

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



Agenda and Agenda Materials  
Meeting of the Board of Directors

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June 29, 2021

**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, June 29, 2021**, at **8:00 a.m.**, via Zoom videoconference at: <https://us02web.zoom.us/j/87473402207?pwd=UjhJcEFXM1VTcnNQm9zdHI5dFRSdz09>; or via teleconference at: (346) 248-7799; Meeting ID: **874 7340 2207**; Password: **977834**; 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 May 25, 2021, regular meeting and the Minutes of the June 1, 2021, special meeting.
4. Receive financial and bookkeeper's report, including payment of invoices, review of investments, and project cash flow reports.
5. CIP Committee:
  - a. Project update from Gauge Engineering, LLC.
  - b. Project update from The Goodman Corporation.
  - c. Project update from SWA.
6. Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property.
7. Reconvene in Open Session and authorize appropriate actions with regard to the purchase, exchange, lease or value of real property.
8. Adjournment.



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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

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**AGENDA MEMORANDUM**

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

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3. Approve Minutes of the May 25, 2021, regular meeting and the Minutes of the June 1, 2021, special meeting.

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

**May 25, 2021**

**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, May 25, 2021, at 8:00 a.m., with access available to the public pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott's emergency disaster declaration dated March 13, 2020, 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 – Vacant

and all of the above were present, thus constituting a quorum. Also present were Scott Bean, Josh Hawes, and Linda Clayton, Hawes Hill & Associates, LLP; Jessica Holoubek, Allen Boone Humphries Robinson, LLP; Pat Hall, ETI Bookkeeping Services; Kristin Blomquist and Ben Terry, Masterson Advisors. Others attending the meeting were Jennifer Curley, COH - Economic Development Dept.; Council Member Greg Travis and James Rains, both of District G; Ben Gillis, Pat Walters, and Gabrielle Luevano, all with Memorial Management District; Karen Glynn and Laurie Rosenbaum, both of City of Bunker Hill; Muhammad Ali and Derek St. John, both of Gauge Engineering; Jim Webb, The Goodman Corporation; Margaret Dunlap, METRO; Emily Anderson, Monica Aizpurua; Nathan Seshadri; Lois Myers; Kay Haslam; Bruce Nichols; Tony Sartori; Cynthia Neely; Frank Marino; and Stephen Sparks. Chair Givens called the meeting to order at 8:01a.m.

**RECEIVE PUBLIC COMMENTS.**

Public comments were received from Bruce Nichols.

**APPROVE MINUTES OF THE APRIL 27, 2021, MEETING.**

Upon a motion duly made by Director Durham, and seconded by Director Hodges, the Board voted unanimously to approve the Minutes of the April 27, 2021, Board meeting, as presented.

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

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

**RECEIVE AND CONSIDER FY2022 BUDGET.**

Director Durham made a motion to approve the FY2022 Budget, with the administration raises tabled. Director Rickel seconded the motion.

The Board discussed the administration budget. Director Freels stated he is recommending approving the Budget with the administration fees on hold and once the City approves the Resolution Regarding Bond Issuance approved by the Board in April, the raise for administration can be given retroactively. After further discussion, Directors Durham and Rickel withdrew the previous motion.

Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to approve the FY2022 Budget as presented, with the adjustment of the administration raise to be on hold until the bond issuance is approved and then the administration raise is to be paid retroactively.

**APPROVE INTERLOCAL AGREEMENT WITH CITY OF HOUSTON REGARDING DETENTION PROJECT COST SHARE, PHASE 1.**

Director Rickel stated he did not want to approve the Interlocal Agreement until the Board has clarity on the bond issuance. Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to table the item.

Mr. Bean answered a question regarding the Interlocal Agreement and stated phase 1 is for the design services only and not construction. Ms. Holoubek stated the Authority has funding in the Budget for the design services. Director Durham stated he does not see any logic in designing something the Authority does not have funds to construct.

**INTERLOCAL AGREEMENTS – SAFE CROSSINGS, BRIAR BRANCH ACCESS ROAD.**

**a. Consider Interlocal Cost Sharing Agreement with Memorial District.**

Chairman Givens reported the Memorial Management District has agreed to contribute 25% of the actual costs for the Briar Branch Access Road Safe Crossings project in an amount not to exceed \$8,522.00.

**b. Consider Reimbursement Agreement with City of Houston.**

Chairman Givens provided an overview of the Reimbursement Agreement with the City of Houston. She reported the agreement outlines the contribution of \$12,782.22 towards the project costs by District A.

Upon a motion made by Director Durham, and seconded by Director Hodges, the Board voted unanimously to (a) approve the Interlocal Cost Sharing Agreement with Memorial Management District, as presented; and (b) approve the Interlocal Agreement (Reimbursement Agreement) with the City of Houston for the Briar Branch Access Road – Safe Crossings, as presented.

**CIP COMMITTEE:**

**a. Project update and recommendations from Gauge Engineering LLC.**

Mr. Ali provided an update on the Briar Branch project, a copy of the Progress Report is included in the Board materials. He reported a fence was installed behind the Spring Branch swimming pool off

of Witte Road. He reported the contractor is addressing final punch list items in order to close the project out. Mr. Ali provided an update on the Gessner Road improvement project, a copy of the Progress Report is included in the Board materials. He reported the contractor is addressing punch list items. He reported due to the inclement weather the final walk-thru has been pushed to June 15. He answered questions regarding the lighting CenterPoint will be installing. He provided an update on the Memorial Drive project, a copy of the Progress Report is included in the Board materials.

**i. Consider Pay Application No. 30 (FINAL) Briar Branch Channel and Straws Improvements, from Reytec Construction.**

Mr. Ali reviewed Pay Application No. 30, Briar Branch Channel and Straws Improvements, from Reytec Construction in the amount of \$218,897.64. He reported Gauge has reviewed the pay application and concurs with the amount and quantities and is recommending for approval. Upon a motion made by Director Rickel, and seconded by Director Heins, the Board voted unanimously to approve Pay Application No. 30, Briar Branch Channel and Straws Improvements, from Reytec Construction in the amount of \$218,897.64, as presented.

**ii. Consider Task Order for Memorial Drive Phase 2, Design Concept Report (DCR) services.**

Mr. Ali reviewed Gauge Engineering Task Order for Memorial Drive Phase 2, for Design Concept Report services in the amount of \$209,110.00. Director Rickel reported the CIP Committee has reviewed the task order and is recommending for approval. Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to approve Gauge Engineering Task Order for Memorial Drive Phase 2, Design Concept Report services in the amount of \$209,110.00, as presented.

**b. Project update from The Goodman Corporation.**

Mr. Webb provided an update on grant funding opportunities. He reported the Congressional funding application for W-10 Basin Deepening project has been completed and Crenshaw's office has submitted it to the House Committee. No action from the Board was required.

**c. Project update from SWA.**

SWA's Status Report is included in the Board materials for review.

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

**RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS WITH REGARD TO THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.**

An Executive Session was not called.

**ADJOURN.**

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:40 a.m.

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

**June 1, 2021**

**ESTABLISH QUORUM AND CALL MEETING TO ORDER.**

The Board of Directors of the TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority and Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, held a special joint meeting on Thursday, June 1, 2021, at 10:00 a.m., with access available to the public pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott's emergency disaster declaration dated March 13, 2020, 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 – Vacant

and all of the above were present, with the exception of Director Rickel, thus constituting a quorum. Also present were Scott Bean, David Hawes, Josh Hawes, and Linda Clayton, Hawes Hill & Associates, LLP; Council Member Greg Travis and Kathleen Shelton, both of District G; Kristin Blomquist and Ben Terry, both of Masterson Advisors; Gabrielle Luevano, Memorial Management District; Karen Glynn, City of Bunker Hill; Derek St. John, Gauge Engineering; Cynthia Neely; Bruce Nichols; and Lois Myers. Chair Givens called the meeting to order at 10:00 a.m.

**RECEIVE PUBLIC COMMENTS.**

Public comments were received from Lois Myers.

**APPROVE INTERLOCAL AGREEMENT WITH CITY OF HOUSTON REGARDING DETENTION PROJECT COST SHARE, PHASE 1.**

Chairman Givens made a motion to approve the Interlocal Agreement with City of Houston regarding Detention Project Cost Share, Phase 1 with a Memorandum of Understanding from the City attached to the Interlocal Agreement providing assurance from the City the bond capacity will be increased once Phase 2 of the project is ready. Director Durham seconded the motion.

The Board had a lengthy discussion regarding putting a condition on the approval of the Interlocal Agreement. Director Freels stated if the Board places any caveats on the approval, he is afraid the City will do away with the TIRZ. Chairman Givens stated she feels the Authority should be given assurance of the increased bond capacity in order to pay for Phase 2 of the project. Director Hodges stated he does not see with the problem with cooperating without placing any caveats on the approval of the Interlocal Agreement.



Mr. Hawes answered questions and stated the grant is a City of Houston grant and not a TIRZ grant and based on guidelines it cannot predispose and the City has to follow federal guidelines for the grant. He stated phase 1 is to do the study to prove the project up for the federal grant funding. He stated he recommends the Board to approve the Agreement without any conditions.

With a motion on the floor the Board was polled. Directors Heins, Hodges, Freels and Durham voted nay on the motion. Chairman Givens voted yes to approve with conditions. The motion did not pass.

Upon a motion made by Director Freels, and seconded by Director Hodges, Directors Heins, Durham, Hodges and Freels voted to approve the Interlocal Agreement with City of Houston Regarding Detention Project Cost Share, Phase 1, as presented. Chairman Givens voted nay. The motion passed.

**ADJOURNMENT.**

There being no further business to come before the Board, Chair Givens adjourned the meeting at 10:25 a.m.

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

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**AGENDA MEMORANDUM**

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

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4. 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

May 31, 2021

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	6,586,958.32	12,771,778.14	8,367.33	19,367,103.79
Revenue	415,319.74	109.73	0.00	415,429.47
Expenditures	274,499.30	259,471.97	0.00	533,971.27
Ending Balance	6,727,778.76	12,512,415.90	8,367.33	19,248,561.99

### 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
3/1/2021	2016R		203,886.00	203,886.00
3/1/2021	2019		824,125.00	824,125.00
			<b>Total FYE 2021</b>	<b>7,290,091.00</b>

## General Operating Fund

<b>BEGINNING BALANCE:</b>	<b>6,586,958.32</b>
<b>REVENUE:</b>	
Checking Interest - Wells Fargo	17.02
Texpool Interest	58.10
Wells Fargo/TexSTAR (Surplus Funds) Interest	0.00
Transfer from 2019 CPF	415,244.62
Voided Check(s)                      3203	0.00
Total Revenue:	<b>415,319.74</b>
<b>DISBURSEMENTS:</b>	
Checks Presented At Last Meeting	274,282.47
Checks Written at/after Last Meeting	0.00
Bank Fee	216.83
Total Expenditures	<b>274,499.30</b>
<b>Ending Balance:</b>	<b>6,727,778.76</b>

**Location of Assets:**

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1600	17,009.69
TexPool	*0001	0.0102	6,710,334.10
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.0100	434.97
		<b>Total</b>	<b>6,727,778.76</b>

**Memorial City Redevelopment Authority**  
**Checks Presented**  
June 29, 2021

<b>Num</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
3204	Allen Boone Humphries Robinson LLP	Legal Fee	-1,085.63
3205	Equi-Tax, Inc	Tax Assessor Fee	-130.50
3206	eSiteful, Inc.	Web Hosting	-1,200.00
3207	ETI Bookkeeping Services	Bookkeeping Fee	-1,030.00
3208	Hawes Hill & Associates	Professional Consultant	-8,500.00
3209	The Goodman Corporation Inc	Contract Services	-1,100.00
3210	Allen Boone Humphries Robinson LLP	Legal Fee- Capital Projects	-1,650.00
3211	Gauge Engineering, LLC	Engineer Fee- Capital Projects	-27,225.75
3212	Reytec Construction Resources, Inc.	Briar Branch Channel- Capital Projects	-17,791.00
3213	SWA Group	Memorial Drive Construction- Capital Projects	-1,180.39
<b>Total</b>			<b>-60,893.27</b>

## Capital Projects Fund

<b>BEGINNING BALANCE</b>		<b>12,771,778.14</b>
 <b>REVENUE</b>		
TexPool Interest	109.73	
Voided Check(s)	0.00	
 Total Revenue		 <b>109.73</b>
 <b>EXPENDITURES</b>		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Transfer to Wells Fargo (GOF)	259,471.97	
 Total Expenditures		 <b>259,471.97</b>
 <b>ENDING BALANCE</b>		 <b>12,512,415.90</b>

**Location of Assets:**

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0005	0.0102	12,512,415.90
		<b>Total</b>	<b>12,512,415.90</b>

**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	3,500
1722	Town & Country Blv Signalizatr	1,984
1725	Parks & Green Space Improvements	9,100
1731A	Detention Basin & W-140 Bridge	3,932
1732A	N Gessner Drainage & Mobility	289,971
1734	W-140 Channel Improvements	4,854,580
1735A	Detention Basin A	38,428
1737	MetroNational - Detention / Roads	3,013,459
1737A	TC Blvd Partners	605,160
1738A	Memorial Dr Drain & Mobility 1	10,986,751
1741	W140 Detention Expansion	174,454

**Total Less Construction Costs Paid To Date** **19,981,320**

Total	12,386,452
Interest Earned	<u>77,844</u>
<b>Total Bank Balance</b>	<b>12,464,296</b>

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

Date	Check Num.	Payee	Reference	Expense Category	Payment Breakdown	Amount Paid	Balance
		<b>Proceeds</b>					<b>42,950,709.37</b>
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
2/25/2020	3061	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 15	1734 W140 Channel Improvements		53,545.99	31,393,592.66



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

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					
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

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

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		<b>TexPool</b>		<b>Interest Earned</b>		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		<b>TexPool</b>		<b>Interest Earned</b>		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		
09/30/2020		<b>TexPool</b>		<b>Interest Earned</b>		1,935.23	15,679,410.04
10/27/2020	3142	Allen Boone Humphries Robinson LLP	Inv# 114096	1734 W140 Channel Improvements		135.00	15,679,275.04
10/27/2020	3143	Gauge Engineering, LLC	Inv# 1280 Proj# 1070	1738A Memorial Dr Drain & Mobility 1	23,187.00	139,560.47	15,539,714.57
			Inv# 023 Proj# 1005	1734 W140 Channel Improvements	31,827.16		
			Inv# 1264 Proj# 1041	1732A N Gessner Drainage & Mobility	28,121.96		
			Inv# 018 Proj# 1007	1735A Detention Basin A	1,728.20		
			Inv# 1281 Proj# 1071	1741 W140 Detention Expansion	54,696.15		
10/27/2020	3144	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 23	1734 W140 Channel Improvements		15,727.69	15,523,986.88
10/27/2020	3145	SWA Group	Inv# 182686	1732A N Gessner Drainage & Mobility	3,205.30	14,017.59	15,509,969.29
			Inv# 182687	1738A Memorial Dr Drain & Mobility 1	2,280.81		
			Inv# 182709	1734 W140 Channel Improvements	8,531.48		
10/31/2020		<b>TexPool</b>		<b>Interest Earned</b>		1,771.19	15,511,740.48
11/30/2020		<b>TexPool</b>		<b>Interest Earned</b>		1,569.46	15,513,309.94
12/8/2020	3152	Allen Boone Humphries Robinson LLP	Inv# 115229	1732A N Gessner Drainage & Mobility	540.00	675.00	15,512,634.94
				1722 Town & Country Blv Signalizatn	135.00		
12/8/2020	3153	Gauge Engineering, LLC	Inv# 1312 Proj# 1071	1741 W140 Detention Expansion	37,691.55	136,625.16	15,376,009.78
			Inv# 1312 Proj# 1070	1738A Memorial Dr Drain & Mobility 1	15,125.62		

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

			Inv# 024 Proj# 1005	1734 W140 Channel Improvements	56,648.15		
			Inv# 1311 Proj# 1041	1732A N Gessner Drainage & Mobility	27,159.84		
12/8/2020	3154	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 24	1734 W140 Channel Improvements		149,276.60	15,226,733.18
12/8/2020	3155	SWA Group	Inv# 183082	1732A N Gessner Drainage & Mobility	2,948.22	8,852.34	15,217,880.84
			Inv# 183083	1738A Memorial Dr Drain & Mobility 1	2,795.40		
			Inv# 183093	1734 W140 Channel Improvements	3,108.72		
12/31/2020		<b>TexPool</b>		<b>Interest Earned</b>		1,177.23	15,219,058.07
1/26/2021	3163	Allen Boone Humphries Robinson LLP	Inv# 116145	1738A Memorial Dr Drain & Mobility 1	945.00	1,485.00	15,217,573.07
				1722 Town & Country Blv Signalizatr	405.00		
			Inv# 116797	1717 Town & Country W Drain	135.00		
1/26/2021	3164	Gauge Engineering, LLC	Inv# 25-(1361)	1734 W140 Channel Improvements	56,093.80	118,586.24	15,098,986.83
			Inv# 1357	1741 W140 Detention Expansion	41,797.60		
			Inv# 1355	1732A N Gessner Drainage & Mobility	6,747.60		
			Inv# 1356	1738A Memorial Dr Drain & Mobility 1	13,947.24		
1/26/2021	3165	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 25	1734 W140 Channel Improvements	96,862.72	400,179.93	14,698,806.90
			Proj#1005 Pay Est 26	1734 W140 Channel Improvements	303,317.21		
1/26/2021	3166	SWA Group	Inv# 183361	1732A N Gessner Drainage & Mobility	1,785.00	6,968.95	14,691,837.95
			Inv# 183362	1738A Memorial Dr Drain & Mobility 1	2,322.25		
			Inv# 183386	1734 W140 Channel Improvements	936.70		
			Inv# 183699	1732A N Gessner Drainage & Mobility	1,925.00		
1/31/2021		<b>TexPool</b>		<b>Interest Earned</b>		1,015.14	14,692,853.09
2/23/2021	3172	Allen Boone Humphries Robinson LLP	Inv# 117438	1717 Town & Country W Drain	550.00	550.00	14,692,303.09
2/23/2021	3173	Gauge Engineering, LLC	Inv# 1389	1732A N Gessner Drainage & Mobility	13,909.29	52,483.14	14,639,819.95
			Inv# 1390	1738A Memorial Dr Drain & Mobility 1	3,478.05		
			Inv# 1391	1741 W140 Detention Expansion	10,346.70		
			Inv# 26-(1388)	1734 W140 Channel Improvements	24,749.10		
2/23/2021	3174	Reytec Construction Resources, Inc.	Proj# 1005 Pay Est 27	1734 W140 Channel Improvements	259,213.42	616,142.83	14,023,677.12
			Proj# 1005 Pay Est 27A	1734 W140 Channel Improvements	356,929.41		
2/23/2021	3175	SWA Group	Inv# 184020	1738A Memorial Dr Drain & Mobility 1	3,430.00	3,430.00	14,020,247.12
2/28/2021		<b>TexPool</b>		<b>Interest Earned</b>		482.18	14,020,729.30
3/29/2021	WIRE	TC Blvd Partners II, LLC		1737A TC Blvd Partners	605,160.00	605,160.00	13,415,569.30
3/30/2021	3181	Allen Boone Humphries Robinson LLP	Inv# 118269	1717 Town & Country W Drain	137.50	275.00	13,415,294.30
			Inv# 118269	1735A Detention Basin A	137.50		
3/30/2021	3182	Gauge Engineering, LLC	Inv# 1414	1732A N Gessner Drainage & Mobility	6,747.60	47,355.20	13,367,939.10
			Inv# 1415	1738A Memorial Dr Drain & Mobility 1	7,052.50		
			Inv# 1416	1741 W140 Detention Expansion	4,794.30		
			Inv# 27-(1417)	1734 W140 Channel Improvements	28,760.80		
3/30/2021	3183	Reytec Construction Resources, Inc.	Proj# 1005 Pay Est 28	1734 W140 Channel Improvements	169,194.57	439,563.12	12,928,375.98
			Proj# 1005 Pay Est 28A	1734 W140 Channel Improvements	270,368.55		
3/30/2021	3184	SWA Group	Inv# 184419	1732A N Gessner Drainage & Mobility	1,463.70	1,463.70	12,926,912.28
3/31/2021		<b>TexPool</b>		<b>Interest Earned</b>		220.77	12,927,133.05
4/27/2021	3190	Allen Boone Humphries Robinson LLP	Inv# 118868	1734 W140 Channel Improvements	137.50	1,100.00	12,926,033.05

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

				1732A N Gessner Drainage & Mobility	550.00		
				1717 Town & Country W Drain	412.50		
4/27/2021	3191	Gauge Engineering, LLC	Inv# 28-(1441)	1734 W140 Channel Improvements	28,855.80	37,374.85	12,888,658.20
			Inv# 1440	1738A Memorial Dr Drain & Mobility 1	8,519.05		
4/27/2021	3192	Reytec Construction Resources, Inc.	Proj# 1005 Pay Est 29	1734 W140 Channel Improvements	111,724.47	111,724.47	12,776,933.73
4/27/2021	3193	SWA Group	Inv# 184765	1738A Memorial Dr Drain & Mobility 1	5,570.33	5,570.33	12,771,363.40
4/30/2021		<b>TexPool</b>		<b>Interest Earned</b>		142.74	12,771,506.14
5/25/2021		Allen Boone Humphries Robinson LLP	Inv# 119495	1734 W140 Channel Improvements	1,237.50	3,162.50	12,768,343.64
				1738A Memorial Dr Drain & Mobility 1	1,925.00		
5/25/2021		Gauge Engineering, LLC	Inv# 1472	1732A N Gessner Drainage & Mobility	524.52	35,848.52	12,732,495.12
			Inv# 1473	1738A Memorial Dr Drain & Mobility 1	9,847.30		
			Inv# 29- (1471)	1734 W140 Channel Improvements	25,476.70		
5/25/2021		Reytec Construction Resources, Inc.	Proj#1005 Pay Est 30	1734 W140 Channel Improvements	37,085.49	218,897.64	12,513,597.48
			Proj#1005 Pay Est 30A	1734 W140 Channel Improvements	181,812.15		
5/25/2021		SWA Group	Inv# 185128	1738A Memorial Dr Drain & Mobility 1	1,563.31	1,563.31	12,512,034.17
5/31/2021		<b>TexPool</b>		<b>Interest Earned</b>		109.73	12,512,143.90
6/29/2021	3210	Allen Boone Humphries Robinson LLP	Inv# 120416	1734 W140 Channel Improvements	687.50	1,650.00	12,510,493.90
				1738A Memorial Dr Drain & Mobility 1	962.50		
6/29/2021	3211	Gauge Engineering, LLC	Inv# 30-(1507)	1734 W140 Channel Improvements	11,776.75	27,225.95	12,483,267.95
			Inv# 1505	1738A Memorial Dr Drain & Mobility 1	15,449.20		
6/29/2021	3212	Reytec Construction Resources, Inc.	Inv# 1805	1734 W140 Channel Improvements	8,895.50	17,791.00	12,465,476.95
			Inv# 1807	1734 W140 Channel Improvements	8,895.50		
6/29/2021	3213	SWA Group	Inv# 185516	1738A Memorial Dr Drain & Mobility 1	1,180.39	1,180.39	12,464,296.56

## Debt Service Fund

<b>BEGINNING BALANCE</b>		<b>8,367.33</b>
<b>REVENUE</b>		
TexPool DSF Interest	0.00	
Wells Fargo/TexSTAR (2008 DSF) Interest	0.00	
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	0.00	
 Total Revenue		 <b>0.00</b>
<b>EXPENDITURES</b>		
Debt Service Interest Payment	0.00	
Debt Service Principal Payment	0.00	
Trustee Fee	0.00	
 Total Expenditures		 <b>0.00</b>
 <b>ENDING BALANCE</b>		 <b>8,367.33</b>

**Location of Assets:**

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.0100	915.21
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.0100	4,180.22
TexPool	*0004	0.0102	3,271.90
		<b>Total</b>	<b>8,367.33</b>

Memorial City Redevelopment Authority  
Investment Report  
May 31, 2021

**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	0.0102	6,565,488.03	1.00015	6,564,503.35	58.10	145,772.65	6,711,206.44	1.00013	6,710,334.10
DSF	TexPool	0.0102	3,272.39	1.00015	3,271.90	0.00	0.00	3,272.33	1.00013	3,271.90
GOF	Wells Fargo/ TexStar	0.0100	435.03	1.000131	434.97	0.00	0.00	435.02	1.000116	434.97
DSF	Wells Fargo/ TexStar DSF	0.0100	915.33	1.000131	915.21	0.00	0.00	915.32	1.000116	915.21
DSF	Wells Fargo/ TexStar PI Rev	0.0100	4,180.77	1.000131	4,180.22	0.00	0.00	4,180.70	1.000116	4,180.22
CPF	TexPool CPF	0.0102	12,773,693.91	1.00015	12,771,778.14	109.73	(259,471.97)	12,514,042.51	1.00013	12,512,415.90

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	Wells Fargo	0.16	6/8/2015	22,020.00	17.02	(5,027.33)	17,009.69

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	17,009.69	BNYM	352,363	BNYM	333,765	352,363

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	10/14/2020

**Memorial City Redevelopment Authority**  
**Profit & Loss Budget vs. Actual**  
 May 2021

	May			Year to Date (11 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
1000 · Income							
6001 · City Tax Revenue	0	0	0	16,021,318	17,655,053	-1,633,735	17,655,053
8223 · Interest Income	185	33,333	-33,148	23,542	366,667	-343,125	400,000
8930 · Bond Proceeds	0	0	0	0	38,905,000	-38,905,000	38,905,000
<b>Total 1000 · Income</b>	<b>185</b>	<b>33,333</b>	<b>-33,148</b>	<b>16,044,860</b>	<b>56,926,720</b>	<b>-40,881,860</b>	<b>56,960,053</b>
6-4350 · Grants	0	0	0	0	2,959,000	-2,959,000	2,959,000
<b>Total Income</b>	<b>185</b>	<b>33,333</b>	<b>-33,148</b>	<b>16,044,860</b>	<b>59,885,720</b>	<b>-43,840,860</b>	<b>59,919,053</b>
<b>Expense</b>							
3335 · Management Consulting Services							
6320 · Legal	1,086	4,167	-3,081	15,653	45,833	-30,180	50,000
6322 · Eng Consultant/General Prof.Svc	1,100	5,000	-3,900	107,705	55,000	52,705	60,000
6337 · Construction Audit	0	0	0	5,800	5,000	800	5,000
6343 · Other	1,200	0	1,200	1,200	0	1,200	0
<b>Total 3335 · Management Consulting Services</b>	<b>3,386</b>	<b>9,167</b>	<b>-5,781</b>	<b>130,358</b>	<b>105,833</b>	<b>24,525</b>	<b>115,000</b>
5650 · Transfers							
6420 · COH Administration Fee	0	0	0	0	0	0	882,753
6430 · Municipal Services	0	0	0	0	0	0	2,256,619
<b>Total 5650 · Transfers</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,139,372</b>
5706 · Debt Service							
5707 · Principal	0	0	0	5,115,000	5,115,000	0	5,115,000
5708 · Interest	0	0	0	2,175,091	2,175,091	0	2,175,091
<b>Total 5706 · Debt Service</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,290,091</b>	<b>7,290,091</b>	<b>0</b>	<b>7,290,091</b>
6300 · Administration & Overhead							
6321 · Auditor	0	0	0	22,250	21,500	750	21,500
6333 · Bookkeeping/Accounting	1,161	1,250	-89	14,490	13,750	740	15,000
6340 · Administration Salaries/Benefit	8,500	8,500	0	93,500	93,500	0	102,000
6344 · Bond Svcs/Trustee/FA	0	625	-625	6,600	6,875	-275	7,500
6353 · Insurance	0	0	0	963	1,000	-37	1,000
6359 · Bank Fees	217	0	217	798	0	798	0
<b>Total 6300 · Administration &amp; Overhead</b>	<b>9,878</b>	<b>10,375</b>	<b>-497</b>	<b>138,601</b>	<b>136,625</b>	<b>1,976</b>	<b>147,000</b>
7000 · Capital Expenditure							
1717 · Town & Country W. Drain/Mobil	0	0	0	1,235	0	1,235	0
1722 · Town & Country Blv Signalizatn	0	0	0	540	0	540	0
1725 · Parks & Green Space Improv.	0	10,417	-10,417	9,100	114,583	-105,483	125,000
1732A · N Gessner Drainage & Mobility	0	19,667	-19,667	143,578	216,333	-72,755	236,000
1734 · W140 Channel Improvements	30,255	322,458	-292,203	2,939,140	3,547,037	-607,897	3,869,495
1735A · Detention Basin A	0	416,667	-416,667	8,166	4,583,333	-4,575,167	5,000,000
1737 · MetroNational - Detention/Roads	0	0	0	0	3,013,459	-3,013,459	3,013,459
1737A · TC Blvd Partners	0	0	0	605,160	0	605,160	0
1738A · Memorial Dr Drain & Mobility 1	17,592	41,667	-24,075	122,031	458,333	-336,302	500,000
1738B · Memorial Dr Drain & Mobility 2	0	4,167	-4,167	0	45,833	-45,833	50,000

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

May 2021

	May			Year to Date (11 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1741 · W140 Detention Expansion	0	38,250	-38,250	174,454	420,750	-246,296	459,000
1799 · Concrete Panel Replace Program	0	5,000	-5,000	0	55,000	-55,000	60,000
Total 7000 · Capital Expenditure	47,847	858,293	-810,446	4,003,404	12,454,661	-8,451,257	13,312,954
Total Expense	61,111	877,835	-816,724	11,562,454	19,987,210	-8,424,756	24,004,417
Net Income	-60,926	-844,502	783,576	4,482,406	39,898,510	-35,416,104	35,914,636



3204

**ALLEN BOONE HUMPHRIES ROBINSON LLP**

To contact the ABHR Billing Department, please call 713-860-6400 or email at [billing@abhr.com](mailto:billing@abhr.com)

June 21, 2021

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

**General**

Client/Matter: MEM001-01  
Statement Number: 120415  
Billing Attorney: Jessica Biddle Holoubek

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**REMITTANCE PAGE**

Fees for services posted through June 11, 2021	1,072.50
Expenses and Other Items posted through June 11, 2021	13.13
<b>Total Amount Due:</b>	<b>\$1,085.63</b>

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

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

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



Code No, 6320  
6/23/2021

# ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

June 21, 2021

## MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Jennifer Landreville  
Equi-Tax, Inc.  
P.O. Box 73109  
Houston, TX 77273

Client/Matter: MEM001-01  
Statement Number: 120415  
Billing Attorney: Jessica Biddle  
Holoubek

### General

---

#### Professional Fees

Fees for services posted through June 11, 2021, as follows:

<u>Date</u>	<u>Professional</u>		<u>Hours</u>
<b>General</b>			
05/10/21	Maegan Bales-Cortez	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy.	0.25
05/11/21	Maegan Bales-Cortez	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy.	0.50
05/19/21	Jessica Biddle Holoubek	Review draft Board of Directors meeting agenda	0.25
05/21/21	Jessica Biddle Holoubek	Review Texas Public Information Act response	0.25
05/25/21	Jessica Biddle Holoubek	Prepare for, review the meeting and action files, and attend regular monthly Board of Directors meeting	0.75
05/27/21	Jessica Biddle Holoubek	Exchange of emails with attorney for Lipex Properties	0.25
06/03/21	Maegan Bales-Cortez	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy.	0.25
06/10/21	Carnell Emanuel	Review City of Houston council agenda for matters relating to client	0.25
			<i>Total Task Hours</i> 2.75
			<i>Total Task Amount</i> \$1,072.50
			<b>Total Fees:</b> <u>\$1,072.50</u>

#### Expenses and Other Items

Expenses and Other Items posted through June 11, 2021, as follows:

05/03/21	LAH	Federal Express: Memorial City District	13.13
			<u>Total Expenses and Other Items:</u> 13.13

---

Allen Boone Humphries Robinson LLP

June 21, 2021

**TASK FEE BREAKDOWN**

	<u>Hours</u>	<u>Amount</u>
General	2.75	1,072.50

---

Total Fees:	\$	1,072.50
Total Expenses and Other Items:	\$	13.13
<b>Total Amount Due:</b>	<b>\$</b>	<b>1,085.63</b>

3205

# Equi-Tax Inc.

# Invoice

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

DATE	INVOICE #
6/1/2021	57115

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 Based on 435 items on the tax roll as of January 2021, at \$0.30 per item	130.50
Invoice emailed to: Jennifer Landreville at <a href="mailto:jl@equitaxinc.com">jl@equitaxinc.com</a> Angela Cunningham at <a href="mailto:angela@equitaxinc.com">angela@equitaxinc.com</a> Scott Bean at <a href="mailto:sbean@haweshill.com">sbean@haweshill.com</a> Linda Clayton at <a href="mailto:lclayton@haweshill.com">lclayton@haweshill.com</a>	

<b>Total</b>	\$130.50
--------------	----------



Code No. 6333  
6/9/2021

3206

ESITEFUL CORPORATION  
14090 FM 2920 Rd, Ste G364  
Tomball, TX 77377 US  
+1 7135027182  
qbo@esiteful.com  
www.esiteful.com



# INVOICE

## BILL TO

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

INVOICE # 7243  
DATE 06/01/2021  
DUE DATE 06/01/2021  
TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Annual Web Hosting (7/1/21 - 6/30/22)	1	1,200.00	1,200.00

BALANCE DUE **\$1,200.00**



Code No. 6343  
6/21/2021

3207

ETI Bookkeeping Services

PO BOX 73109  
Houston, TX 77273

# Invoice

Date	Invoice #
6/1/2021	9139

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

Description	Qty	Rate	Amount
Bookkeeping		1,030.00	1,030.00

<b>Total</b>	\$1,030.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,030.00



Code No. 6333  
6-9-2021

3208



# Invoice

Invoice #: 00000049  
Date: 6/8/2021

Bill To:

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

Description	Amount
Professional Consulting and Administration Fee, June 2021	\$8,500.00



Code No. 6340  
6-9-2021

Your Order #:	Freight:	\$0.00
Shipping Date:	Sales Tax:	\$0.00
Terms: C.O.D.	Total Amount:	\$8,500.00
	Amount Applied:	\$0.00
	Balance Due:	\$8,500.00

3209

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

# Invoice

Bill To
TIRZ 17 Memorial City Redevelopment Autho c/o Hawes Hill & Associates LLP P.O. Box 22167 Houston, TX 77227-2167

Date	Invoice #
5/31/2021	5-2021-49

Terms	Project
	MCT107

Item	Description	Rate	Prior %	Curr %	Amount
Contract Services	Task 1 - Continued Funding Pursuit and Interagency Coordination	55,000.00	61%	2.00%	1,100.00

<b>Total</b>	\$1,100.00
<b>Balance Due</b>	\$1,100.00

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



Code No. 6322  
6/9/2021



**ABHR**

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

June 21, 2021

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

Ms. Jennifer Landreville  
 Equi-Tax, Inc.  
 P.O. Box 73109  
 Houston, TX 77273

Client/Matter: MEM001-03  
 Statement Number: 120416  
 Billing Attorney: Jessica Biddle  
 Holoubek

**Projects****Professional Fees**

Fees for services posted through June 11, 2021, as follows:

<u>Date</u>	<u>Professional</u>		<u>Hours</u>
<b><u>Detention Basin &amp; W-140 Bridge - <del>1731A</del> Code 1734</u></b>			
05/20/21	Jessica Biddle Holoubek	Telephone conference with Linda Clayton regarding Interlocal Agreements for pedestrian crossing and review revised agreement	0.50
			<i>Total Task Hours.</i>
			0.50
			<i>Total Task Amount</i>
			\$275.00
<b><u>Memorial near Bwy 8 Drainage - <del>1743</del> Code 1738A</u></b>			
05/10/21	Jessica Biddle Holoubek	Telephone conference with landowner and attorney regarding traffic control plan during construction	0.50
05/11/21	Jessica Biddle Holoubek	Work on tree replacement agreement; follow up email correspondence with attorney regarding traffic control plan	0.50
05/17/21	Jessica Biddle Holoubek	Work on matters regarding acquisition of corner property	0.25
05/20/21	Jessica Biddle Holoubek	Work on corner property acquisition matters with Steve Bonjonia	0.25
06/03/21	Jessica Biddle Holoubek	Follow up with Steve Bonjonia regarding property acquisition for right-of-way	0.25
			<i>Total Task Hours.</i>
			1.75
			<i>Total Task Amount</i>
			\$962.50
<b><u>W140 Channel Improvements - 1734</u></b>			
05/19/21	Jessica Biddle Holoubek	Discuss property acquisition with Steve Bonjonia; revise tree replacement letter agreement in connection with same	0.75
			<i>Total Task Hours.</i>
			0.75
			<i>Total Task Amount</i>
			\$412.50

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Total Fees: \$1,650.00

**TASK FEE BREAKDOWN**

	<u>Hours</u>	<u>Amount</u>
Detention Basin & W-140 Bridge - <del>1731A</del> 1734	0.50	275.00
Memorial near Bwy 8 Drainage - <del>1743</del> 1738A	1.75	962.50
W140 Channel Improvements - 1734	0.75	412.50

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Total Fees:	\$	1,650.00
Total Expenses and Other Items:	\$	<u>0.00</u>
<b>Total Amount Due:</b>	<b>\$</b>	<b><u>1,650.00</u></b>

# ALLEN BOONE HUMPHRIES ROBINSON LLP

To contact the ABHR Billing Department, please call 713-860-6400 or email at [billing@abhr.com](mailto:billing@abhr.com)

June 21, 2021

## MEMORIAL CITY REDEVELOPMENT AUTHORITY

### Projects

Client/Matter: MEM001-03  
Statement Number: 120416  
Billing Attorney: Jessica Biddle Holoubek

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## REMITTANCE PAGE

Fees for services posted through June 11, 2021	1,650.00
Expenses and Other Items posted through June 11, 2021	0.00
<b>Total Amount Due:</b>	<b>\$1,650.00</b>

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

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

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



Code : various see  
detail  
6/23/2021

3211



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

6/21/2021

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 May 15, 2021 to June 21, 2021**

**Contract Type: Lump Sum**

**Invoice Number: 30 - (1507)**

Task Name	Contract Amount	Percent Complete	Remaining Contract Amount	Total Invoiced to Date	Previously Invoiced	Current Payment Due
Construction Mgmt & Inspection	\$725,500.0	100.00%	\$0	\$725,500	\$725,500	\$0.00
Construction Phase Services	\$217,900.0	100.00%	\$0	\$217,900	\$217,900	\$0.00
Materials Testing-Aviles/Insp-Gauge	\$488,000.0	98.81%	\$5,816.84	\$482,183	\$479,686	\$2,496.75
<b>Add Services</b>						
Straw Extension Eval & Design / CM&I	\$95,235.0	95.09%	\$4,678.21	\$90,557	\$81,277	\$9,280.00
Access Road Design	\$83,000.0	100.00%	\$0	\$83,000	\$83,000	\$0

**Total This Invoice: \$11,776.75**

**Billings to Date:**

	Current	Prior	Total
Construction Mgmt & Inspection	\$0.00	\$725,500	\$725,500
Construction Phase Services	\$0.00	\$217,900	\$217,900
Materials Testing-Aviles/Insp-Gauge	\$2,496.75	\$479,686	\$482,183
<b>Add Services</b>			
Straw Extension Eval & Design / CM&I	\$9,280	\$81,277	\$90,557
Access Road Design	\$0	\$83,000	\$83,000

I certify the above to be true and correct

Muhammad Ali - PE



Code 1734  
6/21/2021

**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 1505  
 Date 06/21/2021

Project 1070 MEMORIAL DRIVE -  
 CONSTRUCTION PHASE SERVICES

Professional Services Provided Through June 18, 2021

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
<b>Construction Phase Services</b>	231,870.00	37.00	71,879.70	85,791.90	146,078.10	13,912.20
<b>Expenses</b>	2,000.00	7.89	148.76	157.86	1,842.14	9.10
<b>Traffic Signal CPS</b>	15,279.00	30.00	3,055.80	4,583.70	10,695.30	1,527.90
<b>Structural Eng CPS</b>	10,000.00	60.73	6,072.50	6,072.50	3,927.50	0.00
<b>Total</b>	<b>259,149.00</b>	<b>37.28</b>	<b>81,156.76</b>	<b>96,605.96</b>	<b>162,543.04</b>	<b>15,449.20</b>

Invoice total 15,449.20

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1505	06/21/2021	15,449.20	15,449.20				
	<b>Total</b>	<b>15,449.20</b>	<b>15,449.20</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

*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:  
 Frost Bank  
 Routing No.: 114000093  
 Account No.: 560048747



Code 1738A  
 6/21/2021

3212



INVOICE

Construction Resources, Inc.

Reytec Construction Resources, Inc.  
1901 Hollister St.  
Houston, TX 77080  
Phone: (713) 957-4003  
Fax: (713) 681-0077

INVOICE  
1805

SOLD TO Memorial City Redevelopment Au  
c/o Hawes, Hill, & Associates  
9610 Long Point Ste 150  
Houston, TX 77055-4259

SHIP TO Briar Branch Maintenance

ACCOUNT NO	PO NUMBER	SHIP VIA	DATE SHIPPED	TERMS	INVOICE DATE	PAGE
2234				Net 30	5/31/2021	1

ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
	1	Monthly Landscaping Maintenance	3,500.00	3,500.00
	1	Tree Watering Maintenance	5,395.50	5,395.50

TOTAL AMOUNT 8,895.50



Code No. 1734  
6/10/2021



**INVOICE**

**Construction Resources, Inc.**

Reytec Construction Resources, Inc.  
1901 Hollister St.  
Houston, TX 77080  
Phone: (713) 957-4003  
Fax: (713) 681-0077

INVOICE  
1807

SOLD TO Memorial City Redevelopment Au  
c/o Hawes, Hill, & Associates  
9610 Long Point Ste 150  
Houston, TX 77055-4259

SHIP TO Briar Branch Maintenance

ACCOUNT NO	PO NUMBER	SHIP VIA	DATE SHIPPED	TERMS	INVOICE DATE	PAGE
2234				Net 30	4/30/2021	1

ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
	1	Monthly Landscaping Maintenance	3,500.00	3,500.00
	1	Tree Watering Maintenance	5,395.50	5,395.50

**TOTAL AMOUNT 8,895.50**



Code No. 1734  
6/10/2021

3213

swa

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

Date: June 9, 2021  
Invoice No: 185516  
For Period: May  
Project No: RHTT002  
Project Manager: James Vick

Project Memorial Drive Construction

WORK PERFORMED:

Construction Phase Services.

Professional Services from May 1, 2021 to May 31, 2021

**Professional Personnel**

	Hours	Rate	Amount
Principal			
Rentrop, Rhett	2.00	210.00	420.00
Associate Principal			
Bruner, Clayton	4.00	172.90	691.60

**Total Fee Due This Invoice** **1,111.60**

**Reimbursable Expenses**

Misc Travel				
James Vick				21.28
Meals				
James Vick				32.76
Delivery				
Sonlife	May Deliveries			14.75
<b>Total Reimbursables</b>		<b>1.0 times</b>	<b>68.79</b>	<b>68.79</b>

**Total Due this Invoice** **\$1,180.39**

Authorized Fee:	\$ 93,450.00
Previously Billed:	\$ 23,399.25
Billed to Date	\$ 24,579.64
Remainder Fee:	\$ 45,471.11



Code No. 1738A  
6-13-2021

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.



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. CIP Committee:
- a. Project update from Gauge Engineering, LLC.
  - b. Project update from The Goodman Corporation.
  - c. Project update from SWA.

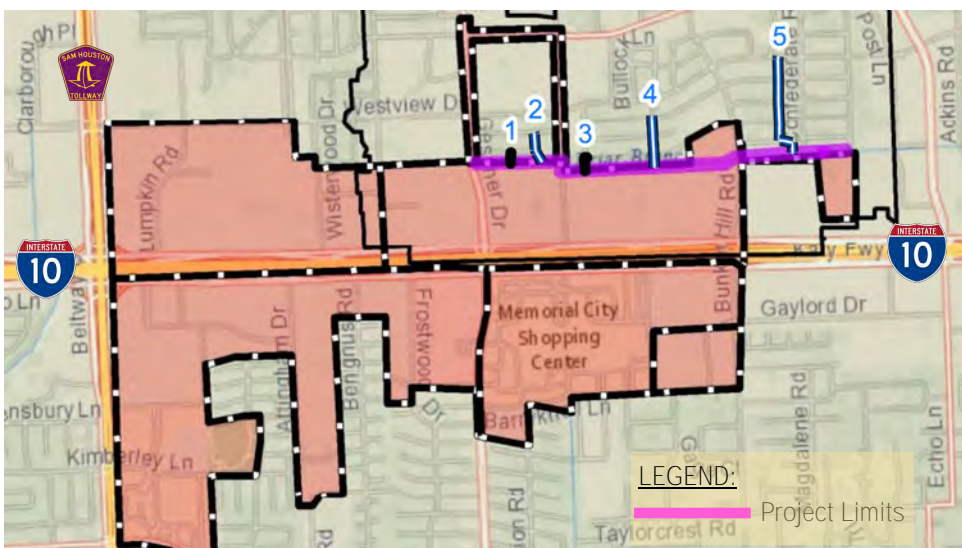
## PROGRESS REPORT—JUNE 2021

### 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

- Crossings at Witte Rd and Bunker Hill Rd completed
- Contractor addressed punch list items
- Miscellaneous restoration & cleanup completed
- Awaiting City's sign off

#### 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 and Straws Improvements project involves the construction of storm drainage improvements that address and reduce the risk of structural flooding in this area.

#### 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 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—JUNE 2021

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

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

### CONSTRUCTION TIME

- Original 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	\$17,862,367.00
Current Payment (s) Due	
Contract Completion Date	Original 12/21/2020 Extended: 7/1/2021
Balance Remaining	\$878,141.57

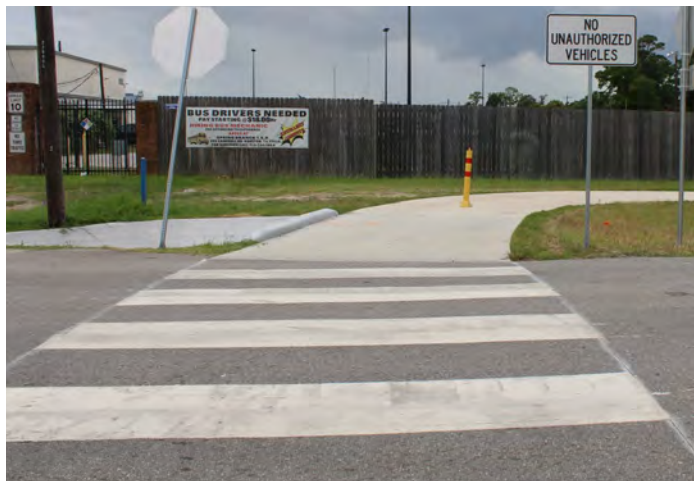
### PROGRESS PHOTOS



Crosswalk Island Completion - Bunker Hill Rd



Crosswalk Completion - Bunker Hill Rd



Crosswalk Completion - Witte Road



Crosswalk Completion - Witte Road



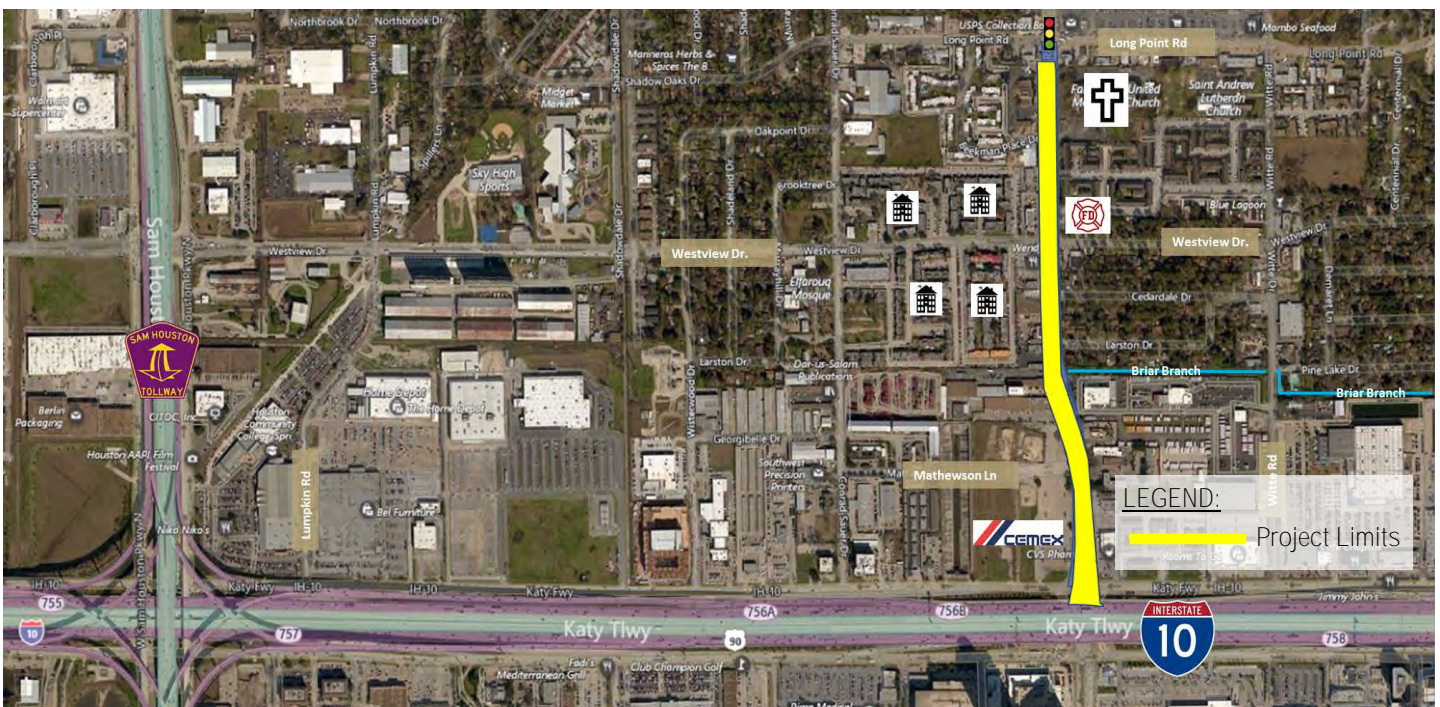
# PROGRESS REPORT— JUNE 2021

## 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— JUNE 2021

## 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

Contractor  
SER Construction Partners



### PROJECT STATUS

- Addressing punch list items from substantial walkthrough
- TDLR Inspection - Done
- Landscaping/Irrigation work - Completed
- Landscaping Walkthrough conducted—swa working on a punch list items
- Street Lighting Foundation work completed - a couple of foundations will be relocated

### CURRENT TRAFFIC CONTROL CONFIGURATION

- All traffic lanes are open

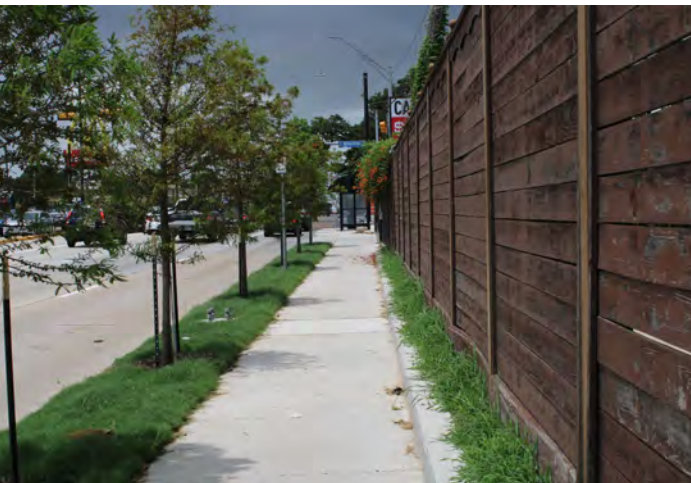
### PROGRESS PHOTOS



Landscaping Work— Completed



Intersection Curb Ramps at Mathewson — Completed



Sidewalk Work — Completed



SBMD Monument — Completed



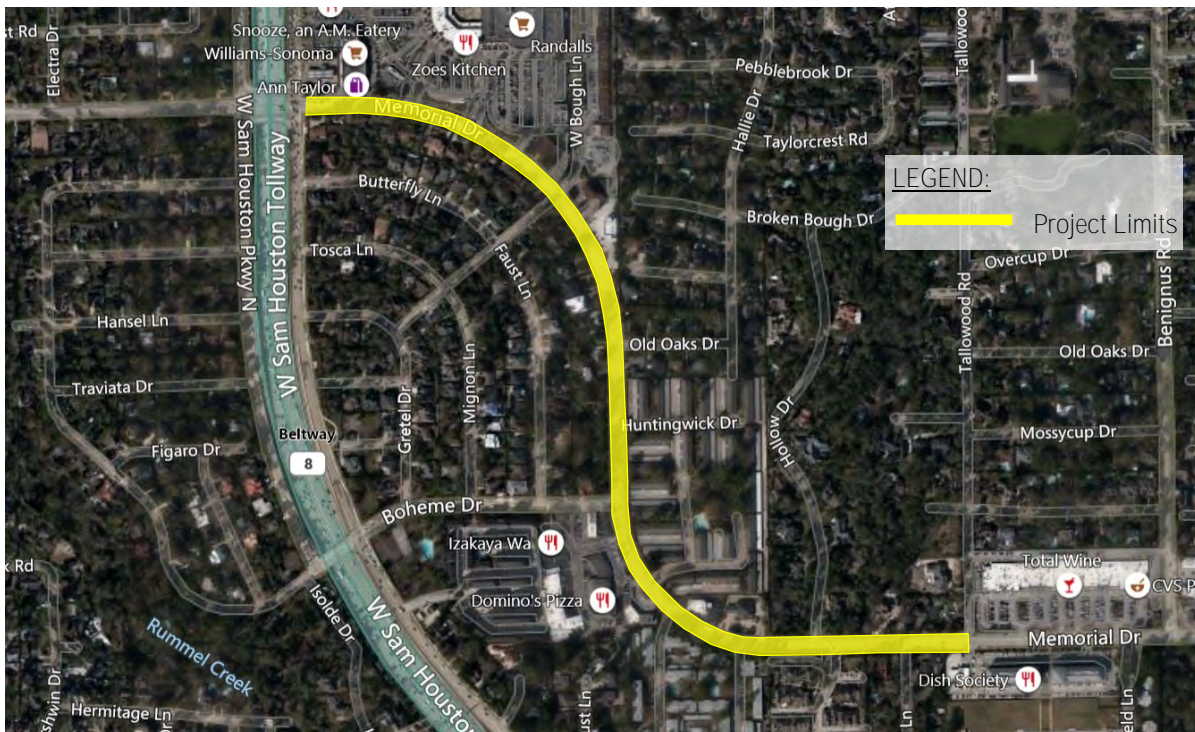
# PROGRESS REPORT— JUNE 2021

## Memorial Drive Mobility and Drainage Improvements

WBS No. N-T17000-031B-7 , CSJ: 0912-72-391

### PROJECT LOCATION

The Memorial Drive improvement project is approximately 4,960 feet long, from East of Beltway 8 to East of Tallowood Road This project is located in the City of Houston within the TIRZ 17 limits.



### PROJECT DESCRIPTION:

Memorial City Redevelopment Authority (MCRA)/Tax Increment Reinvestment Zone (TIRZ) 17 on behalf of the City of Houston, and in cooperation with TxDOT is sponsoring the proposed Memorial Drive project. Memorial Drive will be reconstructed from East of Beltway 8 to East of Tallowood Drive in the City of Houston, Harris County.

Memorial Drive is a major thoroughfare that carries 17,500 vehicles per day and one of the critical capital improvement projects to be undertaken by TIRZ 17. The project proposes to improve drainage issues, mobility, access management, traffic operations, and safety within the project limits. The proposed improvements include the following:

- Improving mobility and safety by reconstructing the roadway to two 12-foot wide travel lanes in each direction with a raised median in the center of the road
- Encourage a pedestrian friendly environment by installing 8-foot wide ADA-compliant sidewalks along both sides of the road
- Upgrading subsurface public utilities
- Improve traffic operations by upgrading existing traffic signals to meet current standards
- Improve drainage by replacing the existing ditches with an upgraded storm sewer system that consists of installing varying sized reinforced concrete boxes and pipes that go up to 10-FT x 10-FT
- Improve Quality of life by installing extensive hardscape and softscape landscaping items



# Cont. PROGRESS REPORT— JUNE 2021

## Memorial Drive Mobility and Drainage Improvements

WBS No. N-T17000-031B-7 , CSJ: 0912-72-391

### CONSTRUCTION TIME

- Contract time: 25 Months
- Notice to Proceed date: August 20, 2020

### CONTACT INFORMATION

Construction Management  
TxDOT—Houston District



Construction Phase Services  
Gauge Engineering, LLC



Contractor  
SER Construction Partners



### PROJECT STATUS

- 10-ft x 10-ft Storm sewer box culverts installation completed
- 10-ft x 5-ft Storm sewer box culverts installation taking place
- Water Line and Sanitary Sewer Work - 95% Completed

### CURRENT TRAFFIC CONTROL CONFIGURATION

- Two Lanes open
- Two-way Traffic shifted to the north and south sides of Memorial Drive. Two lanes will be maintained while work zone is on the middle of Memorial Drive.

### PROGRESS PHOTOS



10-ft x 5-ft Storm Sewer RCB Stockpile



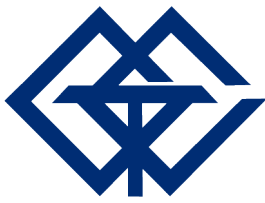
10-ft x 5-ft Storm Sewer RCB Installation



10-ft x 5-ft Storm Sewer RCB Installation



Traffic Control setup



THE **GOODMAN**  
CORPORATION

TBPE NO. F-19990

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Suite 200  
Houston, TX 77006

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Austin, TX 78757

**PHONE:** (713) 951-7951

# PROGRESS REPORT

THEGOODMANCORP.COM

**To:** Scott Bean  
**From:** Jim Webb, AICP, ENV SP  
**Date:** June 1, 2021  
**Re:** TIRZ 17 Memorial City Redevelopment Authority Continued Funding Pursuit and Coordination (MCT107) – May 2021

<b>Task:</b>	<b>Previous % Complete</b>	<b>Current % Complete</b>
<b>1 – Continued Funding Pursuit and Coordination</b>	<b>61%</b>	<b>63%</b>

**Comments:**

- Continued coordination with Congressional staff related to appropriations submission.
- Provided update at Board of Directors meeting.



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**PROJECT STATUS REPORT BY SWA**

SCOPE: LANDSCAPE ARCHITECTURE FOR MEMORIAL CITY  
REDEVELOPMENT AUTHORITY

PROJECTS: TIRZ #17 CIP

DATE: 24 June 2021

**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.

2. N. GESSNER DRAINAGE AND MOBILITY IMPRVTS – PH 1 (T-1732A) (SWA WO#19)

- SWA is coordinating sub-stancial completion of construction / project close-out with Gauge Engineering, TXDOT, METRO, CenterPoint as well as with the partnering management districts (Memorial Management and Spring Branch Management Districts).

END OF REPORT

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

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**AGENDA MEMORANDUM**

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

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6. Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property.
7. Reconvene in Open Session and authorize appropriate actions with regard to the purchase, exchange, lease or value of real property.