

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



Agenda and Agenda Materials
Meeting of the Board of Directors

April 26, 2022

**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, April 26, 2022, at 8:00 a.m.**, at Hawes Hill & Associates LLP, Spring Branch Conference Room, 9600 Long Point Road, Suite 250, Houston, Texas 77055 ***"Masks Suggested, Social Distancing Recommended"*** public is welcome to attend in person or via Zoom videoconference at: <https://us02web.zoom.us/j/84213219001?pwd=cHBxMmdLcVhxdTBLOld1QXhHazhiZz09;> or via teleconference at: (346) 248-7799; Meeting ID: **842 1321 9001**; Password: **905958**; 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).

Any public comments must be made in-person at the posted meeting location or submitted in writing by 5:00 p.m. Monday, April 25, 2022, to lclayton@haweshill.com and it will be read aloud during the public comment section.

3. Approve Minutes of the March 29, 2022, regular meeting.
4. Approve Agreed-Upon Procedures Report for Lipex Development Agreement; and authorize payment.
5. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports.
6. CIP Committee:
 - a. Project update from Gauge Engineering, LLC.
 - b. Project update from The Goodman Corporation.
 - c. Project update from SWA.
7. Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property; and pursuant to Section 551.087, Texas Government Code, to discuss or deliberate regarding economic development negotiations.
8. Reconvene in Open Session and authorize appropriate actions with regard to the purchase, exchange, lease or value of real property; and with regard to economic development negotiations.
9. Adjournment.



Executive Director for Authority

*Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's Executive Director at (713) 595-1200 at least three business days prior to the meeting so that the appropriate arrangements can be made. The Board will conduct an in-person meeting at its physical meeting location. As an accommodation during the current levels of transmission during this COVID-19 virus epidemic emergency, the Board is making available a Zoom teleconference and/or videoconference option for members of the public to view the meeting. Members of the Board may participate by videoconference in accordance with requirements of the Texas Open Meetings Act, provided a quorum of the Board meets in-person.

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 March 29, 2022, regular meeting.

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

March 29, 2022

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 at Hawes Hill & Associates LLP, 9600 Long Point Road, Spring Branch District Conference Room, Suite 250, Houston, Texas 77055, open to the public on Tuesday, March 29, 2022, at 8:00 a.m., and open to the public via videoconference, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 – Andy Iversen

Position 2 – John Rickel, *Vice-Chair*

Position 3 – David P. Durham, *Secretary*

Position 4 – Ann T. Givens, *Chair*

Position 5 – Zachary R. Hodges, *Asst. Secretary*

Position 6 – Brad Freels

Position 7 – Dan Moody III

and all of the above were present, thus constituting a quorum. A quorum of the Board was present in person and Chairman Givens attended the meeting via videoconference. Also present were Scott Bean, and Linda Clayton, Hawes Hill & Associates, LLP; Sanjay Bapat, Allen Boone Humphries Robinson, LLP; and Pat Hall, ETI Bookkeeping Services. Others attending the meeting were Council Member Mary Nan Huffman, District G; Liz Miranda, District A; Ben Gillis, Memorial Management District; Karen Glynn and Laurie Rosenbaum, both of City of Bunker Hill; Muhammad Ali, Gauge Engineering; Jim Webb, The Goodman Corporation; Bruce Nichols; Margaret Dunlap, METRO; Lois Myers; and Beverly Chambers. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Lois Myers.

APPROVE MINUTES OF THE FEBRUARY 28, 2022, REGULAR MEETING.

Upon a motion made by Director Durham, and seconded by Director Freels, the Board voted unanimously to approve the Minutes of the February 28, 2022, Board meeting, as presented.

RECEIVE FINANCIAL AND BOOKKEEPER'S REPORT, INCLUDING APPROVAL OF 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 Moody, and seconded by Director Iversen, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

ACCEPT ANNUAL DISCLOSURE STATEMENTS FROM INVESTMENT OFFICER AND BOOKKEEPER.

Ms. Clayton reviewed the annual disclosure statements and stated disclosures are required to be made annually by the investment officer and bookkeeper disclosing any relationships with entities

or individuals engaged in an investment transaction with the Authority and the investment officer and bookkeeper are reporting none.

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY; ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY.

Ms. Clayton reported the Authority is required to annually review its Investment Policy and amend the Policy when required by any legislative changes to the investment laws. She reported no legislative laws have been enacted affecting the current Policy and the Authority's attorney has reviewed the current Investment Policy and is recommending no changes be made.

ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE AUTHORITY MAY ENGAGE IN INVESTMENT TRANSACTIONS.

Ms. Clayton reviewed the Resolution and amended Broker/Dealer List with whom the Authority may engage in investment transactions. She reported the list was received from the investment officer and can be amended by the Board at any time by Resolution.

Upon a motion made by Director Rickel, and seconded by Director Hodges, the Board voted unanimously to (a) accept the Annual Disclosure Statements from the Investment Officer and Bookkeeper, as presented; (b) adopt the Resolution Regarding Annual Review of Investment Policy; and (c) adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY.

Mr. Bapat reported he has reviewed the Post-Issuance Compliance Policy pertaining to the Authority's bonds and has determined the current policy is in compliance and no changes need to be made. No action from the Board was required.

CIP COMMITTEE:

a. Project update from Gauge Engineering LLC.

Mr. Ali provided an update on the Memorial Drive project, a copy of the Status Report is included in the Board materials. He reported the project is 78% complete with an anticipated completion by the end of the year. He reported TxDOT is currently in the process of closing out the Gessner project. He reported Gauge is updating the draft schematic for the Memorial Drive Phase II project. He reported traffic analysis has begun for the Memorial Drive Phase II. He reported the survey has been completed for the W-140 Basin Deepening and Gauge has begun the detailed design. No action from the Board was required.

b. Project update and recommendations from The Goodman Corporation.

a. Consider letter to U.S. Representative Dan Crenshaw;

Upon a motion made by Director Rickel, and seconded by Director Freels, the Board voted unanimously to approve the letter to U.S. Representative Dan Crenshaw regarding the W140 Detention Basin Improvements project, as presented.

b. Consider Task Order for W-140 Detention Basin Improvements Project Grant Compliance and Management; and

Mr. Webb reviewed the task order to provide grant compliance and management services for the W-140 Detention Basin Improvements project in the amount of \$156,381. Upon a motion made by Director Moody, and seconded by Director Rickel, the Board voted unanimously to approve The Goodman Corporation Task Order for W140 Detention Basin Improvements Grant Compliance and Management services in the amount of \$156,381.00, as presented.

c. Consider Task Order for Ongoing Pursuit of Funding.

Mr. Webb reviewed the task order to provide ongoing pursuit of funding services in the amount of \$126,500. He reported this will replenish the previous task order approved for ongoing services. Upon a motion made by Director Freels, and seconded by Director Rickel, the Board voted unanimously to approve The Goodman Corporation Task Order for Ongoing Pursuit of Funding services in the amount of \$126,500.00, as presented.

c. Project update from SWA.

SWA Project 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; AND PURSUANT TO SECTION 551.087, TEXAS GOVERNMENT CODE, TO DISCUSS OR DELIBERATE REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.

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

An Executive Session was not called.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:26 a.m.

Secretary

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

AGENDA MEMORANDUM

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

4. Approve Agreed-Upon Procedures Report for Lipex Development Agreement; and authorize payment.



MetroNational
Investment/Development/Management

March 7, 2022

Mr. Scott Bean, Executive Director
TIRZ 17 Memorial City Redevelopment Authority
c/o Hawes Hill and Associates LLP
Attn: Linda Clayton
P.O. Box 22167
Houston, Tx 77055

Dear Mr. Bean:

Subject: Conrad Sauer Detention Pond/Mathewson Lane Monthly Closing – January 2022

Attached is the January 2022 end of month closing statement that reflects a total balance of \$13,799,573.80.

Principal	\$11,476,202.05
Interest	<u>\$ 2,323,371.75</u>
TOTAL	\$13,799,573.80

The interest from the statement dated August 19, 2021 in the amount of \$2,087,928.94 is outstanding. When can we expect payment of the interest?

Please feel free to call me if you have any questions at 713-586-6229.

Sincerely,



Marlene L. Gafrick
Director of Planning

attachments

cc: Scott Bean
David Hawes
Andy Icken
Bob Collins

McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708

PO Box 29584
Austin, TX 78755-5126
(512) 610-2209
www.mgsbpllc.com
E-Mail: mgsb@mgsbpllc.com

April 26, 2022

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

Dear Board Members:

Previously, we prepared our Agreed-Up Procedures Report dated June 30, 2020, for disbursement from the proceeds of Tax Increment Revenue Fund. In that report, Phase III design and related costs of improvements related to the Conrad Sauer detention pond and Mathewson Lane right-of-way were approved for reimbursement. Memorial City Redevelopment Authority (the "Authority") has now requested an update to the reimbursable amount due to Lipex Properties, L.P. (the "Developer"), and we have updated the reimbursable amount due to the Developer including developer interest through January 31, 2022. Interest was calculated in accordance with the Development Agreement dated September 24, 2014 (the "Development Agreement"), between the Authority and the Developer at the Developer's borrowing rate, with a maximum interest rate of 4.0%.

Total Due to Developer as of May 31, 2020	\$19,266,570.47
Add: Additional Interest Calculated from June 1, 2020 to September 3, 2021	481,088.37
Amount Reimbursed September 3, 2021	<u>(6,026,918.98)</u>
Subtotal	<u>\$13,720,739.86</u>
Add: Additional Interest Calculated from September 4, 2021 to January 31, 2022	<u>145,924.63</u>
Total Due to Developer as of January 31, 2022	<u>\$13,866,664.49</u>

As a result of the procedures contained in our report dated June 30, 2020 and in accordance with the Development Agreement, we have calculated a reimbursable amount due to the Developer from the Tax increment Revenue Fund at \$13,866,664.49, which includes developer interest of \$145,924.63.

We appreciate this opportunity to assist you. Please do not hesitate to contact us if we can be of further service.

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

AUP Report – 2022 Tax Increment Revenue Fund Reimbursement

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 approval of payment of invoices, review of investments, and project cash flow reports.

Memorial City Redevelopment Authority / TIRZ 17

Cash Management Report

March 31, 2022

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, 2022

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	14,246,547.45	5,916,546.40	5,392.24	20,168,486.09
Revenue	1,462.35	772.09	0.62	2,235.06
Expenditures	88,590.02	0.00	0.00	88,590.02
Ending Balance	14,159,419.78	5,917,318.49	5,392.86	20,082,131.13

NOTES:

Debt Service Payments due in Fiscal Year End 2022:

Date	Series	Principal	Interest	Total
9/1/2021	2016R	695,000.00	203,886.00	898,886.00
9/1/2021	2019	4,665,000.00	824,125.00	5,489,125.00
3/1/2022	2016R		195,511.25	195,511.25
3/1/2022	2019		707,500.00	707,500.00
			Total FYE 2022	7,291,022.25

March 31, 2022

General Operating Fund

BEGINNING BALANCE: **14,246,547.45**

REVENUE:

Checking Interest - Wells Fargo	7.11	
Texpool Interest	551.60	
Wells Fargo/TexSTAR (Surplus Funds) Interest	903.64	
Voided Check(s)	0.00	
Total Revenue:		1,462.35

DISBURSEMENTS:

Checks Presented At Last Meeting	88,529.67	
Checks Written at/after Last Meeting	0.00	
Bank Fee	60.35	
Total Expenditures		88,590.02

Ending Balance: **14,159,419.78**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1600	36,703.78
TexPool	*0001	0.1536	4,174,425.54
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.1070	9,948,290.46
		Total	14,159,419.78

Memorial City Redevelopment Authority
Checks Presented
April 26, 2022

Num	Name	Description	Amount
3304	Allen Boone Humphries Robinson LLP	Legal Fee	-2,490.00
3305	Equi-Tax, Inc	Tax Assessor / Collector	-131.10
3306	ETI Bookkeeping Services	Bookkeeping Fee	-1,060.90
3307	Hawes Hill & Associates	Professional Consultant	-8,500.00
3308	The Goodman Corporation Inc	Contract Services	-7,700.00
3309	Gauge Engineering, LLC	Engineering Fee- Capital Projects	-72,103.62
3310	Reytec Construction Resources, Inc.	Engineering Fee- Capital Projects	-8,895.50
3311	SWA Group	Engineering Fee- Capital Projects	-3,722.54
3312	The Goodman Corporation Inc	Engineering Fee- Capital Projects	-3,450.00
Total			-108,053.66

Capital Projects Fund

BEGINNING BALANCE		5,916,546.40
REVENUE		
TexPool Interest	772.09	
Voided Check(s)	0.00	
Total Revenue		772.09
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Transfer to GOF	0.00	
Total Expenditures		0.00
ENDING BALANCE		5,917,318.49

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0005	0.1536	5,917,318.49
		Total	5,917,318.49

**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 Signalizatn	1,984
1725	Parks & Green Space Improvements	9,100
1731A	Detention Basin & W-140 Bridge	3,932
1732A	N Gessner Drainage & Mobility	291,996
1734	W-140 Channel Improvements	5,062,879
1735A	Detention Basin A	38,565
1737	MetroNational - Detention / Roads	9,040,378
1737A	TC Blvd Partners	605,160
1738A	Memorial Dr Drain & Mobility 1	11,135,597
1738B	Memorial Dr Drain & Mobility 2	241,217
1741	W140 Detention Expansion	237,034

Total Less Construction Costs Paid To Date **26,671,343**

Total	5,696,429
Interest Earned	80,382
Total Bank Balance	5,776,811

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					

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6/30/2020		TexPool		Interest Earned		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		
9/30/2020		TexPool		Interest Earned		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		TexPool		Interest Earned		1,771.19	15,511,740.48
11/30/2020		TexPool		Interest Earned		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

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				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		
			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		TexPool		Interest Earned		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 Signalizatn	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		TexPool		Interest Earned		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		TexPool		Interest Earned		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

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			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		TexPool		Interest Earned		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
				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	111,727.47	111,727.47	12,776,930.73
4/27/2021	3193	SWA Group	Inv# 184765	1738A Memorial Dr Drain & Mobility 1	5,570.33	5,570.33	12,771,360.40
4/30/2021		TexPool		Interest Earned		142.74	12,771,503.14
5/25/2021	3199	Allen Boone Humphries Robinson LLP	Inv# 119495	1734 W140 Channel Improvements	1,237.50	3,162.50	12,768,340.64
				1738A Memorial Dr Drain & Mobility 1	1,925.00		
5/25/2021	3200	Gauge Engineering, LLC	Inv# 1472	1732A N Gessner Drainage & Mobility	524.52	35,848.52	12,732,492.12
			Inv# 1473	1738A Memorial Dr Drain & Mobility 1	9,847.30		
			Inv# 29- (1471)	1734 W140 Channel Improvements	25,476.70		
5/25/2021	3201	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 30	1734 W140 Channel Improvements	37,085.49	218,897.64	12,513,594.48
			Proj#1005 Pay Est 30A	1734 W140 Channel Improvements	181,812.15		
5/25/2021	3202	SWA Group	Inv# 185128	1738A Memorial Dr Drain & Mobility 1	1,563.31	1,563.31	12,512,031.17
5/31/2021		TexPool		Interest Earned		109.73	12,512,140.90
6/29/2021	3210	Allen Boone Humphries Robinson LLP	Inv# 120416	1734 W140 Channel Improvements	687.50	1,650.00	12,510,490.90
				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	12,483,264.95
			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	12,465,473.95
			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	12,464,293.56
6/30/2021		TexPool		Interest Earned		134.32	12,464,427.88
7/27/2021	3220	Allen Boone Humphries Robinson LLP	Inv# 121070	1738A Memorial Dr Drain & Mobility 1	137.50	137.50	12,464,290.38
7/27/2021	3221	Gauge Engineering, LLC	Inv# 1538	1732A N Gessner Drainage & Mobility	1,000.00	26,636.67	12,437,653.71
			Inv# 1539	1738A Memorial Dr Drain & Mobility 1	13,953.08		
			Inv# 1540	1738B Memorial Dr Drain & Mobility 2	1,188.54		
			Inv# 31	1734 W140 Channel Improvements	10,495.05		
7/27/2021	3222	Reytec Construction Resources, Inc.	Inv# 1846	1734 W140 Channel Improvements	8,895.50	8,895.50	12,428,758.21
7/27/2021	3223	SWA Group	Inv# 185919	1738A Memorial Dr Drain & Mobility 1	2,838.66	2,838.66	12,425,919.55
7/27/2021	3224	Wheatley Investments, Inc	Jul-21	1738A Memorial Dr Drain & Mobility 1	11,171.00	11,171.00	12,414,748.55
		TexPool		Interest Earned		199.70	12,414,948.25
8/31/2021	3230	Allen Boone Humphries Robinson LLP	Inv# 121819	1738A Memorial Dr Drain & Mobility 1	412.50	412.50	12,414,535.75
8/31/2021	3231	Gauge Engineering, LLC	Inv# 1567	1732A N Gessner Drainage & Mobility	769.20	43,962.11	12,370,573.64
			Inv# 1568	1738A Memorial Dr Drain & Mobility 1	25,529.55		
			Inv# 1569	1738B Memorial Dr Drain & Mobility 2	17,663.36		

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8/31/2021	3232	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 31	1734 W140 Channel Improvements	99,950.65	108,846.15	12,261,727.49
			Inv# 1858	1734 W140 Channel Improvements	8,895.50		
8/31/2021	3233	SWA Group	Inv# 186325	1738A Memorial Dr Drain & Mobility 1	1,000.50	1,000.50	12,260,726.99
		TexPool		Interest Earned		233.33	12,260,960.32
9/3/2021	WIRE	Metro National Corporation		1737 MetroNational - Detention / Road	3,013,459.49	6,026,918.98	6,234,041.34
				1737 MetroNational - Detention / Road	3,013,459.49		
9/28/2021	3242	Allen Boone Humphries Robinson LLP	Inv# 122408	1738A Memorial Dr Drain & Mobility 1	687.50	687.50	6,233,353.84
9/28/2021	3243	Gauge Engineering, LLC	Inv# 1600	1732A N Gessner Drainage & Mobility	255.48	54,669.02	6,178,684.82
			Inv# 1601	1738A Memorial Dr Drain & Mobility 1	19,304.54		
			Inv# 1602	1738B Memorial Dr Drain & Mobility 2	35,109.00		
9/28/2021	3244	Reytec Construction Resources, Inc.	Inv# 1886	1734 W140 Channel Improvements	8,895.50	8,895.50	6,169,789.32
9/28/2021	3245	SWA Group	Inv# 186666	1738A Memorial Dr Drain & Mobility 1	1,692.66	1,692.66	6,168,096.66
		TexPool		Interest Earned		149.78	6,168,246.44
10/26/2021	3253	Allen Boone Humphries Robinson LLP	Inv# 123124	1735A Detention Basin A	137.50	275.00	6,167,971.44
				1738A Memorial Dr Drain & Mobility 1	137.50		
10/26/2021	3254	Gauge Engineering, LLC	Inv# 1629	1738A Memorial Dr Drain & Mobility 1	10,434.15	45,367.13	6,122,604.31
			Inv# 1630	1738B Memorial Dr Drain & Mobility 2	34,932.98		
10/26/2021	3255	Reytec Construction Resources, Inc.	Inv# 1919	1734 W140 Channel Improvements	8,895.50	8,895.50	6,113,708.81
10/26/2021	3256	SWA Group	Inv# 187071	1738A Memorial Dr Drain & Mobility 1	1,510.32	1,510.32	6,112,198.49
		TexPool		Interest Earned		374.83	6,112,573.32
12/7/2021	3265	Allen Boone Humphries Robinson LLP	Inv# 123998	1738A Memorial Dr Drain & Mobility 1	275.00	275.00	6,112,298.32
12/7/2021	3266	Gauge Engineering, LLC	Inv# 1674	1738A Memorial Dr Drain & Mobility 1	11,193.92	41,897.24	6,070,401.08
		Gauge Engineering, LLC	Inv# 1675	1738B Memorial Dr Drain & Mobility 2	30,703.32		
12/7/2021	3267	Reytec Construction Resources, Inc.	Inv# 1943	1734 W140 Channel Improvements	8,895.50	8,895.50	6,061,505.58
	3270	Reytec Construction Resources, Inc.	Inv# 1971	1734 W140 Channel Improvements	8,895.50	8,895.50	6,052,610.08
12/7/2021	3268	SWA Group	Inv# 187485	1738A Memorial Dr Drain & Mobility 1	1,225.00	1,225.00	6,051,385.08
12/7/2021	3269	The Goodman Corporation Inc.	Inv# 11-2021-3	1738B Memorial Dr Drain & Mobility 2	690.00	690.00	6,050,695.08
		TexPool		Interest Earned		192.54	6,050,887.62
1/25/2022	3277	Gauge Engineering, LLC	Inv# 1730	1738A Memorial Dr Drain & Mobility 1	10,115.00	10,115.00	6,040,772.62
1/25/2022	3276	Gauge Engineering, LLC	Inv# 1731	1738B Memorial Dr Drain & Mobility 2	27,057.60	27,057.60	6,013,715.02
1/25/2022	3278	Reytec Construction Resources, Inc.	Inv# 12007	1734 W140 Channel Improvements	8,895.50	8,895.50	6,004,819.52
1/25/2022	3279	SWA Group	Inv# 187971	1738A Memorial Dr Drain & Mobility 1	2,457.64	2,457.64	6,002,361.88
1/25/2022	3280	The Goodman Corporation Inc.	Inv# 12-2021-23	1738B Memorial Dr Drain & Mobility 2	345.00	345.00	6,002,016.88
		TexPool		Interest Earned		192.08	6,002,208.96
2/22/2022	3286	Gauge Engineering, LLC	Inv# 1770	1155 W140 Expansion	10,522.75	10,522.75	5,991,686.21
2/22/2022	3287	Gauge Engineering, LLC	Inv# 1769	1125 Memorial Drive Phase II	23,629.65	23,629.65	5,968,056.56
2/22/2022	3288	Gauge Engineering, LLC	Inv# 1768	1070 Memorial Drive Construction Phase II	16,928.60	16,928.60	5,951,127.96
2/22/2022	3289	Reytec Construction Resources, Inc.	Inv# 2093	1734 W140 Channel Improvements	8,895.50	8,895.50	5,942,232.46
2/22/2022	2890	Reytec Construction Resources, Inc.	Inv# 2092	1734 W140 Channel Improvements	8,895.50	8,895.50	5,933,336.96
2/22/2022	3291	The Goodman Corporation Inc.	Inv# 1-2022-23	Memorial Dr Phase II	690.00	690.00	5,932,646.96
		TexPool		Interest Earned		284.44	5,932,931.40

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3/29/2022	3296	Reytec Construction Resources, Inc.	Inv# 2122	1734 W140 Channel Improvements	8,895.50	8,895.50	5,924,035.90
3/29/2022	3297	SWA Group	Inv# 188862	Memorial Dr Contrsuction	2,452.00	2,452.00	5,921,583.90
3/29/2022	3298	The Goodman Corporation Inc.	Inv# 2-2022-7	Memorial Dr Phase II	1,725.00	1,725.00	5,919,858.90
3/29/2022	3300	Gauge Engineering, LLC	Inv# 1810	1155 W140 Expansion	22,793.25	22,793.25	5,897,065.65
3/29/2022	3301	Gauge Engineering, LLC	Inv# 1809	1125 Memorial Drive Phase II	21,260.55	21,260.55	5,875,805.10
3/29/2022	3302	Gauge Engineering, LLC	Inv# 1808	1070 Memorial Drive Construction Phase	11,599.35	11,599.35	5,864,205.75
		TexPool		Interest Earned		772.09	5,864,977.84
4/26/2022	3310	Reytec Construction Resources, Inc.	Inv# 2160	1734 W140 Channel Improvements	8,895.50	8,895.50	5,856,082.34
4/26/2022	3311	SWA Group	Inv# 189557	Memorial Dr Contrsuction	3,722.54	3,722.54	5,852,359.80
4/26/2022	3312	The Goodman Corporation Inc.	Inv# 3-2022-2	Memorial Dr Phase II	3,450.00	3,450.00	5,848,909.80
4/26/2022	3309	Gauge Engineering, LLC	Inv# 1839	1155 W140 Expansion	29,263.79	29,263.79	5,819,646.01
4/26/2022	3309	Gauge Engineering, LLC	Inv# 1838	1125 Memorial Drive Phase II	25,843.13	25,843.13	5,793,802.88
4/26/2022	3309	Gauge Engineering, LLC	Inv# 1837	1070 Memorial Drive Construction Phase	16,996.70	16,996.70	5,776,806.18

Debt Service Fund

BEGINNING BALANCE	5,392.24
REVENUE	
TexPool DSF Interest	0.46
Wells Fargo/TexSTAR (2008 PR) Interest	0.16
Wells Fargo/TexSTAR (2008 DSF) Interest	0.00
 Total Revenue	 0.62
EXPENDITURES	
Debt Service Interest Payment	0.00
Debt Service Principal Payment	0.00
Trustee Fee	0.00
 Total Expenditures	 0.00
 ENDING BALANCE	 5,392.86

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.1070	120.02
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.1070	2,000.34
TexPool	*0004	0.1536	3,272.50
		Total	5,392.86

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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	0.1536	4,263,027.69	0.99985	4,263,667.24	551.60	(89,793.30)	4,173,465.42	0.99977	4,174,425.54
DSF	TexPool	0.1536	3,271.41	0.99985	3,271.90	0.46	0.14	3,271.75	0.99977	3,272.50
GOF	Wells Fargo/ TexStar	0.1070	9,946,531.62	0.999922	9,947,307.51	903.64	79.31	9,947,365.27	0.999907	9,948,290.46
DSF	Wells Fargo/ TexStar DSF	0.1070	903,053.88	0.999922	903,124.32	0.00	(903,004.30)	120.01	0.999907	120.02
DSF	Wells Fargo/ TexStar PI Rev	0.1070	2,000.02	0.999922	2,000.18	0.00	0.16	2,000.15	0.999907	2,000.34
CPF	TexPool CPF	0.1536	5,984,921.09	0.99985	5,985,818.96	772.09	(69,272.56)	5,915,957.51	0.99977	5,917,318.49

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	49,159.55	7.11	(12,462.88)	36,703.78

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	36,703.78	BNYM	1,553,641	BNYM	1,553,641	1,648,331

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
March 2022

	March			Year to Date (9 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
1000 · Income							
6001 · City Tax Revenue	0	0	0	18,148,263	17,668,650	479,613	17,668,650
8223 · Interest Income	2,235	33,333	-31,098	5,802	300,001	-294,199	400,000
8930 · Bond Proceeds	0	0	0	0	39,702,452	-39,702,452	39,702,452
Total 1000 · Income	2,235	33,333	-31,098	18,154,064	57,671,103	-39,517,039	57,771,102
6-4350 · Grants	0	0	0	0	1,724,123	-1,724,123	1,724,123
Total Income	2,235	33,333	-31,098	18,154,064	59,395,226	-41,241,162	59,495,225
Expense							
3335 · Management Consulting Services							
6320 · Legal	2,490	4,167	-1,677	12,752	37,499	-24,747	50,000
6322 · Eng Consultant/General Prof.Svc	7,700	5,000	2,700	31,427	45,000	-13,573	60,000
6337 · Construction Audit	0	0	0	0	5,000	-5,000	5,000
6343 · Other	0	0	0	30	0	30	
Total 3335 · Management Consulting Services	10,190	9,167	1,023	44,209	87,499	-43,290	115,000
5650 · Transfers							
6420 · COH Administration Fee	0	0	0	907,413	883,433	23,980	883,433
6430 · Municipal Services	0	0	0	0	0	0	2,256,619
Total 5650 · Transfers	0	0	0	907,413	883,433	23,980	3,140,052
5706 · Debt Service							
5707 · Principal	0	0	0	5,360,000	5,360,000	0	5,360,000
5708 · Interest	0	0	0	1,931,022	2,754,546	-823,524	2,754,546
5709 · Debt Issuance Costs	0	0	0	0	1,515,427	-1,515,427	1,515,427
5710c · Trustee Fee	0	0	0	6,600	0	6,600	
Total 5706 · Debt Service	0	0	0	7,297,622	9,629,973	-2,332,351	9,629,973
6-6707 · Developer Reimbursement	0	0	0	6,026,919	19,266,570	-13,239,651	19,266,570
6300 · Administration & Overhead							
6321 · Auditor	0	0	0	23,000	21,500	1,500	21,500
6333 · Bookkeeping/Accounting	1,244	1,250	-6	11,200	11,250	-50	15,000
6340 · Administration Salaries/Benefit	8,500	9,010	-510	76,500	81,090	-4,590	108,120
6344 · Bond Svcs/Trustee/FA	0	625	-625	34,974	5,625	29,349	7,500
6353 · Insurance	0	0	0	1,378	1,000	378	1,000
6359 · Bank Fees	60	0	60	591	0	591	
Total 6300 · Administration & Overhead	9,804	10,885	-1,081	147,643	120,465	27,178	153,120
7000 · Capital Expenditure							
1725 · Parks & Green Space Improv.	0	10,417	-10,417	0	93,749	-93,749	125,000
1732A · N Gessner Drainage & Mobility	0	3,833	-3,833	1,025	34,501	-33,476	46,000
1734 · W140 Channel Improvements	8,896	26,539	-17,643	188,906	238,847	-49,941	318,464
1735A · Detention Basin A	0	298,333	-298,333	138	2,685,001	-2,684,863	3,580,000
1738A · Memorial Dr Drain & Mobility 1	20,719	31,544	-10,825	145,307	283,897	-138,590	378,529
1738B · Memorial Dr Drain & Mobility 2	29,293	20,833	8,460	240,028	187,501	52,527	250,000
1741 · W140 Detention Expansion	29,264	18,866	10,398	62,580	169,796	-107,216	226,394
1799 · Concrete Panel Replace Program	0	5,000	-5,000	0	45,000	-45,000	60,000
Total 7000 · Capital Expenditure	88,172	415,365	-327,193	637,984	3,738,292	-3,100,308	4,984,387
Total Expense	108,166	435,417	-327,251	15,061,791	33,726,232	-18,664,441	37,289,102
Net Income	-105,931	-402,084	296,153	3,092,274	25,668,994	-22,576,720	22,206,123

3304

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

April 12, 2022

MEMORIAL CITY REDEVELOPMENT AUTHORITY

General

Client/Matter: MEM001-01
Statement Number: 127478
Billing Attorney: Jessica Biddle Holoubek

REMITTANCE PAGE

Fees for services posted through April 08, 2022	2,490.00
Expenses and Other Items posted through April 08, 2022	0.00
Total Amount Due:	\$2,490.00

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

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

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



Code No. 6320
4-14-2022

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

April 12, 2022

MEMORIAL CITY REDEVELOPMENT AUTHORITY

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

Client/Matter: MEM001-01
Statement Number: 127478
Billing Attorney: Jessica Biddle
Holoubek

General

Professional Fees

Fees for services posted through April 08, 2022, as follows:

<u>Date</u>	<u>Professional</u>		<u>Hours</u>
General			
03/22/22	Jessica Biddle Holoubek	Review draft agenda	0.25
03/22/22	Maegan Bales-Cortez	Review, sort, and add documents into Authority records in accordance with Records Management Act	0.25
03/25/22	Sanjay Bapat	Prepare for Authority Board meeting	2.00
03/29/22	Farrah D. Montez	Review and file annual audit with Texas Comptroller	0.50
03/29/22	Sanjay Bapat	Travel to and attend Authority Board meeting	2.75
		<i>Total Task Hours:</i>	5.75
		<i>Total Task Amount:</i>	\$2,490.00
		Total Fees:	\$2,490.00

TASK FEE BREAKDOWN

	<u>Hours</u>	<u>Amount</u>
General	5.75	2,490.00

Total Fees:	\$	2,490.00
Total Expenses and Other Items:	\$	0.00
Total Amount Due:	\$	2,490.00

3305

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
4/1/2022	58432

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 437 items on the tax roll as of January 2022, at \$0.30 per item	131.10
<p>Invoice emailed to: Jennifer Landreville at jl@equitaxinc.com Valerie Pena at bkp2@etiaccounting.com Scott Bean at sbean@haweshill.com Linda Clayton at lclayton@haweshill.com</p>	

Total	\$131.10
--------------	----------



Code No. 6333
4-14-2022

3306

ETI Bookkeeping Services
PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice #
4/1/2022	9396

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

Description	Qty	Rate	Amount
Bookkeeping		1,060.90	1,060.90

Total	\$1,060.90
Payments/Credits	\$0.00
Balance Due	\$1,060.90



Code No. 6333
04-14-2022

3307



PO BOX 22167

Houston, TX 77227-2167

INVOICE

BILL TO
Memorial City Redevelopment Authority/TIRZ #17
PO Box 22167
Houston, TX 77227
United States

INVOICE 1179
DATE 04/19/2022

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: April 2022	8,500.00

BALANCE DUE **\$8,500.00**



Code No. 6340
4/19/2022

3308

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
3/31/2022

Invoice #
3-2022-1

Terms

Project
MCT107

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 - Continued Funding Pursuit and Interagency Coordination	55,000.00	86%	14.00%	7,700.00

Total	\$7,700.00
Balance Due	\$7,700.00

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



Code No. 6322
4-14-2022

3309

Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, TX 77079



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

Invoice number 1839
Date 04/18/2022

Project 1155 W140 EXPANSION - DESIGN

Professional Services Provided Through April 15, 2022

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
General/Rdwy/TCP/Signing Plans	113,985.00	5.00	1,139.85	5,699.25	108,285.75	4,559.40
Drainage Plans	91,395.00	5.00	913.95	4,569.75	86,825.25	3,655.80
PM/Coordination/Misc/QA/QC	39,780.00	15.50	1,989.00	6,165.90	33,614.10	4,176.90
QA/QC	13,455.00	0.00	0.00	0.00	13,455.00	0.00
Bid Phase	8,600.00	0.00	0.00	0.00	8,600.00	0.00
Topo Survey-Kuo	27,731.00	82.86	19,148.25	22,977.90	4,753.10	3,829.65
Environmental-Geotest	5,491.20	90.00	0.00	4,942.08	549.12	4,942.08
Geotechnical-Geotest	20,249.90	90.00	10,124.95	18,224.91	2,024.99	8,099.96
Pump Station Design - LJA	198,457.60	0.00	0.00	0.00	198,457.60	0.00
Structural-SSH	16,500.00	0.00	0.00	0.00	16,500.00	0.00
Urban Forestry-CN Khoel	3,850.00	0.00	0.00	0.00	3,850.00	0.00
Expenses/HBJ/Civcast/Misc	17,150.00	0.00	0.00	0.00	17,150.00	0.00
Total	556,644.70	11.24	33,316.00	62,579.79	494,064.91	29,263.79

Invoice total **29,263.79**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1839	04/18/2022	29,263.79	29,263.79				
	Total	29,263.79	29,263.79	0.00	0.00	0.00	0.00

I certify the above to be true and correct

Muhammad Ali, PE

Please note new mailing address
Please make checks payable to:
Gauge Engineering, LLC
11750 Katy Freeway, Suite 400
Houston, TX 770079



Code No. 1741
4/18/2022

3309



Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, TX 77079

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

Invoice number 1838
Date 04/18/2022

Project 1125 MEMORIAL DRIVE PH-II

Professional Services Provided Through April 15, 2022

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
PM/Coordination/QA/QC	59,080.00	85.20	50,218.00	50,338.00	8,742.00	120.00
Roadway/Public Utilities Design	45,020.00	94.13	38,267.00	42,377.00	2,643.00	4,110.00
Drainage Analysis/Design	95,260.00	100.00	95,260.00	95,260.00	0.00	0.00
Traffic Engineering Study	23,635.70	91.44	0.00	21,613.13	2,022.57	21,613.13
Miscellaneous/Expenses	9,750.00	80.00	7,800.00	7,800.00	1,950.00	0.00
Total	232,745.70	93.40	191,545.00	217,388.13	15,357.57	25,843.13

Invoice total **25,843.13**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1838	04/18/2022	25,843.13	25,843.13				
	Total	25,843.13	25,843.13	0.00	0.00	0.00	0.00

I certify the above to be true and correct

Muhammad Ali, PE

Please note new mailing address

Please make checks payable to:
Gauge Engineering, LLC
11750 Katy Freeway, Suite 400
Houston, TX 770079



Code No. 1738B
4-18-2022

3309



Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, TX 77079

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

Invoice number 1837
Date 04/18/2022

Project 1070 MEMORIAL DRIVE -
CONSTRUCTION PHASE SERVICES

Professional Services Provided Through April 15, 2022

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Construction Phase Services	231,870.00	92.00	199,398.20	213,320.40	18,549.60	13,922.20
Expenses	2,000.00	51.73	1,015.85	1,034.55	965.45	18.70
Traffic Signal CPS	15,279.00	80.00	9,167.40	12,223.20	3,055.80	3,055.80
Structural Eng CPS	10,000.00	60.73	6,072.50	6,072.50	3,927.50	0.00
Total	259,149.00	89.77	215,653.95	232,650.65	26,498.35	16,996.70

Invoice total **16,996.70**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1837	04/18/2022	16,996.70	16,996.70				
	Total	16,996.70	16,996.70	0.00	0.00	0.00	0.00

I certify the above to be true and correct

Muhammad Ali, PE

Please note new mailing address
Please make checks payable to:
Gauge Engineering, LLC
11750 Katy Freeway, Suite 400
Houston, TX 770079



Code No. 1738A
4-18-2022



INVOICE

Construction Resources, Inc.

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

INVOICE
2160

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	4/1/2022	1

April Maintenance & Watering

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

TOTAL AMOUNT 8,895.50



Code No. 1734
4-14-2022

swa

WORK ORDER # 20

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: April 11, 2022
 Invoice No: 189557
 For Period: March
 Project No: RHTT002
 Project Manager: James Vick

Project Memorial Drive Construction

WORK PERFORMED:
 Construction Phase Services.

Professional Services from March 1, 2022 to March 31, 2022

Professional Personnel

	Hours	Rate	Amount
Principal Vick, James	15.00	245.00	3,675.00

Total Fee Due This Invoice

3,675.00

Reimbursable Expenses

Misc Travel

James Vick	JV 1/13	23.56	
James Vick	JV 3/23	23.98	
Total Reimbursables	1.0 times	47.54	47.54

Total Due this Invoice: \$3,722.54

Authorized Fee:	\$ 93,450.00
Previously Billed:	\$ 37,756.42
Billed to Date	\$ 41,478.96
Remainder Fee:	\$ 51,971.04

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. 1738A
 04-14-2022

3312

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 #
3/31/2022	3-2022-2

Terms	Project
	MCT112

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Memorial Drive Phase 2 Project Funding Pursuit (MCT)	34,500.00	10%	10.00%	3,450.00

Total	\$3,450.00
Balance Due	\$3,450.00

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



Code No. 1738B
4-14-2022

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



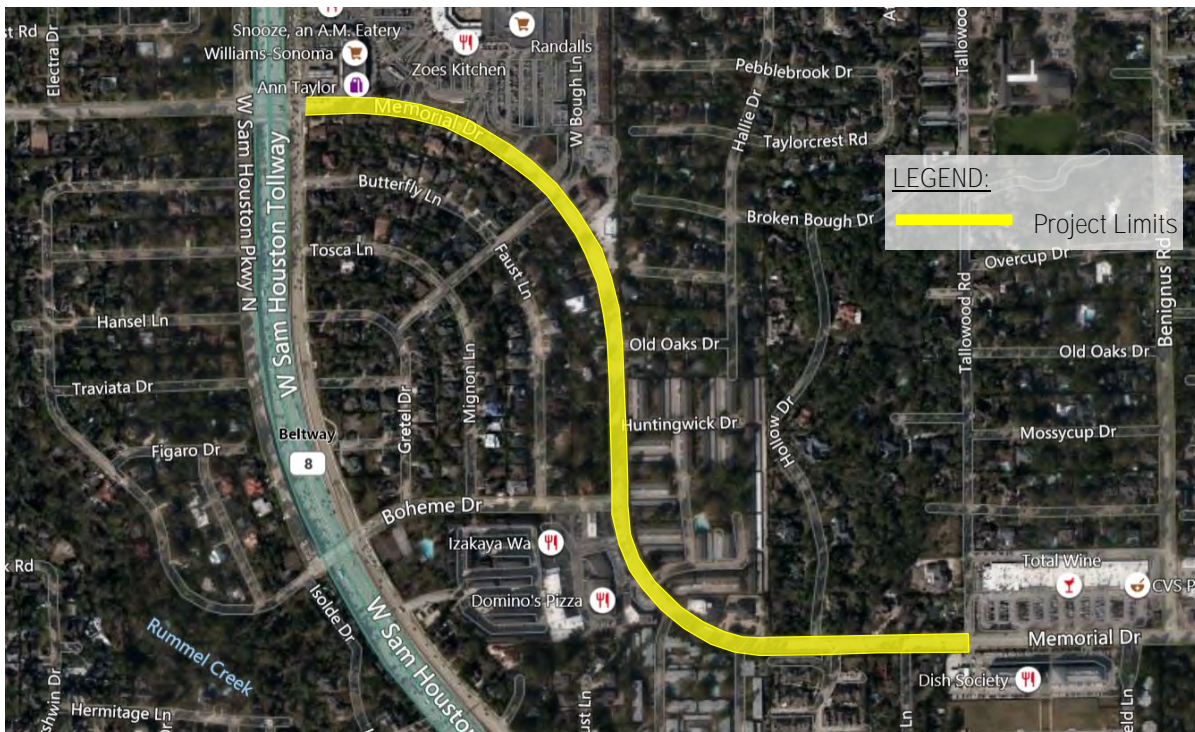
PROGRESS REPORT— APRIL 2022

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— APRIL 2022

Memorial Drive Mobility and Drainage Improvements

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

CONSTRUCTION COST/TIME

- Construction Cost: \$20.5 Million
- Contract time: 25 Months
- Notice to Proceed date: August 20, 2020

CONTACT INFORMATION

Construction Management/Inspection
TxDOT—Houston District



Construction Phase Services
Gauge Engineering, LLC



Contractor
SER Construction Partners



PROJECT STATUS

- Construction Progress : approximately 82% completed.
- Continue to conduct form work for concrete installation
- Concrete roadway installation in progress
- Concrete sidewalk installation in progress

CURRENT TRAFFIC CONTROL CONFIGURATION

- Two Lanes open
- Two-way Traffic shifted to the south side from Tallwood Rd to Boheme Dr, while work zone is on the north.
- Two-way Traffic shifted to the north side from W Bough Ln to Boheme Dr, while work zone is on the south.

PROGRESS PHOTOS



Driveway framework installation in progress



Sidewalk installation in progress



New concrete pavement



Concrete framework installation in progress

PROGRESS REPORT

APRIL 2022

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17

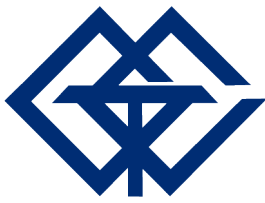


Construction:

- Gessner Road Mobility & Drainage Improvements PS&E (T-1732A & T-1732B):
 - TxDOT closing out project

Planning/Preliminary Engineering/Design:

- Memorial Drive – PH -II (T-1738B)
 - Traffic Study
 - Completed analysis
 - A traffic signal is recommended to be installed at the intersection of Memorial Drive at Litchfield Lane. The southbound driveway offsets Litchfield Lane on the west will be reconstructed to align with the future signalized intersection. The two signalized intersections at Litchfield Lane and Benignus Road will be operated with one controller to ensure coordination between the two intersections.
 - Draft report completed
 - Drainage analysis
 - Adjusting drainage approach to accommodate new HCFCD criteria
- W140 Basin Deepening/Pump:
 - Survey
 - Walked survey and provided comments to surveyor
 - Commenced detailed design work
 - **In the process of scheduling a meeting with City's pump station lead to confirm pump requirements/plan/maintenance before getting in the detail design. A detailed tech memo will be developed.**



**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, AICP, ENV SP
Date: April 1, 2022
Re: TIRZ 17 Memorial City Redevelopment Authority Continued Funding Pursuit and Coordination (MCT107) – March 2022

Progress Complete

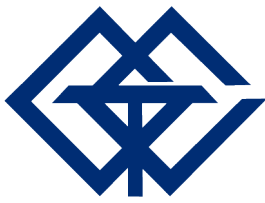
Task	Prior Percent	Current Percent
1	86%	100%

Details

Task 1 – Continued Funding Pursuit and Coordination

Comments:

- Coordination with Congressional staff re: FY22 Appropriations process.
- CIP Committee coordination and updates.
- Monitor FY22 process.
- Draft letter to Congressional representative.
- Initiate coordination with EPA regarding grant award.
- Develop next steps for execution of grant and utilization of EPA funding awarded.



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, AICP, ENV SP
Date: April 1, 2022
Re: TIRZ 17 Memorial City Redevelopment Authority HGAC TIP Call for Projects Funding Pursuit Assistance (MCT112) – March 2022

Progress Complete

Task	Prior Percent	Current Percent
1	10%	20%

Details

Task 1 – Memorial Drive PH 2 Project Funding Pursuit

Comments:

- Coordinate with COH staff on project submission through TIP process.
- Prepare maps and information on project for COH review.
- Prepare presentation for COH review.
- Monitor activities of Transportation Advisory Committee, Policy Council, and TIP Subcommittee.

SWA Houston

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PROJECT STATUS REPORT BY SWA

SCOPE: LANDSCAPE ARCHITECTURE FOR MEMORIAL CITY
REDEVELOPMENT AUTHORITY

PROJECTS: TIRZ #17 CIP

DATE: April 26, 2022

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, including making periodic site visits, responding to Contractor's RFIs and reviewing product submittals.

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

7. Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property; and pursuant to Section 551.087, Texas Government Code, to discuss or deliberate regarding economic development negotiations.
8. Reconvene in Open Session and authorize appropriate actions with regard to the purchase, exchange, lease or value of real property; and with regard to economic development negotiations.