

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



Agenda and Agenda Materials  
Meeting of the Board of Directors

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July 26, 2022

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

NOTICE is hereby given that the Board of Directors of the TIRZ 17 Redevelopment Authority (aka the Memorial City Redevelopment Authority) and the Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, will hold a joint meeting on **Tuesday, July 26, 2022, at 8:00 a.m.**, at Hawes Hill & Associates LLP, Spring Branch Conference Room, 9600 Long Point Road, Suite 250, Houston, Texas 77055 ***"Masks Suggested, Social Distancing Recommended"*** public is welcome to attend in person or via Zoom videoconference at: <https://us02web.zoom.us/j/81489216716?pwd=WkdZR3lkUkk4RjA1YzV6ZGdNK01SZz09;> or via teleconference at: (346) 248-7799; Meeting ID: **814 8921 6716**; Password: **595100**; 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, July 25, 2022, to [lclayton@haweshill.com](mailto:lclayton@haweshill.com) and it will be read aloud during the public comment section.**

3. Approve Minutes of the June 28, 2022, regular meeting.
4. Consider proposal for post-audit services for FY2022 and FY2023.
5. Approval of Quitclaim Deed with Midway regarding hotel property.
6. Authorize payment for local share match pursuant to Interlocal Agreement for detention basin project under the FEMA Hazard Mitigation Grant DR-4332-4903, in the amount of \$2,125,877.39.
7. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports.
8. CIP Committee:
  - a. Project update from Gauge Engineering, LLC.
  - b. Project update from The Goodman Corporation.
  - c. Project update from SWA.
9. Adjournment.



\_\_\_\_\_  
Executive Director for Authority

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\*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

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**AGENDA MEMORANDUM**

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

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3. Approve Minutes of the June 28, 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**

**June 28, 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, June 28, 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 Directors Iversen and Freels, thus constituting a quorum. Director Freels was present via videoconference; however, did not count as a quorum or as a voting member pursuant to the Open Meetings Act since there no video was available. 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 Mary Nan Huffman and James Rains, District G; Council Member Amy Peck, District A; Ben Gillis, and Gabrielle Luevano, Memorial Management District; Karen Glynn and Laurie Rosenbaum, City of Bunker Hill; Muhammad Ali, Gauge Engineering; Jim Webb, The Goodman Corporation; Bruce Nichols; Steve Blair; Lois Myers; and Monica Aizpurua. Chair Givens called the meeting to order at 8:01 a.m.

**RECEIVE PUBLIC COMMENTS.**

Public comments were received from Bruce Nichols, Steve Blair, and Lois Myers.

**APPROVE MINUTES OF THE APRIL 26, 2022, REGULAR MEETING.**

Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to approve the Minutes of the April 26, 2022, Board meeting, as presented.

**CONSIDER MOVING REGULAR MEETING DATE TO FOURTH TUESDAY OF THE MONTH.**

Chair Givens requested the Board to consider changing the regular meeting date to the fourth Tuesday of the month. She reported currently the regular meeting date is the last Tuesday of the month which occasionally falls on the fifth Tuesday. She reported moving the date would provide a more consistent schedule. Upon a motion made by Director Durham, and seconded by Director Moody, the Board voted unanimously to move the regular Board of Directors' meeting date to the fourth (4<sup>th</sup>) Tuesday of the month.

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

Mr. Bean reviewed the invoice received from MetroNational in accordance with the Lipex Development Agreement for the Conrad Sauer Detention Pond for a principal payment of \$3,013,459.49 and interest payment through January 31, 2022, in the amount of \$2,322,082.62 for a total amount due of \$5,335,542.11. He reviewed the Agreed-Upon Procedures Report, included in the Board materials, and reported the auditor has calculated interest through January 31, 2022, and is in agreement with the interest calculation provided by MetroNational. Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to authorize payment in the amount of \$5,335,542.11 for principal payment number 4 and interest through January 31, 2022, and authorized staff to have the bookkeeper wire the funds on July 5, 2022.

**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. She reported two additional invoices were received after the report was generated (1) City of Houston FY2022 Municipal Services Fee in the amount of \$2,104,297.00, a copy is attached as Exhibit A; and (2) City of Houston Local Share Reimbursement Request for area detention basin HMGP Agreement in the amount of \$2,125,877.39, a copy is attached as Exhibit B. The Board requested the City of Houston Local Share Reimbursement be put on hold and discussed at the next board meeting. Upon a motion made by Director Rickel, and seconded by Director Moody, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of current invoices, including the City of Houston FY2022 Municipal Services Fee invoice in the amount of \$2,104,297.00; and ratified payment of May invoices, as presented in the board materials.

**CONSIDER FY2023 BUDGET.**

Mr. Bean presented the proposed FY2023 Budget, included in the Board materials. Director Rickel noted inflation rate is included in the amounts in the budget. Chair Givens noted all the capital improvement projects in the budget addressing drainage, etc. Director Rickel noted the cumulative total of capital improvements in the budget is over \$140 million. Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to approve the FY2023 Budget.

**CONSIDER AMENDED CONTRACT WITH HAWES HILL & ASSOCIATES FOR CONSULTING AND MANAGEMENT SERVICES.**

Mr. Rickel reviewed and recommended approval of the Amended Contract with Hawes Hill & Associates for consulting and management services in the amount of \$10,000 per month, included in the Board materials. Upon a motion made by Director Rickel, and seconded by Director Hodges, the Board voted unanimously to approve the Amended Contract with Hawes Hill & Associate LLP for Consulting and Management Services, as presented.

**CIP COMMITTEE.**

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

Mr. Ali addressed public comments from Ms. Myers and stated the contractor installed rubber adhesive to stabilize the manholes on Springrock on June 20. He also stated, as previously mentioned, the primary purpose of the ramp at Briar Branch is to function as a restrictor and to provide access for maintenance.

Mr. Ali provided an update on the Memorial Drive improvement project, a copy of the progress report is included in the board materials. He reported the project is approximately 84% complete and the concrete sidewalk installation is in progress. He reported TxDOT is working to close-out the Gessner project in the next 30 days.

**i. Consider Supplemental Task Order for Memorial Drive Phase 2 (sic) construction phase services.**

Mr. Ali reviewed Gauge Supplemental Task Order for Memorial Drive Phase 1 for construction phase services in the amount of \$66,500. Director Rickel reported the CIP committee has reviewed the task order and is recommending for approval. Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to approve Gauge Engineering Supplemental Task order for Memorial Drive Phase 1, for construction phase services in a lump sum amount of \$66,500.00, as presented.

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

Mr. Webb provided an update on TIP Call for projects. He reported the Congresswoman Lizzie Fletcher did not select Memorial Drive Phase 2 project and the project is no longer in her District after the redistricting.

**i. Consider providing recommendation letter to The Goodman Corporation.**

Mr. Bean reviewed the recommendation letter for The Goodman Corporation, included in the Board materials. Upon a motion made by Director Hodges, and seconded by Director Rickel, the Board voted unanimously to approve providing a recommendation letter to The Goodman Corporation.

**c. Project update from SWA.**

The SWA Status Report is included in the board materials for review.

**ADJOURNMENT.**

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

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Secretary

List of Exhibits:

- A. City of Houston Municipal Services Fee Invoice
- B. City of Houston Local Share Reimbursement Request

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

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**AGENDA MEMORANDUM**

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

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4. Consider proposal for post-audit services for FY2022 and FY2023.

## AGENDA MEMORANDUM

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TO: Board of Directors

FROM: Scott Bean, Executive Director

DATE: July 26, 2022

RE: Post-Audit Services for FY2022 and FY2023

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Two proposals received for post-audit services:

1. Burton & Accounting PLLC  
Estimated Fees range between \$2,000 and \$2,500, plus reimbursable expenses which includes postage, copying
  
2. McGrath & Co. PLLC  
Estimated Fees not to exceed \$8,000

Both firms are well-qualified. Staff's recommendation is to approve engagement of Burton & Accounting PLLC





BURTON ACCOUNTING, P.L.L.C.  
Certified Public Accountants  
HOUSTON ■ CONROE ■ AUSTIN

July 26, 2022

Board of Directors  
Memorial City Redevelopment Authority  
c/o David Hawes  
Hawes Hill & Associates LLP  
P.O. Box 22167  
Houston, TX 77227-2167

RE: AGREED UPON PROCEDURES ENGAGEMENT

We are pleased to confirm our understanding of the terms of our engagement and the nature and limitations of the services to provide for Memorial City Redevelopment Authority (hereinafter called the "Authority").

We will apply the procedures enumerated in this letter to solely assist Authority in the determining the status of the agreed-upon procedures which Authority has specified below for the years ended June 30, 2022 and 2023:

- Review adjusted trial balances.
- Review capital asset and depreciation schedules.
- Review fund journal entries.
- Review government-wide adjustments.
- Review draft financial statements.
- Complete or review GASB 34 disclosure checklist.

By signing this engagement letter, you agree to those procedures and acknowledge that the procedures to be performed are appropriate for the intended purpose of the engagement which is to eliminate financial reporting weaknesses. Our engagement to apply agreed-upon procedures will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants (AICPA). Those standards require that we obtain your written agreement to the procedures to be applied and your acknowledgment that those procedures are appropriate for the intended purpose of the engagement, as described in this letter. A refusal to provide such agreement and acknowledgment will result in our withdrawal from the engagement. We make no representation that the procedures we will perform are appropriate for the intended purpose of the engagement or for any other purpose.

Because the agreed-upon procedures do not constitute an examination or review, we will not express an opinion or conclusion on the audit review. In addition, we have no obligation to perform any procedures beyond those to which you agree.

We plan to begin our procedures when we receive the necessary documents from the Districts Auditors and, unless unforeseeable problems are encountered, the engagements should be completed by the time the Authority's annual audit is due.

We will issue a written report upon completion of our engagement that lists the procedures performed and our findings. Our report will be addressed to the Board of Directors of Memorial City Redevelopment Authority. If we encounter restrictions in performing our procedures, we will discuss the matter with you. If we determine the restrictions are appropriate we will disclose the restrictions in our report. Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

There may exist circumstances that, in our professional judgment, will require we withdraw from the engagement. Such circumstances include the following:

- You refuse to provide written agreement to the procedures and acknowledge that they are appropriate for the intended purpose of the engagement.
- You fail to provide requested written representations, or we conclude that there is sufficient doubt about the competence, integrity, ethical values, or diligence of those providing the written representations, or we conclude that the written representations provided are otherwise not reliable.
- We determine that the description of the procedures performed or the corresponding findings are misleading in the circumstances of the engagement.
- We determine that restrictions on the performance of procedures are not appropriate.

An agreed-upon procedures engagement is not designed to detect instances of fraud or noncompliance with laws or regulations; however, should any such matters come to our attention, we will communicate them in accordance with professional standards and applicable law. In addition, if, in connection with this engagement, matters come to our attention that contradict the audit review, we will communicate such matters to you.

You agree to the procedures to be performed and acknowledge that they are appropriate for the intended purpose of the engagement.

You are responsible for the audit review. In addition, you are responsible for providing us with (1) access to all information of which you or the appropriate party are aware that is relevant to the performance of the agreed-upon procedures on the subject matter, (2) additional information that we may request from the appropriate party for the purpose of performing the agreed-upon procedures, and (3) unrestricted access to persons within the entity from whom we determine it necessary to obtain evidence relating to performing those procedures.

At the conclusion of our engagement, we will require certain written representations in the form of a representation letter from management that, among other things, will confirm management's responsibility for the audit review.

Chris Palis is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

We estimate that our fees for these services will range from \$2,000.00 to \$2,500.00 for each year specified in this letter. You will also be billed for travel and other out-of-pocket costs such as report production, word processing, postage, etc. Additional expenses are estimated to be \$85.00 to \$250.00 per our hourly billing rate. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate



before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

We appreciate the opportunity to assist you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. If the need for additional procedures arises, or the procedures need to be modified, our agreement with you will need to be revised. It is customary for us to enumerate these revisions in an addendum to this letter. If additional specified parties of the report are added, we may require that they acknowledge in writing their agreement with the procedures performed, or to be performed, and their acknowledgment that the procedures are appropriate for their purposes.

Very truly yours,

*BURTON ACCOUNTING, P.L.L.C.*

Burton Accounting, P.L.L.C

RESPONSE:

This letter correctly sets forth the understanding of Authority.

Memorial City Redevelopment Authority

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



# **MCGRATH & CO., PLLC**

*Certified Public Accountants*  
2900 North Loop West, Suite 880  
Houston, Texas 77092

July 26, 2022

Board of Directors  
Memorial City Redevelopment Authority/TIRZ No. 17  
Harris County, Texas

We are pleased to confirm our understanding of the terms of our engagement and the nature and limitations of the services we are to provide for Memorial City Redevelopment Authority/TIRZ No. 17 (the "Authority").

We will apply the procedures described below on the audited financial statements of the Authority as of and for the fiscal years ended June 30, 2022 and 2023. By signing this engagement letter, you agree to those procedures and acknowledge that the procedures to be performed are appropriate for the intended purpose of the engagement, which is to understand whether the Authority's audited financial statements are presented in accordance with accounting standards generally accepted in the United States. Our engagement to apply agreed-upon procedures will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we obtain your written agreement to the procedures to be applied and your acknowledgement that those procedures are appropriate for the intended purpose of the engagement, as described in this letter. A refusal to provide such agreement and acknowledgement will result in our withdrawal from the engagement. We make no representation that the procedures we will perform are appropriate for the intended purpose of the engagement or for any other purpose.

The procedures we will perform are summarized as follows:

1. We will read the minutes of board meetings for the audit period and the period subsequent to fiscal year end through the date of the audit report in order to identify any agreements that may require disclosure in the audited financial statements.
2. We will trace certain balances on the adjusted trial balances to supporting work paper(s) and review the adjusting journal entries.
3. We will agree beginning balances on the capital asset schedules to prior year schedules, vouch selected current year additions/retirements to supporting documentation, recalculate the annual depreciation/amortization expense and trace balances to the audited financial statements.

4. We will read the audited financial statements to gain assurances that the statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles, including agreeing prior year balances to the prior year audited financial statements and completing a governmental disclosure checklist.

Because the agreed-upon procedures listed above do not constitute an examination or review, we will not express an opinion or conclusion on the audited financial statements of the Authority. In addition, we have no obligation to perform any procedures beyond those to which you agree.

We expect to begin our procedures in accordance with time frames acceptable to the Authority.

We will issue a written report upon completion of our engagement that lists the procedures performed and our findings. Our report will be addressed to you. If we encounter restrictions in performing our procedures, we will discuss the matter with you. If we determine the restrictions are appropriate, we will disclose the restrictions in our report. Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

There may exist circumstances that, in our professional judgment, will require we withdraw from the engagement. Such circumstances include the following:

- You refuse to provide written agreement to the procedures and acknowledge that they are appropriate for the intended purpose of the engagement.
- You fail to provide requested written representations, or we conclude that there is sufficient doubt about the competence, integrity, ethical values, or diligence of those providing the written representations, or we conclude that the written representations provided are otherwise not reliable.
- We determine that the description of the procedures performed or the corresponding findings are misleading in the circumstances of the engagement.
- We determine that restrictions on the performance of procedures are not appropriate.

An agreed-upon procedures engagement is not designed to detect instances of fraud or noncompliance with laws or regulations; however, should any such matters come to our attention, we will communicate them in accordance with professional standards and applicable law. In addition, if, in connection with this engagement, matters come to our attention that contradict the audited financial statements of the Authority, we will communicate such matters to you.

You agree to the planned procedures to be performed and acknowledge that they are appropriate for the intended purpose of the engagement.

You are responsible for the subject matter of this engagement. In addition, you are responsible for providing us with (1) access to all information of which you are aware that is relevant to the performance of the agreed-upon procedures on the subject matter, (2) additional information that we

may request for the purpose of performing the agreed-upon procedures, and (3) unrestricted access to persons within the entity from whom we determine it necessary to obtain evidence relating to performing those procedures.

At the conclusion of our engagement, we will require certain written representations in the form of a representation letter from you that, among other things, will confirm your responsibility for the audited financial statements of the Authority.

Colette Garcia is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fees for the above described services will be computed at our standard hourly rates. We estimate our fees for this service will not exceed \$8,000. Written invoices will be provided to the Authority's bookkeeper and will be due and payable upon presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

This agreement may be terminated by either party, with or without cause, upon 30 days written notice.

McGrath hereby represents and warrants that at the time of this agreement neither McGrath, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of McGrath: (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Section 2252.153 of the Texas Government Code. The term "foreign terrorist organization" has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code.

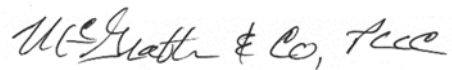
By signing and entering into this agreement, McGrath verifies, pursuant to Chapter 2271 and Chapter 2274 (as added by Senate Bill 13, 87th Legislature Regular Session) of the Government Code, it does not boycott Israel or boycott energy companies and will not boycott Israel or boycott energy companies during the term of this agreement. "Boycott Israel" has the meaning assigned by Section 808.001, Government Code. "Boycott energy company" has the meaning assigned by Section 809.001, Government Code.

By signing and entering into this agreement, McGrath verifies, pursuant to Chapter 2274 (as added by Senate Bill 19, 87th Legislature Regular Session) of the Government Code, that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of this agreement against a firearm entity or firearm trade association. "Discriminate against a firearm entity or firearm trade association" has the meaning assigned by Section 2274.001(3), Government Code.

Board of Directors  
Memorial City Redevelopment Authority/TIRZ No. 17  
July 26, 2022  
Page 4 of 4

We appreciate the opportunity to be of service to the Authority and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign below and return it to us.

Sincerely,



McGrath & Co., PLLC

RESPONSE:

This letter correctly sets forth the understanding of Memorial City Redevelopment Authority/TIRZ No. 17.

By:

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Title:

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Date:

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

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**AGENDA MEMORANDUM**

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

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5. Approval of Quitclaim Deed with Midway regarding hotel property.

**QUITCLAIM DEED**  
**(0.2335 Acres)**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS                   §  
  §       KNOW ALL BY THESE PRESENTS:  
COUNTY OF HARRIS                   §

THAT Memorial City Redevelopment Authority, a not for profit local government corporation ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has QUITCLAIMED, and by this presents does QUITCLAIM, unto SFP Hotel Partners, LP, a Texas limited partnership ("Grantee"), its successors and assigns, all that certain real property, and all rights, title, and interest in and to said real property, situated in Harris County, Texas, containing 0.2335 acre(s), as more particularly described in **Exhibit A** and shown on **Exhibit B**, both attached hereto and incorporated herein for all purposes, together with all appurtenances thereto and all improvements situated thereon and all rights, titles, and interests in and to same (collectively, the "Property").

This Quitclaim Deed is executed and delivered by Grantor and accepted by Grantee.

TO HAVE AND TO HOLD, all and singular, the Property, together with all rights, titles, and interests in and to the Property, in anywise belonging, unto Grantee, its successors and assigns, forever, so that neither Grantor nor any of Grantor's heirs, legal representatives, personal representatives, successors, or assigns shall have, claim, or demand any rights, titles, or interests in, to, or against the Property.

Grantee's mailing address is CityCenter One, 800 Town & Country Boulevard, Suite 200, Houston, Texas 77021.

*[Signature pages follow this page.]*

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**GRANTOR:**

MEMORIAL CITY REDEVELOPMENT  
AUTHORITY

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

THE STATE OF TEXAS           §

§

COUNTY OF HARRIS           §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
2022, by \_\_\_\_\_, in his capacity as \_\_\_\_\_ of the  
Board of Directors of Memorial City Redevelopment Authority.

\_\_\_\_\_  
Notary Public, State of Texas

(SEAL)

**Attachments:**

Exhibit A - Legal Description of 0.2335 Acre(s) of Land

Exhibit B - Survey Drawing of 0.2335 Acre(s) of Land

**After recording, please return to:**

Allen Boone Humphries Robinson LLP

3200 Southwest Freeway, Suite 2600

Houston, Texas 77027

Attn. Jessica Holoubek

EXHIBIT A

George L. Bellows Survey  
Abstract No. 3  
Harris County, Texas

0.2335 Ac (10,171 Sq. Ft.)  
page No. 1 of 2

Metes and Bounds Description

Being a 0.2335 acre (10,171 square feet) tract of land out of the George L. Bellows Survey, Abstract No. 3, Harris County, Texas, and being the same tract (called 0.2336 acre tract) as described in special general warranty deed from Taghi Hajizade to Alfonso H. Zapata dated September 27, 1999 and recorded under Harris County Clerk's File number (H.C.C.F. No.) T986769, Film Code No. (F.C. No.) 528-25-0326 of the Official Public Records of Real Property (O.P.R.O.R.P.), Harris County, Texas. Said 0.2335 acre of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8-inch iron rod found in the southeasterly right-of-way line (R.O.W) of West Sam Houston Parkway being a curve to the right and the same being the common interior corner of a called 2.8199 acre tract as described under H.C.C.F. No. Z099236 of the O.P.R.R.P.H.C. and the southwest corner of said called 0.2336 acre tract also being the same corner of the herein described tract. The said POINT OF BEGINNING having a Texas State Plane Coordinates, South Central Zone, NAD 83, E = 3,059,113,06 and N =13,849,812.57;

1. THENCE, in a northeasterly direction, continuing along the southeasterly R.O.W. line of said West Sam Houston Parkway and with said curve to the right having a Radius of 531.83 feet, a Central Angle of 20°30'02", an Arc Length of 190.29 feet, and a Long Chord bearing North 39°25'09" East, a distance of 189.28 feet, to a 5/8-inch iron rod with plastic cap stamped "KUO" set in the common northwest corner of said called 2.8199 acre tract and the north corner of said called 0.2336 acre tract also being the same corner of the herein described tract;
2. THENCE, South 02°41'05" East, departing the southeasterly R.O.W. line of said West Sam Houston Parkway and along the common west line of said called 2.8199 acre tract and the east line of said called 0.2336 acre tract, for a distance of 143.40 feet, to a 5/8-in iron rod found in an L corner of said called 2.8199 acre tract and the southeast corner of said called 0.2336 acre tract, the same also being the southeast corner of the herein described tract;
3. THENCE, South 88°39'22" West, along the common north line of said called 2.8199 acre tract and the south line of said called 0.2336 acre tract, for a distance of 126.94 feet, to the POINT OF BEGINNING and containing 0.2335 acre (10,171 square feet) of land, more or less.

George L. Bellows Survey  
Abstract No. 3  
Harris County, Texas

0.2335 Ac (10,171 Sq. Ft.)  
page No. 2 of 2

All bearings and coordinates shown are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83. All coordinates and distances shown are in surface and may be converted to grid by multiplying by the factor of 0.999893.

A survey plat has been prepared in association with this field note description.

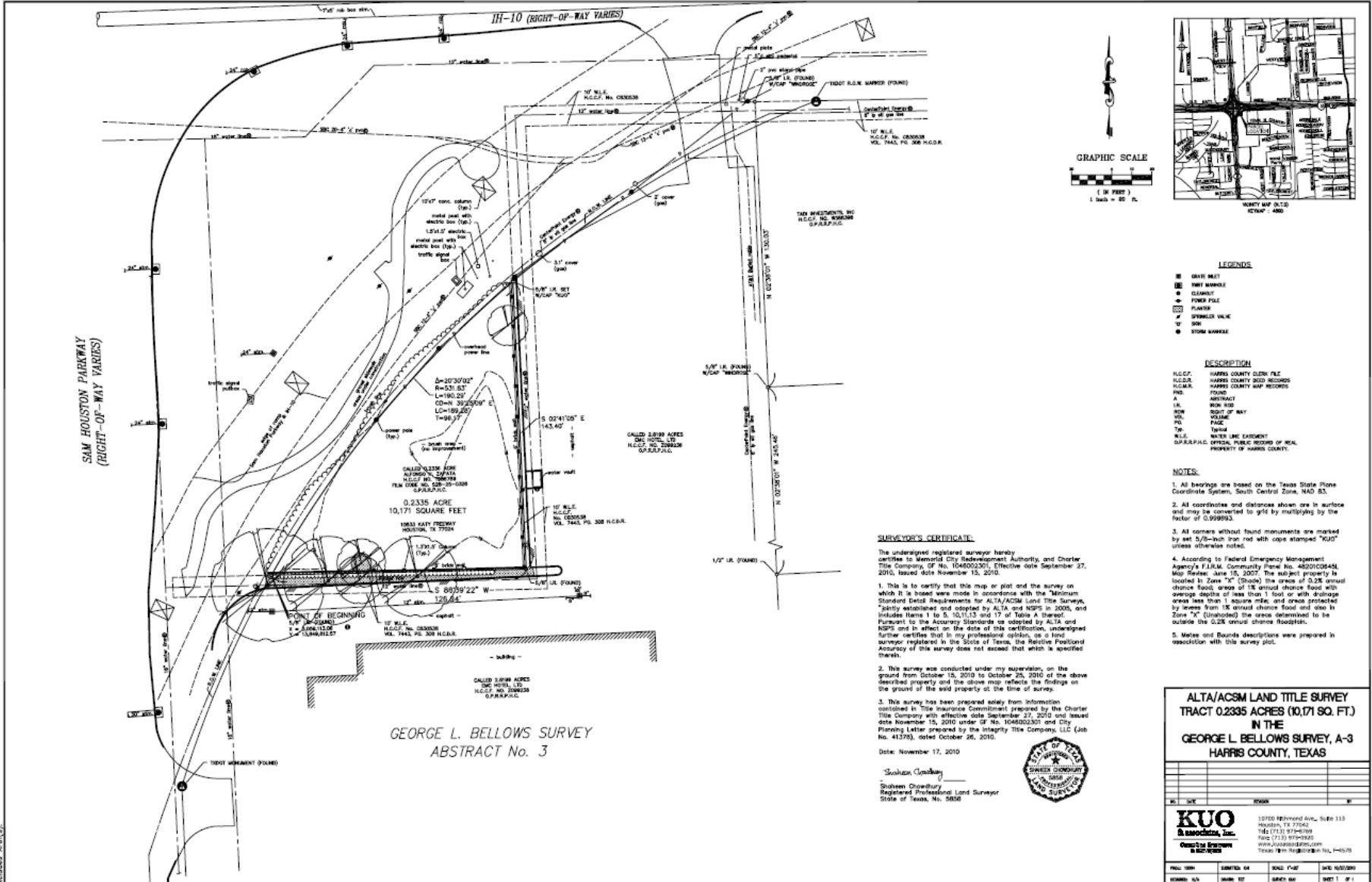
Shaheen Chowdhury 11/17/10  
Shaheen Chowdhury  
Registered Professional Land Surveyor  
Texas Reg. No. 5858



Kuo & Associates, Inc.  
10700 Richmond Ave., Suite 113  
Houston, Texas 77042  
Ph.: (713) 975-8769

Date: 010/27/2010

EXHIBIT B



Nov 19 2010 2:45PM Num  
S:\ref-2010\10264 (TOWN & COUNTRY)\Dega\ALTA SURVEY.dwg  
Include Xref(s)

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

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**AGENDA MEMORANDUM**

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

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6. Authorize payment for local share match pursuant to Interlocal Agreement for detention basin project under the FEMA Hazard Mitigation Grant DR-4332-4903, in the amount of \$2,125,877.39.





June 27, 2022

Mr. Scott Bean  
Executive Director  
TIRZ 17 Memorial City Redevelopment Authority  
c/o Hawes Hill & Associates, LLP  
P.O. Box 22167  
Houston, TX 77227

Re: Local Share Reimbursement Request -TIRZ17 Memorial City Area Detention Basin HMGP Agreement DR-4332-4903

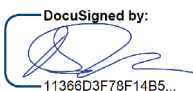
Dear Mr. Bean:

On April 21, 2021, City Council approved Ordinance No. 2021-0292 that approved an Interlocal Agreement between the City of Houston and TIRZ 17 Memorial City Redevelopment Authority (TIRZ 17) for TIRZ 17 Memorial City Area Detention Basin Project. The agreement outlines the partnership between City of Houston and TIRZ 17 to design and permit the TIRZ 17 Memorial City Area Detention Basin Project under the FEMA Hazard Mitigation Grant DR-4332-4903.

In accordance with Section 2.1, Article II of the Interlocal Agreement, a local share match of \$2,125,877.39 is being requested from TIRZ 17. A copy of the agreement has been attached for your review. Please send payment of \$2,125,877.39 no later than 30 days from June 27th, 2022.

If you have any questions, please contact me at (832) 712-1742 or Kevin Hammond, Supervising Engineer, at (832) 395-2275.

Sincerely

DocuSigned by:  
  
11366D3F78F14B5...

HoJin Lim, P.E., CFM  
Special Projects  
Deputy Assistant Director  
Capital Projects.

  
HL: KFH: im

Attachments: Fully executed Cost Share Interlocal Agreement between COH and TIRZ 17.

ec: David Wurdlow

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

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**AGENDA MEMORANDUM**

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

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7. 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

June 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	14,198,353.92	5,713,659.38	5,396.00	19,917,409.30
Revenue	73,464.85	4,684.06	16,469,362.83	16,547,511.74
Expenditures	2,180,969.46	56,650.46	0.00	2,237,619.92
Ending Balance	12,090,849.31	5,661,692.98	16,474,758.83	34,227,301.12

### 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
			<b>Total FYE 2022</b>	<b>7,291,022.25</b>

## General Operating Fund

**BEGINNING BALANCE:** **14,198,353.92**

**REVENUE:**

City of Houston Increment	0.00	
Checking Interest - Wells Fargo	54.43	
Texpool Interest	3,240.85	
Wells Fargo/TexSTAR (Surplus Funds) Interest	13,519.11	
Transfer from 2019 CPF	56,650.46	
Voided Check(s) <span style="float: left; margin-left: 20px;">3333</span>	0.00	

Total Revenue: **73,464.85**

**DISBURSEMENTS:**

Checks Presented At Last Meeting	76,672.46	
Checks Written at/after Last Meeting	2,104,297.00	

Num	Name	Amount
3332	City of Houston	-2,104,297.00
<b>Total</b>		<b>-2,104,297.00</b>

Bank Fee 0.00

Total Expenditures **2,180,969.46**

**Ending Balance:** **12,090,849.31**

**Location of Assets:**

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1600	20,663.63
TexPool	*0001	1.0013	2,105,738.80
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	1.1651	9,964,446.88
		<b>Total</b>	<b>12,090,849.31</b>

**Memorial City Redevelopment Authority**  
**Checks Presented**  
 July 26, 2022

Num	Name	Description	Amount
3334	Equi-Tax, Inc	Tax Assessor/Collector	-131.10
3335	ETI Bookkeeping Services	Bookkeeping Fee	-1,060.90
3336	Gauge Engineering, LLC	Engineering Fee	-450.00
3337	Hawes Hill & Associates	Professional Consultant	-8,500.00
3338	The Goodman Corporation Inc	Consultant Fee	-1,680.00
3339	City of Houston	Cost share COH	-2,125,877.39
3340	Gauge Engineering, LLC	Engineering Fee - Capital Projects	-87,194.77
3341	Reytec Construction Resources, Inc.	Channel Improvements - Capital Projects	-8,895.50
3342	SWA Group	Memorial Dr - Capital Projects	-3,075.50
3343	The Goodman Corporation Inc	Consultant Fee - Capital Projects	-1,725.00
<b>Total</b>			<b>-2,238,590.16</b>

## Capital Projects Fund

<b>BEGINNING BALANCE</b>		<b>5,713,659.38</b>
<b>REVENUE</b>		
TexPool Interest	4,684.06	
Voided Check(s)	0.00	
<b>Total Revenue</b>		<b>4,684.06</b>
<b>EXPENDITURES</b>		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Transfer to GOF	56,650.46	
<b>Total Expenditures</b>		<b>56,650.46</b>
<b>ENDING BALANCE</b>		<b>5,661,692.98</b>

**Location of Assets:**

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0005	1.0013	5,661,692.98
		<b>Total</b>	<b>5,661,692.98</b>

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

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

**Construction Costs:**

<b>Project #</b>	<b>Project Name</b>	
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	5,080,670
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	89,571
<b>Total Bank Balance</b>	<b>5,671,822</b>

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

Date	Check Num.	Payee	Reference	Expense Category	Payment Breakdown	Amount Paid	Balance
		<b>Proceeds</b>					<b>42,950,709.37</b>
12/20/2019	Wire	Assured Guaranty Municipal Corp	Policy 219833-N	Bond Insurance	208,878.93	323,823.92	42,626,885.45
			Policy 219833-R	Surety Policy	114,944.99		42,626,885.45
12/20/2019	Wire	Masterson Advisors LLC	Inv# 19-310	Financial Advisor		169,834.20	42,457,051.25
12/20/2019	Wire	Allen Boone Humphries Robinson LLP	MEM001-02	Bond Counsel		275,136.95	42,181,914.30
12/20/2019	Wire	Norton Rose Fulbright	Matter 1001092371	Disclosure Counsel		100,000.00	42,081,914.30
12/20/2019	Wire	Standard & Poor's Financial Services	Inv# 11381704	Bond Rating		31,500.00	42,050,414.30
12/20/2019	Wire	Public Finance Partners		Bond Expenses		2,500.00	42,047,914.30
12/20/2019	Wire	Orrick, Herrington & Sutcliffe LLP		Bond Expenses		1,775.00	42,046,139.30
12/20/2019	Wire	Attorney General Fee		Attorney General Fee		9,500.00	42,036,639.30
12/20/2019	Wire	Bank of New York Mellon		Paying Agent Fee		750.00	42,035,889.30
12/20/2019	Wire	Wells Fargo Bank		Redemption of Series 2011	4,383,252.99	9,668,116.99	32,367,772.31
				Redemption of Series 2011A	5,281,364.00		
				Trustee Admin Fee	2,500.00		
				Bond Call Fees	1,000.00		
1/28/2020	3044	Allen Boone Humphries Robinson LLP	Inv# 108391	1717 Town & Country W Drain		263.75	32,367,508.56
			Inv#108067	1738A Memorial Dr Drain & Mobility 1	330.00	3,481.25	32,364,027.31
				1735A Detention Basin A	525.00		
				1717 Town & Country W Drain	1,182.50		
				1722 Town & Country Blc Signalization	1,443.75		
1/28/2020	3045	Charter Title Company	Inv# 1038003895@	1717 Town & Country W Drain		819.00	32,363,208.31
1/28/2020	3048	Gauge Engineering, LLC	Proj#1007 Inv# 012	1735A Detention Basin A	7,445.00	164,586.00	32,198,622.31
			Proj#1005 Inv# 014	1734 W140 Channel Improvements	157,141.00		
1/28/2020	3050	Lockwood, Andrews & Newman, Inc.	Inv#120-11972-000-20	1738A Memorial Dr Drain & Mobility 1	902.16	21,191.49	32,177,430.82
			Inv#120-11972-000-19	1738A Memorial Dr Drain & Mobility 1	20,289.33		
1/28/2020	3051	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 13	1734 W140 Channel Improvements	272,373.55	561,384.45	31,616,046.37
			Proj#1005 Pay Est 14	1734 W140 Channel Improvements	289,010.90		
1/28/2020	3052	Sal Esparza Inc.	Inv# 1164	1731A Detention Basin & W-140 Bridge	1,310.80	3,277.00	31,612,769.37
			Inv# 1165	1731A Detention Basin & W-140 Bridge	1,310.80		
			Inv# 1166	1731A Detention Basin & W-140 Bridge	655.40		
1/28/2020	3053	SEI Commercial Landscape Management	Inv# 1172	1731A Detention Basin & W-140 Bridge		655.40	31,612,113.97
1/28/2020	3054	SWA Group	Inv# 179584	1738A Memorial Dr Drain & Mobility 1	19,967.48	28,881.23	31,583,232.74
			Inv# 179586	1732A N Gessner Drainage & Mobility	6,421.80		
			Inv# 179797	1732A N Gessner Drainage & Mobility	2,491.95		
1/28/2020	3055	The Goodman Corporation Inc.	Inv# 12-2019-8	1738A Memorial Dr Drain & Mobility 1	825.00	2,925.00	31,580,307.74
			Inv# 12-2019-9	1738A Memorial Dr Drain & Mobility 1	2,100.00		
2/25/2020	3058	Gauge Engineering, LLC	Proj#1005 Inv# 015	1734 W140 Channel Improvements	97,163.00	122,154.20	31,458,153.54
			Inv# 1149	1732A N Gessner Drainage & Mobility	24,991.20		
2/25/2020	3060	Lockwood, Andrews & Newman, Inc.	Inv#120-11972-000-21	1738A Memorial Dr Drain & Mobility 1		11,014.89	31,447,138.65
2/25/2020	3061	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 15	1734 W140 Channel Improvements		53,545.99	31,393,592.66
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**

2/25/2020	3063	SWA Group	Inv# 1-2020-13	1738A Memorial Dr Drain & Mobility 1	3,150.00		
			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

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

			Inv# 1221	1732A N Gessner Drainage & Mobility	15,749.40		
			Inv# 020 Proj# 1005	1734 W140 Channel Improvements	34,430.34		
7/28/2020	3113	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 20	1734 W140 Channel Improvements		29,146.00	16,462,035.21
7/28/2020	3114	SWA Group	Inv# 181788	1732A N Gessner Drainage & Mobility	5,142.86	8,130.01	16,453,905.20
			Inv# 181854	1738A Memorial Dr Drain & Mobility 1	2,987.15		
7/31/2020		<b>TexPool</b>		<b>Interest Earned</b>		2,920.71	16,456,825.91
8/25/2020	3120	Allen Boone Humphries Robinson LLP	Inv# 113336	1734 W140 Channel Improvements		135.00	16,456,690.91
8/25/2020	3121	Gauge Engineering, LLC	Inv# 1241 Proj# 1071	1741 W140 Detention Expansion	8,868.60	73,753.70	16,382,937.21
			Inv# 016 Proj# 1007	1735A Detention Basin A	2,900.00		
			Inv# 1240 Proj# 1041	1732A N Gessner Drainage & Mobility	23,656.60		
			Inv# 021 Proj# 1005	1734 W140 Channel Improvements	38,325.50		
8/25/2020	3122	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 21	1734 W140 Channel Improvements		310,175.23	16,072,761.98
8/25/2020	3123	SWA Group	Inv# 182144	1732A N Gessner Drainage & Mobility	3,605.00	6,055.00	16,066,706.98
			Inv# 182145	1738A Memorial Dr Drain & Mobility 1	2,450.00		
8/25/2020	3124	SWA Group	Inv# 182151	1725 Parks & Green Space Improvements		9,100.00	16,057,606.98
8/31/2020		<b>TexPool</b>		<b>Interest Earned</b>		2,447.66	16,060,054.64
9/29/2020	3131	Gauge Engineering, LLC	Inv# 1263 Proj# 1041	1732A N Gessner Drainage & Mobility	17,993.60	80,147.96	15,979,906.68
			Inv# 022 Proj# 1005	1734 W140 Channel Improvements	42,495.26		
			Inv# 017 Proj# 1007	1735A Detention Basin A	3,400.00		
			Inv# 1264 Proj# 1071	1741 W140 Detention Expansion	16,259.10		
9/29/2020	3132	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 22	1734 W140 Channel Improvements		297,772.83	15,682,133.85
9/29/2020	3133	SWA Group	Inv# 182451	1732A N Gessner Drainage & Mobility	2,695.00	4,659.04	15,677,474.81
			Inv# 182440	1734 W140 Channel Improvements	1,964.04		
9/30/2020		<b>TexPool</b>		<b>Interest Earned</b>		1,935.23	15,679,410.04
10/27/2020	3142	Allen Boone Humphries Robinson LLP	Inv# 114096	1734 W140 Channel Improvements		135.00	15,679,275.04
10/27/2020	3143	Gauge Engineering, LLC	Inv# 1280 Proj# 1070	1738A Memorial Dr Drain & Mobility 1	23,187.00	139,560.47	15,539,714.57
			Inv# 023 Proj# 1005	1734 W140 Channel Improvements	31,827.16		
			Inv# 1264 Proj# 1041	1732A N Gessner Drainage & Mobility	28,121.96		
			Inv# 018 Proj# 1007	1735A Detention Basin A	1,728.20		
			Inv# 1281 Proj# 1071	1741 W140 Detention Expansion	54,696.15		
10/27/2020	3144	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 23	1734 W140 Channel Improvements		15,727.69	15,523,986.88
10/27/2020	3145	SWA Group	Inv# 182686	1732A N Gessner Drainage & Mobility	3,205.30	14,017.59	15,509,969.29
			Inv# 182687	1738A Memorial Dr Drain & Mobility 1	2,280.81		
			Inv# 182709	1734 W140 Channel Improvements	8,531.48		
10/31/2020		<b>TexPool</b>		<b>Interest Earned</b>		1,771.19	15,511,740.48
11/30/2020		<b>TexPool</b>		<b>Interest Earned</b>		1,569.46	15,513,309.94
12/8/2020	3152	Allen Boone Humphries Robinson LLP	Inv# 115229	1732A N Gessner Drainage & Mobility	540.00	675.00	15,512,634.94
				1722 Town & Country Blv Signalizatn	135.00		
12/8/2020	3153	Gauge Engineering, LLC	Inv# 1312 Proj# 1071	1741 W140 Detention Expansion	37,691.55	136,625.16	15,376,009.78
			Inv# 1312 Proj# 1070	1738A Memorial Dr Drain & Mobility 1	15,125.62		
			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		<b>TexPool</b>		<b>Interest Earned</b>		1,177.23	15,219,058.07
1/26/2021	3163	Allen Boone Humphries Robinson LLP	Inv# 116145	1738A Memorial Dr Drain & Mobility 1	945.00	1,485.00	15,217,573.07
				1722 Town & Country Blv 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		<b>TexPool</b>		<b>Interest Earned</b>		1,015.14	14,692,853.09
2/23/2021	3172	Allen Boone Humphries Robinson LLP	Inv# 117438	1717 Town & Country W Drain	550.00	550.00	14,692,303.09
2/23/2021	3173	Gauge Engineering, LLC	Inv# 1389	1732A N Gessner Drainage & Mobility	13,909.29	52,483.14	14,639,819.95
			Inv# 1390	1738A Memorial Dr Drain & Mobility 1	3,478.05		
			Inv# 1391	1741 W140 Detention Expansion	10,346.70		
			Inv# 26-(1388)	1734 W140 Channel Improvements	24,749.10		
2/23/2021	3174	Reytec Construction Resources, Inc.	Proj# 1005 Pay Est 27	1734 W140 Channel Improvements	259,213.42	616,142.83	14,023,677.12
			Proj# 1005 Pay Est 27A	1734 W140 Channel Improvements	356,929.41		
2/23/2021	3175	SWA Group	Inv# 184020	1738A Memorial Dr Drain & Mobility 1	3,430.00	3,430.00	14,020,247.12
2/28/2021		<b>TexPool</b>		<b>Interest Earned</b>		482.18	14,020,729.30
3/29/2021	WIRE	TC Blvd Partners II, LLC		1737A TC Blvd Partners	605,160.00	605,160.00	13,415,569.30
3/30/2021	3181	Allen Boone Humphries Robinson LLP	Inv# 118269	1717 Town & Country W Drain	137.50	275.00	13,415,294.30
			Inv# 118269	1735A Detention Basin A	137.50		
3/30/2021	3182	Gauge Engineering, LLC	Inv# 1414	1732A N Gessner Drainage & Mobility	6,747.60	47,355.20	13,367,939.10
			Inv# 1415	1738A Memorial Dr Drain & Mobility 1	7,052.50		
			Inv# 1416	1741 W140 Detention Expansion	4,794.30		
			Inv# 27-(1417)	1734 W140 Channel Improvements	28,760.80		
3/30/2021	3183	Reytec Construction Resources, Inc.	Proj# 1005 Pay Est 28	1734 W140 Channel Improvements	169,194.57	439,563.12	12,928,375.98
			Proj# 1005 Pay Est 28A	1734 W140 Channel Improvements	270,368.55		
3/30/2021	3184	SWA Group	Inv# 184419	1732A N Gessner Drainage & Mobility	1,463.70	1,463.70	12,926,912.28
3/31/2021		<b>TexPool</b>		<b>Interest Earned</b>		220.77	12,927,133.05
4/27/2021	3190	Allen Boone Humphries Robinson LLP	Inv# 118868	1734 W140 Channel Improvements	137.50	1,100.00	12,926,033.05
				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		<b>TexPool</b>		<b>Interest Earned</b>		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		<b>TexPool</b>		<b>Interest Earned</b>		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		<b>TexPool</b>		<b>Interest Earned</b>		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
		<b>TexPool</b>		<b>Interest Earned</b>		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
		<b>TexPool</b>		<b>Interest Earned</b>		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
		<b>TexPool</b>		<b>Interest Earned</b>		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
		<b>TexPool</b>		<b>Interest Earned</b>		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
		<b>TexPool</b>		<b>Interest Earned</b>		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
		<b>TexPool</b>		<b>Interest Earned</b>		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
		<b>TexPool</b>		<b>Interest Earned</b>		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 Contruction	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
		<b>TexPool</b>		<b>Interest Earned</b>		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 Contruction	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
		<b>TexPool</b>		<b>Interest Earned</b>		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
		<b>TexPool</b>		<b>Interest Earned</b>		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
		<b>TexPool</b>		<b>Interest Earned</b>		3,040.68	5,638,721.37
7/15/2022	Wire	Metro National Corporation	June 2022	Conrad Sauer Detention Pond/Mathewson I	5,335,542.11	5,335,542.11	303,179.26
7/26/2022	3342	SWA Group	Inv# 190979	Memorial Dr Contrsuction	3,075.50	3,075.50	300,103.76
7/26/2022	3340	Gauge Engineering, LLC	Inv# 1943	1125 Memorial Drive Phase II	2,022.57	2,022.57	298,081.19
7/26/2022	3340	Gauge Engineering, LLC	Inv# 1944	1070 Memorial Drive Construction Phase	2,636.80	2,636.80	295,444.39
7/26/2022	3340	Gauge Engineering, LLC	Inv# 1946	1155 W140 Expansion	82,535.40	82,535.40	212,908.99
7/26/2022	3343	The Goodman Corporation Inc.	Inv# 6-2022-48	Memorial Dr Phase II	1,725.00	1,725.00	211,183.99
7/26/2022	3341	Reytec Construction Resources, Inc.	Inv# 2256	1734 W140 Channel Improvements	8,895.50	8,895.50	202,288.49
		<b>TexPool</b>		<b>Interest Earned</b>		4,684.06	206,972.55

## Debt Service Fund

<b>BEGINNING BALANCE</b>	<b>5,396.00</b>
 <b>REVENUE</b>	
COH Increment	16,467,775.59
TexPool DSF Interest	2.73
Wells Fargo/TexSTAR (2008 PR) Interest	877.22
Wells Fargo/TexSTAR (2008 DSF) Interest	707.29
 Total Revenue	 <b>16,469,362.83</b>
 <b>EXPENDITURES</b>	
Debt Service Interest Payment	0.00
Debt Service Principal Payment	0.00
Trustee Fee	0.00
 Total Expenditures	 <b>0.00</b>
 <b>ENDING BALANCE</b>	 <b>16,474,758.83</b>

**Location of Assets:**

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	1.1651	7,363,876.06
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	1.1651	9,107,604.96
TexPool	*0004	1.0013	3,277.81
<b>Total</b>			<b>16,474,758.83</b>



Memorial City Redevelopment Authority  
Investment Report  
June 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	1.0013	4,224,917.80	0.99978	4,225,847.49	3,240.85	(2,123,349.54)	2,104,349.01	0.99934	2,105,738.80
DSF	TexPool	1.0013	3,274.36	0.99978	3,275.08	2.73	0.00	3,275.65	0.99934	3,277.81
GOF	Wells Fargo/ TexStar	1.1651	9,949,116.70	0.999818	9,950,927.77	13,519.11	0.00	9,958,099.53	0.999363	9,964,446.88
DSF	Wells Fargo/ TexStar DSF	1.1651	120.00	0.999818	120.02	707.29	7,363,048.75	7,359,185.27	0.999363	7,363,876.06
DSF	Wells Fargo/ TexStar PI Rev	1.1651	2,000.54	0.999818	2,000.90	0.00	9,105,604.06	9,101,803.42	0.999363	9,107,604.96
CPF	TexPool CPF	1.0013	5,712,402.37	0.99971	5,713,659.38	4,684.06	(56,650.46)	5,657,956.26	0.99934	5,661,692.98

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	21,578.66	54.43	(969.46)	20,663.63

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	14,684,250	BNYM	1,438,345	1,487,898

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**  
**June 2022**

	June			Year to Date (12 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
1000 · Income							
6001 · City Tax Revenue	16,467,776	0	16,467,776	34,616,038	17,668,650	16,947,388	17,668,650
8223 · Interest Income	23,086	33,333	-10,247	39,314	400,000	-360,686	400,000
8930 · Bond Proceeds	0	0	0	0	39,702,452	-39,702,452	39,702,452
<b>Total 1000 · Income</b>	<b>16,490,862</b>	<b>33,333</b>	<b>16,457,529</b>	<b>34,655,352</b>	<b>57,771,102</b>	<b>-23,115,750</b>	<b>57,771,102</b>
6-4350 · Grants	0	0	0	0	1,724,123	-1,724,123	1,724,123
<b>Total Income</b>	<b>16,490,862</b>	<b>33,333</b>	<b>16,457,529</b>	<b>34,655,352</b>	<b>59,495,225</b>	<b>-24,839,873</b>	<b>59,495,225</b>
<b>Expense</b>							
3335 · Management Consulting Services							
6320 · Legal	0	4,167	-4,167	16,124	50,000	-33,876	50,000
6322 · Eng Consultant/General Prof.Svc	2,130	5,000	-2,870	38,999	60,000	-21,001	60,000
6337 · Construction Audit	0	0	0	0	5,000	-5,000	5,000
6343 · Other	0	0	0	1,230	0	1,230	0
<b>Total 3335 · Management Consulting Services</b>	<b>2,130</b>	<b>9,167</b>	<b>-7,037</b>	<b>56,353</b>	<b>115,000</b>	<b>-58,647</b>	<b>115,000</b>
5650 · Transfers							
6420 · COH Administration Fee	0	0	0	907,413	883,433	23,980	883,433
6430 · Municipal Services	0	0	0	0	2,256,619	-2,256,619	2,256,619
<b>Total 5650 · Transfers</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>907,413</b>	<b>3,140,052</b>	<b>-2,232,639</b>	<b>3,140,052</b>
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
<b>Total 5706 · Debt Service</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,297,622</b>	<b>9,629,973</b>	<b>-2,332,351</b>	<b>9,629,973</b>
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	1,192	1,250	-58	16,043	15,000	1,043	15,000
6340 · Administration Salaries/Benefit	8,500	9,010	-510	102,000	108,120	-6,120	108,120
6344 · Bond Svcs/Trustee/FA	0	625	-625	34,974	7,500	27,474	7,500
6353 · Insurance	0	0	0	1,378	1,000	378	1,000
6359 · Bank Fees	55	0	55	763	0	763	0
<b>Total 6300 · Administration &amp; Overhead</b>	<b>9,747</b>	<b>10,885</b>	<b>-1,138</b>	<b>178,158</b>	<b>153,120</b>	<b>25,038</b>	<b>153,120</b>
7000 · Capital Expenditure							
1725 · Parks & Green Space Improv.	0	10,417	-10,417	0	125,000	-125,000	125,000
1732A · N Gessner Drainage & Mobility	0	3,833	-3,833	1,025	46,000	-44,975	46,000
1734 · W140 Channel Improvements	8,896	26,539	-17,643	215,592	318,464	-102,872	318,464
1735A · Detention Basin A	2,125,877	298,333	1,827,544	2,126,015	3,580,000	-1,453,985	3,580,000
1738A · Memorial Dr Drain & Mobility 1	5,712	31,544	-25,832	173,926	378,529	-204,603	378,529

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

	June			Year to Date (12 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1738B · Memorial Dr Drain & Mobility 2	3,748	20,833	-17,085	258,146	250,000	8,146	250,000
1741 · W140 Detention Expansion	82,535	18,866	63,669	204,226	226,394	-22,168	226,394
1799 · Concrete Panel Replace Program	0	5,000	-5,000	0	60,000	-60,000	60,000
<b>Total 7000 · Capital Expenditure</b>	<b>2,226,768</b>	<b>415,365</b>	<b>1,811,403</b>	<b>2,978,930</b>	<b>4,984,387</b>	<b>-2,005,457</b>	<b>4,984,387</b>
<b>Total Expense</b>	<b>2,238,645</b>	<b>435,417</b>	<b>1,803,228</b>	<b>17,445,395</b>	<b>37,289,102</b>	<b>-19,843,707</b>	<b>37,289,102</b>
<b>Net Income</b>	<b>14,252,217</b>	<b>-402,084</b>	<b>14,654,301</b>	<b>17,209,957</b>	<b>22,206,123</b>	<b>-4,996,166</b>	<b>22,206,123</b>

3334

# Equi-Tax Inc.

# Invoice

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

DATE	INVOICE #
7/1/2022	58791

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](mailto:jl@equitaxinc.com)  
Valerie Pena at [bkp2@etiaccounting.com](mailto:bkp2@etiaccounting.com)  
Scott Bean at [sbean@haweshill.com](mailto:sbean@haweshill.com)  
Linda Clayton at [lclayton@haweshill.com](mailto:lclayton@haweshill.com)

<b>Total</b>	\$131.10
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Code No. 6333  
7/18/2022

R

3335

ETI Bookkeeping Services

PO BOX 73109  
Houston, TX 77273

# Invoice

Date	Invoice #
7/1/2022	9479

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

Description	Qty	Rate	Amount
Bookkeeping		1,060.90	1,060.90

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



Code No. 6333  
7-18-2022

R



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

3336

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

Invoice number 1945  
 Date 07/18/2022

Project 1157 TIRZ 17 - On-call Engineering

Professional Services Provided Through July 15, 2022

6322

**Invoice Summary**

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
<b>1157 ON-CALL ENGINEERING</b>	25,000.00	8,477.40	8,927.40	16,072.60	450.00
<b>Total</b>	25,000.00	8,477.40	8,927.40	16,072.60	450.00

**Professional Fees**

Principal	Hours	Rate	Billed Amount
Muhammad M. Ali	2.00	225.00	450.00
<b>Invoice total</b>			<b>450.00</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1945	07/18/2022	450.00	450.00				
<b>Total</b>		450.00	450.00	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. 6322  
 7/18/2022

R

3337

HAWES HILL & ASSOCIATES  
LLP



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 1284  
DATE 07/11/2022

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





3338

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 #
6/30/2022	6-2022-39

6322

Terms	Project
	MCT114

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	21,000.00	17%	8.00%	1,680.00
Contract Services	Task 2 – Pursuit of Funding	105,500.00	0%	0.00%	0.00

<b>Total</b>	\$1,680.00
<b>Balance Due</b>	\$1,680.00

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



Code No. 6322  
7/18/2022

R

3339



June 27, 2022

Mr. Scott Bean  
Executive Director  
TIRZ 17 Memorial City Redevelopment Authority  
c/o Hawes Hill & Associates, LLP  
P.O. Box 22167  
Houston, TX 77227

1735A

Re: Local Share Reimbursement Request -TIRZ17 Memorial City Area Detention Basin HMGP Agreement DR-4332-4903

Dear Mr. Bean:

On April 21, 2021, City Council approved Ordinance No. 2021-0292 that approved an Interlocal Agreement between the City of Houston and TIRZ 17 Memorial City Redevelopment Authority (TIRZ 17) for TIRZ 17 Memorial City Area Detention Basin Project. The agreement outlines the partnership between City of Houston and TIRZ 17 to design and permit the TIRZ 17 Memorial City Area Detention Basin Project under the FEMA Hazard Mitigation Grant DR-4332-4903.

In accordance with Section 2.1, Article II of the Interlocal Agreement, a local share match of \$2,125,877.39 is being requested from TIRZ 17. A copy of the agreement has been attached for your review. Please send payment of **\$2,125,877.39** no later than 30 days from June 27th, 2022.

If you have any questions, please contact me at (832) 712-1742 or Kevin Hammond, Supervising Engineer, at (832) 395-2275.

Sincerely

DocuSigned by:  
  
11386D3F78F14B5

HoJin Lim, P.E., CFM  
Special Projects  
Deputy Assistant Director  
Capital Projects.

HL: KH: im



Code No. 1735  
7/18/2022

Attachments: Fully executed Cost Share Interlocal Agreement between COH and TIRZ 17.

ec: David Wurdlow

R/C





Scott Bean, Executive Director  
Hawes Hill & Associates, LLP  
June 27, 2022

Distribution:

Kevin Hammond  
Mai Pham

File No. WBS No. M-430296-0017-3 (1.5)

H:\CP\_SP\Projects\M-430296-0017 TIRZ 17 Detention\Engineering\1.0 DESIGN CONTRACT\1.5 Key Corr\L-Reimbursement M-430296-0017-3 6.27.22.docx

3340

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 1943  
Date 07/18/2022

Project 1125 MEMORIAL DRIVE PH-II

1738B

Professional Services Provided Through July 15, 2022

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
PM/Coordination/QA/QC	59,665.00	100.00	59,665.00	59,665.00	0.00	0.00
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	100.00	21,613.13	23,635.70	0.00	2,022.57
Miscellaneous/Expenses	9,165.00	100.00	9,165.00	9,165.00	0.00	0.00
<b>Total</b>	<b>232,745.70</b>	<b>100.00</b>	<b>230,723.13</b>	<b>232,745.70</b>	<b>0.00</b>	<b>2,022.57</b>

Invoice total **2,022.57**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1943	07/18/2022	2,022.57	2,022.57				
	<b>Total</b>	<b>2,022.57</b>	<b>2,022.57</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

I certify the above to be true and correct

Muhammad Ali, PE

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



Code No. 1738B  
7/18/2022

3340



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 1944  
Date 07/18/2022

Project 1070 MEMORIAL DRIVE -  
CONSTRUCTION PHASE SERVICES

1738A

Professional Services Provided Through July 15, 2022

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Construction Phase Services	231,870.00	100.00	231,870.00	231,870.00	0.00	0.00
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
Supplemental CPS Services	65,920.00	4.00	0.00	2,636.80	63,283.20	2,636.80
Supplemental Expenses	580.00	0.00	0.00	0.00	580.00	0.00
Total	325,649.00	78.00	251,365.70	254,002.50	71,646.50	2,636.80

Invoice total **2,636.80**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1944	07/18/2022	2,636.80	2,636.80				
	Total	2,636.80	2,636.80	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. 1738A  
7/18/2022

C

3340



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 1946  
Date 07/18/2022

Project 1155 W140 EXPANSION - DESIGN

Professional Services Provided Through July 15, 2022

1741

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
General/Rdwy/TCP/Signing Plans	113,985.00	61.00	34,195.50	69,530.85	44,454.15	35,335.35
Drainage Plans	91,395.00	61.00	26,504.55	55,750.95	35,644.05	29,246.40
PM/Coordination/Misc/QA/QC	39,780.00	61.00	9,945.00	24,265.80	15,514.20	14,320.80
QA/QC	13,455.00	30.00	403.65	4,036.50	9,418.50	3,632.85
Bid Phase	8,600.00	0.00	0.00	0.00	8,600.00	0.00
Topo Survey-Kuo	27,731.00	92.07	25,531.00	25,531.00	2,200.00	0.00
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
<b>Total</b>	<b>556,644.70</b>	<b>36.34</b>	<b>119,746.69</b>	<b>202,282.09</b>	<b>354,362.61</b>	<b>82,535.40</b>

Invoice total **82,535.40**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1946	07/18/2022	82,535.40	82,535.40				
	<b>Total</b>	<b>82,535.40</b>	<b>82,535.40</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

I certify the above to be true and correct

Muhammad Ali, PE

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



Code No. 1741  
7/18/2022



3341



**INVOICE**

**Construction Resources, Inc.**

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

INVOICE  
2256

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

1734

ACCOUNT NO	PO NUMBER	SHIP VIA	DATE SHIPPED	TERMS	INVOICE DATE	PAGE
2234				Net 30	7/5/2022	1

July Maintenance & Watering

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

**TOTAL AMOUNT 8,895.50**



Code No. 1734  
7/18/2022

3342

swa

1738A

**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: July 15, 2022  
Invoice No: 190979  
For Period: June  
Project No: RHTT002  
Project Manager: James Vick

Project Memorial Drive Construction

WORK PERFORMED:  
Construction Phase Services.

Professional Services from June 1, 2022 to June 30, 2022  
Professional Personnel

	Hours	Rate	Amount
Principal			
Vick, James	6.00	245.00	1,470.00
Associate			
Lock, Joshua	1.00	123.50	123.50
Oliver, Robert	12.00	123.50	1,482.00

Total Fee Due This Invoice 3,075.50

Total Due this Invoice: 3,075.50

Authorized Fee:	\$ 93,450.00
Previously Billed:	\$ 45,670.70
Billed to Date	\$ 48,746.20
Remainder Fee:	\$ 44,703.80

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  
7-19-2022

3343

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 #
6/30/2022	6-2022-38

1738B

Terms	Project
	MCT112

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Memorial Drive Phase 2 Project Funding Pursuit (MCT)	34,500.00	23%	5.00%	1,725.00

<b>Total</b>	\$1,725.00
<b>Balance Due</b>	\$1,725.00

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



Code No. 1738B  
7/18/2022

C

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

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**AGENDA MEMORANDUM**

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

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





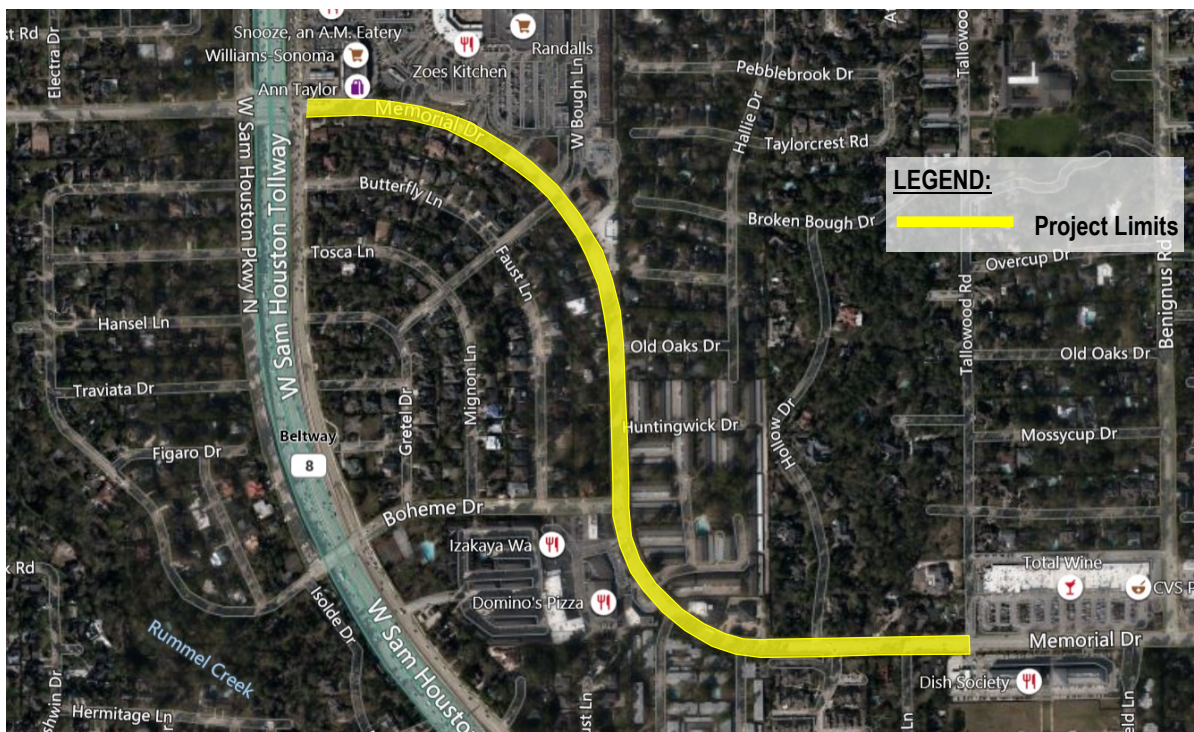
# PROGRESS REPORT— JULY 2022

## 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— JULY 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 85% 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



Traffic Control Configuration



Driveway Installation



New Concrete Pavement

# PROGRESS REPORT

JULY 2022

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17

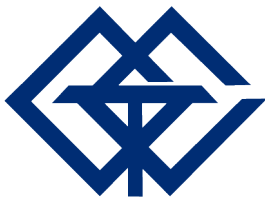


## **Construction:**

- Gessner Road Mobility & Drainage Improvements PS&E (T-1732A & T-1732B):
  - TxDOT expects to close out the project first week of August

## **Planning/Preliminary Engineering/Design:**

- Memorial Drive – PH -II (T-1738B)
  - DCR Report completed
- W140 Basin Deepening/Pump:
  - 60% construction plan set and tech memo submitted to the City



**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](http://THEGOODMANCORP.COM)

**To:** Scott Bean  
**From:** Jim Webb, AICP, ENV SP  
**Date:** July 1, 2022  
**Re:** TIRZ 17 Memorial City Redevelopment Authority HGAC TIP Call for Projects Funding Pursuit Assistance (MCT112) – June 2022

## Progress Complete

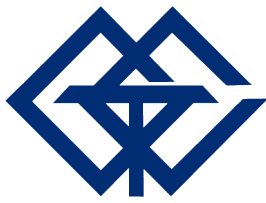
Task	Prior Percent	Current Percent
1	23%	28%

## Details

### Task 1 – Memorial Drive PH 2 Project Funding Pursuit

Comments:

- Monitor TAC, TPC, and TIP Subcommittee meeting.
- Receive and review initial submission documentation from H-GAC.
- Draft cover letter, revise, and finalize.



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# PROGRESS REPORT

THEGOODMANCORP.COM

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

## Progress Complete

Task	Prior Percent	Current Percent
1	17%	25%
2	0%	0%

## Details

### Task 1 – Monitor and Present Funding Opportunities

Comments:

**TxDOT Transportation Alternatives Program:** Approximately \$80M will be available statewide for bicycle and pedestrian projects. TGC is working with the Authority to prepare projects for this submission through this program.

**Safe Roads and Streets for All Program:** This national discretionary opportunity will fund the implementation of safety improvement projects. TGC has reviewed the Zone to identify potential projects. None have been identified to date.

**National Bridge Investment Program:** This new national discretionary program will fund bridge replacement and rehabilitation. TGC is identifying a list of bridges that are in poor condition that are on the national bridge inventory for consideration and review for applicability. TGC reviewed the Zone at a high level to identify opportunities and discussed same with Project’s Committee. No projects have been identified to date.

### Task 2 – Pursuit of Funding

Comments: No activity.

**SWA Houston**

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**PROJECT STATUS REPORT BY SWA**

SCOPE: LANDSCAPE ARCHITECTURE FOR MEMORIAL CITY  
REDEVELOPMENT AUTHORITY

PROJECTS: TIRZ #17 CIP

DATE: July 26, 2022

**CURRENT PROJECTS STATUS**

1. MEMORIAL DRIVE DRAINAGE AND MOBILITY IMPROVEMENTS - (T1731B)  
(SWA WO#13/#20)

- SWA is providing construction phase services in coordination with Gauge, TXDOT and Memorial Management District, including making periodic site visits, responding to Contractor's RFIs and reviewing product submittals. No out-standing items or issues to report at this time.

END OF REPORT