

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



Agenda and Agenda Materials
Meeting of the Board of Directors

June 28, 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, June 28, 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/87230267578?pwd=Qkt1YjRlMmliVy94c1QwcmVkcndpUT09;> or via teleconference at: (346) 248-7799; Meeting ID: **872 3026 7578**; Password: **720525**; 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, June 27, 2022, to lclayton@haweshill.com and it will be read aloud during the public comment section.

3. Approve Minutes of the April 26, 2022, regular meeting.
4. Consider moving regular meeting date to fourth Tuesday of the month.
5. Approve Agreed-Upon Procedures Report for Lipex Development Agreement; and authorize payment.
6. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports.
7. Consider FY2023 Budget.
8. Consider Amended Contract with Hawes Hill & Associates for Consulting and Management Services.
9. CIP Committee:
 - a. Project update and recommendations from Gauge Engineering, LLC.
 - i. Consider Supplemental Task Order for Memorial Drive Phase 2 construction phase services.
 - b. Project update from The Goodman Corporation.
 - i. Consider providing recommendation letter to The Goodman Corporation.
 - c. Project update from SWA.
10. 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 April 26, 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**

April 26, 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, April 26, 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, with the exception of Director Hodges, thus constituting a quorum. A quorum of the Board was present in person and Chair Givens attended 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 Jennifer Curley, and Andrew Busker, COH - Economic Development Dept.; Council Member Amy Peck, and Liz Miranda, District A; Kathleen Shelton, District G; Gabrielle Luevano, Memorial Management District; Karen Glynn, City of Bunker Hill; Muhammad Ali, Gauge Engineering; Jim Webb, The Goodman Corporation; Bruce Nichols; Lois Myers; Cynthia Neely; Emily Anderson; Margaret Dunlap; Dean Bixler; Ben Chambers; and Cyd Dillahunty. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Bruce Nichols and Lois Myers.

APPROVE MINUTES OF THE MARCH 29, 2022, REGULAR MEETING.

Upon a motion made by Director Durham, and seconded by Director Moody, III, the Board voted unanimously to approve the Minutes of the March 29, 2022, Board meeting, as presented.

**APPROVE AGREED-UPON PROCEDURES REPORT FOR LIPEX DEVELOPMENT AGREEMENT;
AND AUTHORIZE PAYMENT.**

At the request of MetroNational, this item was tabled and will be discussed at the next Board meeting.

**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. Chair Givens requested the CIP begin working on the preliminary FY2023 CIP Budget. 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.

CIP COMMITTEE:

a. Project update from Gauge Engineering LLC.

Mr. Ali provided updates on Memorial Drive Phase 1 Improvements, a copy of the progress report is included in the Board materials. He reported two lanes are currently open. He reported the contractor continues to work on roadway and sidewalk installations. He reported TxDOT has not closed out the Gessner Road project and the Authority should be receiving a credit back from TxDOT in an estimated amount of \$30,000. He provided an update on phase 2 Memorial Drive project and reported a traffic signal is recommended to be installed at the intersection of Memorial Drive at Litchfield Lane. He provided an update and estimated schedule for the W140 Basin Deepening/Pump project. He reported the goal is to have final/sealed designs in December and work to begin at the end of the 1st quarter of 2023 or 1st half of the 2nd quarter. He reported with this project 24-acre feet of detention will be added for a total of 66-acre feet. No action from the Board was required.

b. Project update from The Goodman Corporation.

Mr. Webb reported The Goodman Corporation is working through the Crenshaw EPA grant progress. He reported HGAC TIP Call for Projects is expected to initiate in the summer. No action from the Board was required.

c. Project update from SWA.

SWA Project Status Report is included in the Board materials for review. No action from the Board was required.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY; AND PURSUANT TO SECTION 551.087, TEXAS GOVERNMENT CODE, TO DISCUSS OR DELIBERATE REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.

The Board convened in Executive Session pursuant to Section 551.087, Texas Government Code, at 8:26 a.m.

Director Durham left meeting at 8:39 a.m., a quorum of the Board was still present.

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.

The Board reconvened in Open Session at 8:41 a.m. Upon reconvening in Open Session, no action was taken by the Board.

ADJOURNMENT.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:42 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. Consider moving regular meeting date to fourth Tuesday of the month.

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



MetroNational
Investment/Development/Management

May 27, 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: Invoice - Conrad Sauer Detention Pond/Mathewson Lane

Attached is the Invoice for the Conrad Sauer Detention Pond/Mathewson Lane Project based on the latest audit.

Principal Payment 4	\$3,013,459.49
Interest - July 26, 2016- January 31, 2022	\$2,322,082.62
TOTAL Due Now	\$5,335,542.11

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

Sincerely,



Marlene L. Gafrick
Director of Planning

cc: Ann Givens
David Hawes
Andy Icken

McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
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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-Upon 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	\$22,280,029.96
Add: Correction to Interest Calculated as of May 31, 2020	(1,289.13)
Amount Reimbursed April 28, 2020	<u>(3,013,459.49)</u>
Subtotal	<u>\$19,265,281.34</u>
Add: Additional Interest Calculated from June 1, 2020 to September 3, 2021	437,869.08
Amount Reimbursed September 3, 2021	<u>(6,026,918.98)</u>
Subtotal	<u>\$13,676,231.44</u>
Add: Additional Interest Calculated from September 4, 2021 to January 31, 2022	<u>122,053.23</u>
Total Due to Developer as of January 31, 2022	<u>\$13,798,284.67</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 \$13,798,284.68, which includes developer interest of \$2,322,082.62.

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

6. 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

May 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	14,209,259.93	5,761,885.83	5,393.72	19,976,539.48
Revenue	56,130.69	3,040.68	2.28	59,173.65
Expenditures	67,036.70	51,267.13	0.00	118,303.83
Ending Balance	14,198,353.92	5,713,659.38	5,396.00	19,917,409.30

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

General Operating Fund

BEGINNING BALANCE: **14,209,259.93**

REVENUE:

Checking Interest - Wells Fargo	12.34	
Texpool Interest	2,213.91	
Wells Fargo/TexSTAR (Surplus Funds) Interest	2,637.31	
Transfer from 2019 CPF	51,267.13	
Voided Check(s)	0.00	
Total Revenue:		56,130.69

DISBURSEMENTS:

Checks Presented At Last Meeting	63,841.38	
Checks Written at/after Last Meeting	3,137.50	

Num	Name	Amount
3322	The Goodman Corporation Inc	-3,137.50
		-3,137.50

Bank Fee	57.82	
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Total Expenditures **67,036.70**

Ending Balance: **14,198,353.92**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1600	21,578.66
TexPool	*0001	0.6228	4,225,847.49
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.6459	9,950,927.77
		Total	14,198,353.92

Memorial City Redevelopment Authority
Checks Presented
June 28, 2022

Num	Name	Description	Amount
3323	Gauge Engineering, LLC	Engineering Fee - Capital Projects	-53,165.72
3324	SWA Group	Memorial Dr - Capital Projects	-2,599.24
3325	Allen Boone Humphries Robinson LLP	Legal Fee	-670.00
3326	Equi-Tax, Inc	Tax Assessor/Collector	-131.10
3327	eSiteful, Inc.	Consulting Services	-1,200.00
3328	ETI Bookkeeping Services	Bookkeeping Fee	-1,060.90
3329	Gauge Engineering, LLC	Engineering Fee	-450.00
3330	Hawes Hill & Associates	Professional Consultant	-8,500.00
3331	Reytec Construction Resources, Inc.	Channel Improvements - Capital Projects	-8,895.50
Total			-76,672.46

Capital Projects Fund

BEGINNING BALANCE		5,761,885.83
REVENUE		
TexPool Interest	3,040.68	
Voided Check(s)	0.00	
Total Revenue		3,040.68
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Transfer to GOF	51,267.13	
Total Expenditures		51,267.13
ENDING BALANCE		5,713,659.38

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0005	0.6228	5,713,659.38
		Total	5,713,659.38

**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	291,996
1734	W-140 Channel Improvements	5,080,670
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	11,158,504
1738B	Memorial Dr Drain & Mobility 2	255,587
1741	W140 Detention Expansion	296,144

Total Less Construction Costs Paid To Date **26,785,522**

Total	5,582,251
Interest Earned	84,887
Total Bank Balance	5,667,138

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
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

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

			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		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

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			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
				1722 Town & Country Blv Signalizatr	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

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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 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		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
			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		

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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		
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		

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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
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

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4/26/2022	3309	Gauge Engineering, LLC	Inv# 1837	1070 Memorial Drive Construction Phase	16,996.70	16,996.70	5,776,806.18
		TexPool		Interest Earned		1,464.65	5,778,270.83
5/31/2022	3317	Reytec Construction Resources, Inc.	Inv# 2199	1734 W140 Channel Improvements	8,895.50	8,895.50	5,769,375.33
5/31/2022	3318	SWA Group	Inv# 189976	Memorial Dr Contrsuction	1,592.50	1,592.50	5,767,782.83
5/31/2022	3319	The Goodman Corporation Inc.	Inv# 4-2022-4	Memorial Dr Phase II	690.00	690.00	5,767,092.83
5/31/2022	3319	The Goodman Corporation Inc.	Inv# 4-2022-5	Memorial Dr Phase II	1,943.60	1,943.60	5,765,149.23
5/31/2022	3320	Gauge Engineering, LLC	Inv# 1873	1155 W140 Expansion	13,927.73	13,927.73	5,751,221.50
5/31/2022	3320	Gauge Engineering, LLC	Inv# 1872	1125 Memorial Drive Phase II	9,205.20		5,751,221.50
5/31/2022	3320	Gauge Engineering, LLC	Inv# 1871	1070 Memorial Drive Construction Phase	12,918.30		5,751,221.50
5/31/2022	3322	The Goodman Corporation Inc.	Inv# 5-2022-1	Memorial Dr Phase II	345.00	345.00	5,750,876.50
		TexPool		Interest Earned		1,464.65	5,752,341.15
6/28/2022	3331	Reytec Construction Resources, Inc.	Inv# 2224	1734 W140 Channel Improvements	8,895.50	8,895.50	5,743,445.65
6/28/2022	3324	SWA Group	Inv# 190406	Memorial Dr Contrsuction	2,599.24	2,599.24	5,740,846.41
6/28/2022	3323	Gauge Engineering, LLC	Inv# 1904	1155 W140 Expansion	43,239.17	43,239.17	5,697,607.24
6/28/2022	3323	Gauge Engineering, LLC	Inv# 1903	1125 Memorial Drive Phase II	4,129.80	4,129.80	5,693,477.44
6/28/2022	3323	Gauge Engineering, LLC	Inv# 1902	1070 Memorial Drive Construction Phase	5,796.75	57,796.75	5,635,680.69
		TexPool		Interest Earned		3,040.68	5,638,721.37

Debt Service Fund

BEGINNING BALANCE	5,393.72
REVENUE	
TexPool DSF Interest	0.00
Wells Fargo/TexSTAR (2008 PR) Interest	0.56
Wells Fargo/TexSTAR (2008 DSF) Interest	1.72
Total Revenue	2.28
EXPENDITURES	
Debt Service Interest Payment	0.00
Debt Service Principal Payment	0.00
Trustee Fee	0.00
Total Expenditures	0.00
ENDING BALANCE	5,396.00

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.6459	120.02
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.6459	2,000.90
TexPool	*0004	0.6228	3,275.08
Total			5,396.00

Memorial City Redevelopment Authority
Investment Report
May 31, 2022

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	0.6228	4,171,156.46	0.99971	4,172,366.45	2,213.91	51,267.13	4,224,917.80	0.99978	4,225,847.49
DSF	TexPool	0.6228	3,272.41	0.99971	3,273.36	0.00	1.72	3,274.36	0.99978	3,275.08
GOF	Wells Fargo/ TexStar	0.6459	9,946,479.87	0.999818	9,948,290.46	2,637.31	(0.00)	9,949,116.70	0.999818	9,950,927.77
DSF	Wells Fargo/ TexStar DSF	0.6459	120.00	0.999818	120.02	1.72	(1.72)	120.00	0.999818	120.02
DSF	Wells Fargo/ TexStar PI Rev	0.6459	1,999.98	0.999818	2,000.34	0.00	0.56	2,000.54	0.999818	2,000.90
CPF	TexPool CPF	0.6228	5,760,214.88	0.99971	5,761,885.83	3,040.68	(51,267.13)	5,712,402.37	0.99978	5,713,659.38

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	88,603.02	12.34	(67,036.70)	21,578.66

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	114,861.06	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
May 2022

	May			Year To Date (11 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	7,906	33,333	-25,427	16,228	366,667	-350,439	400,000
8930 · Bond Proceeds	0	0	0	0	39,702,452	-39,702,452	39,702,452
Total 1000 · Income	7,906	33,333	-25,427	18,164,491	57,737,769	-39,573,278	57,771,102
6-4350 · Grants	0	0	0	0	1,724,123	-1,724,123	1,724,123
Total Income	7,906	33,333	-25,427	18,164,491	59,461,892	-41,297,401	59,495,225
Expense							
3335 · Management Consulting Services							
6320 · Legal	670	4,167	-3,497	16,124	45,833	-29,709	50,000
6322 · Eng Consultant/General Prof.Svc	450	5,000	-4,550	36,869	55,000	-18,131	60,000
6337 · Construction Audit	0	0	0	0	5,000	-5,000	5,000
6343 · Other	1,200	0	1,200	1,230	0	1,230	0
Total 3335 · Management Consulting Services	2,320	9,167	-6,847	54,223	105,833	-51,610	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	0
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	2,328	1,250	1,078	14,851	13,750	1,101	15,000
6340 · Administration Salaries/Benefit	8,500	9,010	-510	93,500	99,110	-5,610	108,120
6344 · Bond Svcs/Trustee/FA	0	625	-625	34,974	6,875	28,099	7,500
6353 · Insurance	0	0	0	1,378	1,000	378	1,000
6359 · Bank Fees	58	0	58	707	0	707	0
Total 6300 · Administration & Overhead	10,886	10,885	1	168,410	142,235	26,175	153,120
7000 · Capital Expenditure							
1725 · Parks & Green Space Improv.	0	10,417	-10,417	0	114,583	-114,583	125,000
1732A · N Gessner Drainage & Mobility	0	3,833	-3,833	1,025	42,167	-41,142	46,000
1734 · W140 Channel Improvements	8,896	26,539	-17,643	206,697	291,925	-85,228	318,464
1735A · Detention Basin A	0	298,333	-298,333	138	3,281,667	-3,281,529	3,580,000
1738A · Memorial Dr Drain & Mobility 1	8,396	31,544	-23,148	168,214	346,985	-178,771	378,529

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
May 2022

	May			Year To Date (11 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1738B · Memorial Dr Drain & Mobility 2	4,130	20,833	-16,703	254,398	229,167	25,231	250,000
1741 · W140 Detention Expansion	43,239	18,866	24,373	121,690	207,528	-85,838	226,394
1799 · Concrete Panel Replace Program	0	5,000	-5,000	0	55,000	-55,000	60,000
Total 7000 · Capital Expenditure	64,661	415,365	-350,704	752,162	4,569,022	-3,816,860	4,984,387
Total Expense	77,867	435,417	-357,550	15,206,749	34,597,066	-19,390,317	37,289,102
Net Income	-69,961	-402,084	332,123	2,957,742	24,864,826	-21,907,084	22,206,123

3323

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



Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point Rd, Suite 200
Houston, TX 77055

Invoice number 1904
Date 06/21/2022

Project 1155 W140 EXPANSION - DESIGN

1741

Professional Services Provided Through June 17, 2022

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
General/Rdwy/TCP/Signing Plans	113,985.00	30.00	11,968.43	34,195.50	79,789.50	22,227.07
Drainage Plans	91,395.00	29.00	9,139.50	26,504.55	64,890.45	17,365.05
PM/Coordination/Misc/QA/QC	39,780.00	25.00	8,851.05	9,945.00	29,835.00	1,093.95
QA/QC	13,455.00	3.00	403.65	403.65	13,051.35	0.00
Bid Phase	8,600.00	0.00	0.00	0.00	8,600.00	0.00
Topo Survey-Kuo	27,731.00	92.07	22,977.90	25,531.00	2,200.00	2,553.10
Environmental-Geotest	5,491.20	90.00	4,942.08	4,942.08	549.12	0.00
Geotechnical-Geotest	20,249.90	90.00	18,224.91	18,224.91	2,024.99	0.00
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	21.51	76,507.52	119,746.69	436,898.01	43,239.17

Invoice total **43,239.17**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1904	06/21/2022	43,239.17	43,239.17				
	Total	43,239.17	43,239.17	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 77079



Code No. 1741
06.21.2022

3323

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



Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point Rd, Suite 200
Houston, TX 77055

Invoice number 1902
Date 06/21/2022

Project 1070 MEMORIAL DRIVE -
CONSTRUCTION PHASE SERVICES

Professional Services Provided Through June 17, 2022

1738A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Construction Phase Services	231,870.00	100.00	226,073.25	231,870.00	0.00	5,796.75
Expenses	2,000.00	60.00	1,200.00	1,200.00	800.00	0.00
Traffic Signal CPS	15,279.00	80.00	12,223.20	12,223.20	3,055.80	0.00
Structural Eng CPS	10,000.00	60.73	6,072.50	6,072.50	3,927.50	0.00
Total	259,149.00	97.00	245,568.95	251,365.70	7,783.30	5,796.75

Invoice total **5,796.75**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1902	06/21/2022	5,796.75	5,796.75				
	Total	5,796.75	5,796.75	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 77079



Code No. 1738A
06.21.2022

3323

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



Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point Rd, Suite 200
Houston, TX 77055

Invoice number 1903
Date 06/21/2022

Project 1125 MEMORIAL DRIVE PH-II

1738B

Professional Services Provided Through June 17, 2022

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
PM/Coordination/QA/QC	59,665.00	100.00	55,535.20	59,665.00	0.00	4,129.80
Roadway/Public Utilities Design	45,020.00	100.00	45,020.00	45,020.00	0.00	0.00
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	21,613.13	21,613.13	2,022.57	0.00
Miscellaneous/Expenses	9,165.00	100.00	9,165.00	9,165.00	0.00	0.00
Total	232,745.70	99.13	226,593.33	230,723.13	2,022.57	4,129.80

Invoice total **4,129.80**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1903	06/21/2022	4,129.80	4,129.80				
	Total	4,129.80	4,129.80	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 77079



Code No. 1738B
06.21.2022

3324

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: June 7, 2022
Invoice No: 190406
For Period: May
Project No: RHTT002
Project Manager: James Vick

1738A

Project Memorial Drive Construction

WORK PERFORMED:
Construction Phase Services.

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

Professional Personnel

	Hours	Rate	Amount
Principal			
Vick, James	10.00	245.00	2,450.00
Associate			
Lock, Joshua	1.00	123.50	123.50

Total Fee Due This Invoice 2,573.50

Reimbursable Expenses

Misc Travel			
James Vick	JV 4/19		25.74
Total Reimbursables		1.0 times	25.74

Total Due this Invoice: 2,599.24

Authorized Fee:	\$ 93,450.00
Previously Billed:	\$ 43,071.46
Billed to Date	\$ 45,670.70
Remainder Fee:	\$ 47,779.30

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
06.21.2022

3325

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

June 15, 2022

MEMORIAL CITY REDEVELOPMENT AUTHORITY

General

Client/Matter: MEM001-01
Statement Number: 129008
Billing Attorney: Jessica Biddle Holoubek

REMITTANCE PAGE

Fees for services posted through June 10, 2022	670.00
Expenses and Other Items posted through June 10, 2022	0.00
Total Amount Due:	\$670.00

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
6/21/2022

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

June 15, 2022

MEMORIAL CITY REDEVELOPMENT AUTHORITY

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

Client/Matter: MEM001-01
Statement Number: 129008
Billing Attorney: Jessica Biddle
Holoubek

General

Professional Fees

Fees for services posted through June 10, 2022, as follows:

<u>Date</u>	<u>Professional</u>	<u>Hours</u>
General		
05/11/22	Sanjay Bapat Attend to matters related to annexation and inquiry from MetroNational regarding reimbursement	1.00
05/27/22	Carnell W. Emanuel Review City of Houston council agenda for matters relating to client	0.25
06/03/22	Jessica Biddle Holoubek Exchange of emails with Don Quigly, Midway, regarding land swap of right-of-way	0.25
<i>Total Task Hours:</i>		1.50
<i>Total Task Amount:</i>		\$670.00
Total Fees:		\$670.00

TASK FEE BREAKDOWN

	<u>Hours</u>	<u>Amount</u>
General	1.50	670.00

Total Fees:	\$	670.00
Total Expenses and Other Items:	\$	0.00
Total Amount Due:	\$	670.00

3326

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
6/1/2022	58663

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
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	

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



Code No. 6333
6/21/2022

3327

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 # 7573
DATE 06/01/2022
DUE DATE 07/01/2022
TERMS Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Annual Web Hosting - houstontirz17.org (7/1/22 - 6/30/23)	12	100.00	1,200.00

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	\$1,200.00



Code No. 6343
6.21.2022

3328

ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice #
6/1/2022	9452

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
06.21.2022

3329



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

Memorial City Redevelopment Authority/TIRZ 17
9600 Long Point Rd, Suite 200
Houston, TX 77055

Invoice number 1905
Date 06/21/2022

Project 1157 TIRZ 17 - On-call Engineering

Professional Services Provided Through June 17, 2022

Invoice Summary

Table with 6 columns: Description, Contract Amount, Prior Billed, Total Billed, Remaining, Current Billed. Row 1: 1157 ON-CALL ENGINEERING, 25,000.00, 8,027.40, 8,477.40, 16,522.60, 450.00. Row 2: Total, 25,000.00, 8,027.40, 8,477.40, 16,522.60, 450.00.

Professional Fees

Table with 4 columns: Principal, Hours, Rate, Billed Amount. Row 1: Muhammad M. Ali, 2.00, 225.00, 450.00. Row 2: Invoice total, 450.00.

Aging Summary

Table with 8 columns: Invoice Number, Invoice Date, Outstanding, Current, Over 30, Over 60, Over 90, Over 120. Row 1: 1905, 06/21/2022, 450.00, 450.00, 0.00, 0.00, 0.00, 0.00. Row 2: Total, 450.00, 450.00, 0.00, 0.00, 0.00, 0.00.

I certify the above to be true and correct

Handwritten signature of Muhammad Ali

Muhammad Ali, PE

Please note new mailing address
Please make checks payable to:
Gauge Engineering, LLC
11750 Katy Freeway, Suite 400
Houston, TX 77079



Code No. 6322
06.21.2022

3330



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 1243
DATE 06/13/2022

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: May 2022	8,500.00
<hr/>	
BALANCE DUE	\$8,500.00



Code No. 6340
06.21.2022

3331



INVOICE

Construction Resources, Inc.

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

INVOICE
2224

1734

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	6/2/2022	1

June Maintenance & Watering

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

TOTAL AMOUNT 8,895.50



Code No. 1734
06.21.2022

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

RATIFY PAYMENT OF INVOICES FROM MAY, 2022

Memorial City Redevelopment Authority / TIRZ 17

Cash Management Report

April 30, 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	14,159,419.78	5,917,318.49	5,392.86	20,082,131.13
Revenue	157,952.20	1,464.65	0.86	159,417.71
Expenditures	108,112.05	156,897.31	0.00	265,009.36
Ending Balance	14,209,259.93	5,761,885.83	5,393.72	19,976,539.48

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

General Operating Fund

BEGINNING BALANCE: **14,159,419.78**

REVENUE:

Checking Interest - Wells Fargo	11.29	
Texpool Interest	1,043.60	
Wells Fargo/TexSTAR (Surplus Funds) Interest	0.00	
Transfer from 2019 CPF	156,897.31	
Voided Check(s)	0.00	
Total Revenue:		157,952.20

DISBURSEMENTS:

Checks Presented At Last Meeting	108,053.66	
Checks Written at/after Last Meeting	0.00	
Bank Fee	58.39	
Total Expenditures		108,112.05

Ending Balance: **14,209,259.93**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1600	88,603.02
TexPool	*0001	0.3042	4,172,366.45
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.3225	9,948,290.46
		Total	14,209,259.93

Memorial City Redevelopment Authority
Checks Presented
May 31, 2022

Num	Name	Description	Amount
3313	Allen Boone Humphries Robinson LLP	Legal Fee	-2,702.50
3314	Equi-Tax, Inc	Tax Assessor/Collector	-131.10
3315	ETI Bookkeeping Services	Bookkeeping Fee	-1,135.65
3316	Hawes Hill & Associates	Professional Consultant	-8,500.00
3317	Reytec Construction Resources, Inc.	Engineering Fee - Capital Projects	-8,895.50
3318	SWA Group	Engineering Fee - Capital Projects	-1,592.50
3319	The Goodman Corporation Inc	Engineering Fee - Capital Projects	-4,382.90
Total			-27,340.15

Capital Projects Fund

BEGINNING BALANCE		5,917,318.49
REVENUE		
TexPool Interest	1,464.65	
Voided Check(s)	0.00	
Total Revenue		1,464.65
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Transfer to GOF	156,897.31	
Total Expenditures		156,897.31
ENDING BALANCE		5,761,885.83

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0005	0.3042	5,761,885.83
		Total	5,761,885.83

**Memorial City Redevelopment Authority
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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	5,071,775
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	11,137,190
1738B	Memorial Dr Drain & Mobility 2	241,907
1741	W140 Detention Expansion	238,977

Total Less Construction Costs Paid To Date **26,684,465**

Total	5,683,307
Interest Earned	81,847
Total Bank Balance	5,765,154

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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

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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		

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

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

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

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
		TexPool		Interest Earned		1,464.65	5,778,270.83
5/31/2022	3317	Reytec Construction Resources, Inc.	Inv# 2199	1734 W140 Channel Improvements	8,895.50	8,895.50	5,769,375.33
5/31/2022	3318	SWA Group	Inv# 189976	Memorial Dr Contrsuction	1,592.50	1,592.50	5,767,782.83
5/31/2022	3319	The Goodman Corporation Inc.	Inv# 4-2022-4	Memorial Dr Phase II	690.00	690.00	5,767,092.83
5/31/2022	3319	The Goodman Corporation Inc.	Inv# 4-2022-5	Memorial Dr Phase II	1,943.60	1,943.60	5,765,149.23

Debt Service Fund

BEGINNING BALANCE		5,392.86
REVENUE		
TexPool DSF Interest	0.86	
Wells Fargo/TexSTAR (2008 PR) Interest	0.00	
Wells Fargo/TexSTAR (2008 DSF) Interest	0.00	
 Total Revenue		 0.86
EXPENDITURES		
Debt Service Interest Payment	0.00	
Debt Service Principal Payment	0.00	
Trustee Fee	0.00	
 Total Expenditures		 0.00
ENDING BALANCE		5,393.72

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.3225	120.02
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.3225	2,000.34
TexPool	*0004	0.3042	3,273.36
		Total	5,393.72

Memorial City Redevelopment Authority
Investment Report
April 30, 2022

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	0.3042	4,173,465.42	0.99977	4,174,425.54	1,043.60	(3,102.69)	4,171,156.46	0.99971	4,172,366.45
DSF	TexPool	0.3042	3,271.75	0.99977	3,272.50	0.86	0.00	3,272.41	0.99971	3,273.36
GOF	Wells Fargo/ TexStar	0.3225	9,947,365.27	0.999907	9,948,290.46	0.00	0.00	9,946,479.87	0.999818	9,948,290.46
DSF	Wells Fargo/ TexStar DSF	0.3225	120.01	0.999907	120.02	0.00	0.00	120.00	0.999818	120.02
DSF	Wells Fargo/ TexStar PI Rev	0.3225	2,000.15	0.999907	2,000.34	0.00	0.00	1,999.98	0.999818	2,000.34
CPF	TexPool CPF	0.3042	5,915,957.51	0.99977	5,917,318.49	1,464.65	(156,897.31)	5,760,214.88	0.99971	5,761,885.83

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	36,703.78	11.29	51,887.95	88,603.02

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	114,861.06	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
April 2022

	April			Year to Date (10 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	2,520	33,333	-30,813	8,322	333,334	-325,012	400,000
8930 · Bond Proceeds	0	0	0	0	39,702,452	-39,702,452	39,702,452
Total 1000 · Income	2,520	33,333	-30,813	18,156,585	57,704,436	-39,547,851	57,771,102
6-4350 · Grants	0	0	0	0	1,724,123	-1,724,123	1,724,123
Total Income	2,520	33,333	-30,813	18,156,585	59,428,559	-41,271,974	59,495,225
Expense							
3335 · Management Consulting Services							
6320 · Legal	2,703	4,167	-1,464	15,454	41,666	-26,212	50,000
6322 · Eng Consultant/General Prof.Svc	1,749	5,000	-3,251	33,177	50,000	-16,823	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	4,452	9,167	-4,715	48,661	96,666	-48,005	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	1,323	1,250	73	12,523	12,500	23	15,000
6340 · Administration Salaries/Benefit	8,500	9,010	-510	85,000	90,100	-5,100	108,120
6344 · Bond Svcs/Trustee/FA	0	625	-625	34,974	6,250	28,724	7,500
6353 · Insurance	0	0	0	1,378	1,000	378	1,000
6359 · Bank Fees	58	0	0	650	0	650	
Total 6300 · Administration & Overhead	9,881	10,885	-1,004	157,525	131,350	26,175	153,120
7000 · Capital Expenditure							
1725 · Parks & Green Space Improv.	0	10,417	-10,417	0	104,166	-104,166	125,000
1732A · N Gessner Drainage & Mobility	0	3,833	-3,833	1,025	38,334	-37,309	46,000
1734 · W140 Channel Improvements	8,896	26,539	-17,643	197,801	265,386	-67,585	318,464
1735A · Detention Basin A	0	298,333	-298,333	138	2,983,334	-2,983,196	3,580,000
1738A · Memorial Dr Drain & Mobility 1	1,593	31,544	-29,951	146,900	315,441	-168,541	378,529
1738B · Memorial Dr Drain & Mobility 2	690	20,833	-20,143	240,718	208,334	32,384	250,000

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
April 2022

	April			Year to Date (10 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1741 · W140 Detention Expansion	1,944	18,866	-16,922	64,523	188,662	-124,139	226,394
1799 · Concrete Panel Replace Program	0	5,000	-5,000	0	50,000	-50,000	60,000
Total 7000 · Capital Expenditure	13,123	415,365	-402,242	651,105	4,153,657	-3,502,552	4,984,387
Total Expense	27,456	435,417	-407,961	15,089,245	34,161,649	-19,072,404	37,289,102
Net Income	-24,936	-402,084	377,148	3,067,340	25,266,910	-22,199,570	22,206,123

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

May 18, 2022

MEMORIAL CITY REDEVELOPMENT AUTHORITY

General

Client/Matter: MEM001-01
Statement Number: 128379
Billing Attorney: Jessica Biddle Holoubek

REMITTANCE PAGE

Fees for services posted through May 13, 2022	2,702.50
Expenses and Other Items posted through May 13, 2022	0.00
Total Amount Due:	\$2,702.50

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
05-24-2022

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

May 18, 2022

MEMORIAL CITY REDEVELOPMENT AUTHORITY

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

Client/Matter: MEM001-01
Statement Number: 128379
Billing Attorney: Jessica Biddle
Holoubek

General

Professional Fees

Fees for services posted through May 13, 2022, as follows:

<u>Date</u>	<u>Professional</u>	<u>Hours</u>	
General			
02/22/22	Jessica Biddle Holoubek	Travel to, attend and follow up from Board of Directors meeting	2.75
04/26/22	Sanjay Bapat	Prepare for and attend Authority Board meeting	2.50
		<i>Total Task Hours:</i>	5.25
		<i>Total Task Amount:</i>	<u>\$2,702.50</u>
		Total Fees:	<u>\$2,702.50</u>

TASK FEE BREAKDOWN

	<u>Hours</u>	<u>Amount</u>
General	5.25	2,702.50

Total Fees:	\$	2,702.50
Total Expenses and Other Items:	\$	<u>0.00</u>
Total Amount Due:	\$	<u>2,702.50</u>

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
5/1/2022	58547

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
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	



Code No. 6333
5/24/2022

Total	\$131.10
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ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice #
5/1/2022	9424

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

Description	Qty	Rate	Amount
Bookkeeping		1,060.90	1,060.90
Couriers		74.75	74.75

	Total	\$1,135.65
	Payments/Credits	\$0.00
	Balance Due	\$1,135.65



Code No. 6333
5/24/2022



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 1213
DATE 05/11/2022

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: May 2022	8,500.00
<hr/>	
BALANCE DUE	\$8,500.00



Code No. 6340
5/24/2022



INVOICE

Construction Resources, Inc.

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

INVOICE
2199

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	5/2/2022	1

May Maintenance & Watering

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

TOTAL AMOUNT 8,895.50



Code No. 1734
5/24/2022

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: May 9, 2022
Invoice No: 189976
For Period: April
Project No: RHTT002
Project Manager: James Vick

Project Memorial Drive Construction

WORK PERFORMED:
Construction Phase Services.
Professional Services from April 1, 2022 to April 30, 2022
Professional Personnel

	Hours	Rate	Amount
Principal Vick, James	6.50	245.00	1,592.50

Total Fee Due This Invoice **1,592.50**

Total Due this Invoice: **\$1,592.50**

Authorized Fee:	\$ 93,450.00
Previously Billed:	\$ 41,478.96
Billed to Date	\$ 43,071.46
Remainder Fee:	\$ 50,378.54

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
5/24/2022

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	4-2022-4

Terms	Project
	MCT112

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 - Memorial Drive Phase 2 Project Funding Pursuit (MCT)	34,500.00	20%	2.00%	690.00

Total	\$690.00
Balance Due	\$690.00

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



Code No. 1738B
 5/24/2022

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 #
4/30/2022	4-2022-5

Terms	Project
	MCT113

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	19,436.00	0%	10.00%	1,943.60
Contract Services	Task 2 – National Environmental Policy Act	28,506.00	0%	0.00%	0.00
Contract Services	Task 3 – Design and Bid Phase Compliance	26,161.00	0%	0.00%	0.00
Contract Services	Task 4 – Construction Phase Compliance	39,057.00	0%	0.00%	0.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	0%	0.00%	0.00
	W140 Detention Basin				

Total	\$1,943.60
Balance Due	\$1,943.60

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



Code No. 1741
 5/24/2022

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 #
4/30/2022	4-2022-6

Terms	Project
	MCT114

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	21,000.00	0%	8.33%	1,749.30
Contract Services	Task 2 – Pursuit of Funding	105,500.00	0%	0.00%	0.00
	Ongoing Pursuit of Funding				

Total	\$1,749.30
Balance Due	\$1,749.30

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



Code No. 6322
 5/24/2022

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

7. Consider FY2023 Budget.

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2023 BUDGET PROFILE

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

P R O F I L E	Base Year:		1999
	Base Year Taxable Value:	\$	509,671,530
	Projected Taxable Value (TY2022):	\$	3,820,886,153
	Current Taxable Value (TY2021):	\$	3,861,998,268
	Acres:		983.67
	Administrator (Contact):		Scott Bean
	Contact Number:		(713) 595-1213

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Seventeen, City of Houston, Texas was created to provide plans and programs needed to address blighted conditions in the Memorial City area associated with failing infrastructure, lack of utility capacity, increased traffic congestion and declining retail sales resulting from increased competition to older inner-city malls and shopping centers from suburban retail centers.
	Completed construction of the W-140-01 Channel Improvements project.
	Gessner Road reconstruction from Interstate 10 to Long Point Road is complete.
	Reconstruction of Memorial Drive from Beltway 8 to Tallowood is under construction.
	Continued preliminary design and acquisition work on a detention basin on the south side of Interstate 10 known as Detention Basin A.
	In design for the Deepening of the W140 Detention Basin and Straw Extensions project for improved drainage.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/21)	Variance
	Capital Projects:			
Roadway and Sidewalk Improvements	\$	53,429,681	\$ 39,733,413	\$ 13,696,268
Public Utility Improvements		120,856,453	95,125,730	25,730,723
Parks and Recreational Facilities		11,889,119	382,265	11,506,854
		-	-	-
Total Capital Projects	\$	186,175,253	\$ 135,241,408	\$ 50,933,845
Affordable Housing		-	-	-
School & Education/Cultural Facilities		-	-	-
Financing Costs		25,000,000	50,663,340	(25,663,340)
Administration Costs/ Professional Services		-	-	-
Creation Costs		5,952,851	6,093,351	(140,500)
Total Project Plan	\$	217,128,104	\$ 191,998,099	\$ 25,130,005

D E B T	Additional Financial Data	FY2022 Budget	FY2022 Estimate	FY2023 Budget
	<u>Debt Service</u>			
Principal	\$	7,291,022	\$ 7,291,022	\$ 7,363,049
Interest	\$	5,360,000	\$ 5,360,000	\$ 5,660,000
	\$	1,931,022	\$ 1,931,022	\$ 1,703,049
		Balance as of 6/30/21	Projected Balance as of 6/30/22	Projected Balance as of 6/30/23
<u>Year End Outstanding (Principal)</u>				
Bond Debt	\$	55,000,000	\$ 49,640,000	\$ 43,980,000
Bank Loan	\$	-	\$ -	\$ -
Line of Credit	\$	-	\$ -	\$ -
Developer Agreement	\$	-	\$ -	\$ -
Other	\$	-	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2023 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimate	FY2023 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 23,182,375	\$ 26,738,489	\$ 26,754,414
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 8,114,546	\$ 7,294,294	\$ 7,363,049
Beginning Balance	\$ 31,296,921	\$ 34,032,783	\$ 34,117,463
City tax revenue	\$ 17,668,650	\$ 17,668,650	\$ 17,334,501
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 17,668,650	\$ 17,668,650	\$ 17,334,501
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 400,000	\$ 7,500	\$ 7,500
Other Interest Income	\$ 400,000	\$ 7,500	\$ 7,500
	\$ -	\$ -	\$ -
	\$ 1,724,123	\$ -	\$ 1,724,123
Grant Proceeds	\$ 1,724,123	\$ -	\$ 1,724,123
Series 2021	\$ 39,702,452	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ 39,702,452	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 90,792,146	51,708,933	53,183,587

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2023 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2022 Budget	FY2022 Estimate	FY2023 Budget
EXPENDITURES			
Accounting	\$ 15,000	\$ 15,000	\$ 16,650
Administration Salaries & Benefits	\$ 108,120	\$ 108,120	\$ 120,000
Auditor	\$ 21,500	\$ 23,000	\$ 23,865
Bond Services/Trustee/Financial Advisor	\$ 7,500	\$ 34,974	\$ 35,000
Insurance	\$ 1,000	\$ 1,378	\$ 1,530
Office Administration	\$ -	\$ -	\$ -
TIRZ Administration and Overhead	\$ 153,120	182,472	197,045
Engineering Consultants	\$ 60,000	\$ 31,427	\$ 60,000
Legal	\$ 50,000	\$ 12,752	\$ 50,000
Construction Audit	\$ 5,000	\$ -	\$ 5,000
Planning Consultants	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 115,000	44,179	115,000
Management consulting services	\$ 268,120	226,651	312,045
Capital Expenditures (See CIP Schedule)	\$ 4,984,387	\$ 906,826	\$ 4,945,329
TIRZ Capital Expenditures	\$ 4,984,387	906,826	4,945,329
T&C Way Partners, LLC	\$ -	\$ -	\$ -
MetroNational - Detention & Roadway Construction	\$ 19,266,570	\$ 6,026,919	\$ 5,335,542
Town Center Partners, Ltd	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 19,266,570	6,026,919	5,335,542
Bond Series (Series 2016)			
Principal	\$ 695,000	\$ 695,000	\$ 2,975,000
Interest	\$ 399,397	\$ 399,397	\$ 355,174
Trustee Fee	\$ -	\$ -	\$ -
Cost of Issuance			
Bond Series (Series 2019)			
Principal	\$ 4,665,000	\$ 4,665,000	\$ 2,685,000
Interest	\$ 1,531,625	\$ 1,531,625	\$ 1,347,875
Cost of Issuance	\$ -	\$ -	\$ -
Bond Series (Series 2021)			
Principal	\$ -	\$ -	\$ -
Interest	\$ 823,524	\$ -	\$ -
Cost of Issuance	\$ 1,515,427	\$ -	\$ -
System debt service	\$ 9,629,973	7,291,022	7,363,049
TOTAL PROJECT COSTS	\$ 34,149,050	\$ 14,451,418	\$ 17,955,965
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 883,433	\$ 883,433	\$ 866,725
County	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619
Municipal Services - Supplemental	\$ -	\$ -	\$ -
Total Transfers	\$ 3,140,052	3,140,052	3,123,344
Total Budget	\$ 37,289,102	17,591,470	21,079,309
RESTRICTED Funds - Capital Projects	\$ 37,915,125	\$ 26,754,414	\$ 24,741,455
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 15,587,919	\$ 7,363,049	\$ 7,362,823
Ending Fund Balance	\$ 53,503,044	\$ 34,117,463	\$ 32,104,278
Total Budget & Ending Fund Balance	\$ 90,792,146	\$ 51,708,933	\$ 53,183,587

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY23 - FY27 Total	Cumulative Total (To Date)
			Through 2021	Projected 2022	2023	2024	2025	2026	2027		
A,G	T-1725	Park and Green Space Improvements	\$ 163,993	-	125,000	125,000	100,000	40,000	-	390,000	553,993
A	T-1732A	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	\$ 14,039,922	1,025	-	-	-	-	-	-	14,040,947
A	T-1734	W140 Channel Improvements with Bridge and Straws	\$ 18,469,052	215,594	102,870	100,000	-	-	-	202,870	18,887,516
G	T-1735	Detention Basin A	\$ 281,596	138	3,580,000	26,012,267	26,012,267	-	-	55,604,534	55,886,268
G	T-1735A	Detention Basin B	\$ -	-	-	-	-	1,200,000	4,000,000	5,200,000	5,200,000
G	T-1738A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 24,956,812	207,464	171,065	-	-	-	-	171,065	25,335,341
G	T-1738B	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	\$ -	250,000	680,000	17,000,000	-	-	-	17,680,000	17,930,000
A,G	T-1739	Regional Drainage Solution Preparatory Engineering**	\$ -	-	-	-	-	-	-	-	-
A,G	T-1740	CIP FORM A	\$ -	-	-	-	-	-	-	-	-
A	T-1741	W140 Detention Basin Deepening and Straw Extensions	\$ -	232,605	226,394	7,000,000	-	-	-	7,226,394	7,458,999
0	T-1742	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
A,G	T-1799	Concrete Panel Replacement Program	\$ -	-	60,000	60,000	60,000	60,000	60,000	300,000	300,000
Totals			\$ 57,911,375	\$ 906,826	\$ 4,945,329	\$ 50,297,267	\$ 26,172,267	\$ 1,300,000	4,060,000	86,774,863	\$ 145,593,064

* NOTE: CIP T-1735 and CIP T-1735A reflects the Memorial City Redevelopment Authority's commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.

** NOTE:

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2021	Projected 2022	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
TIRZ Funds	41,511,375	656,826	3,221,206	21,159,097	14,034,097	1,300,000	4,060,000	43,774,400	85,942,601
City of Houston	-	-	-	-	-	-	-	-	-
Grants	16,400,000	-	1,724,123	29,138,170	12,138,170	-	-	43,000,463	59,400,463
Other	-	-	-	-	-	-	-	-	-
Project Total	57,911,375	656,826	4,945,329	50,297,267	26,172,267	1,300,000	4,060,000	86,774,863	145,343,064

(250,000)

-

Project: Park and Green Space Improvements	City Council District	Key Map:		WBS.:	T-1725		
	Location: A,G	Geo. Ref.:					
	Served: A,G	Neighborhood: 10, 16					
Description: Provide pedestrian friendly environment throughout the TIRZ. This includes pedestrian trails, bikeways, and public green space.	Operating and Maintenance Costs: (\$ Thousands)						
		2023	2024	2025	2026	2027	Total
Justification: Projects include funding for route studies, design, construction, and ROW acquisition.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	103,835	25,000	-	25,000	25,000	-	-	-	\$ 50,000	\$ 153,835
4	Construction	60,000	100,000	-	100,000	100,000	100,000	40,000	-	\$ 340,000	\$ 400,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	158	-	-	-	-	-	-	-	\$ -	\$ 158
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		158	-	-	-	-	-	-	-	\$ -	\$ 158
Total Allocations		\$ 163,993	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993
Source of Funds											
TIRZ Funds		163,993	125,000	-	125,000	125,000	100,000	40,000	-	\$ 390,000	\$ 553,993
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 163,993	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993

*NOTE:

Project:	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	City Council District		Key Map:	450W, 490A	WBS.:	T-1732A	
		Location:	A	Geo. Ref.:				
		Served:	A	Neighborhood:	10			
Description:	Reconstruct N. Gessner Rd. between IH-10 and Westview Dr. with new pavement, improved drainage, and access management mobility improvements. Project includes updated traffic signals at Westview Dr.	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Documented issues with drainage, mobility, access management, and pavement condition.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	69,204	-	-	-	-	-	-	-	\$ -	\$ 69,204
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,536,844	236,000	1,025	-	-	-	-	-	\$ -	\$ 1,537,869
4	Construction	12,425,043	-	-	-	-	-	-	-	\$ -	\$ 12,425,043
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	8,831	-	-	-	-	-	-	-	\$ -	\$ 8,831
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		8,831	-	-	-	-	-	-	-	\$ -	\$ 8,831
Total Allocations		\$ 14,039,922	\$ 236,000	\$ 1,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,040,947
Source of Funds											
TIRZ Funds		10,639,922	236,000	1,025	-	-	-	-	-	\$ -	\$ 10,640,947
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		3,400,000	-	-	-	-	-	-	-	\$ -	\$ 3,400,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 14,039,922	\$ 236,000	\$ 1,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,040,947

*NOTE:

Project:	W140 Channel Improvements with Bridge and Straws Straws	City Council District	Key Map:		WBS.:	T-1734		
		Location:	A	Geo. Ref.:				
		Served:	A	Neighborhood:				
Description:	W140-01 Channel from Gessner Road to the Briar Branch Detention Basin to the east.	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Increase capacity of W140-01 Channel to reduce flooding and street ponding in surrounding areas. Will provide approximately 14 acre feet of new detention capacity to the system.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,641,097	1,250,000	-	-	-	-	-	-	\$ -	\$ 1,641,097
4	Construction	16,814,367	2,619,495	215,594	102,870	-	-	-	-	\$ 102,870	\$ 17,132,831
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	13,588	-	-	-	100,000	-	-	-	\$ 100,000	\$ 113,588
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		13,588	-	-	-	100,000	-	-	-	\$ 100,000	\$ 113,588
Total Allocations		\$ 18,469,052	\$ 3,869,495	\$ 215,594	\$ 102,870	\$ 100,000	\$ -	\$ -	\$ -	\$ 202,870	\$ 18,887,516
Source of Funds											
TIRZ Funds		18,469,052	3,869,495	215,594	102,870	100,000	-	-	-	\$ 202,870	\$ 18,887,516
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 18,469,052	\$ 3,869,495	\$ 215,594	\$ 102,870	\$ 100,000	\$ -	\$ -	\$ -	\$ 202,870	\$ 18,887,516

*NOTE:

Project:	Detention Basin A	City Council District		Key Map:		WBS.:	T-1735	
		Location:	G	Geo. Ref.:				
		Served:	G	Neighborhood:				
Description:	Detention Basin A. Project may involve multiple phases.	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	281,596	-	138	-	-	-	-	-	\$ -	\$ 281,734
2	Acquisition	-	5,000,000	-	3,580,000	-	-	-	-	\$ 3,580,000	\$ 3,580,000
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	26,012,267	26,012,267	-	-	\$ 52,024,534	\$ 52,024,534
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 281,596	\$ 5,000,000	\$ 138	\$ 3,580,000	\$ 26,012,267	\$ 26,012,267	\$ -	\$ -	\$ 55,604,534	\$ 55,886,268
Source of Funds											
TIRZ Funds		281,596	5,000,000	138	1,855,877	13,874,097	13,874,097	-	-	\$ 29,604,071	\$ 29,885,805
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	1,724,123	12,138,170	12,138,170	-	-	\$ 26,000,463	\$ 26,000,463
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 281,596	\$ 5,000,000	\$ 138	\$ 3,580,000	\$ 26,012,267	\$ 26,012,267	\$ -	\$ -	\$ 55,604,534	\$ 55,886,268

NOTE: CIP T-1735 reflects the Memorial City Redevelopment Authority's commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.

Project:	Detention Basin B	City Council District		Key Map:		WBS.:	T-1735A	
		Location:	G	Geo. Ref.:				
		Served:	G	Neighborhood:				
Description:	Detention Basin B. Project may involve multiple phases.	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	1,200,000	4,000,000	-	\$ 5,200,000	\$ 5,200,000
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 4,000,000	\$ 5,200,000	\$ 5,200,000
Source of Funds											
TIRZ Funds		-	-	-	-	-	1,200,000	4,000,000	-	\$ 5,200,000	\$ 5,200,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 4,000,000	\$ 5,200,000	\$ 5,200,000	\$ 5,200,000

NOTE: CIP T-1735A reflects the Memorial City Redevelopment Authority's commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.

Project: Memorial Drive Drainage and Mobility Improvement Project - Phase 1	City Council District		Key Map:		WBS.:	T-1738A	
	Location:	G	Geo. Ref.:				
	Served:	G	Neighborhood:				
Description:	The installation of dual 10'x10' concrete boxes to reduce overland flows to neighboring areas. The roadway will be improved to curb and gutter w/ raised medians to improve mobility and access management. Wider sidewalks added to promote pedestrian friendly environment.						
Justification: Improve safety, mobility & drainage. Improve roadway to meet current standards. Drainage improvements to convey storm water to reduce frequent street flooding. Provide 10+ ac-ft detention. Add sidewalks & shared use path. (Drainage - 60% of project cost)	Operating and Maintenance Costs: (\$ Thousands)						
		2023	2024	2025	2026	2027	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs						-	

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	119,491	-	-	-	-	-	-	-	\$ -	\$ 119,491
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,149,001	-	-	-	-	-	-	-	\$ -	\$ 1,149,001
4	Construction	23,682,909	500,000	207,464	171,065	-	-	-	-	\$ 171,065	\$ 24,061,438
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	5,411	-	-	-	-	-	-	-	\$ -	\$ 5,411
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		5,411	-	-	-	-	-	-	-	\$ -	\$ 5,411
Total Allocations		\$ 24,956,812	\$ 500,000	\$ 207,464	\$ 171,065	\$ -	\$ -	\$ -	\$ -	\$ 171,065	\$ 25,335,341
Source of Funds											
TIRZ Funds		11,956,812	500,000	207,464	171,065	-	-	-	-	\$ 171,065	\$ 12,335,341
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		13,000,000	-	-	-	-	-	-	-	\$ -	\$ 13,000,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 24,956,812	\$ 500,000	\$ 207,464	\$ 171,065	\$ -	\$ -	\$ -	\$ -	\$ 171,065	\$ 25,335,341

Project:	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	City Council District		Key Map:		WBS.:	T-1738B	
		Location:	G	Geo. Ref.:				
		Served:	G	Neighborhood:	16			
Description:	Flooding and drainage improvements based on recommendations of the Regional Drainage Study to address flooding on the W153-00 and improve mobility and pedestrian safety on Memorial Drive within the boundaries of the TIRZ.	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
Justification:	Project will improve storm water drainage system and reconstruct Memorial Drive (from Tallowood Road to Bunker Hill City Limits).	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs	-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	50,000	50,000	-	-	-	-	-	\$ -	\$ 50,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	200,000	680,000	-	-	-	-	\$ 680,000	\$ 880,000
4	Construction	-	-	-	-	17,000,000	-	-	-	\$ 17,000,000	\$ 17,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 50,000	\$ 250,000	\$ 680,000	\$ 17,000,000	\$ -	\$ -	\$ -	\$ 17,680,000	\$ 17,930,000
Source of Funds											
TIRZ Funds		-	50,000	-	680,000	3,400,000	-	-	-	\$ 4,080,000	\$ 4,080,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	13,600,000	-	-	-	\$ 13,600,000	\$ 13,600,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 50,000	\$ -	\$ 680,000	\$ 17,000,000	\$ -	\$ -	\$ -	\$ 17,680,000	\$ 17,680,000

NOTE:

Project:	W140 Detention Basin Deepening and Straw Extensions	City Council District	Key Map:		WBS.:	T-1741		
		Location:	A	Geo. Ref.:				
		Served:	A	Neighborhood:				
Description:	Deepening of the existing W140 Detention Basin and extension of straws.	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Addition of 26 acre feet of capacity (50% increase) to the basin, and improvements to drainage for the residential areas to the north.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	459,000	232,605	226,394	-	-	-	-	\$ 226,394	\$ 458,999
4	Construction	-	-	-	-	7,000,000	-	-	-	\$ 7,000,000	\$ 7,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 459,000	\$ 232,605	\$ 226,394	\$ 7,000,000	\$ -	\$ -	\$ -	\$ 7,226,394	\$ 7,458,999
Source of Funds											
TIRZ Funds		-	459,000	232,605	226,394	3,600,000	-	-	-	\$ 3,826,394	\$ 4,058,999
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	3,400,000	-	-	-	\$ 3,400,000	\$ 3,400,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 459,000	\$ 232,605	\$ 226,394	\$ 7,000,000	\$ -	\$ -	\$ -	\$ 7,226,394	\$ 7,458,999

Project: FUTURE CIP PROJECT				City Council District		Key Map:				WBS.:		T-1742	
				Location:		Geo. Ref.:							
				Served:		Neighborhood:							
Description:				Operating and Maintenance Costs: (\$ Thousands)									
					2023	2024	2025	2026	2027		Total		
				Personnel	-	-	-	-	-	-	\$	-	-
				Supplies	-	-	-	-	-	-	\$	-	-
Justification:				Svcs. & Chgs.	-	-	-	-	-	-	\$	-	-
				Capital Outlay	-	-	-	-	-	-	\$	-	-
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs									-
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	-
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	-
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	-
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	-
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	-
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	-
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	-
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	-
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	-
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	-
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	-
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	-
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds													
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	-
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	-
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	-
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	-
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project:	Concrete Panel Replacement Program	City Council District		Key Map:		WBS.:	T-1799	
		Location:	A,G	Geo. Ref.:				
		Served:	A,G	Neighborhood:				
Description:	Sidewalk Improvement Program	Operating and Maintenance Costs: (\$ Thousands)						
			2023	2024	2025	2026	2027	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Mobility improvements	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/21	2022 Budget	2022 Estimate	2023	2024	2025	2026	2027	FY23 - FY27 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
Total Allocations		\$ -	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000
Source of Funds											
TIRZ Funds		-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000

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

AGENDA MEMORANDUM

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

8. Consider Amended Contract with Hawes Hill & Associates for Consulting and Management Services.

AMENDED CONTRACT FOR CONSULTING AND MANAGEMENT SERVICES FOR THE MEMORIAL CITY REDEVELOPMENT AUTHORITY

This Amended Contract is by and between Hawes Hill & Associates, LLP (“HHA”), and the Memorial City Redevelopment Authority (RDA) (the “Clients”) and supersedes and replaces the Contract executed by HHA and the Clients on December 11, 2018.

I. SCOPE OF SERVICES

HHA will assign the following lead professional team including David Hawes (Partner – Intergovernmental Relations and Senior Board advisor), Scott Bean (Partner - Executive and Project Management), Patrick Horton (GIS Administrator), Linda Clayton (Records Administrator) and other HHA support staff, as necessary to provide the following services:

Board Administration

- Oversee all accounting and financial administration procedures of the Zone/RDA, working closely with the Zone/RDA’s accountant, investment officer, assessor/collector, financial advisor, and database manager.
- Coordinate and provide professional services in conjunction with Zone/RDA’s general counsel concerning legal matters related to Zone/RDA operations and implementation of Zone/RDA plans
- Administer the Zone/RDA’s budget, including working with the Zone/RDA’s accountant and other financial consultants to monitor income and monthly expenses and prepare the annual budget.
- Arrange for Zone/RDA’s independent audit, providing necessary information and documentation.
- Maintain Zone/RDA’s records management program and monitor compliance with Open Government Records Acts; maintain files and permanent records on behalf of Zone/RDA
- Monitor regulations and reporting requirements of City of Houston and other regulatory bodies
- Coordinate and staff all meetings of the Zone/RDA’s Board of Directors and its committees, if any, including the following
 - Prepare meeting agendas and ensure proper notification is made in accordance with state statutes and such other governing documents as may apply
 - Assemble and distribute reports and information packets prior to the board of directors and committees prior to meetings to facilitate decision-making
 - Take and prepare minutes of board and committee meetings; prepare resolutions; assemble reports and information packets for use at meetings
 - Make physical arrangements for meetings

Information and Communications Management

- Provide GIS and database management services as required
- Assist in the coordination, communication and interface between the Zone/RDA, government officials and employees, contractors, developers, property owners, residents, and others regarding planned and actual Zone/RDA projects
- Prepare or cause to be prepared reports, maps, charts and exhibits as requested
- Receive inquiries and respond to interested parties with respect to issues that pertain to the Zone/RDA
- Assist the Zone/RDA's Board of Directors in developing, coordinating and carrying out public relations programs as needed
- Provide expert testimony in public meetings and proceedings as requested by the Board of Directors

Contract Administration and Project Management

- Provide coordination, management, and assistance with the implementation of the Project Plan and Reinvestment Zone Financing Plan
- Provide coordination between the Reinvestment Zone Board and all taxing entities, including the City of Houston, Harris County, and others
- Assist with coordination between the Reinvestment Zone and City of Houston departments, including but not limited to, City Planning and Development, Legal, and Public Works and Engineering
- Prepare requests for proposals for contract services as needed and as determined by the Board of Directors; assist the board in selecting appropriate consultants and contractors
- Analyze proposals and bids from prospective contractors and provide summary analyses for consideration of the Board of Directors in decision-making
- Provide management oversight for all contractors, including such service providers as engineering/project management consultants, legal counsel, bookkeepers and financial advisors, public infrastructure construction contractors, and others that the Zone/RDA may employ from time to time
- Interface with developers on development, financing, and property acquisitions issues
- Assist developers with regard to their development projects within the Zone/RDA
- Work to resolve infrastructure issues as they arise
- Receive inquiries and respond to property owners, developers, real estate agents and brokers, and other interested parties with respect to development issues that pertain to the Reinvestment Zone

II. INVOICING AND PAYMENT

Professional Fee

The professional consulting/management fee for the scope of services described above shall be performed at a monthly rate of \$10,000.00 (\$120,000.00/year).

Invoicing

Invoices shall be presented for consideration at the Authority/Reinvestment Zone's regularly scheduled Board meeting each month.

IV. TERM OF CONTRACT

This Contract shall become effective July 1, 2022 and shall continue in effect until Client or HHA terminates this agreement by giving a sixty (60) day written notice to the other party. If this agreement is terminated, HHA shall be paid for all work performed up to the date of termination. This Contract may be extended and amended, as necessary, by mutual agreement of all parties.

V. GENERAL TERMS

HHA shall conduct itself in a professional manner when representing the Client and shall make every effort to conduct the business affairs of the Client in a timely manner.

(EXECUTION PAGE FOLLOWS)

VI. ACCEPTANCE

When executed by all parties, this Contract shall evidence the entire agreement and shall constitute a notice to proceed unless otherwise designated by Client in writing. This document is being executed in two (2) counterpart originals, each of which has the full force and effect of an original.

Please signify your agreement and acceptance by signing below where indicated; return one (1) copy to HHA.

This Contract is made and entered into in Harris County, Texas, and venue for all purposes shall be in Harris County, Texas.

AGREED AND ACCEPTED THIS _____ DAY OF _____, 2022.

**ON BEHALF OF HAWES HILL &
ASSOCIATES LLP:**



David W. Hawes, Senior Partner
Hawes Hill & Associates LLP
PO Box 22167
Houston, TX 77227-2167
dhawes@haweshill.com
713-595-1200
281-888-6314 fax

**ON BEHALF OF MEMORIAL CITY
REDEVELOPMENT AUTHORITY:**

BY: _____
Chairman, Memorial City
Redevelopment Authority

ATTEST:

By: _____

Name: _____

Title: _____

ON BEHALF OF CITY OF HOUSTON:

BY: _____

Name: _____

Title: _____

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

AGENDA MEMORANDUM

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

9. CIP Committee:

- a. Project update and recommendations from Gauge Engineering, LLC.
 - i. Consider Supplemental Task Order for Memorial Drive Phase 2 construction phase services.
- b. Project update from The Goodman Corporation.
 - i. Consider providing recommendation letter to The Goodman Corporation.
- c. Project update from SWA.



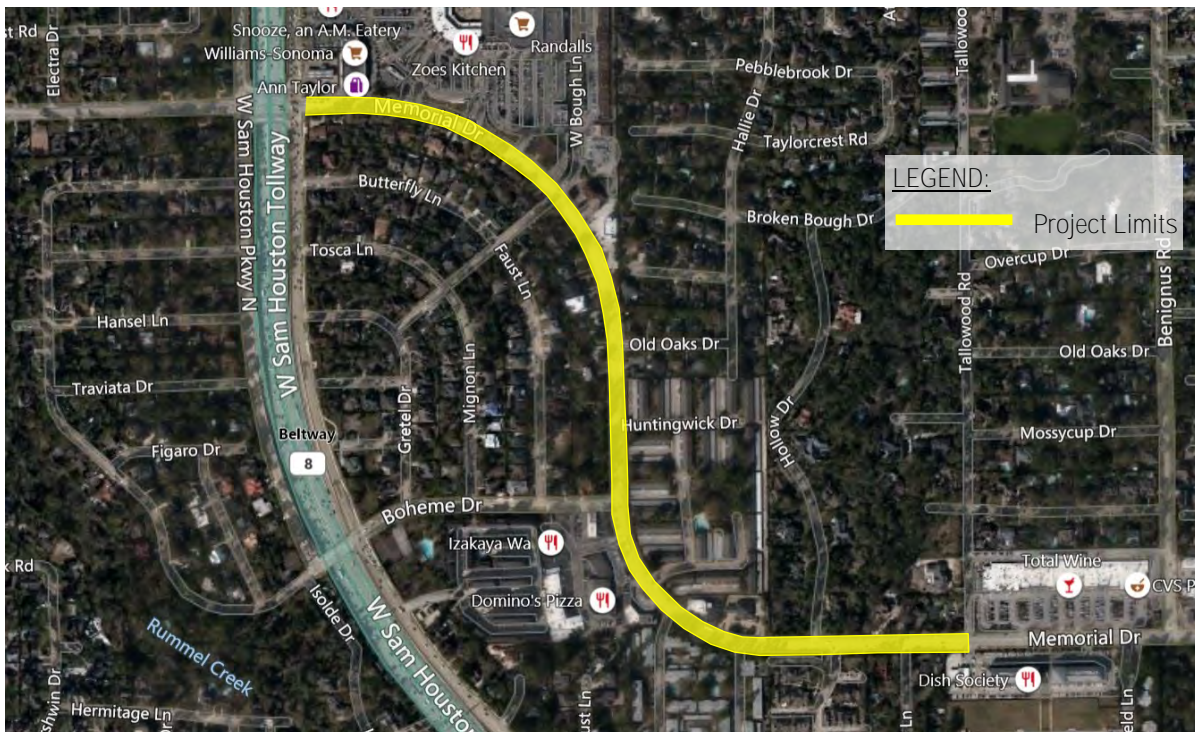
PROGRESS REPORT— JUNE 2022

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— JUNE 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 84% completed.
- Storm sewer system installation is completed.
- Concrete roadway installation in progress on the north side between West Bough Ln and Sam Houston.
- Concrete sidewalk installation in progress.

CURRENT TRAFFIC CONTROL CONFIGURATION

- Two Lanes open each way with center lane.
- Two-way Traffic shifted to the south side of Memorial Drive.
Two lanes will be maintained while work zone is on the north side of Memorial Drive.

PROGRESS PHOTOS



Roadway Construction



Rebar Framework Installation



Driveway Concrete Pour



Driveway Installation

PROGRESS REPORT

JUNE 2022

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



Construction:

- Gessner Road Mobility & Drainage Improvements PS&E (T-1732A & T-1732B):
 - No updates from TxDOT on closing out the project

Planning/Preliminary Engineering/Design:

- Memorial Drive – PH -II (T-1738B)
 - DCR Report completed

- W140 Basin Deepening/Pump:
 - Advancing plans to 60% level
 - Finalized storm sewer alignment
 - Developed a complete plan set with all necessary sheets
 - Developed traffic control plans
 - 60% submittal date – mid-July



June 22, 2022

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

Re: Proposal for Construction Phase Services – Memorial Drive Drainage and Mobility Improvements (T-1738A) – Supplemental

Dear Mrs. Givens,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal to supplement the ongoing Construction Phase Services work for Memorial Drive Drainage and Mobility Improvements. We propose to perform these services over the remaining construction duration of the project for a Lump Sum amount of \$66,500. A detailed breakdown of the scope items and fee can be found under Exhibit "A".

Please feel free to contact me at (832) 318-8802 if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to be "MA", written over a horizontal line.

Muhammad Ali, P.E.
Principal

Accepted For
Memorial City Redevelopment Authority

Signature

Date

Print

Accepted for
City of Houston

Signature

Date

Print

Attachments: Exhibit A - Level-of-Effort

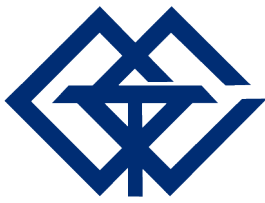
EXHIBIT A
MEMORIAL DRIVE DRAINAGE & MOBILITY IMPROVEMENTS – (T-1738A)
CONSTRUCTION PHASE SERVICES - LEVEL OF EFFORT



DESCRIPTION OF WORK TASKS		Sr. PROJ MGR	Sr. PROJ ENGINEER	GRAD ENGINEER	CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. Construction Phase Services								
1	Coordination - Stakeholders, City, TxDOT and Contractor	18	60	40			118	\$18,750.00
2	Periodic Inspection Visits	8	40	60			108	\$15,600.00
3	Design Changes/Modifications/Change Order Review	6	24	40			70	\$10,110.00
4	Prepare Progress Reports	4	12	16		2	34	\$4,970.00
5	Finalize As-built Drawings	6	18	40	80	2	146	\$16,490.00
	Total	42	154	196	80	4	476	\$65,920.00
	TOTAL HOURS	42	154	196	80	4	476	
	Contract Labor Rate	\$225.00	\$165.00	\$120.00	\$90.00	\$85.00		
	TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$9,450.00	\$25,410.00	\$23,520.00	\$7,200.00	\$340.00		\$65,920.00

EXPENSES/SUBCONTRACTS		TOTAL
1	Printing and Reproduction/Mileage/Deliveries	\$580.00
	TOTAL REIMBURSABLE EXPENSES	\$580.00

PROJECT TOTAL \$66,500.00



**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: June 1, 2022
Re: TIRZ 17 Memorial City Redevelopment Authority HGAC TIP Call for Projects Funding Pursuit Assistance (MCT112) – May 2022

Progress Complete

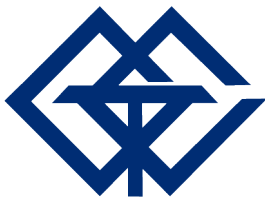
Task	Prior Percent	Current Percent
1	22%	23%

Details

Task 1 – Memorial Drive PH 2 Project Funding Pursuit

Comments:

- Monitored the TAC, TPC and TIP Subcommittee meetings in May.
- Coordinated with City of Bunker Hill Village re: potential project earmark.
- Coordinated with office of Congresswoman Lizzie Fletcher regarding Memorial Drive Phase 2 Project.



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PROGRESS REPORT

THEGOODMANCORP.COM

To: Scott Bean
From: Jim Webb, AICP, ENV SP
Date: June 1, 2022
Re: W-140 Detention Basin Improvements Project EPA State and Tribal Assistance Grant Compliance and Management (MCT113) – May 2022

Progress Complete

Task	Prior Percent	Current Percent
1	10%	15%
2	0%	0%
3	0%	0%
4	0%	0%
5	0%	0%

Details

Task 1 – Grant Initiation and Execution

Comments: Continued coordination with EPA towards grant making and execution. Review status of Redevelopment Authority in the System for Award Management. Begin processing Unique Entity ID.

Task 2 – NEPA

Comments: No activity this period.

Task 3 – Design and Bid PH Compliance

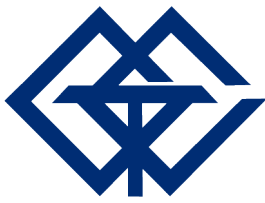
Comments: No activity this period.

Task 4 – Construction PH Compliance

Comments: No activity this period.

Task 5 – Lifecycle Reporting and Disbursement Assistance

Comments: No activity this period.



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PROGRESS REPORT

THEGOODMANCORP.COM

To: Scott Bean
From: Jim Webb, AICP, ENV SP
Date: June 1, 2022
Re: Ongoing Pursuit of Funding (MCT114) – May 2022

Progress Complete

Task	Prior Percent	Current Percent
1	8.33%	17%
2	0%	0%

Details

Task 1 – Monitor and Present Funding Opportunities

Comments:

- Attended meeting and reviewed information related to potential Harris County Method of Distribution for CDBG-MIT Harvey funding. Potential exists to pursue competitive funding for infrastructure projects such as Memorial Drive Phase 2. More information will be available through early 2023. TGC will continue to track the opportunity.
- Participated in webinars and meetings for the USDOT's Safe Roads and Streets for All Program. Coordinated opportunity with TIRZ Administrator. TGC will work to develop a project towards meeting the criteria.
- Reviewed information on upcoming TxDOT Bicycle/Pedestrian funding opportunities. Coordinated opportunity with TIRZ Administrator. TGC will work to develop a project towards meeting the criteria.
- TGC shared information with the TIRZ Administrator related to a Texas Parks and Recreation Department opportunity for urban park funding.

Task 2 – Pursuit of Funding

Comments: No activity this period.



June 28, 2022

TO WHOM IT MAY CONCERN:

RE: *The Goodman Corporation*

Since 2015, the Memorial City Redevelopment Authority/TIRZ 17 (the Authority) has maintained a productive relationship with The Goodman Corporation (TGC) and, as a board, we could not be happier with their efforts. To date, TGC has secured in excess of \$21.5M in state and federal grant funds for use on roadway and drainage infrastructure projects within the TIRZ 17 boundaries. The grants have allowed the Authority to rebuild North Gessner Road from Interstate 10 to Long Pont Road and Memorial Drive from the Sam Houston Tollway to Tallowood Drive. In addition, we are designing the deepening of a storm water detention basin within our boundaries, and the construction will be 50% grant funded through an EPA grant secured by TGC.

Over the years, the Authority has entered into thirteen contracts with TGC to seek grants and to manage various aspects of the grants once secured. These contracts total \$885,763 which, in light of the funding secured, demonstrates an extraordinary return on investment. We continue to utilize TGC, and highly recommend them to other local governments and local government corporations.

Thank you,

Ann T. Givens, Board Chair

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

SWA Houston

The Jones on Main
712 Main Street
6th Floor
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77002
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www.swagroup.com

PROJECT STATUS REPORT BY SWA

SCOPE: LANDSCAPE ARCHITECTURE FOR MEMORIAL CITY
REDEVELOPMENT AUTHORITY

PROJECTS: TIRZ #17 CIP

DATE: June 28, 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. No out-standing items or issues to report at this time.

END OF REPORT