

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



Agenda and Agenda Materials
Meeting of the Board of Directors

May 2, 2023

**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, May 2, 2023, at 10:00 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/82425900668?pwd=d0ZINzE4S1ZFdXJHR0wwWmhaRTRpZz09;>

or via teleconference at: (346) 248-7799; Meeting ID: **824 2590 0668**; Password: **914917**; 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. (In accordance with City of Houston procedures, a statement of no more than 3 minutes may be made on items of general relevance. However, if a person has spoken regarding a topic within the last 4 meetings, their time will be limited to 1 minute. 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, May 1, 2023, to lclayton@haweshill.com and it will be read aloud during the public comment section.
3. Approve Minutes of the February 28, 2023, regular meeting.
4. Accept Annual Disclosure Statements from Bookkeeper and Investment Officer.
5. Conduct annual review of Investment Policy; Adopt Resolution Regarding Annual Review of Investment Policy.
6. Adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions.
7. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports; and ratify payment of March invoices.
8. CIP Committee update and recommendations:
 - a. Consider thank you letter to H-GAC regarding Memorial Drive Phase 1 project for their support funding.
 - b. Receive update and recommendations from Gauge Engineering, LLC.
 - i. Consider Gauge Engineering Task Order for on-call engineering services.
 - ii. Consider Gauge Engineering Task Order for coordination efforts related to Detention Basin A.
 - c. Receive update from The Goodman Corporation.
 - d. Receive update from SWA.
9. Receive draft FY2024 CIP Budget.
10. Discuss and consider broadcasting board meetings on the City cable channel.
11. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney with regard to pending or contemplated litigation.
12. Reconvene in Open Session and authorize appropriate actions regarding to private consultation with attorney with regard to pending or contemplated litigation.
13. Adjourn.



Executive Director for Authority

*Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Authority'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 participate and to address the Board. 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. Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.

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

AGENDA MEMORANDUM

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

3. Approve Minutes of the February 28, 2023, 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**

February 28, 2023

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, February 28, 2023, at 8:00 a.m., and open to the public via videoconference, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 –Andy Iversen

Position 2 – John Rickel, *Vice-Chair*

Position 3 – David P. Durham, *Secretary*

Position 4 – Ann T. Givens, *Chair*

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

Position 6 – Brad Freels

Position 7 – Dan Moody III

and all of the above were present, with the exception of Director Moody, thus constituting a quorum. Also present were David Hawes and Linda Clayton, Hawes Hill & Associates, LLP; Sanjay Bapat, Allen Boone Humphries Robinson, LLP; and Jennifer Landreville, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; Council Member Mary Nan Huffman and James Rains, District G; Gabrielle Luevano, Memorial Management District; Karen Glynn and Laurie Rosenbaum, City of Bunker Hill; Muhammad Ali and Derek St. John, Gauge Engineering; Jim Webb, The Goodman Corporation; James Vick, SWA; Mohd Warrad, COH; Steve Sparks, HR Green; Bruce Nichols; John Jackson; Lois Myers; Regina Recinos; Margaret Dunlap; Katie Johnson; and Emily Anderson. Chair Givens called the meeting to order at 8:02 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Lois Myers.

APPROVE MINUTES OF THE DECEMBER 6, 2022, REGULAR MEETING.

Upon a motion made by Director Freels, and seconded by Director Rickel, the Board voted unanimously to approve the Minutes from the December 6, 2022, Board meeting, as presented.

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

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

RECEIVE UPDATE FROM CITY OF HOUSTON REGARDING DETENTION BASIN A PROJECT.

Mr. Warrad with the City of Houston and Mr. Sparks with HR Green provided an update on the Detention Basin A study. Mr. Warrad reported two sites are being evaluated and anticipates a decision on the site in the next few weeks. He reported the City does not want to pump and the detention will be a gravity flow drain. He reported final design is expected to be complete in the 3rd Quarter contingent on the benefit cost analysis results. He reported Atkins Engineering is performing the benefit cost analysis. No action from the Board was required.

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Receive update from Gauge Engineering LLC.

Mr. Ali provided an update on the Memorial Drive Mobility and Drainage improvement project, a copy of the progress report is included in the Board materials for review. He reported a substantially complete walk-thru with TxDOT is scheduled tomorrow. He reported he anticipates 3-45 days to close the project out.

i. Consider Amended Task Order, Memorial Drive Phase 2, correcting clerical error.

Mr. Ali reviewed the Amended Task Order for Memorial Drive Phase 2 for the task order approved at the December 6, 2022, Board meeting for design services. He reported there was a mathematical error in the proposal and the amendment corrects the error. He reported the corrected amount for the task order is \$1,337,562.86. Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to approve the Amended Gauge Engineering Task Order for Memorial Drive Phase 2 design services with the corrected amount of \$1,337,562.86, as presented.

Mr. St. John provided an update on the W140 Basin Deepening project. He reported the detention basin currently is 44-acre feet and the deepening of the basin would add 26-acre feet for a total of 70-acre feet of detention. He reported the geotechnical analysis will be finished in April and anticipates a 90% plan submittal in June and 100% plan submittal in September. He reported the project is projected to begin in January 2024 with a one-year completion date (1st Quarter of 2025).

ii. Consider Task Order, W140 Basin Deepening, for geotechnical survey and professional engineering services.

Mr. St. John reviewed Gauge Engineering's Task Order for W140 Basin Deepening for additional detailed design services and geotechnical survey services in the amount of \$93,698.40. Upon a motion made by Director Durham, and seconded by Director Rickel, the Board voted unanimously to approve Gauge Engineering's Task Order for W140 Basin Deepening for additional detailed design services and geotechnical survey services in the amount of \$93,698.40, as presented.

b. Receive update from The Goodman Corporation.

Mr. Webb provided an update on pursuant of funding opportunities. He reported the HGAC call-for-projects application is open and application has been submitted for Memorial Drive Phase II. He reported the funding decision will be made by the end of the year and we are asking for an 80% grant with 20% local share commitment. He reported he met with US Representative Hunt to discuss an appropriation funding for Memorial Drive Phase II. He anticipates submitting the request in April asking for \$10 Million for the project. He noted the Authority would not be able to take both the HGAC grant and Federal grant. No action from the Board was required.

c. Receive update from SWA.

Mr. Vick provided an update on projects, a copy of SWA's status report is included in the Board materials.

i. Consider Task Order No. 21, Memorial Drive Phase II, landscape design services.

This item was tabled.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY WITH REGARD TO PENDING OR CONTEMPLATED LITIGATION.

The Board convened in Executive Session at 9:13 a.m.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING TO PRIVATE CONSULTATION WITH ATTORNEY WITH REGARD TO PENDING OR CONTEMPLATED LITIGATION.

The Board reconvened in Open Session at 9:24 a.m. Upon reconvening, no action from the Board was taken.

ADJOURNMENT.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:25 a.m.

Secretary

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

AGENDA MEMORANDUM

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

4. Accept Annual Disclosure Statements from Bookkeeper and Investment Officer.

MEMORANDUM

Date: April 25, 2023
To: Board of Directors
Memorial City Redevelopment Authority (the "Authority")
Copy: Board of Directors
Attorney for the Authority
Bookkeeper for the Authority
Texas Ethics Commission
From: Jennifer Landreville, Bookkeeper
Subject: DISCLOSURE UNDER THE PUBLIC FUNDS INVESTMENT ACT

As investment officer/bookkeeper for the Authority, I submit this disclosure of my relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the Authority as of the date of this memorandum, in compliance with the Public Funds Investment Act and with the Authority's Investment Policy.

1. I have the following "personal business relationships" with individuals or entities who are offering to engage, have offered to engage or may offer to engage in an investment transaction with the District:

(a) I own (i) ten per cent (10%) or more of the voting stock or shares or (b) \$5,000 or more of the fair market value of the following business organizations:

N/A

(b) I have received from the following business organizations funds that exceed ten percent (10%) of my gross income for the previous year:

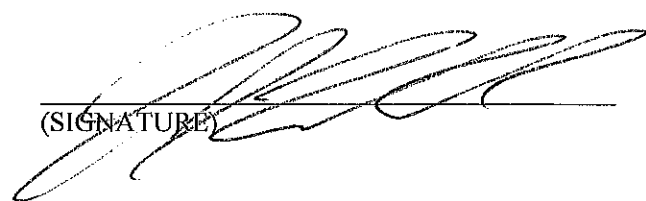
N/A

(c) During the previous year, I acquired for my personal account investments with a book value of \$2,500 or more from the following business organizations:

N/A

2. I am related within the second degree of affinity (marriage) or consanguinity (blood) as determined by Chapter 573, Government Code, to the following individuals who are seeking, have sought or may seek to sell an investment to the District:

N/A

(SIGNATURE)


MEMORANDUM

Date: April 25, 2023
To: Board of Directors
Memorial City Redevelopment Authority (the "Authority")
Copy: Board of Directors
Attorney for the Authority
Bookkeeper for the Authority
Texas Ethics Commission
From: Kenneth Byrd, Investment Officer and Bookkeeper
Subject: DISCLOSURE UNDER THE PUBLIC FUNDS INVESTMENT ACT

As investment officer/bookkeeper for the Authority, I submit this disclosure of my relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the Authority as of the date of this memorandum, in compliance with the Public Funds Investment Act and with the Authority's Investment Policy.

1. I have the following "personal business relationships" with individuals or entities who are offering to engage, have offered to engage or may offer to engage in an investment transaction with the District:

(a) I own (i) ten per cent (10%) or more of the voting stock or shares or (b) \$5,000 or more of the fair market value of the following business organizations:

N/A

(b) I have received from the following business organizations funds that exceed ten percent (10%) of my gross income for the previous year:

N/A

(c) During the previous year, I acquired for my personal account investments with a book value of \$2,500 or more from the following business organizations:

N/A

2. I am related within the second degree of affinity (marriage) or consanguinity (blood) as determined by Chapter 573, Government Code, to the following individuals who are seeking, have sought or may seek to sell an investment to the District:

N/A


(SIGNATURE)

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

AGENDA MEMORANDUM

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

5. Conduct annual review of Investment Policy; Adopt Resolution Regarding Annual Review of Investment Policy.

RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

WHEREAS, Memorial City Redevelopment Authority aka TIRZ 17 Redevelopment Authority (the "Authority") has been legally created and has such authority as granted by state law and as delegated to the Authority by the City of Houston, Texas (the "City"); and

WHEREAS, the Board of Directors has convened on this date at a meeting open to the public and wishes to conduct its annual review of the Investment Policy for the Authority, pursuant to Chapter 2256, Texas Government Code as amended from time to time; Now, Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MEMORIAL CITY REDEVELOPMENT AUTHORITY THAT:

Section 1: The Board of Directors of the Authority has conducted an annual review of the Authority's Investment Policy and confirms that the current Investment Policy dated December 5, 2017, shall remain in effect until modified by action of the Board of Directors.

PASSED AND APPROVED on May 2, 2023.

Vice-Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of Memorial City Redevelopment Authority, City of Houston, Texas (the "Zone") do hereby certify as follows:

1. The Board of Directors of the Zone convened in regular session, open to the public, on May 2, 2023, and the roll was called of the duly constituted officers and members of said Board, to-wit:

Ann T. Givens	Chairman
Brad Freels	Director
John Rickel	Vice-Chairman
Zachary R. Hodges	Asst. Secretary
David P. Durham	Secretary
Dan Moody, III	Director
Andy Iversen	Director

and all of said persons were present, except Directors _____ thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

was introduced for the consideration of the Board. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, the motion, carrying with it the adoption of the Resolution, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Vernon's Texas Codes Annotated, Chapter 551, Government Code.

SIGNED this May 2, 2023.

Secretary, Board of Directors

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

AGENDA MEMORANDUM

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

6. Adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions.

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of Memorial City Redevelopment Authority, City of Houston, Texas (the "Zone") do hereby certify as follows:

1. The Board of Directors of the Zone convened in regular session, open to the public, on the 2nd day of May, 2023, and the roll was called of the duly constituted officers and members of said Board, to-wit:

Ann T. Givens	Chairman
Brad Freels	Director
John Rickel	Vice-Chairman
Zachary R. Hodges	Asst. Secretary
David P. Durham	Secretary
Dan Moody, III	Director
Andy Iversen	Director

and all of said persons were present, except Directors _____ thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

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

was introduced for the consideration of the Board. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, the motion, carrying with it the adoption of the Resolution, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Vernon's Texas Codes Annotated, Chapter 551, Government Code.

SIGNED this 2nd day of May, 2023.

Secretary, Board of Directors

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

WHEREAS, Memorial City Redevelopment Authority aka TIRZ 17 Redevelopment Authority (the "Authority") has been legally created and has such authority as granted by state law and as delegated to the Authority by the City of Houston, Texas (the "City"); and

WHEREAS, the Board of Directors of the Authority desires to designate one or more banks or savings associations within the state to serve as depository for the funds of the Authority; and

WHEREAS, a depository of the Authority means any depository institution with which the Authority maintains demand or time deposits, including certificates of deposit; and

WHEREAS, the Public Funds Investment Act, Chapter 2256, Government Code, as amended from time to time, requires the Board of Directors of the Authority to, at least annually, review, revise, and adopt a list of qualified broker/dealers with whom the Authority may engage in investment transactions; and

WHEREAS, the Authority's Investment Policy provides that the list of qualified broker/dealers shall be adopted by written resolution of the Board of Directors; and

WHEREAS, the Board of Directors has convened on this date at a meeting open to the public and wishes to (i) establish the authorized depository institutions of the Authority, and (ii) adopt the list of qualified broker/dealers with whom the Authority may engage in investment transactions; Now, Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MEMORIAL CITY REDEVELOPMENT AUTHORITY THAT:

Section 1: The authorized depository institutions for the Authority are included in the attached **Exhibit A**, including the successor entities of any depository institutions listed therein, and are thereby established as the Authority's depositories.

Section 2: The funds of the Authority may be disbursed from such authorized depository institutions.

Section 3: The attached **Exhibit A** contains a list of the qualified broker/ dealers with whom the Authority may engage in investment transactions, which list shall be deemed to include the successor entities of any broker/ dealers therein.

PASSED AND APPROVED on May 2, 2023.

Vice-Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

Exhibit "A"
2023 - LIST OF AUTHORIZED BROKERS

ABC Bank	Lone Star Investment Pool
Allegiance Bank	Moody National Bank
Amegy Bank of Texas, N.A.	New First National Bank
Austin Capital Bank	North Star Bank of Texas
b1Bank (Business First Bancshares)	Omni Bank N.A.
BB & T	PNC Bank/The PNC Financial Services Group, Inc.
BancorpSouth	Pioneer Bank
Bank of America N.A.	Plains Capital Bank
Bank of New York - Mellon	Plains State Bank
Bank of Texas N.A.	Prosperity Bank
Bank Ozk	R Bank
Cadence Bank	Regions Bank
Capital Bank of Texas	SouthStar Bank
Capital Markets Group	Southwest Securities
Capital One	Spirit of Texas Bank
Central Bank	State Bank of Texas
Chasewood Bank	State Street Bank & Trust Co.
Citibank N.A.	Stellar Bank
Comerica Bank	Stifel Nicholas
Comerica Securities	Tex Star Investment Pool
Commercial State Bank	Texan Bank
Community Bank of Texas	Texas Capital Bank N.A.
Community Trust Bank	Texas Class
Coastal Securities	Texas Citizens Bank
East West Bank	Texas Exchange Bank
First Bank of Texas	Texas First Bank
First Citizens Bank	Texas Gulf Bank
First Financial Bank, N.A.	Texas Regional Bank
First National Bank of Texas	The Independent Bankers Bank
First Texas Bank	The Mint National Bank
Frontier Bank of Texas	Texas Savings Bank
Frost National Bank	Texpool/Texpool Prime
Guaranty Bank & Trust	The Right Bank for Texas
Hancock Whitney Bank	Third Coast Bank
Herring Bank	Trustmark National Bank
Hometown Bank, N.A.	United Bank of El Paso Del Norte
Iberia Bank	United Texas Bank
ICS	Unity National Bank
Independent Bank	U.S. Bank
International Bank of Commerce	Veritex Bank
Inter National Bank	Wallis Bank
IntraFi Network Deposits	Wells Fargo Bank, N.A.
JP Morgan Chase	Wells Fargo Brokerage Services, LLC
Landing Rock Group LLC	Wells Fargo Trust
Legacy Texas Bank	West Star Bank
Lone Star Bank	Woodforest National Bank
Lone Star Capital Bank	

The above list shall include any successor bank

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

AGENDA MEMORANDUM

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

7. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports; and ratify payment of March invoices.

Memorial City Redevelopment Authority / TIRZ No. 17

Cash Management Report

March 31, 2023

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, 2023

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	19,144,126.88	0.00	38,683.00	19,182,809.88
Revenue	74,881.18	0.00	151.42	75,032.60
Expenditures	40,855.54	0.00	0.00	40,855.54
Ending Balance	19,178,152.52	0.00	38,834.42	19,216,986.94

NOTES:

Debt Service Payments due in Fiscal Year End 2023:

Date	Series	Principal	Interest	Total
9/1/2022	2016R	2,975,000.00	195,511.25	3,170,511.25
9/1/2022	2019	2,685,000.00	707,500.00	3,392,500.00
3/1/2023	2016R		159,662.50	159,662.50
3/1/2023	2019		640,375.00	640,375.00
			Total FYE 2022	7,363,048.75

March 31, 2023

General Operating Fund

BEGINNING BALANCE: **19,144,126.88**

REVENUE:

Checking Interest - Wells Fargo	28.68
Texpool Interest	74,809.03
Wells Fargo/TexSTAR (Surplus Funds) Interest	43.47
Voided Check(s)	0.00

Total Revenue: **74,881.18**

DISBURSEMENTS:

Checks Presented At Last Meeting	40,798.18
Checks Written at/after Last Meeting	0.00
Bank Fee	57.36

Total Expenditures **40,855.54**

Ending Balance: **19,178,152.52**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.8500	14,536.72
TexPool	*0001	4.6108	19,152,459.91
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	4.6066	11,155.89
		Total	19,178,152.52

Debt Service Fund

BEGINNING BALANCE	38,683.00
 REVENUE	
TexPool DSF Interest	13.18
Wells Fargo/TexSTAR (2008 DSF) Interest	138.20
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	0.04
 Total Revenue	 151.42
 EXPENDITURES	
Due to GOF	0.00
Debt Service Interest Payment	0.00
Debt Service Principal Payment	0.00
Paying Agent Fee	0.00
 Total Expenditures	 0.00
 ENDING BALANCE	 38,834.42

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	4.6066	35,459.47
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	4.6066	14.57
TexPool	*0004	4.6108	3,360.38
		Total	38,834.42

Memorial City Redevelopment Authority

Investment Report

March 31, 2023

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	4.6108	19,108,063.84	0.99976	19,112,650.88	74,809.03	(35,000.00)	19,151,119.24	0.99993	19,152,459.91
DSF	TexPool	4.6108	3,346.40	0.99976	3,347.20	13.18	0.00	3,360.14	0.99993	3,360.38
GOF	Wells Fargo/ TexStar	4.6066	11,111.20	0.999890	11,112.42	43.47	(0.00)	11,156.21	1.000029	11,155.89
DSF	Wells Fargo/ TexStar DSF	4.6066	35,317.38	0.999890	35,321.27	138.20	0.00	35,460.50	1.000029	35,459.47
DSF	Wells Fargo/ TexStar PI Rev	4.6066	14.53	0.999890	14.53	0.04	0.00	14.57	1.000029	14.57
CPF	TexPool CPF	4.6108	0.00	0.99976	0.00	0.00	0.00	0.00	0.99993	0.00

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	Wells Fargo	0.85	6/8/2015	20,363.58	28.68	(5,855.54)	14,536.72

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	14,536.72	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	10/15/2022

Memorial City Redevelopment Authority Profit & Loss Budget vs. Actual March 2023

	March			Year to Date (9 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
1000 · Income							
6001 · City Tax Revenue	1,372,315	1,444,542	-72,227	12,350,832	13,000,876	-650,044	17,334,501
8223 · Interest Income	75,033	625	74,408	513,442	5,625	507,817	7,500
Total 1000 · Income	1,447,348	1,445,167	2,181	12,864,274	13,006,501	-142,227	17,342,001
6-4350 · Grants	0	143,677	-143,677	0	1,293,092	-1,293,092	1,724,123
Total Income	1,447,348	1,588,844	-141,496	12,864,274	14,299,593	-1,435,319	19,066,124
Expense							
3335 · Management Consulting Services							
6320 · Legal	0	4,167	-4,167	13,925	37,500	-23,575	50,000
6322 · Eng Consultant/General Prof.Svc	15,676	5,000	10,676	57,200	45,000	12,200	60,000
6337 · Construction Audit	0	0	0	12,000	5,000	7,000	5,000
6343 · Other	0	0	0	30	0	30	0
Total 3335 · Management Consulting Services	15,676	9,167	6,509	83,155	87,500	-4,345	115,000
5650 · Transfers							
6420 · COH Administration Fee	0	0	0	0	866,725	-866,725	866,725
6430 · Municipal Services	0	0	0	2,104,297	2,256,619	-152,322	2,256,619
Total 5650 · Transfers	0	0	0	2,104,297	3,123,344	-1,019,047	3,123,344
5706 · Debt Service							
5707 · Principal	0	0	0	5,660,000	5,660,000	0	5,660,000
5708 · Interest	0	0	0	1,703,049	1,703,049	0	1,703,049
Total 5706 · Debt Service	0	0	0	7,363,049	7,363,049	0	7,363,049
6-6300 · Maintenance & Operations							
6321 · Auditor	0	0	0	6,500	23,865	-17,365	23,865
6333 · Bookkeeping/Accounting	1,547	1,388	159	10,643	12,488	-1,845	16,650
6340 · Administration Salaries/Benefit	10,000	10,000	0	90,000	90,000	0	120,000
6344 · Bond Svcs/Trustee/FA	0	2,917	-2,917	26,062	26,250	-188	35,000
6353 · Insurance	0	0	0	1,378	1,530	-152	1,530
6359 · Bank Fees	57	0	57	1,004	0	1,004	0
Total 6300 · Administration & Overhead	11,604	14,305	-2,701	137,187	154,133	-16,946	197,045
7000 · Capital Expenditure							
1725 · Parks & Green Space Improv.	0	10,417	-10,417	0	93,750	-93,750	125,000
1734 · W140 Channel Improvements	1,684	8,573	-6,889	48,348	77,153	-28,805	102,870
1735A · Detention Basin A	0	320,833	-320,833	0	2,887,500	-2,887,500	3,850,000
1737 · MetroNational - Detention/Roads	0	0	0	5,335,542	5,335,542	0	5,335,542
1738A · Memorial Dr Drain & Mobility 1	6,681	14,255	-7,574	92,635	128,299	-35,664	171,065
1738B · Memorial Dr Drain & Mobility 2	35,457	56,667	-21,210	52,696	510,000	-457,304	680,000
1741 · W140 Detention Basin Extensions	0	18,866	-18,866	241,997	169,795	72,202	226,394
1799 · Concrete Panel Replace Program	0	5,000	-5,000	0	45,000	-45,000	60,000
Total 7000 · Capital Expenditure	43,822	434,611	-390,789	5,771,218	9,247,039	-3,475,821	10,550,871
Total Expense	71,102	458,083	-386,981	15,458,906	19,975,065	-4,516,159	21,349,309
Net Income	1,376,246	1,130,761	245,485	-2,594,632	-5,675,472	3,080,840	-2,283,185



3428

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
4/1/2023	60087

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 438 items on the tax roll as of January 2023, at \$0.30 per item	400.00
<p>Invoice emailed to: Jennifer Landreville at jl@equitaxinc.com Valerie Pena at bkp2@etiaccounting.com Scott Bean at sbean@haweshill.com Linda Clayton at lclayton@haweshill.com</p>	

Total	\$400.00
--------------	-----------------



Code No. 6333
4-18-2023

3429

ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice #
4/1/2023	9740

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

Description	Qty	Rate	Amount
Bookkeeping		1,092.73	1,092.73

	Total	\$1,092.73
	Payments/Credits	\$0.00
	Balance Due	\$1,092.73

3430



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 1571
DATE 04/01/2023

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: March 2023	10,000.00
BALANCE DUE	
\$10,000.00	



Code No. 6340
4-18-2023

3431

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

Invoice

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

Date
3/31/2023

Invoice #
3-2023-28

Terms

Project
MCT114

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	21,000.00	91.66%	8.33%	1,750.00
Contract Services	Task 2 – Pursuit of Funding	105,500.00	10.93%	13.20%	13,926.00

Please send payment to:
The Goodman Corporation
911 W. Anderson Lane, Ste. 200
Austin, TX 78757

Total	\$15,676.00
Balance Due	\$15,676.00

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



Code No. 6322
4-18-2023

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



3432
 1/2

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

Invoice number 2358
 Date 04/17/2023

Project 1212 MEMORIAL DRIVE - PHASE II -
 DESIGN

Professional Services Provided Through April 14, 2023


Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Feasibility Studies - FC 102 (110)	64,820.50	1.33	0.00	864.67	63,955.83	864.67
Socia/Econ/Enviorn Studies - FC 120 (120)	61,342.86	0.00	0.00	0.00	61,342.86	0.00
Right of Way Data - FC 130 (130)	49,074.52	0.00	0.00	0.00	49,074.52	0.00
Project Mgmt & Admin - FC 145 (145, 164)	134,870.98	5.25	4,046.13	7,080.73	127,790.25	3,034.60
Topographic Survey - FC 150	90,179.50	32.15	0.00	28,995.60	61,183.90	28,995.60
Roadway Design - FC 160 (161)	295,536.06	0.25	0.00	738.84	294,797.22	738.84
Drainage Design - FC 160 (161)	249,732.50	0.00	0.00	0.00	249,732.50	0.00
Siging, Pavement, Markings & Signalization - FC 160 (162)	89,565.24	0.00	0.00	0.00	89,565.24	0.00
Miscellaneous (Roadway) - FC 160 (163)	269,077.84	0.68	0.00	1,823.37	267,254.47	1,823.37
Deliverables for FC 160 (160, 161, 163 and 170)	33,362.86	0.00	0.00	0.00	33,362.86	0.00
Total	1,337,562.86	2.95	4,046.13	39,503.21	1,298,059.65	35,457.08

Invoice total **35,457.08**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2358	04/17/2023	35,457.08	35,457.08				
	Total	35,457.08	35,457.08	0.00	0.00	0.00	0.00

I certify the above to be true and correct


 Muhammad Ali, PE

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



Code No. 1738B
 4-18-2023

3432
2/2



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 2357
Date 04/17/2023

Project 1070 MEMORIAL DRIVE -
CONSTRUCTION PHASE SERVICES

Professional Services Provided Through April 14, 2023

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	61.53	1,230.54	1,230.54	769.46	0.00
Traffic Signal CPS	15,279.00	100.00	13,751.10	15,279.00	0.00	1,527.90
Structural Eng CPS	10,000.00	60.73	6,072.50	6,072.50	3,927.50	0.00
Supplemental CPS Services	66,500.00	92.13	58,138.20	61,269.40	5,230.60	3,131.20
Total	325,649.00	96.95	311,062.34	315,721.44	9,927.56	4,659.10

Invoice total **4,659.10**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2357	04/17/2023	4,659.10	4,659.10				
	Total	4,659.10	4,659.10	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
4-18-2023

3433

swa

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

Date: April 13, 2023
Invoice No: 194424
For Period: March
Project No: RHTT002
Project Manager: James Vick

Project Memorial Drive Construction

WORK PERFORMED:
Construction Phase Services.

Professional Services from March 1, 2023 to March 31, 2023
Professional Personnel

	Hours	Rate	Amount
Principal Vick, James	2.00	245.00	490.00
Associate Lock, Joshua	7.00	148.20	1,037.40
Oliver, Robert	4.00	123.50	494.00

Total Fee Due This Invoice **2,021.40**

Total Due this Invoice: **\$2,021.40**

Authorized Fee:	\$ 93,450.00
Previously Billed:	\$ 83,243.67
Billed to Date	\$ 85,265.07
Remainder Fee:	\$ 8,184.93

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
4-18-2023

3434

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

Invoice

Bill To

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

Date
 3/31/2023

Invoice #
 3-2023-27

Terms

Project
 MCT113

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	19,436.00	85%	5.00%	971.80
Contract Services	Task 2 – National Environmental Policy Act	28,506.00	90%	2.50%	712.65
Contract Services	Task 3 – Design and Bid Phase Compliance	26,161.00	10%	0.00%	0.00
Contract Services	Task 4 – Construction Phase Compliance	39,057.00	0%	0.00%	0.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	0%	0.00%	0.00
	W140 Detention Basin				

Please send payment to:
 The Goodman Corporation
 911 W. Anderson Lane, Ste. 200
 Austin, TX 78757

Total	\$1,684.45
Balance Due	\$1,684.45

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



Code No. 1734
 4-18-2023

Ratify - March 2023 Invoices

3419

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

March 22, 2023

MEMORIAL CITY REDEVELOPMENT AUTHORITY

General

Client/Matter: MEM001-01
Statement Number: 135979
Billing Attorney: Sanjay Bapat

REMITTANCE PAGE

Fees for services posted through March 10, 2023	1,976.25
Expenses and Other Items posted through March 10, 2023	0.00
Total Amount Due:	\$1,976.25

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

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

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



Code No. 6320
3-22-2023

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

March 22, 2023

MEMORIAL CITY REDEVELOPMENT AUTHORITY

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

Client/Matter: MEM001-01
Statement Number: 135979
Billing Attorney: Sanjay Bapat

General

Professional Fees

Fees for services posted through March 10, 2023, as follows:

<u>Date</u>	<u>Professional</u>		<u>Hours</u>
General			
02/01/23	Sanjay Bapat	Attend to matters related to TXDOT AFA; call with Trey Lary and Collin Parrish regarding same; call with Jim Webb regarding same; draft response regarding same	1.50
02/06/23	Sanjay Bapat	Correspondence regarding tax abatement consent for MetroNational	0.25
02/28/23	Sanjay Bapat	Prepare for, travel to, and attend Authority Board meeting	2.50
<i>Total Task Hours:</i>			4.25
<i>Total Task Amount:</i>			\$1,976.25
Total Fees:			\$1,976.25

TASK FEE BREAKDOWN

	<u>Hours</u>	<u>Amount</u>
General	4.25	1,976.25

Total Fees:	\$	1,976.25
Total Expenses and Other Items:	\$	0.00
Total Amount Due:	\$	1,976.25

Equi-Tax Inc.

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

DATE	INVOICE #
3/1/2023	59887

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 438 items on the tax roll as of January 2023, at \$0.30 per item	400.00
Invoice emailed to: Jennifer Landreville at jl@equitaxinc.com Valerie Pena at bkp2@etiaccounting.com Scott Bean at sbean@haweshill.com Linda Clayton at lclayton@haweshill.com	

Total	\$400.00
--------------	----------



Code No. 6333
3-17-2023

3421

ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice#
3/1/2023	9710

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

Description	Qty	Rate	Amount
Bookkeeping		1,092.73	1,092.73
Couriers		54.63	54.63

Total		\$147.36
Payments/Credits		\$0.00
Balance Due		\$1,147.36



Code No. 6333
3-17-2023

3422



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 1542
DATE 03/01/2023

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: February 2023	10,000.00

BALANCE DUE **\$10,000.00**



Code No. 6340
03-23-2023

3423

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 #
2/28/2023	2-2023-18

Terms	Project
	MCT114

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	21,000.00	83.33%	8.33%	1,750.00
Contract Services	Task 2 – Pursuit of Funding	105,500.00	5.69%	5.20%	5,486.00

6322
consult
Annual

Please send payment to:
The Goodman Corporation
911 W. Anderson Lane, Ste. 200
Austin, TX 78757

Total	\$7,236.00
Balance Due	\$7,236.00

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



Code No. 6322
3-17-2023

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



3424

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

Invoice number 2302
 Date 03/22/2023

Project 1070 MEMORIAL DRIVE -
 CONSTRUCTION PHASE SERVICES

Professional Services Provided Through March 17, 2023

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	61.53	1,230.54	1,230.54	769.46	0.00
Traffic Signal CPS	15,279.00	90.00	13,751.10	13,751.10	1,527.90	0.00
Structural Eng CPS	10,000.00	60.73	6,072.50	6,072.50	3,927.50	0.00
Supplemental CPS Services	66,500.00	87.43	52,535.00	58,138.20	8,361.80	5,603.20
Total	325,649.00	95.52	305,459.14	311,062.34	14,586.66	5,603.20

Invoice total **5,603.20**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2302	03/22/2023	5,603.20	5,603.20				
	Total	5,603.20	5,603.20	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
 03-23-2023

3424

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 2303
Date 03/22/2023

Project 1212 MEMORIAL DRIVE - PHASE II -
DESIGN

Professional Services Provided Through March 17, 2023

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Feasibility Studies - FC 102 (110)	64,820.50	0.00	0.00	0.00	64,820.50	0.00
Socia/Econ/Enviorn Studies - FC 120 (120)	61,342.86	0.00	0.00	0.00	61,342.86	0.00
Right of Way Data - FC 130 (130)	49,074.52	0.00	0.00	0.00	49,074.52	0.00
Project Mgmt & Admin - FC 145 (145, 164)	134,870.98	3.00	2,023.06	4,046.13	130,824.85	2,023.07
Topographic Survey - FC 150	90,179.50	0.00	0.00	0.00	90,179.50	0.00
Roadway Design - FC 160 (161)	295,536.06	0.00	0.00	0.00	295,536.06	0.00
Drainage Design - FC 160 (161)	249,732.50	0.00	0.00	0.00	249,732.50	0.00
Siging, Pavement, Markings & Signalization - FC 160 (162)	89,565.24	0.00	0.00	0.00	89,565.24	0.00
Miscellaneous (Roadway) - FC 160 (163)	269,077.84	0.00	0.00	0.00	269,077.84	0.00
Total	1,304,200.00	0.31	2,023.06	4,046.13	1,300,153.87	2,023.07

Invoice total **2,023.07**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2303	03/22/2023	2,023.07	2,023.07				
	Total	2,023.07	2,023.07	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

Phase II



Code No. 1738B
03-23-2023

3425



INVOICE

Construction Resources, Inc.

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

INVOICE
2527

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

SHIP Briar Branch Maintenance
TO

ACCOUNT NO	PO NUMBER	SHIP VIA	DATE SHIPPED	TERMS	INVOICE DATE	PAGE
2234				Net 30	3/8/2023	1

March Tree Watering Service

ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
	1	March Tree Watering Maintenance	5,395.50	5,395.50

TOTAL AMOUNT 5,395.50



Code No. 1734
3-17-2023

3426

swa

WORK ORDER # 20

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

Date: March 9, 2023
Invoice No: 194002
For Period: February
Project No: RHTT002
Project Manager: James Vick

Project Memorial Drive Construction

WORK PERFORMED:
Construction Phase Services.

Professional Services from February 1, 2023 to February 28, 2023

Professional Personnel

	Hours	Rate	Amount
Principal Vick, James	12.00	245.00	2,940.00

Total Fee Due This Invoice

2,940.00

Total Due this Invoice: \$2,940.00

Authorized Fee:	\$ 93,450.00
Previously Billed:	\$ 80,303.67
Billed to Date	\$ 83,243.67
Remainder Fee:	\$ 10,206.33

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
3-17-2023

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

3427
 1082

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 #
2/28/2023	2-2023-17

Terms	Project
	MCT113

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	19,436.00	80%	5.00%	971.80
Contract Services	Task 2 – National Environmental Policy Act	28,506.00	90%	0.00%	0.00
Contract Services	Task 3 – Design and Bid Phase Compliance	26,161.00	10%	0.00%	0.00
Contract Services	Task 4 – Construction Phase Compliance	39,057.00	0%	0.00%	0.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	0%	0.00%	0.00
	W140				

1741
 W140

Please send payment to:
 The Goodman Corporation
 911 W. Anderson Lane, Ste. 200
 Austin, TX 78757

Total	\$971.80
Balance Due	\$971.80

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



Code No. 1741
 3-17-2023

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

3427

2 of 2

Invoice

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

Date
2/28/2023

Invoice #
2-2023-5

Terms

Project
MCT112

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Memorial Drive Phase 2 Project Funding Pursuit (MCT)	34,500.00	41%	9.00%	3,105.00

700
1738B

Please send payment to:
 The Goodman Corporation
 911 W. Anderson Lane, Ste. 200
 Austin, TX 78757

Total	\$3,105.00
Balance Due	\$3,105.00

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



Code No. 1738B
 3-17-2023

AGENDA MEMORANDUM

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

8. CIP Committee update and recommendations:
- a. Consider thank you letter to H-GAC regarding Memorial Drive Phase 1 project for their support funding.
 - b. Receive update and recommendations from Gauge Engineering, LLC.
 - i. Consider Gauge Engineering Task Order for on-call engineering services.
 - ii. Consider Gauge Engineering Task Order for coordination efforts related to Detention Basin A.
 - c. Receive update from The Goodman Corporation.
 - d. Receive update from SWA.



April 25, 2023

Mr. Chuck Wemple
Executive Director
Houston Galveston Area Council
Via Email: Charles.wemple@h-gac.com

Re: *Gratitude for Memorial Drive (Beltway 8 to Tallowood Project)*

The Memorial City Redevelopment Authority/TIRZ 17 would like to express our gratitude to H-GAC for your funding support of the Memorial Drive reconstruction project (MPOID: 17073). The project was selected for funding via the regional Call for Projects in 2015, and is now in the final phases of construction completion. H-GAC provided critical funding in the amount of \$13,705,600 to make this project a reality.

H-GAC's funding allowed for a full depth reconstruction of this section of Memorial Drive, to include upgraded pedestrian facilities, multimodal access improvements, access management solutions, and significant stormwater detention upgrades. The project also addresses the vital issue of safety in this corridor: just prior to construction a portion of the corridor was designated as being a component of the City of Houston's High Injury Network; we believe that this project will remove that designation soon. Safety improvements to mitigate crashes for all users, including access management improvements at the entrance to Town and Country Village and at West Bough and Memorial are also serving to improve traffic flow in the area.

Thanks to the investment by H-GAC, this important travel corridor in the Memorial City area is now safer and more efficient for drivers, pedestrians, and users of Houston METRO's transit service. We have been working in partnership with the City of Bunker Hill Village to develop and prepare a "phase 2" project, from Tallowood to Gessner, for consideration in this upcoming Call for Projects.

We have submitted preliminary information on this project as a follow up from our un-funded 2018 application. We look forward to your participation in the next phase of this project and for our continued regional partnership in executing and delivering projects effectively, efficiently, and on schedule.

Sincerely,

John Rickel
Vice-Chairman
Memorial City Redevelopment Authority

cc: Craig Raborn, Director, Transportation
Attachments: Project Images









PROGRESS REPORT

APRIL 2023

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



Planning/Preliminary Engineering/Design:

- Memorial Drive – PH -II
 - Survey completed.
 - Began advancing plans to Advance plans to 30%.

- W140 Basin Deepening/Pump:
 - Field work for geotechnical analysis is completed.
 - Lab work – ongoing
 - Design work to pick back up after geotechnical analysis is completed.



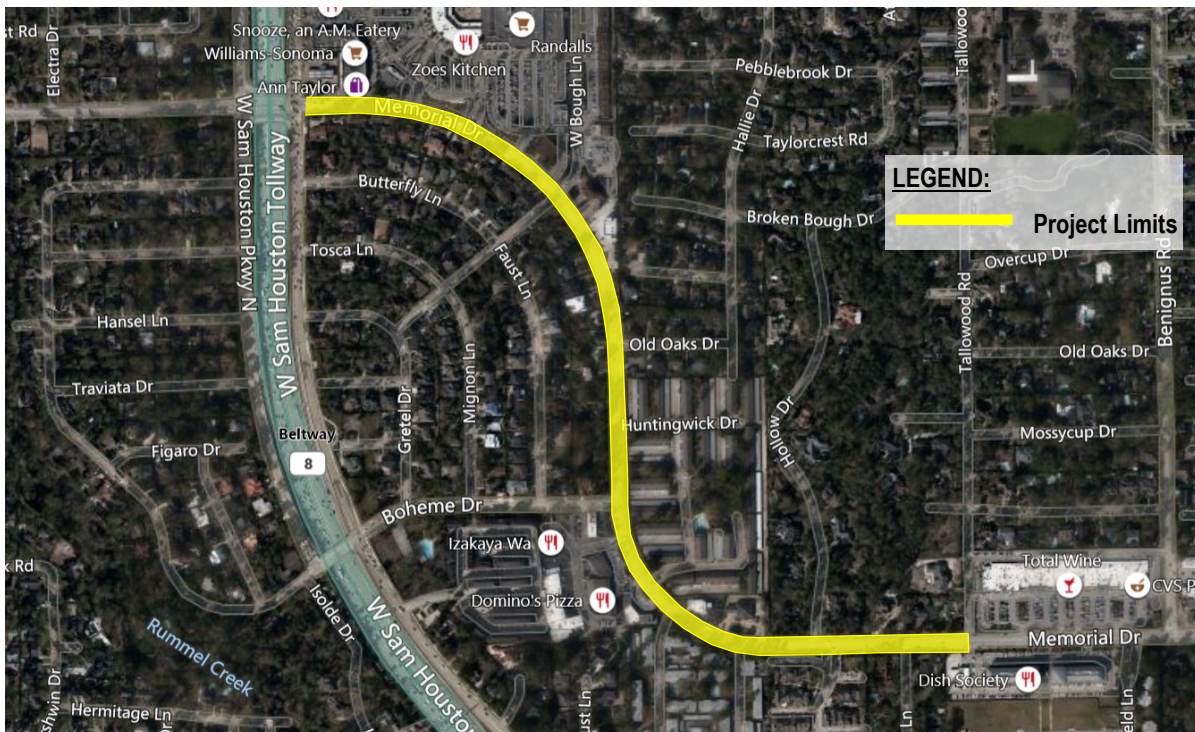
PROGRESS REPORT— APRIL 2023

Memorial Drive Mobility and Drainage Improvements

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

PROJECT LOCATION

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



PROJECT DESCRIPTION:

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

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

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



Cont. PROGRESS REPORT— APRIL 2023

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: Project substantially complete
- Conducted Substantial Completion Walk thru—March 1st
- Developed Punch List Items
- Conducted Substantial Completion Walk thru for landscaping items
- Developed Landscaping Punch List Items
- SER addressed all punch list items
- Awaiting for Final Completion Walk thru date

CURRENT TRAFFIC CONTROL CONFIGURATION

- All lanes are open to traffic

PROGRESS PHOTOS



TxDOT, City, TIRZ 17, CM and Gauge personnel.



Included on punch list items to be fixed.



BOOST level improvements at Bus Stop.



Included on punch list items to be fixed.



April 19, 2023

Ann Givens, Chair of the Board
Memorial City Redevelopment Authority/TIRZ#17
Hawes Hill & Associates, LLP
9600 Long Point Rd., Ste. 200
Houston TX 77055

Attention: Mrs. Ann Givens,

**Re: Proposal to Provide Engineering Consulting Services to Memorial City
Redevelopment Authority (MCRA) TIRZ17**

Dear Mrs. Givens,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for engineering consulting services. Gauge will provide support services as requested and authorized by the Executive Director or as directed by the Board and CIP Committee. Gauge anticipates the scope of services to include various tasks to assist in implementing the capital improvement program such as attending meetings, public information development, planning level tasks, cost estimates and other miscellaneous tasks.

Time will be billed on an hourly basis, not to exceed \$25,000, at the TIRZ 17 approved rates shown on the attached rate sheet, Exhibit A. Please feel free to contact me at (713) 254-5946 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to be "Muhammad Ali", written over a horizontal line.

Muhammad Ali, P.E.
Principal

Accepted For
Memorial City Redevelopment Authority

Signature Date 4-25-2023

Attachments:
Exhibit A –Hourly Rate Schedule

John Rickel, Vice-Chairman
Print

Accepted For
City of Houston

Signature Date



Exhibit A

	Classification	Rate per Hr.
1	Principal	\$275
2	Sr. Project Manager	\$225
3	Project Manager	\$175
4	Construction Manager	\$170
5	Senior Project Engineer	\$165
6	Project Engineer	\$150
7	GIS Specialist	\$130
8	Graduate Engineer	\$120
9	Senior Designer	\$115
10	Inspector	\$110
11	Project Administrator	\$110
12	CADD Tech	\$90
13	Administrative Assistant	\$85
14	Clerical	\$65



April 20, 2023

Ms. Ann Givens, Chair of the Board
Memorial City Redevelopment Authority / TIRZ 17
9600 Long Point Road, Suite 200
Houston, TX 77055

Re: Proposal for Support of HR Green Detention Basin-A Hydraulic Modeling and Benefit Evaluation

Dear Ms. Givens,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for supporting the City of Houston and HR Green Detention Basin A preliminary engineering effort. The support effort will include the following tasks.

1. **Meetings and Coordination:** This task consists of the active participation in meetings with the City of Houston and their selected consultant HR Green.
2. **Technical Modeling Review:** Gauge will perform detailed and thorough reviews of the HR Green existing and proposed conditions hydraulic modeling.
3. **Evaluating Project Benefit:** Gauge will utilize traditional USACE damage tables to determine the pre-project and post-project damages, the delta of which will represent the project benefit. The benefit evaluation will be limited to flood damage reduction only.
4. **Project Modifications and Supporting Analysis to Improve the Project Benefit:** Gauge will explore opportunities to improve the project benefits and simulate additional improvement scenarios in an attempt to improve the project benefits.

We propose to perform this work on a time and materials basis for an amount not to exceed \$50,580.00. A detailed breakdown of the scope items and fee can be found under Exhibits "A" and "B" respectively. Please feel free to contact me at (713) 269-7782 if you have any questions or need additional information.

Sincerely,

Derek St. John, PE, CFM
Principal

Accepted for
Memorial City Redevelopment Authority

Signature Date 4-25-2023

John Rickel, Vice-Chairman
Print

Accepted for
City of Houston

Signature Date

Attachment: Exhibit A – Level of Effort

Print



**ATTACHMENT B
DETENTION BASIN A - SUPPORT
LEVEL OF EFFORT**



I. BASIC SERVICES

DESCRIPTION OF WORK TASKS		PROJ MGR	SR PROF ENGINEER	GRAD ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. PROJECT SUPPORT								
1	Meetings and Coordination	12	8			2	22	\$4,170.00
2	Technical Modeling Review	8	24	24			56	\$9,000.00
3	Evaluating Project Benefit	6	12	48			66	\$9,810.00
4	Project Modifications and Supporting Analysis to Improve the Project Benefit	16	80	80			176	\$27,600.00
	TOTAL HOURS	42	124	152	0	2	320	
	Contract Labor Rate	\$225.00	\$165.00	\$135.00	\$105.00	\$75.00		
	TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$9,450.00	\$20,460.00	\$20,520.00	\$0.00	\$150.00		\$50,580.00

To: Scott Bean
From: Jim Webb, AICP, ENV SP
Project Name: TIRZ 17 Memorial City Redevelopment Authority HGAC TIP Call for Projects Funding Pursuit Assistance
Project Code: MCT112
Billing Period: Mar-23

Progress Complete

Task	Prior Percent	Current Percent
1	50.00%	50.00%

Progress Details

1 – Memorial Drive PH 2 Project Funding Pursuit

- Monitor H-GAC TAC, TPC, and TIP Subcommittee. H-GAC will solicit information on projects in the Regional Goods Movement category in April. Other categories will follow.

To: Sean Scott
From: Jim Webb, AICP, ENV SP
Project Name: W-140 Detention Basin Improvements Project EPA State and Tribal Assistance Grant Compliance and MGMT Assi
Project Code: MCT113
Billing Period: Mar-23

Progress Complete

Task	Prior Percent	Current Percent
1	85.00%	90.00%
2	90.00%	92.50%
3	10.00%	10.00%
4	0.00%	0.00%
5	0.00%	0.00%

Progress Details

1 – Grant Initiation and Execution

- Grant coordination with EPA.
- Draft authorization letter.
- Update SF forms and budget and transmit to EPA reviewer.

2 – NEPA

- Coordination with Gauge Engineering regarding project cost and scope modifications.

3 – Design and Bid PH Compliance

- Pending grant execution.

4 – Construction PH Compliance

- Pending grant execution.

5 – Lifecycle Reporting and Disbursement Assistance

- No activity this period.

To: Scott Bean
From: Jim Webb, AICP, ENV SP
Project Name: Ongoing Pursuit of Funding
Project Code: MCT114
Billing Period: Mar-23

Progress Complete

Task	Prior Percent	Current Percent
1	91.66%	100.00%
2	10.93%	24.17%

Progress Details

1 – Monitor and Present Funding Opportunities

The following funding opportunities were released, monitored, tracked, and synthesized in March 2023:

Charging and Fueling Infrastructure Program

Administering Agency: USDOT

Application Deadline: May 30, 2023

The objective of the CFI Program is to deploy publicly accessible electric vehicle charging and alternative fueling infrastructure in the places people live and work, urban and rural areas. This program provides two funding categories of grants: Community Charging and Fueling Grants (Community Program); and Alternative Fuel Corridor Grants (Corridor Program). FY 2022-23 cycle opens funding of \$700 Million nationwide.

Over the next five years, the program has been allocated \$2.5 Billion. Alternative fuels include electricity, hydrogen, propane, and natural gas. Both programs - Community Program and Corridor Program, have been allocated \$350 Million each.

Community Program grants are expected to reduce greenhouse gas emissions and to expand or fill gaps in access to charging or alternative fueling infrastructure by creating publicly accessible charging infrastructure at public buildings, schools, and parks. The awarded funds may be used to contract with a private entity. For Community Programs, the award floor is \$500,000; and the award ceiling is \$ 15 million.

Corridor Program grants are expected to support the buildout of charging or alternative fueling infrastructure along designated Alternative Fuel Corridors. Private entity partnership is mandatory. For Corridor Program, the award floor is \$1 Million, and there is no award ceiling. The maximum federal share supported by the grant is 80%.

Public Works and Economic Adjustment Assistance Program

Administering Agency: EDA

Application Deadline: Rolling intake

Under PWEAA Program, EDA supports bottom-up strategies that build on regional assets to spur economic growth and resiliency. EDA encourages its grantees nationwide to develop initiatives that present new ideas and creative approaches to advance economic prosperity in distressed communities. The NOFO invites projects under two types - Public Works (PW) and Economic Adjustment Assistance (EAA) Programs. Both programs provide a Federal Share of up to 80% of the project costs.

The Public Works (PW) Program provides resources to meet communities' construction, and infrastructure design needs to enable them to become more economically competitive. The average size of PW grants has been \$1.4 million. The award range for FY 2023 call is between \$600,000 to \$ 5 million.

Under EAA Program, EDA provides investments that support a wide range of construction and non-construction activities in regions experiencing adverse economic changes that may occur suddenly or over time. Supported activities include construction and non-construction, such as sectoral partnerships for workforce training, design and engineering, technical assistance, economic recovery strategies, and capitalization or re-capitalization of Revolving Loan Funds (RLF). The EAA program is also designed to provide specific investment assistance to communities experiencing energy transitions away from nuclear, biomass, or coal. The average size of the EAA grant was \$650,000 in the past—the award range for FY 2023 call is between \$150,000 to \$2.5 Million.

NOFO link: https://www.eda.gov/funding/funding-opportunities/fiscal-year-2023-public-works-and-economic-adjustment-assistance?utm_name=

- Drafted letter to H-GAC re: Memorial Drive Phase 1.
- Provided City of Houston with historic grant documentation and information.

2 – Pursuit of Funding

- Continue coordination with H-GAC staff on Gessner cost increase. The request was previewed with no discussion in March. Provided information to Memorial City staff and coordinated with CIP Committee. TAC and TPC will take action to approve this request in April. H-GAC has elected to participate in the request on a 50/50 basis (\$344k/\$688k).
- Coordinated draft FY24 appropriations submission with congressional office.
- Developed and gathered letters of support for submission (approximately 50 collected).
- Coordinated and clarified items with congressional office.
- Submitted final information. Representatives will post their selections by April 17, 2023.

SWA Houston

The Jones on Main
712 Main Street
6th Floor
Houston, Texas
77002
+1.713.868.1676
www.swagroup.com

PROJECT STATUS REPORT BY SWA

SCOPE: LANDSCAPE ARCHITECTURE FOR MEMORIAL CITY REDEVELOPMENT AUTHORITY

PROJECTS: TIRZ #17 CIP

DATE: April 25, 2023

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 regular site visits and responding to Contractor's queries. SWA has completed the initial punchlist and distributed to TXDOT / contractor for remedial action, with cc to stakeholders. SWA is monitoring followup with TXDOT.

2. MEMORIAL DRIVE DRAINAGE AND MOBILITY IMPROVEMENTS - (T1731B) FROM TALLOWOOD ROAD TO CITY OF BUNKER HILL VILLAGE LIMITS (PROPOSED SWA WO#21)
 - The Board has paused on considering a proposal for landscape design services pending notice of grant award.

END OF REPORT

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

AGENDA MEMORANDUM

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

9. Receive draft FY2024 CIP Budget.

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2024 BUDGET PROFILE**

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

P R O F I L E	Base Year:		1999
	Base Year Taxable Value:	\$	509,671,530
	Projected Taxable Value (TY2023):	\$	4,382,752,407
	Current Taxable Value (TY2022):	\$	4,214,185,007
	Acres:		983.67
	Administrator (Contact):		Scott Bean
	Contact Number:		(713) 595-1213

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

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/22)	Variance
	Capital Projects:			
Roadway and Sidewalk Improvements	\$	53,429,681	\$ 39,733,413	\$ 13,696,268
Public Utility Improvements		120,856,453	98,004,710	22,851,743
Parks and Recreational Facilities		11,889,119	382,265	11,506,854
		-	-	-
Total Capital Projects	\$	186,175,253	\$ 138,120,388	\$ 48,054,865
Affordable Housing		-	-	-
School & Education/Cultural Facilities		-	-	-
Financing Costs		25,000,000	51,968,035	(26,968,035)
Administration Costs/ Professional Services		-	-	-
Creation Costs		5,952,851	9,305,483	(3,352,632)
Total Project Plan	\$	217,128,104	\$ 199,393,906	\$ 17,734,198

D E B T	Additional Financial Data	FY2023 Budget	FY2023 Estimate	FY2024 Budget
		<u>Debt Service</u>	\$ 7,363,049	\$ 7,363,049
	Principal	\$ 5,660,000	\$ 5,660,000	\$ 5,870,000
	Interest	\$ 1,703,049	\$ 1,703,049	\$ 1,492,823
		Balance as of 6/30/21	Projected Balance as of 6/30/22	Projected Balance as of 6/30/23
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ 44,525,000	\$ 38,865,000	\$ 32,995,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 26,436,973	\$ 24,630,391	\$ 11,853,105
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,363,049	\$ 7,367,154	\$ 7,291,022
Beginning Balance	\$ 33,800,022	\$ 31,997,545	\$ 19,144,127
City tax revenue	\$ 20,623,443	\$ 18,236,034	\$ 19,065,833
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 20,623,443	\$ 18,236,034	\$ 19,065,833
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 7,500	\$ 400,000	\$ 400,000
Other Interest Income	\$ 7,500	\$ 400,000	\$ 400,000
	\$ -	\$ -	\$ -
	\$ 1,724,123	\$ -	\$ 3,500,000
Grant Proceeds	\$ 1,724,123	\$ -	\$ 3,500,000
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Series 2021	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 56,155,088	50,633,579	42,109,960

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
EXPENDITURES			
Accounting	\$ 16,650	\$ 16,985	\$ 16,650
Administration Salaries & Benefits	\$ 120,000	\$ 120,000	\$ 120,000
Auditor	\$ 23,865	\$ 21,250	\$ 21,500
Bond Services/Trustee/Financial Advisor	\$ 35,000	\$ 26,062	\$ 25,000
Insurance	\$ 1,530	\$ 961	\$ 1,000
Office Administration	\$ -	\$ -	\$ -
TIRZ Administration and Overhead	\$ 197,045	185,258	184,150
Engineering Consultants	\$ 60,000	\$ 41,524	\$ 60,000
Legal	\$ 50,000	\$ 25,000	\$ 50,000
Construction Audit	\$ 5,000	\$ 12,000	\$ 5,000
Planning Consultants	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 115,000	78,524	115,000
Management consulting services	\$ 312,045	263,782	299,150
Capital Expenditures (See CIP Schedule)	\$ 5,215,329	\$ 382,403	\$ 6,612,175
TIRZ Capital Expenditures	\$ 5,215,329	382,403	6,612,175
T&C Way Partners, LLC	\$ -	\$ -	\$ -
MetroNational - Detention & Roadway Construction	\$ 5,335,542	\$ 5,335,542	\$ 3,013,460
Town Center Partners, Ltd	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 5,335,542	5,335,542	3,013,460
Bond Series (Series 2016)			
Principal	\$ 2,975,000	\$ 2,975,000	\$ 3,050,000
Interest	\$ 355,174	\$ 355,174	\$ 282,573
Trustee Fee	\$ -	\$ -	\$ -
Cost of Issuance			
Bond Series (Series 2019)			
Principal	\$ 2,685,000	\$ 2,685,000	\$ 2,820,000
Interest	\$ 1,347,875	\$ 1,347,875	\$ 1,210,250
Cost of Issuance	\$ -	\$ -	\$ -
Bond Series (Series 2021)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
System debt service	\$ 7,363,049	7,363,049	7,362,823
TOTAL PROJECT COSTS	\$ 18,225,965	\$ 13,344,776	\$ 17,287,608
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 1,031,172	\$ 911,802	\$ 953,292
County	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619
Municipal Services - Supplemental	\$ -	\$ -	\$ -
Total Transfers	\$ 3,287,791	3,168,421	3,209,911
Total Budget	\$ 21,513,756	16,513,197	20,497,519
RESTRICTED Funds - Capital Projects	\$ 27,278,509	\$ 26,829,360	\$ 14,249,392
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,362,823	\$ 7,291,022	\$ 7,363,049
Ending Fund Balance	\$ 34,641,332	\$ 34,120,382	\$ 21,612,441
Total Budget & Ending Fund Balance	\$ 56,155,088	\$ 50,633,579	\$ 42,109,960

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY24 - FY28 Total	Cumulative Total (To Date)
			Through 2022	Projected 2023	2024	2025	2026	2027	2028			
A,G	T-1725	Park and Green Space Improvements	\$ 163,993	-	125,000	125,000	100,000	40,000	-	-	390,000	553,993
A	T-1732A	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	\$ 14,039,922	-	482,000	-	-	-	-	-	482,000	14,521,922
A	T-1734	W140 Channel Improvements with Bridge and Straws	\$ 18,469,052	46,664	-	-	-	-	-	-	-	18,515,716
G	T-1735	Detention Basin A	\$ 4,146,827	-	50,000	26,012,267	26,012,267	-	-	-	52,074,534	56,221,361
G	T-1735A	Detention Basin B	\$ -	-	-	-	-	1,200,000	4,000,000	-	5,200,000	5,200,000
G	T-1738A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 24,956,812	85,895	500,000	-	-	-	-	-	500,000	25,542,707
G	T-1738B	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	\$ -	17,239	668,781	668,782	17,000,000	-	-	-	18,337,563	18,354,802
A,G	T-1739	Regional Drainage Solution Preparatory Engineering**	\$ -	-	-	-	-	-	-	-	-	-
A,G	T-1740	CIP FORM A	\$ -	-	-	-	-	-	-	-	-	-
A	T-1741	W140 Detention Basin Deepening and Straw Extensions	\$ 232,605	232,605	4,726,394	4,500,000	-	-	-	-	9,226,394	9,691,604
0	T-1742	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	-
A,G	T-1799	Sidewalk Improvement Program	\$ -	-	60,000	60,000	60,000	60,000	60,000	60,000	300,000	300,000
Totals			\$ 62,009,211	\$ 382,403	\$ 6,612,175	\$ 31,366,049	\$ 43,172,267	\$ 1,300,000	4,060,000	86,510,491	\$ 148,902,105	

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

** NOTE:

Source of Funds	Fiscal Year Planned Appropriations								FY24 - FY28 Total	Cumulative Total (To Date)
	Through 2022	Projected 2023	2024	2025	2026	2027	2028			
TIRZ Funds	43,869,857	382,403	3,112,175	19,227,868	17,434,097	1,300,000	4,060,000	45,134,140	89,386,400	
City of Houston	-	-	-	-	-	-	-	-	-	
Grants	18,139,354	-	3,500,000	12,138,170	25,738,170	-	-	41,376,340	59,515,694	
Other	-	-	-	-	-	-	-	-	-	
Project Total	62,009,211	382,403	6,612,175	31,366,038	43,172,267	1,300,000	4,060,000	86,510,480	148,902,094	

Project:	Park and Green Space Improvements	City Council District		Key Map:		WBS.:	T-1725	
		Location:	A,G	Geo. Ref.:				
		Served:	A,G	Neighborhood:	10, 16			
Description:	Provide pedestrian friendly environment throughout the TIRZ. This includes pedestrian trails, bikeways, and public green space.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
Justification:	Projects include funding for route studies, design, construction, and ROW acquisition.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs	-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	103,835	25,000	-	25,000	25,000	-	-	-	\$ 50,000	\$ 153,835
4	Construction	60,000	100,000	-	100,000	100,000	100,000	40,000	-	\$ 340,000	\$ 400,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	158	-	-	-	-	-	-	-	\$ -	\$ 158
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		158	-	-	-	-	-	-	-	\$ -	\$ 158
Total Allocations		\$ 163,993	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993
Source of Funds											
TIRZ Funds		163,993	125,000	-	125,000	125,000	100,000	40,000	-	\$ 390,000	\$ 553,993
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 163,993	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993

*NOTE:

Project:	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	City Council District		Key Map:	450W, 490A	WBS.:	T-1732A		
		Location:		A	Geo. Ref.:				
		Served:		A	Neighborhood:			10	
Description:	Reconstruct N. Gessner Rd. between IH-10 and Westview Dr. with new pavement, improved drainage, and access management mobility improvements. Project includes updated traffic signals at Westview Dr.	Operating and Maintenance Costs: (\$ Thousands)							
			2024	2025	2026	2027	2028	Total	
		Personnel	-	-	-	-	-	\$ -	
		Supplies	-	-	-	-	-	\$ -	
Justification:	Documented issues with drainage, mobility, access management, and pavement condition.	Svcs. & Chgs.	-	-	-	-	-	\$ -	
		Capital Outlay	-	-	-	-	-	\$ -	
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		FTEs						-	

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	69,204	-	-	-	-	-	-	-	\$ -	\$ 69,204
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,536,844	1,025	-	482,000	-	-	-	-	\$ 482,000	\$ 2,018,844
4	Construction	12,425,043	-	-	-	-	-	-	-	\$ -	\$ 12,425,043
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	8,831	-	-	-	-	-	-	-	\$ -	\$ 8,831
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		8,831	-	-	-	-	-	-	-	\$ -	\$ 8,831
Total Allocations		\$ 14,039,922	\$ 1,025	\$ -	\$ 482,000	\$ -	\$ -	\$ -	\$ -	\$ 482,000	\$ 14,521,922
Source of Funds											
TIRZ Funds		10,639,922	1,025	-	482,000	-	-	-	-	\$ 482,000	\$ 11,121,922
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		3,400,000	-	-	-	-	-	-	-	\$ -	\$ 3,400,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 14,039,922	\$ 1,025	\$ -	\$ 482,000	\$ -	\$ -	\$ -	\$ -	\$ 482,000	\$ 14,521,922

*NOTE:

Project:	W140 Channel Improvements with Bridge and Straws Straws	City Council District	Key Map:		WBS.:	T-1734		
		Location:	A	Geo. Ref.:				
		Served:	A	Neighborhood:				
Description:	W140-01 Channel from Gessner Road to the Briar Branch Detention Basin to the east.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Increase capacity of W140-01 Channel to reduce flooding and street ponding in surrounding areas. Will provide approximately 14 acre feet of new detention capacity to the system.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,641,097								\$ -	\$ 1,641,097
4	Construction	16,814,367	102,870	46,664						\$ -	\$ 16,861,031
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	13,588	-	-	-	-	-	-	-	\$ -	\$ 13,588
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		13,588	-	-	-	-	-	-	-	\$ -	\$ 13,588
Total Allocations		\$ 18,469,052	\$ 102,870	\$ 46,664	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,515,716
Source of Funds											
TIRZ Funds		18,469,052	102,870	46,664	-	-	-	-	-	\$ -	\$ 18,515,716
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 18,469,052	\$ 102,870	\$ 46,664	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,515,716

*NOTE:

Project:	Detention Basin A	City Council District		Key Map:		WBS.:	T-1735	
		Location:	G	Geo. Ref.:				
		Served:	G	Neighborhood:				
Description:	Detention Basin A. Project may involve multiple phases.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	281,596	-	-	-	-	-	-	-	\$ -	\$ 281,596
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	3,865,231	-	-	50,000	-	-	-	-	\$ 50,000	\$ 3,915,231
4	Construction	-	-	-	-	26,012,267	26,012,267	-	-	\$ 52,024,534	\$ 52,024,534
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 4,146,827	\$ -	\$ -	\$ 50,000	\$ 26,012,267	\$ 26,012,267	\$ -	\$ -	\$ 52,074,534	\$ 56,221,361
Source of Funds											
TIRZ Funds		2,407,473	-	-	50,000	13,874,097	13,874,097	-	-	\$ 27,798,194	\$ 30,205,667
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		1,739,354	-	-	-	12,138,170	12,138,170	-	-	\$ 24,276,340	\$ 26,015,694
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 4,146,827	\$ -	\$ -	\$ 50,000	\$ 26,012,267	\$ 26,012,267	\$ -	\$ -	\$ 52,074,534	\$ 56,221,361

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

Project:	Detention Basin B	City Council District		Key Map:		WBS.:	T-1735A	
		Location:	G	Geo. Ref.:				
		Served:	G	Neighborhood:				
Description:	Detention Basin B. Project may involve multiple phases.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	1,200,000	4,000,000	-	\$ 5,200,000	\$ 5,200,000
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 4,000,000	\$ 5,200,000	\$ 5,200,000
Source of Funds											
TIRZ Funds		-	-	-	-	-	1,200,000	4,000,000	-	\$ 5,200,000	\$ 5,200,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 4,000,000	\$ 5,200,000	\$ 5,200,000	

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

Project:	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	City Council District		Key Map:		WBS.:	T-1738A	
		Location:	G	Geo. Ref.:				
		Served:	G	Neighborhood:				
Description:	The installation of dual 10'x10' concrete boxes to reduce overland flows to neighboring areas. The roadway will be improved to curb and gutter w/ raised medians to improve mobility and access management. Wider sidewalks added to promote pedestrian friendly environment.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
Justification:	Improve safety, mobility & drainage. Improve roadway to meet current standards. Drainage improvements to convey storm water to reduce frequent street flooding. Provide 10+ ac-ft detention. Add sidewalks & shared use path. (Drainage - 60% of project cost)	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	119,491	-	-	-	-	-	-	-	\$ -	\$ 119,491
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,149,001	-	-	-	-	-	-	-	\$ -	\$ 1,149,001
4	Construction	23,682,909	171,065	85,895	500,000	-	-	-	-	\$ 500,000	\$ 24,268,804
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	5,411	-	-	-	-	-	-	-	\$ -	\$ 5,411
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		5,411	-	-	-	-	-	-	-	\$ -	\$ 5,411
Total Allocations		\$ 24,956,812	\$ 171,065	\$ 85,895	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 25,542,707
Source of Funds											
TIRZ Funds		11,956,812	171,065	85,895	500,000	-	-	-	-	\$ 500,000	\$ 12,542,707
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		13,000,000	-	-	-	-	-	-	-	\$ -	\$ 13,000,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 24,956,812	\$ 171,065	\$ 85,895	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 25,542,707

Project:	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	City Council District		Key Map:		WBS.:	T-1738B	
		Location:	G	Geo. Ref.:				
		Served:	G	Neighborhood:	16			
Description:	Flooding and drainage improvements based on recommendations of the Regional Drainage Study to address flooding on the W153-00 and improve mobility and pedestrian safety on Memorial Drive within the boundaries of the TIRZ.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
Justification:	Project will improve storm water drainage system and reconstruct Memorial Drive (from Tallwood Road to Bunker Hill City Limits).	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs	-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	680,000	17,239	668,781	668,782	-	-	-	\$ 1,337,563	\$ 1,354,802
4	Construction	-	-	-	-	-	17,000,000	-	-	\$ 17,000,000	\$ 17,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 680,000	\$ 17,239	\$ 668,781	\$ 668,782	\$ 17,000,000	\$ -	\$ -	\$ 18,337,563	\$ 18,354,802
Source of Funds											
TIRZ Funds		-	680,000	17,239	668,781	668,771	3,400,000	-	-	\$ 4,737,552	\$ 4,754,791
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	13,600,000	-	-	\$ 13,600,000	\$ 13,600,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 680,000	\$ 17,239	\$ 668,781	\$ 668,771	\$ 17,000,000	\$ -	\$ -	\$ 18,337,552	\$ 18,354,791

NOTE:

Project:	W140 Detention Basin Deepening and Straw Extensions	City Council District	Key Map:		WBS.:	T-1741		
		Location:	A	Geo. Ref.:				
		Served:	A	Neighborhood:				
Description:	Deepening of the existing W140 Detention Basin and extension of straws.	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Addition of 26 acre feet of capacity (50% increase) to the basin, and improvements to drainage for the residential areas to the north.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	232,605	226,394	232,605	226,394	-	-	-	-	\$ 226,394	\$ 691,604
4	Construction	-	-	-	4,500,000	4,500,000	-	-	-	\$ 9,000,000	\$ 9,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -

Total Allocations	\$ 232,605	\$ 226,394	\$ 232,605	\$ 4,726,394	\$ 4,500,000	\$ -	\$ -	\$ -	\$ 9,226,394	\$ 9,691,604
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Source of Funds										
TIRZ Funds	232,605	226,394	232,605	1,226,394	4,500,000	-	-	-	\$ 5,726,394	\$ 6,191,604
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	3,500,000	-	-	-	-	\$ 3,500,000	\$ 3,500,000
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ 232,605	\$ 226,394	\$ 232,605	\$ 4,726,394	\$ 4,500,000	\$ -	\$ -	\$ -	\$ 9,226,394	\$ 9,691,604

Project: FUTURE CIP PROJECT		City Council District		Key Map:		WBS.:		T-1742			
		Location:		Geo. Ref.:							
		Served:		Neighborhood:							
Description:		Operating and Maintenance Costs: (\$ Thousands)									
			2024	2025	2026	2027	2028	Total			
		Personnel	-	-	-	-	-	\$ -	-		
		Supplies	-	-	-	-	-	\$ -	-		
Justification:		Svcs. & Chgs.	-	-	-	-	-	\$ -	-		
		Capital Outlay	-	-	-	-	-	\$ -	-		
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs							-		
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project:	Concrete Panel Replacement Program	City Council District		Key Map:		WBS.:	T-1799	
		Location:	A,G	Geo. Ref.:				
		Served:	A,G	Neighborhood:				
Description:	Sidewalk Improvement Program	Operating and Maintenance Costs: (\$ Thousands)						
			2024	2025	2026	2027	2028	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Mobility improvements	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
Total Allocations		\$ -	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000
Source of Funds											
TIRZ Funds		-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000

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

AGENDA MEMORANDUM

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

10. Discuss and consider broadcasting board meetings on the City cable channel.

Scott and Linda,

I would like to add this to the agenda for the board to review and approve if they see fit.

Thanks,

ann

From: Irving, Ted - MYR <Ted.Irving@houstontx.gov>

Sent: Friday, March 17, 2023 11:55 AM

Subject: Office of the Mayor - Houston Television TIRZ meetings

Good morning TIRZ Directors. I'm reaching out from the Office of Mayor Turner and the Houston Television Studios downtown in City Hall. Most of the TIRZ public meetings are video recorded, with some streaming live. Houston Television is the local C-Span for the City of Houston and all of our government meetings, such as Planning, City Council, Budget & Fiscal Affairs, Historical, and more, are broadcasted by Houston Television. This includes County Commissioners Court.

Broadcasting your public meeting on the city cable channel would be at no cost as this is our Federal mission as laid out under the FCC Communications Act of 1984. HTV can be viewed on the following cable channels in Houston proper:

Comcast 16

AT&T U-Verse 99

Suddenlink 14

Phonoscope 99

Htvhouston.net

Roku, Apple TV, Firestick, & Chromecast

You can submit your meetings to us using my email (ted.irving@houstontx.gov) via OneDrive, Google Drive, DropBox, or WeTransfer as a 1920x1080 MP4 with 48Khz audio.

In addition, if you are currently streaming your meeting HTV can share it on our city of Houston social media pages. HTV also offers streaming services direct to the city cable channel, Facebook, YouTube, and Twitter.

If interested in our services, including the free broadcast of your public meeting, please complete our [online request form](#).

Thank you and looking forward to discussing how HTV can serve as another government resource for your organization.

SEE HTV ON ROKU, APPLE TV, Google Play, & FIRETV!

Watch Your Government LIVE!

Ted Irving

Director, HTV-Houston Television

[NATOA](#) Member

832-596-6540 Mobile

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

AGENDA MEMORANDUM

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

11. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney with regard to pending or contemplated litigation.
12. Reconvene in Open Session and authorize appropriate actions regarding to private consultation with attorney with regard to pending or contemplated litigation.