/installation ongoing.
- Storm sewer boxes are all in place. Few laterals left.

CURRENT TRAFFIC CONTROL CONFIGURATION

- Two northbound and southbound lanes are open, no continues left turns are open as work is in the middle of the road.

PROGRESS PHOTOS



Soil compaction for travel lane - phase 5



Forming work for sidewalk installation on east side.



Ramp installation and retaining wall forming work



Completed Sidewalk and retaining wall on east side.

PROGRESS REPORT

SEPTEMBER 2020

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



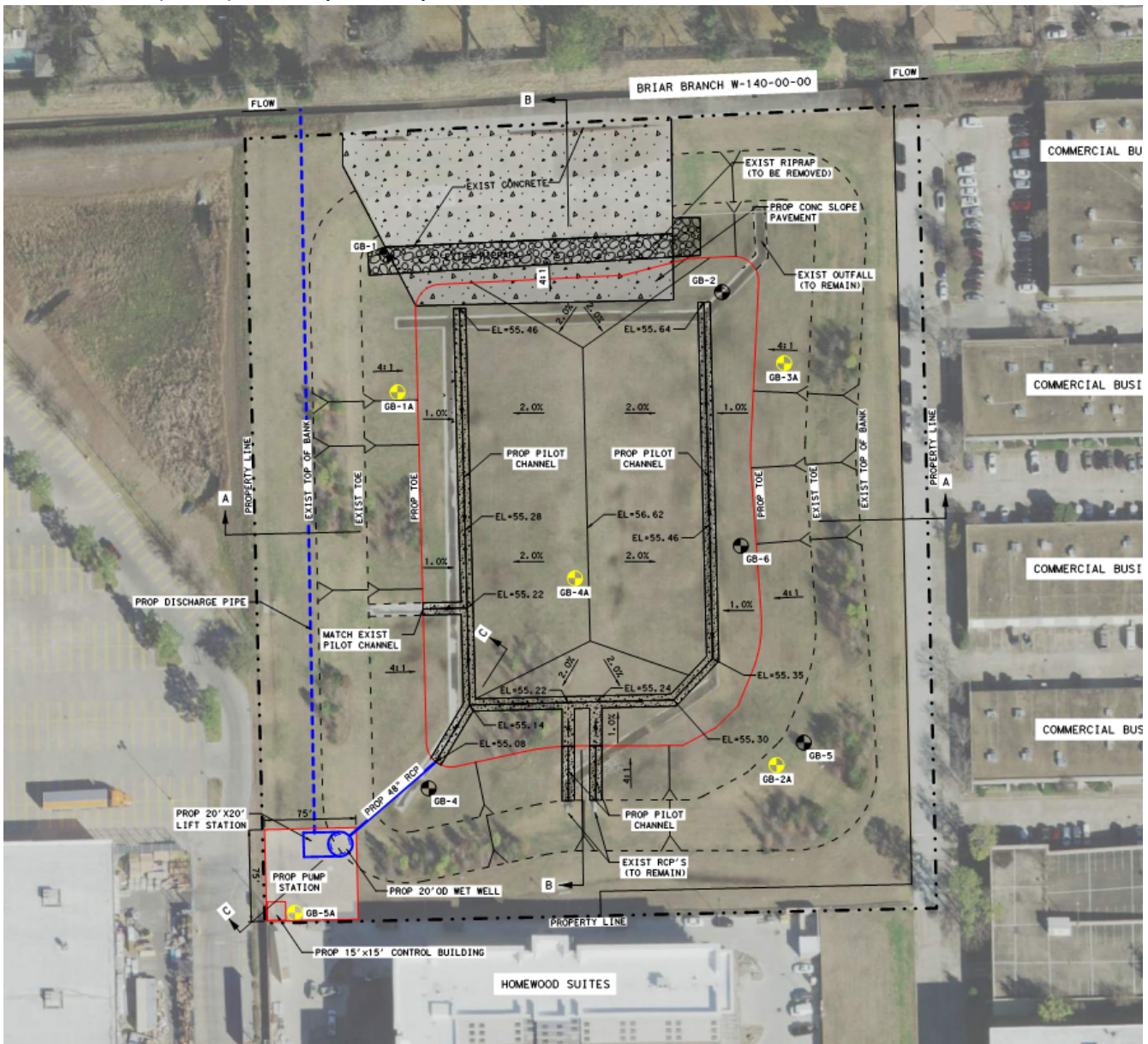
3200 Wilcrest Drive, Suite 220
Houston, TX 77042

MEMORIAL DRIVE MOBILITY & DRAINAGE IMPROVEMENTS:

- Attended Pre-construction meeting with TxDOT and Contractor
- Construction plans signed by the City
- Anticipated construction start date: October 2020

W140 BASIN DEEPENING/PUMP:

- Completed preliminary basin layouts



- Developed preliminary pump station layout
- Evaluated benefits of the deepened basin in a variety of scenarios

PROGRESS REPORT

SEPTEMBER 2020

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



- Stand Alone
- With additional straw extensions
- With modified and adjusted weir control structure
- Began documenting project benefit for each scenario

DETENTION BASIN C

- Updated H&H 2D model to establish pre-project conditions that included the construction of Gessner Rd. and the construction of the W140-01-00 enclosure improvements
- Evaluated modified control structures to draw water from Gessner into the proposed basin
- Explored easements necessary to adequately convey stormwater to and from the basin



September 15, 2020

Scott Bean
Memorial City Redevelopment Authority/TIRZ 17
9610 Long Point, Suite 150
Houston, Texas 77055

Reference: Briar Branch (W140-01-00) Channel and Straws Improvements Reconstruction and Drainage
Improvements
Gauge Project No.: 1005
WBS No. N-T17000-0018-3 (T-1734 & T-1734B)
Reytec Construction Resources, Inc. Payment No. 22

Dear Mr. Bean:

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 22 in the amount of \$297,772.83 for construction services rendered through August 31, 2020. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$297,772.83** to Reytec.

The following billing information is to be used for payment:

Reytec Construction Resources, Inc.
1901 Hollister St.
Houston, TX 77080

If you have any questions or require additional information, please feel free to contact me at (832) 318-8800.

Sincerely,

A handwritten signature in blue ink, appearing to be "MA", with a long horizontal flourish extending to the right.

Muhammad Ali, P.E.
Project Manager

Enclosures: Reytec Pay Est. No. 22

Estimate No. 22
 Cut off Date 08/31/20
 Estimate Date 09/03/20

**Memorial City Redevelopment Authority/TIRZ 17
 Estimate and Certificate for Payment Unit Price Work**



Project Name : Briar Branch (W140-01-00) Channel and Straws Improvements Reconstruction and Drainage
 Contractor Name : Reytec Construction Resources, Inc.
 Address : 191 Hollister St., Houston, Texas 77080

WBS No. N-T17000-0018-3 (T-1734 & T-1734B)

Contract Date : 11/31/2018
 Start Date : 12/17/2018
 Current Contract Completion Date : 12/21/2020
 Substantial Completion Date :
 Percentage By Time : 84.76% In Place : 89.27%
 Date Insurance Exp. : 10/16/2020 Drug Policy Due Date: N/A

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 714
 Approved Extensions : 0
 Total Contract Time : 735
 Days Used to Date : 623
 Days Remaining to Date : 112
 Schedule Update Received : 8/14/2020

CONTRACT AMOUNT TO DATE :

- 1- Original Contract Amount
- 2- Approved Change Orders

\$18,794,957.00

No.	Date	Ext.Days	Amount
1		21	\$225,362.50

Total Approved Extentions 21 Total Change Orders to Date **\$225,362.50**

- 3- Approved Work Change Directives

No.	Date	Ext.Days	Amount

Total Pending Work Change Directives to Date **\$0.00**

TOTAL CONTRACT AMOUNT (excludes WCDs) \$19,020,319.00

A. EARNINGS TO DATE

1- Work Completed to Date 89.27% Complete Current Month Billing **\$313,445.09**
 2- Material Stored on Site \$0.00 **\$16,978,683.54**
 3- Material Stored in Place \$0.00
 4- Balance-Materials Accepted Not in Place \$0.00 @ 85% \$0.00
 5- Work Change Directives - In Place \$0.00

TOTAL EARNINGS TO DATE \$16,978,683.54

B. DEDUCTIONS

1- Retainage 5% Of \$16,978,683.54 **\$848,934.18**
 2- Retainage Release 0% Of \$16,978,683.54 **\$0.00**
 3- Total Retainage **\$848,934.18**
 4- Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
 5- Assessments \$0.00
 6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$848,934.18

C. AMOUNT DUE THIS PERIOD

1- Total Earnings to Date **\$16,978,683.54**
 2- Total Deductions **\$848,934.18**
 3- Total Payments Due **\$16,129,749.36**
 4- Less Previous Payments **\$15,831,976.53**
 5- Restoration Adjustment **\$0.00**

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$297,772.83
BALANCE REMAINING \$2,041,635.96

Prepared By Karam Qaddo 9/11/2020
 Karam Qaddo, P.E. Date

Reviewed By Muhammad Ali 9/15/2020
 Muhammad Ali, P.E. Date

Approved By: _____
 Scott Bean, TIRZ17 Executive Director Date

Reytec Construction Resources, Inc.

1901 Hollister
Houston, Texas 77080
Office 713.957.4003
Fax 713.681.0077

Briar Branch Channel & Straws Improvements Project Pay Application

September 3, 2020

Mr. Muhammad Ali
Gauge Engineering
3200 Wilcrest Drive, Suite 220
Houston, TX 77042

Re: Memorial City Redevelopment Authority
Briar Branch (W140-01-00) Channel and Straws
Improvements Project
WBS No. N-T17000-0018-3

Dear Muhammad,

Please see attached for pay application 022, for August 2020, Briar Branch (W140-01-00) Channel and Straws Improvements.

Thanks,



Keegan Droxler
Project Manager
Reytec Construction Resources
832-844-8322
kdroxler@reytec.net

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO (OWNER):
Memorial City Redevelopment Authority

PROJECT:
Briar Branch (W140-01-00) Channel and Straws Improvements

APPLICATION NO: 022

PERIOD TO: 8/1/2020
8/31/2020

FROM (CONTRACTOR):
Reytec Construction
1901 Hollister Rd.
Houston, Texas 77080
Ph. 713-957-4003; Fax 713-681-0077

PROJECT NO: WBS No. N-T17000-0018-3
 TIRZ 17 CIP No. T-1734 & T-1734B

CONTRACTOR'S APPLICATION FOR

CHANGE ORDER SUMMARY			ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by owner		TOTAL		
Approved this Month				
Number	Date			
TOTALS		\$ -		
Net change by Change Orders				

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current Payment shown herein is now due.

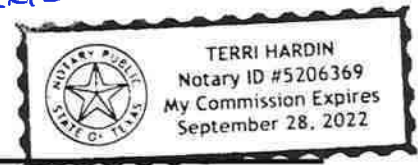
INSPECTOR:
 By: _____ Date: _____

CONTRACTOR:
 By: *John Lantry* Date: 9/3/2020

Application is made for Payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	\$ 18,794,957.00
2. Net change by Change Order.....	\$ 225,362.50
3. CONTRACT SUM TO DATE (Line 1+2).....	\$ 19,020,319.50
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 16,978,683.54
5. RETAINAGE:	
a. <u>5</u> % of Completed Work	\$ 848,934.18
b. _____ % of Stored Material	_____
Total Retainage (Line 5a + 5b or	\$ 848,934.18
6. TOTAL EARNED LESS RETAINAGE.....	\$ 16,129,749.36
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....	\$ 15,831,976.53
8. CURRENT PAYMENT DUE.....	\$ 297,772.83
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 2,890,570.14
(Line 3 less Line 6)	

State of: Texas County of: HARRIS
 Subscribed and sworn to before me this 3rd day of Sept 2020
 Notary Public: *Terri Hardin*
 My Commission expires: 9/28/22



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 297,772.83

(Attach explanation if amount certified differs from the amount applied for)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Document 00642

MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORM

Legal Project Name: Briar Branch Channel & Straws Improvements

Outline Agreement No.: _____ WBS No.: N-T17000-0018-3

Contractor's Company Name: Reytec Construction Resources

Address: 1901 Hollister St. Houston, Texas 77080

CERTIFICATION

Andrew Landry, Contractor's Representative for the above referenced Contract, hereby certifies that (1) Contractor has paid all subcontractors, except those noted below, (2) Contractor made such payments (a) in proportion to the amount City paid Contractor and (b) in accordance and compliance with all applicable Contract Documents and laws; and (3) Contractor withheld no sums from any subcontractor for allegations of deficiency in Work. The term "subcontractor", as used herein, includes all persons or firms furnishing work, materials, services or equipment Contractor ordered incorporated into Work or placed near the Project for which the City made partial payment.

EXCEPTION: Contractor sent Payment Notifications to the following subcontractors explaining why Contractor withheld payment. Copies are attached.

Subcontractor Name: _____ Subcontractor Name: _____

Street Address: _____ Street Address: _____

City, State, and Zip Code: _____ City, State, and Zip Code: _____

Amount of Payment Withheld: _____ Amount of Payment Withheld: _____

Date Payment First Withheld: _____ Date Payment First Withheld: _____

Description of Good Faith Reason: _____ Description of Good Faith Reason: _____

Andrew Landry
(Signature of Contractor's Representative)

Andrew Landry
(Print or Type Name of Contractor's Representative)

SWORN TO AND SUBSCRIBED before me on:

09/03/2020
Date



Terri Hardin
Notary Public in and for the State of Texas

My Commission Expires: 9/28/22
Expiration Date

Terri Hardin
Print or Type Name of Notary Public

Reytec Construction Resources, Inc has been paid and has received a progress payment in the sum of \$310,175.23 for services, equipment or material furnished to Memorial City Development Authority/TIRZ 17 for the Briar Branch Channel & Straws Improvements Project (WBS No. N-T17000-0018-3 located in Houston, Texas, and does hereby release any mechanic's lien or bond right that undersigned has on the above referenced project to the following extent. This release covers a progress payment for labor, services, equipment or material furnished to the Memorial City Redevelopment Authority/TIRZ 17 through July 31, 2020 only, and does not cover any retention if any labor, services, equipment or materials furnished after that date. The undersigned warrants that all undisputed amounts due to its equipment lessors, suppliers, subcontractors, labor, insurance and taxes applicable to this work have been paid in full through the date set forth and hold the Memorial City Redevelopment Authority/TIRZ 17 against any loss arising from the nonpayment thereof. .

Andrew Landry

(Signature of Contractor's Representative)

Andrew Landry

(Print or Type Name of Contractor's Representative)

SWORN TO AND SUBSCRIBED before me on:

09/03/2020

Date



Terri Hardin

Notary Public in and for the State of Texas

My Commission Expires: 9/28/22
Expiration Date

Terri Hardin
Print or Type Name of Notary Public

WBS No. N-T17000-0018-3
TIRZ 17 CIP No. T-1734 & T-1734B

Project: Briar Branch (W140-01-00) Channel & Straw Improvements

Owner:
Memorial City Redevelopment Authority
9610 Long Point Road, Ste 150
Houston, Texas 77055

Contractor:
Reytec Construction Resources, Inc
1901 Hollister St.
Houston, Texas 77080

Today's Date: 9/3/2020
Pay Period: 8/1/20 - 8/31/20
Pay Estimate No. 022
Rain Days This Month 4

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
General Items											
1.0	Mobilization	LS	1	\$600,000.00	\$600,000.00	1.00		1.00	\$ -	\$ 600,000.00	100%
2.0	Portable Changeable Message Sign	Day	176	\$90.00	\$15,840.00	60.00		60.00	\$ -	\$ 5,400.00	34%
3.0	Removable and Salvage Existing Sign	EA	11	\$50.00	\$550.00	11.00		11.00	\$ -	\$ 550.00	100%
3.1	Project ID Sign	EA	1	\$650.00	\$650.00	1.00		1.00	\$ -	\$ 650.00	100%
3.2	Placement of Permanent Signs	EA	25	\$310.00	\$7,750.00	0.00		0.00	\$ -	\$ -	0%
3.3	Remove Existing Pavement Markings	EA	4	\$150.00	\$600.00	0.00		0.00	\$ -	\$ -	0%
4.0	Traffic Control and Regulation	EA	4	\$17,500.00	\$70,000.00	3.00		3.00	\$ -	\$ 52,500.00	75%
5.0	Install PreCast Concrete Traffic Barrier	LF	500	\$32.00	\$16,000.00	250.00		250.00	\$ -	\$ 8,000.00	50%
6.0	Relocate PreCast Concrete Traffic Barrier	LF	3000	\$8.00	\$24,000.00	250.00		250.00	\$ -	\$ 2,000.00	8%
7.0	Remove PreCast Concrete Traffic Barrier	LF	500	\$12.00	\$6,000.00	250.00		250.00	\$ -	\$ 3,000.00	50%
7.1	Remove and Replace Speed Cushions	LS	2	\$4,500.00	\$9,000.00	2.00		2.00	\$ -	\$ 9,000.00	100%
8.0	Flagmen	EA	4	\$12,500.00	\$50,000.00	4.00		4.00	\$ -	\$ 50,000.00	100%
9.0	Tree and Plant Protection	EA	4	\$20,000.00	\$80,000.00	4.00		4.00	\$ -	\$ 80,000.00	100%
10.0	Inlet Protection Barrier (State I & II)	EA	92	\$60.00	\$5,520.00	90.00		90.00	\$ -	\$ 5,400.00	98%
11.0	Reinforced Filter Fabric Barrier	LF	12000	\$1.50	\$18,000.00	10620.00		10620.00	\$ -	\$ 15,930.00	89%
12.0	Stabilized Construction Exit	SY	144	\$40.00	\$5,760.00	123.00		123.00	\$ -	\$ 4,920.00	85%
13.0	Rock Filter Dame-Type 3	LF	35	\$55.00	\$1,925.00	8.00		8.00	\$ -	\$ 440.00	23%
14.0	Groundwater Control for Open-Cut Construction	LF	8727	\$1.00	\$8,727.00	0.00		0.00	\$ -	\$ -	0%
15.0	Site Restoration	LF	10715	\$6.00	\$64,290.00	4831.00		4831.00	\$ -	\$ 28,986.00	45%
16.0	Adjust existing manhole frame and cover to new grade	EA	11	\$1,400.00	\$15,400.00	11.00		11.00	\$ -	\$ 15,400.00	100%
17.0	Adjust existing valve box to new grade	EA	9	\$470.00	\$4,230.00	9.00		9.00	\$ -	\$ 4,230.00	100%
18.0	Clearing and Grubbing	AC	8	\$15,000.00	\$119,100.00	7.95		7.95	\$ -	\$ 119,250.00	100%
19.0	Trench Safety System for Trench Excavations	LF	20183	\$6.00	\$121,098.00	19066.00		19066.00	\$ -	\$ 114,396.00	94%
20.0	Hydro Mulch Seeding	AC	4	\$1,500.00	\$5,985.00	0.00		0.00	\$ -	\$ -	0%
21.0	Sodding	SY	7890	\$5.00	\$39,450.00	7890.00		7890.00	\$ -	\$ 39,450.00	100%
					\$1,289,875.00	Subtotal General Items		\$ -	\$ 1,159,502.00	90%	
Storm Items											
22.0	Remove and Dispose Manholes all sizes/depth	EA	3	\$1,000.00	\$3,000.00	4.00		4.00	\$ -	\$ 4,000.00	133%
23.0	Remove and Dispose Inlets all sizes/depth	EA	30	\$250.00	\$7,500.00	30.00		30.00	\$ -	\$ 7,500.00	100%
24.0	Remove and Dispose Storm Pipe 12-inch diameter	LF	35	\$3.00	\$105.00	35.00		35.00	\$ -	\$ 105.00	100%
25.0	Remove and Dispose Storm Pipe 15-inch diameter	LF	82	\$4.00	\$328.00	0.00		0.00	\$ -	\$ -	0%
26.0	Remove and Dispose Storm Pipe 18-inch diameter	LF	133	\$6.00	\$798.00	133.00		133.00	\$ -	\$ 798.00	100%
27.0	Remove and Dispose Storm Pipe 24-inch diameter	LF	301	\$36.00	\$10,836.00	301.00		301.00	\$ -	\$ 10,836.00	100%
28.0	Remove and Dispose Storm Pipe 30-inch diameter	LF	61	\$40.00	\$2,440.00	61.00		61.00	\$ -	\$ 2,440.00	100%
29.0	Remove and Dispose Storm Pipe 36-inch diameter	LF	119	\$45.00	\$5,355.00	158.00		158.00	\$ -	\$ 7,110.00	133%
30.0	Remove and Dispose Storm Pipe 48-inch diameter	LF	71	\$70.00	\$4,970.00	71.00		71.00	\$ -	\$ 4,970.00	100%
31.0	Remove and Dispose Storm Pipe 72-inch diameter	LF	233	\$40.00	\$9,320.00	212.00		212.00	\$ -	\$ 8,480.00	91%
32.0	Remove and Dispose Storm Pipe 84-inch diameter	LF	36	\$60.00	\$2,160.00	36.00		36.00	\$ -	\$ 2,160.00	100%
33.0	Plug & Abandon 18-inch Storm Sewer	LF	38	\$25.00	\$950.00	38.00		38.00	\$ -	\$ 950.00	100%
34.0	Plug & Abandon 24-inch Storm Sewer	LF	9	\$35.00	\$315.00	9.00		9.00	\$ -	\$ 315.00	100%
35.0	Plug & Abandon 36-inch Storm Sewer	LF	177	\$38.00	\$6,726.00	154.00		154.00	\$ -	\$ 5,852.00	87%
36.0	Clean and CCTV Existing Storm Sewer	LF	830	\$11.00	\$9,130.00	230.00		230.00	\$ -	\$ 2,530.00	28%
37.0	Type C manhole for 42-inch diameter and smaller sewers w/rim	EA	25	\$5,200.00	\$130,000.00	19.00		19.00	\$ -	\$ 98,800.00	76%
38.0	Type C manhole for 48-inch to 72-inch diameter sewers w/rim	EA	4	\$8,000.00	\$32,000.00	2.00		2.00	\$ -	\$ 16,000.00	50%
39.0	Manhole Riser for Box Sewer w/rim	EA	23	\$2,200.00	\$50,600.00	23.00		23.00	\$ -	\$ 50,600.00	100%
40.0	Manhole Riser for Box Sewer w/grate	EA	39	\$1,400.00	\$54,600.00	23.00		23.00	\$ -	\$ 32,200.00	59%
41.0	Manhole Risers for Concrete Box Sewers with 50.5 inch cover	EA	9	\$3,900.00	\$35,100.00	5.00		5.00	\$ -	\$ 19,500.00	56%
42.0	Extra Depth Manhole	VF	56	\$100.00	\$5,600.00	0.00		0.00	\$ -	\$ -	0%
42.1	Yard Drains and all work associated with modifying, restoring, and extending them	LF	2000	\$14.00	\$28,000.00	0.00		0.00	\$ -	\$ -	0%
43.0	24-inch Diameter RCP Storm Sewer by open cut	LF	408	\$205.00	\$83,640.00	408.00		408.00	\$ -	\$ 83,640.00	100%
44.0	30-inch Diameter RCP Storm Sewer by open cut	LF	25	\$560.00	\$14,000.00	37.00		37.00	\$ -	\$ 20,720.00	148%
45.0	36-inch Diameter RCP Storm Sewer by open cut	LF	230	\$242.00	\$55,660.00	190.00		190.00	\$ -	\$ 45,980.00	83%
46.0	42-inch Diameter RCP Storm Sewer by open cut	LF	28	\$640.00	\$17,920.00	37.00		37.00	\$ -	\$ 23,680.00	132%
47.0	48-inch Diameter RCP Storm Sewer by open cut	LF	25	\$900.00	\$22,500.00	62.00		62.00	\$ -	\$ 55,800.00	248%
48.0	72-inch Diameter RCP Storm Sewer by open cut	LF	15	\$680.00	\$10,200.00	16.00		16.00	\$ -	\$ 10,880.00	107%
49.0	7'X6' RCB Storm Sewer by open cut	LF	25	\$900.00	\$22,500.00	25.00		25.00	\$ -	\$ 22,500.00	100%
50.0	7'X7' RCB Storm Sewer by open cut	LF	2342	\$535.00	\$1,252,970.00	2334.00		2334.00	\$ -	\$ 1,248,690.00	100%
51.0	8'X4' RCB Storm Sewer by open cut	LF	3029	\$455.00	\$1,378,195.00	3039.00		3039.00	\$ -	\$ 1,382,745.00	100%
52.0	8'X8' RCB Storm Sewer by open cut	LF	8387	\$607.00	\$5,090,909.00	8285.20		8285.20	\$ -	\$ 5,029,116.40	99%
53.0	9'X4' RCB Storm Sewer by open cut	LF	940	\$644.00	\$605,360.00	920.00		920.00	\$ -	\$ 592,480.00	98%
54.0	9'X5' RCB Storm Sewer by open cut	LF	80	\$762.00	\$60,960.00	80.00		80.00	\$ -	\$ 60,960.00	100%
55.0	9'X8' RCB Storm Sewer by open cut	LF	2628	\$740.00	\$1,944,720.00	2496.00		2496.00	\$ -	\$ 1,847,040.00	95%
56.0	10'X8' RCB Storm Sewer by open cut	LF	1314	\$848.00	\$1,114,272.00	1248.00		1248.00	\$ -	\$ 1,058,304.00	95%
57.0	Junction Box (39'X10')	EA	1	\$103,000.00	\$103,000.00	1.00		1.00	\$ -	\$ 103,000.00	100%
58.0	Junction Box (34'x12' w/Restrictor No.3 48"(W) x 54" (H) Three Openings)	EA	1	\$81,500.00	\$81,500.00	1.50		1.50	\$ -	\$ 122,250.00	150%
59.0	Junction Box (34'x10')	EA	3	\$68,500.00	\$205,500.00	3.00		3.00	\$ -	\$ 205,500.00	100%
60.0	Junction Box (26'x26' w/Restrictor No. 1 30"(W) x 36"(H) Dual Openings)	EA	1	\$116,000.00	\$116,000.00	1.00		0.9958190	\$ -	\$ 115,515.00	100%
61.0	Junction Box (26'x14' w/Restrictor No.2 25" (W) x 72" (H) Dual Openings)	EA	1	\$90,000.00	\$90,000.00	1.00		1.00	\$ -	\$ 90,000.00	100%
62.0	Junction Box (15'x13')	EA	1	\$27,000.00	\$27,000.00	1.00		1.00	\$ -	\$ 27,000.00	100%

WBS No. N-T17000-0018-3
TIRZ 17 CIP No. T-1734 & T-1734B

Project: Briar Branch (W140-01-00) Channel & Straw Improvements

Owner:
Memorial City Redevelopment Authority
9610 Long Point Road, Ste 150
Houston, Texas 77055

Contractor:
Reytec Construction Resources, Inc
1901 Hollister St.
Houston, Texas 77080

Todays Date: 9/3/2020
Pay Period: 8/1/20 - 8/31/20
Pay Estimate No. 022
Rain Days This Month 4

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
63.0	Junction Box (14'x13')	EA	1	\$25,700.00	\$25,700.00	0.00		0.00	\$ -	\$ -	0%
64.0	Junction Box (13'x13')	EA	1	\$25,800.00	\$25,800.00	1.00		1.00	\$ -	\$ 25,800.00	100%
65.0	Junction Box (12.5'x7')	EA	3	\$19,100.00	\$57,300.00	4.00		4.00	\$ -	\$ 76,400.00	133%
66.0	Type BB Inlet (Pre Cast)	EA	15	\$3,400.00	\$51,000.00	9.00		9.00	\$ -	\$ 30,600.00	60%
67.0	Type C-1 Inlet (Pre Cast)	EA	17	\$5,400.00	\$91,800.00	18.00		18.00	\$ -	\$ 97,200.00	106%
68.0	Type B Inlet (Pre Cast)	EA	1	\$2,500.00	\$2,500.00	0.00		0.00	\$ -	\$ -	0%
69.0	Type C Inlet (Pre Cast)	EA	3	\$4,500.00	\$13,500.00	4.00		4.00	\$ -	\$ 18,000.00	133%
70.0	Type E Inlet (Pre Cast)	EA	1	\$3,300.00	\$3,300.00	1.00		1.00	\$ -	\$ 3,300.00	100%
70.1	Asphalt Mill & Overlay (2-inches)	SY	1000	\$20.00	\$20,000.00	0.00		0.00	\$ -	\$ -	0%
71.0	Safety End Treatment (for 36" RCP)	EA	1	\$12,000.00	\$12,000.00	0.00		0.00	\$ -	\$ -	0%
71.1	Sheet Pile Weir Adjustment	LS	1	\$18,000.00	\$18,000.00	0.00		0.00	\$ -	\$ -	0%
					\$13,017,539.00				\$ -	\$ 12,672,246.40	97%
	Channel & Retaining Wall Items										
72.0	Remove and Dispose of Concrete rubble and concrete structures	CY	130	\$22.00	\$2,860.00	5.03		5.03	\$ -	\$ 110.66	4%
73.0	Remove and Dispose of Concrete Channel Lining & Low Flow, all thicknesses	SY	1435	\$18.00	\$25,830.00	1682.21		1682.21	\$ -	\$ 30,279.78	117%
74.0	Concrete Channel Lining, 8" nominal thickness	SY	684	\$135.00	\$92,340.00	361.97		361.97	\$ -	\$ 48,865.95	53%
75.0	Remove and Dispose of existing pedestrian bridge	EA	2	\$5,000.00	\$10,000.00	1.00		1.00	\$ -	\$ 5,000.00	50%
76.0	Retaining Wall (Spread Footing)	SF	6634	\$79.00	\$524,086.00	7269.50		7269.50	\$ -	\$ 574,290.50	110%
77.0	Combination Rail (C1W)	LF	158	\$235.00	\$37,130.00	208.00		208.00	\$ -	\$ 48,880.00	132%
78.0	Pedestrian Handrail (PRD-13, TYPE B)	LF	517	\$73.00	\$37,741.00	574.00		574.00	\$ -	\$ 41,902.00	111%
80.0	Pipe Gate	EA	1	\$1,800.00	\$1,800.00	1.00		1.00	\$ -	\$ 1,800.00	100%
81.0	Extended Concrete Curb (for Proposed Wingwalls)	LF	38	\$180.00	\$6,840.00	0.00		0.00	\$ -	\$ -	0%
82.0	Remove and Dispose Handrail/Guardrail	LF	465	\$9.00	\$4,185.00	695.00		695.00	\$ -	\$ 6,255.00	149%
83.0	Remove Conc. Retaining Wall	SY	1500	\$13.00	\$19,500.00	288.41		288.41	\$ -	\$ 3,749.33	19%
83.1	Temporary Special Shoring for Retaining Wall	LF	420	\$572.00	\$240,240.00	440.00		440.00	\$ -	\$ 251,680.00	105%
					\$1,002,552.00				\$ -	\$ 1,012,813.22	101%
	Paving Items										
84.0	Remove and Dispose Concrete Driveways, all thickness	SY	1038	\$8.00	\$8,304.00	738.23		738.23	\$ -	\$ 5,905.84	71%
85.0	Remove and Dispose of Existing Asphalt Pavement and base, all thickness	SY	7195	\$7.00	\$50,365.00	7228.52		7228.52	\$ -	\$ 50,599.64	100%
86.0	Remove and Dispose Concrete Pavements (Including All Thickness w/ or w/o Asphalt, Including Subgrade, w/ or w/o Curb, All Depths)	SY	410	\$15.00	\$6,150.00	0.00		0.00	\$ -	\$ -	0%
87.0	Remove and Dispose of Sidewalks, all thicknesses	SY	196	\$6.00	\$1,176.00	103.57		103.57	\$ -	\$ 621.42	53%
88.0	Remove Existing Concrete Curb	LF	4190	\$1.50	\$6,285.00	3033.00		3033.00	\$ -	\$ 4,549.50	72%
89.0	Reshaping & Regrading Existing Ditches	LF	178	\$17.00	\$3,026.00	0.00		0.00	\$ -	\$ -	0%
90.0	Lime for Lime Stabilized Subgrade (Dry Weight) (5%)	TON	146	\$170.00	\$24,820.00	146.60		146.60	\$ -	\$ 24,922.00	100%
91.0	Lime Stabilized Subgrade 8-inch	SY	9509	\$7.00	\$66,563.00	8277.28		8277.28	\$ -	\$ 57,940.96	87%
92.0	Flexible Base Course/temp driveways Residential up to 12 feet Wide	EA	35	\$350.00	\$12,250.00	35.00		35.00	\$ -	\$ 12,250.00	100%
93.0	Reinforced Concrete Pavement 6" Thick	SY	6391	\$63.00	\$402,633.00	7886.56		7886.56	\$ -	\$ 496,853.28	123%
93.1	Concrete Maintenance Access Ramp	SY	300	\$65.00	\$19,500.00	219.74		219.74	\$ -	\$ 14,283.10	73%
93.2	Reinforced Concrete Pavement 6" Thick - High Early	SY	1154	\$65.00	\$75,010.00	0.00		0.00	\$ -	\$ -	0%
94.0	Horizontal Dowels, 24-inch	EA	210	\$7.00	\$1,470.00	181.00		181.00	\$ -	\$ 1,267.00	86%
95.0	Street Pavement Expansion Joint, with or without Load Transfer	LF	210	\$8.00	\$1,680.00	607.50		607.50	\$ -	\$ 4,860.00	289%
96.0	Saw Cutting	LF	373	\$20.00	\$7,460.00	351.00		351.00	\$ -	\$ 7,020.00	94%
97.0	Concrete Driveways including Excavation 6-inch thick (Res)	SF	0	\$7.00	\$0.00	6934.11		6934.11	\$ -	\$ 48,538.77	#DIV/0!
97.1	Concrete Driveways including 6" thick - High Early (res)	SF	8180	\$7.50	\$61,350.00	0.00		0.00	\$ -	\$ -	0%
98.0	6-inch Concrete Curb	LF	4812	\$4.00	\$19,248.00	2950.00		2950.00	\$ -	\$ 11,800.00	61%
99.0	Concrete Pavement Header	LF	367	\$8.00	\$2,936.00	367.00		367.00	\$ -	\$ 2,936.00	100%
100.0	Curb Ramp	SF	291	\$16.00	\$4,656.00	451.00		451.00	\$ -	\$ 7,216.00	155%
101.0	Sidewalk 4-1/2-inch thick	SF	1512	\$9.00	\$13,608.00	631.32		631.32	\$ -	\$ 5,681.88	42%
102.0	Pav Repairs and Replacement with Base material/ Asph Surface	SY	454	\$120.00	\$54,480.00	98.00		98.00	\$ -	\$ 11,760.00	22%
					\$842,970.00				\$ -	\$ 769,005.39	91%
	Wastewater Items										
103.0	Remove and Dispose 4-inch diameter Sanitary Sewer	LF	36	\$17.00	\$612.00	0.00		0.00	\$ -	\$ -	0%
104.0	Remove and Dispose 6-inch diameter Sanitary Sewer	LF	22	\$15.00	\$330.00	30.00		30.00	\$ -	\$ 450.00	136%
105.0	Remove and Dispose 8-inch diameter Sanitary Sewer	LF	22	\$37.00	\$814.00	99.00		99.00	\$ -	\$ 3,663.00	450%
106.0	Remove and Dispose 10-inch diameter Sanitary Sewer	LF	110	\$27.00	\$2,970.00	159.00		159.00	\$ -	\$ 4,293.00	145%
107.0	Remove and Dispose 15-inch diameter Sanitary Sewer	LF	22	\$33.00	\$726.00	22.00		22.00	\$ -	\$ 726.00	100%
108.0	4-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	4	\$820.00	\$3,280.00	0.00		0.00	\$ -	\$ -	0%
109.0	4-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	48	\$450.00	\$21,600.00	48.00		48.00	\$ -	\$ 21,600.00	100%
110.0	6-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	4	\$690.00	\$2,760.00	0.00		0.00	\$ -	\$ -	0%
111.0	6-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	18	\$800.00	\$14,400.00	0.00		0.00	\$ -	\$ -	0%
112.0	8-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	8	\$500.00	\$4,000.00	0.00		0.00	\$ -	\$ -	0%
113.0	8-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	144	\$350.00	\$50,400.00	144.00		144.00	\$ -	\$ 50,400.00	100%
114.0	10-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	16	\$460.00	\$7,360.00	0.00		0.00	\$ -	\$ -	0%
115.0	10-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	204	\$210.00	\$42,840.00	189.00		189.00	\$ -	\$ 39,690.00	93%
116.0	15-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	4	\$900.00	\$3,600.00	0.00		0.00	\$ -	\$ -	0%
117.0	15-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	28	\$300.00	\$8,400.00	28.00		28.00	\$ -	\$ 8,400.00	100%
118.0	Point Repair 4-inch diameter Sanitary Sewer	EA	2	\$3,200.00	\$6,400.00	1.00		1.00	\$ -	\$ 3,200.00	50%
119.0	Point Repair 6-inch diameter Sanitary Sewer	EA	2	\$3,300.00	\$6,600.00	0.00		0.00	\$ -	\$ -	0%
120.0	Point Repair 8-inch diameter Sanitary Sewer	EA	4	\$3,400.00	\$13,600.00	0.00		0.00	\$ -	\$ -	0%
121.0	Point Repair 10-inch diameter Sanitary Sewer	EA	8	\$3,600.00	\$28,800.00	0.00		0.00	\$ -	\$ -	0%
122.0	Point Repair 15-inch diameter Sanitary Sewer	EA	2	\$3,800.00	\$7,600.00	0.00		0.00	\$ -	\$ -	0%

WBS No. N-T17000-0018-3
TIRZ 17 CIP No. T-1734 & T-1734B

Project: Briar Branch (W140-01-00) Channel & Straw Improvements

Owner:
Memorial City Redevelopment Authority
9610 Long Point Road, Ste 150
Houston, Texas 77055

Contractor:
Reytec Construction Resources, Inc
1901 Hollister St.
Houston, Texas 77080

Today's Date: 9/3/2020
Pay Period: 8/1/20 - 8/31/20
Pay Estimate No. 022
Rain Days This Month 4

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
122.1	4-foot diameter precast sanitary sewer manhole	EA	4	\$4,500.00	\$18,000.00	4.00		4.00	\$ -	\$ 18,000.00	100%
122.2	Construct 4-foot Extra Depth Sanitary Sewer Manhole	VF	3	\$200.00	\$600.00	0.00		0.00	\$ -	\$ -	0%
					\$245,692.00				\$ -	\$ 150,422.00	61%
	Water Items										
123.0	Adjust existing meter box to new grade	EA	20	\$800.00	\$16,000.00	20.00		20.00	\$ -	\$ 16,000.00	100%
124.0	Remove and Dispose 8-inch diameter Water Line	LF	52	\$18.00	\$936.00	0.00		0.00	\$ -	\$ -	0%
125.0	Remove and Dispose 20-inch diameter Water Line	LF	51	\$40.00	\$2,040.00	51.00		51.00	\$ -	\$ 2,040.00	100%
126.0	Cut, plug and abandon existing 8-inch diameter Water Line	EA	16	\$1,200.00	\$19,200.00	16.00		16.00	\$ -	\$ 19,200.00	100%
127.0	8-inch diameter Water Line by Open-cut	LF	258	\$140.00	\$36,120.00	123.00		123.00	\$ -	\$ 17,220.00	48%
128.0	8-inch diameter DIP water line by open-cut with restrained joints	LF	223	\$250.00	\$55,750.00	398.00		398.00	\$ -	\$ 99,500.00	178%
129.0	20-inch diameter Water Line by Open-cut	LF	10	\$160.00	\$1,600.00	10.00		10.00	\$ -	\$ 1,600.00	100%
130.0	20-inch diameter DIP water line by open-cut with restrained joints	LF	40	\$360.00	\$14,400.00	40.00		40.00	\$ -	\$ 14,400.00	100%
131.0	8-inch diameter wet connection	EA	16	\$1,400.00	\$22,400.00	16.00		16.00	\$ -	\$ 22,400.00	100%
132.0	20-inch diameter wet connection	EA	2	\$3,500.00	\$7,000.00	2.00		2.00	\$ -	\$ 7,000.00	100%
132.1	Repair damaged water service lines, 4-inch	LF	150	\$80.00	\$12,000.00	0.00		0.00	\$ -	\$ -	0%
132.2	Repair damaged water service lines, 6-inch	LF	150	\$90.00	\$13,500.00	0.00		0.00	\$ -	\$ -	0%
132.3	Repair damaged water service lines, 8-inch	LF	150	\$100.00	\$15,000.00	0.00		0.00	\$ -	\$ -	0%
					\$215,946.00				\$ -	\$ 199,360.00	92%
	Pavement Marking Items										
133.0	Raised Pav Marker Type I with Two face Reflective (W/Y)	EA	3	\$7.00	\$21.00	0.00		0.00	\$ -	\$ -	0%
134.0	Thermoplastic Pavement Markings, 4-inch White, Solid	LF	92	\$6.00	\$552.00	0.00		0.00	\$ -	\$ -	0%
135.0	Thermoplastic Pavement Markings, 4-inch Yellow, Dashed	LF	10	\$6.00	\$60.00	0.00		0.00	\$ -	\$ -	0%
					\$633.00				\$ -	\$ -	0%
	Extra Unit Prices										
136.0	Remove misc concrete and masonry	CY	100	\$45.00	\$4,500.00	0.00		0.00	\$ -	\$ -	0%
137.0	6-inch Over Excavate trench bottom	LF	100	\$15.00	\$1,500.00	0.00		0.00	\$ -	\$ -	0%
138.0	Extra Excavation around obstructions	CY	100	\$25.00	\$2,500.00	0.00		0.00	\$ -	\$ -	0%
139.0	Extra Hand Excavation	CY	100	\$35.00	\$3,500.00	1.00		1.00	\$ -	\$ 35.00	1%
140.0	Extra Machine Excavation	CY	50	\$25.00	\$1,250.00	11.00		11.00	\$ -	\$ 275.00	22%
141.0	Extra Placement of Backfill Material	CY	100	\$25.00	\$2,500.00	0.00		0.00	\$ -	\$ -	0%
142.0	Extra Placement of granular fill	CY	100	\$30.00	\$3,000.00	0.00		0.00	\$ -	\$ -	0%
143.0	Extra Cement Stabilized Sand	CY	100	\$40.00	\$4,000.00	0.00		0.00	\$ -	\$ -	0%
144.0	Extra Water Fittings in Place	TON	1	\$3,500.00	\$3,500.00	0.00		0.00	\$ -	\$ -	0%
145.0	Extra Grade 60 Reinforcing Steel	LB	1000	\$2.00	\$2,000.00	0.00		0.00	\$ -	\$ -	0%
146.0	Extra Class "A" concrete with or without forms (complete-in-place)	CY	100	\$65.00	\$6,500.00	0.00		0.00	\$ -	\$ -	0%
146.1	Installation of wooden fence, Complete in place	LF	2500	\$25.00	\$62,500.00	118.00		118.00	\$ -	\$ 2,950.00	5%
146.2	Installation of chain link fence, Complete in place	LF	1500	\$30.00	\$45,000.00	0.00		0.00	\$ -	\$ -	0%
					\$142,250.00				\$ -	\$ 3,260.00	2%
	Cash Allowances										
147.0	City of Houston Permits	LS	1	\$3,000.00	\$3,000.00	0.00		0.00	\$ -	\$ -	0%
148.0	Street Cut Permit	LS	1	\$3,000.00	\$3,000.00	0.67		0.67	\$ -	\$ 2,023.70	67%
149.0	HCFCD Permit	LS	1	\$750.00	\$750.00	0.00		0.00	\$ -	\$ -	0%
150.0	TPDES Permit	LS	1	\$750.00	\$750.00	0.00		0.00	\$ -	\$ -	0%
151.0	Proposed Power Pole and/or street light pole removal/relocation/replacement with re-circuit	LS	1	\$30,000.00	\$30,000.00	0.00		0.00	\$ -	\$ -	0%
152.0	Work Change Directives	LS	1	\$2,000,000.00	\$2,000,000.00	0.00		0.00	\$ -	\$ -	0%
152A	Remove 36" RCP & Replace with 5x2 RCB	LF	170	\$380.00	\$64,600.00	170.00		170.00	\$ -	\$ 64,600.00	100%
152B	Remove 36" RCP & Replace with 36" RCP	LF	60	\$229.00	\$13,740.00	60.00		60.00	\$ -	\$ 13,740.00	100%
152C	install 24" RCP	LF	420	\$134.00	\$56,280.00	440.00		440.00	\$ -	\$ 58,960.00	105%
152D	Adjust BB Inlet	EA	2	\$2,460.00	\$4,920.00	2.00		2.00	\$ -	\$ 4,920.00	100%
152E	Install 8' Diameter Manhole	EA	1	\$13,400.00	\$13,400.00	1.00		1.00	\$ -	\$ 13,400.00	100%
152F	Mill/Surface Asphalt, Including Base Material at Trench	SY	515	\$45.00	\$23,175.00	515.00		515.00	\$ -	\$ 23,175.00	100%
152G	Manhole at 24" Leadds	EA	1	\$3,260.00	\$3,260.00	1.00		1.00	\$ -	\$ 3,260.00	100%
152H	Remove & Install Wooden Fence	LF	40	\$30.00	\$1,200.00	40.00		40.00	\$ -	\$ 1,200.00	100%
152I	Remove & Install Chainlink Fence	LF	140	\$35.00	\$4,900.00	140.00		140.00	\$ -	\$ 4,900.00	100%
152J	Clearing and Grubbing	LS	1	\$2,500.00	\$2,500.00	1.00		1.00	\$ -	\$ 2,500.00	100%
152K	Traffic Control & Flagging	LS	1	\$4,500.00	\$4,500.00	1.00		1.00	\$ -	\$ 4,500.00	100%
152L	Magnolia Tree Removal at 10015 Larston	LS	1	\$750.00	\$750.00	1.00		1.00	\$ -	\$ 750.00	100%
152M	Pine Tree Removal at 10023 Larston St	LS	1	\$1,300.00	\$1,300.00	1.00		1.00	\$ -	\$ 1,300.00	100%
152N	Temporary Asphalt Along Long Branch	LS	1	\$8,223.00	\$8,223.00	1.00		1.00	\$ -	\$ 8,223.00	100%
152O	Change Order 01 - Remove 36-inch RCP, Replace with 7x4 RCB	LS	1	\$225,362.50	\$225,362.50	0.88		0.88	\$ -	\$ 198,257.50	88%
200.0	Furnish and Install new street signs including poles, hardware and foundations at locations listed on plans and as directed by the engineer	EA	16.0	\$575.00	\$9,200.00	0.00		0.00	\$ -	\$ -	0%
201.0	Adjust Manhole Frame & Cover	EA	13.0	\$1,600.00	\$20,800.00	1.00	9.00	10.00	\$ 14,400.00	\$ 16,000.00	77%
202.0	Roadway Excavation with or without subgrade	CY	2,808.0	\$28.00	\$78,624.00	1554.37	556.44	2110.81	\$ 15,580.43	\$ 59,102.79	75%
203.0	8-inch thick Reinforced Concrete Pavement, including Final Grading per Details	SF	53,000.0	\$9.50	\$503,500.00	18630.00	26860.00	45490.00	\$ 255,170.00	\$ 432,155.00	86%
204.0	Construct ADA Complaint Wheelchair Ramp, including ADA Truncated Domes (complete in place)	SF	100.0	\$25.00	\$2,500.00	0.00		0.00	\$ -	\$ -	0%
205.0	Grading	CY	2,815.0	\$14.00	\$39,410.00	745.06	721.05	1466.11	\$ 10,094.66	\$ 20,525.54	52%
206.0	Lime	TON	98.0	\$200.00	\$19,600.00	80.00	20.00	100.00	\$ 4,000.00	\$ 20,000.00	102%
207.0	Lime Manipulation	SY	6,478.0	\$10.00	\$64,780.00	4438.20	700.00	5138.20	\$ 7,000.00	\$ 51,382.00	79%

WBS No. N-T17000-0018-3
TIRZ 17 CIP No. T-1734 & T-1734B

Project: Briar Branch (W140-01-00) Channel & Straw Improvements

Owner:
Memorial City Redevelopment Authority
9610 Long Point Road, Ste 150
Houston, Texas 77055

Contractor:
Reytec Construction Resources, Inc
1901 Hollister St.
Houston, Texas 77080

Today's Date: 9/3/2020
Pay Period: 8/1/20 - 8/31/20
Pay Estimate No. 022
Rain Days This Month 4

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
208.0	Install Removable Bollard (including all necessary items)	EA	7.0	\$750.00	\$5,250.00	0.00		0.00	\$ -	\$ -	0%
209.0	Meadow Installation	SF	175,168.0	\$0.50	\$87,584.00	0.00		0.00	\$ -	\$ -	0%
210.0	Trees - 15g	EA	258.0	\$250.00	\$64,500.00	0.00		0.00	\$ -	\$ -	0%
211.0	Trees - 30g	EA	71.0	\$450.00	\$31,950.00	0.00		0.00	\$ -	\$ -	0%
212.0	Trees - 45g	EA	90.0	\$550.00	\$49,500.00	0.00		0.00	\$ -	\$ -	0%
213.0	Trees - 65g	EA	113.0	\$900.00	\$101,700.00	0.00		0.00	\$ -	\$ -	0%
214.0	Mulch Beds - mulch	SF	503.0	\$57.70	\$29,023.10	0.00		0.00	\$ -	\$ -	0%
215.0	Mulch Beds - soil amendments	SF	27,139.0	\$1.50	\$40,708.50	0.00		0.00	\$ -	\$ -	0%
216.0	Mow Strip (Sodding)	SY	2,450.0	\$8.00	\$19,600.00	0.00	900.00	900.00	\$ 7,200.00	\$ 7,200.00	37%
217.0	24-Month Maintenance Establishment Period	LS	1.0	\$185,000.00	\$185,000.00	0.00		0.00	\$ -	\$ -	0%
218.0	Wingwall Structure Around Existing Inlets	EA	3.0	\$15,000.00	\$45,000.00	0.00		0.00	\$ -	\$ -	0%
					\$1,826,340.10				\$ 313,445.09	\$ 1,012,074.53	55%



9/3/2020

Contractor _____ Date

Owner _____ Date

Overall Totals \$18,583,797.10
Work Change Directive Budget \$2,000,000.00
Work Change Directive Completed To Date \$1,010,050.83
Remaining Work Change Directive Budget \$989,949.17

\$313,445.09 \$16,978,683.54 91%
Retainage 5% \$ 848,934.18
Sub Total \$16,129,749.36
Less Total Previous Payment \$15,831,976.53
Amount due this Estimate \$297,772.83

Reytec Project No. 2203

Deviated Plan

Project Name: 2203: Briar Branch (W140-01-00)Channel & Straws Improv
Contract Amount.: \$19,020,319.50
Work Progress: 91.00%
Pay Estimate Number: 22
Pay Period: 8/1/2020 to 8/31/2020

Overall Goal:

Contracted:	17.76%	\$	3,377,453.78
Current:	15.69%	\$	2,984,936.28
	2.06%	\$	392,517.50

MWSBE Goal:

MBE Goal:

Contracted	9.85%	\$	1,873,857.22
Current:	7.93%	\$	1,507,720.33
	1.92%	\$	366,136.89

WBE Goal:

Contracted:	7.91%	\$	1,503,596.56
Current:	7.77%	\$	1,477,215.95
	0.14%	\$	26,380.61

Individual Goal:

Moran Construction (MBE)

Contracted	6.04%	\$	1,148,371.87
Current:	2.85%	\$	541,733.83
	3.19%	\$	606,638.04

Access Data (WBE)

Contracted:	7.91%	\$	1,503,596.56
Current:	7.77%	\$	1,477,215.95
	0.14%	\$	26,380.61

Ecung (MBE)

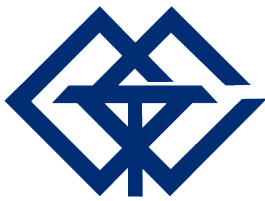
Contracted	0.36%	\$	67,661.85
Current:	0.08%	\$	15,225.00
	0.28%	\$	52,436.85

Rosales Trucking (MBE)

Contracted:	2.47%	\$	469,873.93
Current:	3.93%	\$	747,756.84
	-1.46%	\$	(277,882.91)

Fabco (MBE)

Contracted	0.99%	\$	187,949.57
Current:	1.07%	\$	203,004.66
	-0.08%	\$	(15,055.09)



**THE GOODMAN
CORPORATION**

TBPE NO. F-19990

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PROGRESS REPORT

THEGOODMANCORP.COM

To: Scott Bean
From: Jim Webb
Date: September 1, 2020
Re: Continued Funding Pursuit and Coordination (MCT107) – August 2020

Task	Previous % Complete	Current % Complete
1 – Continued Funding Pursuit and Coordination	26%	30%

Comments:

- Coordination with Projects Committee regarding CDBG-MIT opportunity.
- Coordination with General Land Office (GLO) and City of Houston regarding potential for the submission of the W-140 project.

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PROJECT STATUS REPORT BY SWA

SCOPE: LANDSCAPE ARCHITECTURE FOR MEMORIAL CITY
REDEVELOPMENT AUTHORITY
PROJECTS: TIRZ #17 CIP
DATE: 29 September 2020

CURRENT PROJECTS STATUS

1. MEMORIAL DRIVE DRAINAGE AND MOBILITY IMPROVEMENTS - (T1731B)
(SWA WO#13/#20)
 - SWA is providing construction phase services in coordination with Gauge, TXDOT and Memorial Management District for the proposed 22-month project. SWA recently attended the pre-construction meeting and undertaking coordination with the COH, MC District and Gauge Engineering.
2. W140 MAINTENANCE ACCESS LAYOUT (SWA WO#18)
 - SWA is coordinating construction phase activities for landscape improvements associated with the W140 in coordination with Gauge Engineering.
3. N. GESSNER DRAINAGE AND MOBILITY IMPRVTS – PH 1 (T-1732A) (SWA WO#19)
 - SWA is coordinating on-going construction with Gauge Engineering, TXDOT, METRO, CenterPoint as well as with the partnering management districts (Memorial Management and Spring Branch Management Districts) and key property owners and other agencies.

END OF REPORT

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. 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 with regard to the purchase, exchange, lease or value of real property