

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



Agenda and Agenda Materials
Meeting of the Board of Directors

June 20, 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, June 20, 2023, at 8:00 a.m.**, at Hawes Hill & Associates LLP, Spring Branch Conference Room, 9600 Long Point Road, Suite 250, Houston, Texas 77055 ***"Masks Suggested, Social Distancing Recommended"*** 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).
3. Approve Minutes of the May 2, 2023, regular meeting.
4. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports; and ratify payment of May invoices.
5. CIP Committee update and recommendations:
 - a. Receive update from Gauge Engineering, LLC.
 - b. Receive update from The Goodman Corporation.
 - c. Receive update from SWA.
6. Consider FY2024 Budget.
7. Adjourn.



Executive Director for Authority

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 May 2, 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**

April 25, 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, April 25, 2023, at 10:00 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 Givens, thus constituting a quorum. Also present were Scott Bean, 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 Rachel Maxcy, District G; Ben Gillis, Memorial Management District; Laurie Rosenbaum, City of Bunker Hill; Muhammad Ali, Gauge Engineering; Bruce Nichols; and Lois Myers. Vice-Chair Rickel called the meeting to order at 10:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Lois Myers.

APPROVE MINUTES OF THE FEBRUARY 28, 2023, REGULAR MEETING.

Upon a motion made by Director Hodges, and seconded by Director Moody, the Board voted unanimously to approve the Minutes of the February 28, 2023, Board meeting, as presented.

ACCEPT ANNUAL DISCLOSURE STATEMENTS FROM BOOKKEEPER AND INVESTMENT OFFICER.

Ms. Clayton reviewed the annual disclosure statements and stated disclosures are required to be made annually by the investment officer and bookkeeper disclosing any relationships with entities or individuals engaged in an investment transaction with the Authority and the investment officer and bookkeeper are reporting none.

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

Ms. Clayton reported the Authority is required to annually review its Investment Policy and amend the Policy when required by any legislative changes to the investment laws. She reported no

legislative laws have been enacted affecting the current Policy. She reported the Authority's attorney has reviewed the current Investment Policy and is recommending no changes be made.

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

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

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

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Consider thank you letter to H-GAC regarding Memorial Drive Phase I project for their support funding.

Upon a motion made by Director Durham, and seconded by Director Moody, the Board voted unanimously to approve the letter to H-GAC thanking them for its support funding for the Memorial Drive Phase I project, with updated photographs of the completed project.

b. Receive update and recommendations from Gauge Engineering LLC.

Mr. Ali reported the substantial walk-thru for the Memorial Drive Phase I project has been conducted and a punch list of items created to complete the project. A copy of the Memorial Drive Phase I Progress Report is included in the Board materials.

i. Consider Gauge Engineering Task Order for on-call engineering services.

Mr. Ali reviewed the Task Order for on-call engineering services in the amount of \$25,000.00. Director Rickel reported the CIP Committee has reviewed the task order and is recommending for approval.

ii. Consider Gauge Engineering Task Order for coordination efforts related to Detention Basin A.

Mr. Ali reviewed the Task Order to provide support services to the City and HR Green regarding Detention Basin A modeling and cost benefit analysis in the amount of \$50,580.00. Director Rickel reported the CIP Committee has reviewed the task order and is recommending for approval.

Upon a motion made by Director Rickel, and seconded by Director Iversen, the Board voted unanimously to (i) approve Gauge Engineering Task Order for on-call engineering services in the amount of \$25,000.00, as presented; and (ii) approve Gauge Engineering Task Order for support services to the City and HR Green relating to Detention Basin A modeling and cost benefit analysis in the amount of \$50,580.00, as presented.

c. Receive update from The Goodman Corporation.

The Goodman Corporation progress reports are included in the Board materials for review. No action from the Board was required.

d. Receive update from SWA.

SWA's status report on current projects is included in the Board materials for review. No action from the Board was required.

RECEIVE DRAFT FY2024 CIP BUDGET.

Mr. Bean reported a draft of the FY2024 Budget is included in the Board materials for review. He reported the draft budget includes a one-year bank loan in the amount of \$9 Million to cover expenses. He reported no action is being requested to be taken today and the Budget will be brought back in June for approval.

DISCUSS AND CONSIDER BROADCASTING BOARD MEETINGS ON THE CITY'S CABLE CHANNEL.

The Board was in consensus to not broadcast board meetings on the City's cable channel. The Board also discussed and agreed to discontinue Zoom public meetings.

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 10:17 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 10:24 a.m. Upon reconvening, no action from the Board was taken.

ADJOURNMENT.

There being no further business to come before the Board, Vice-Chair Rickel adjourned the meeting at 10:26 a.m.

Secretary

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

AGENDA MEMORANDUM

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

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

Memorial City Redevelopment Authority / TIRZ No. 17

Cash Management Report

May 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	19,182,596.82	0.00	38,988.38	19,221,585.20
Revenue	81,340.50	0.00	166.92	81,507.42
Expenditures	75,674.50	0.00	0.00	75,674.50
Ending Balance	19,188,262.82	0.00	39,155.30	19,227,418.12

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

May 31, 2023

General Operating Fund

BEGINNING BALANCE: **19,182,596.82**

REVENUE:

Checking Interest - Wells Fargo	36.02
Texpool Interest	81,256.48
Wells Fargo/TexSTAR (Surplus Funds) Interest	48.00
Voided Check(s)	0.00

Total Revenue: **81,340.50**

DISBURSEMENTS:

Checks Presented At Last Meeting	75,616.77
Checks Written at/after Last Meeting	0.00
Bank Fees	57.73

Total Expenditures **75,674.50**

Ending Balance: **19,188,262.82**

Location of Assets:

Institution	Investment Number	Interest Rate	Balance
Wells Fargo Checking	*5490	1.0000	7,891.45
TexPool	*0001	5.0035	19,169,123.22
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	5.0471	11,248.15
Total			19,188,262.82

Memorial City Redevelopment Authority

Checks Presented

June 20, 2023

Num	Name	Description	Amount
3444	Equi-Tax, Inc	Tax Assessor/ Collector	-400.00
3445	eSiteful, Inc.	Annual Web Hosting	-1,200.00
3446	ETI Bookkeeping Services	Bookkeeping Fee	-1,092.73
3447	Hawes Hill & Associates	Professional Consultant	-10,000.00
3448	The Goodman Corporation Inc	Consultant Fee	-2,506.60
3449	Gauge Engineering, LLC	Engineering	-104,536.32
3450	The Goodman Corporation Inc	Consultant Fee	-1,750.00
Total			-121,485.65

Debt Service Fund

BEGINNING BALANCE	38,988.38
 REVENUE	
TexPool DSF Interest	14.28
Wells Fargo/TexSTAR (2008 DSF) Interest	152.60
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	0.04
 Total Revenue	 166.92
 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	 39,155.30

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	5.0471	35,752.79
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	5.0471	14.65
TexPool	*0004	5.0035	3,387.86
Total			39,155.30

Memorial City Redevelopment Authority
Investment Report
May 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	5.0035	19,150,759.92	0.99989	19,152,866.74	81,256.48	(65,000.00)	19,165,941.15	0.99983	19,169,123.22
DSF	TexPool	5.0035	3,373.21	0.99989	3,373.58	14.28	0.00	3,387.30	0.99983	3,387.86
GOF	Wells Fargo/ TexStar	5.0471	11,200.50	1.000031	11,200.15	48.00	0.00	11,246.43	0.999847	11,248.15
DSF	Wells Fargo/ TexStar DSF	5.0471	35,601.29	1.000031	35,600.19	152.60	(0.00)	35,747.32	0.999847	35,752.79
DSF	Wells Fargo/ TexStar PI Rev	5.0471	14.61	1.000031	14.61	0.04	0.00	14.65	0.999847	14.65

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	Wells Fargo	1.00	6/8/2015	18,529.93	36.02	(10,674.50)	7,891.45

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	7,891.45	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
May 2023

	May			Year to Date (11 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
1000 · Income							
6001 · City Tax Revenue	1,372,315	1,444,542	-72,227	15,095,461	15,889,959	-794,498	17,334,501
8223 · Interest Income	81,507	625	80,882	670,597	6,875	663,722	7,500
Total 1000 · Income	1,453,822	1,445,167	8,655	15,766,058	15,896,834	-130,776	17,342,001
6-4350 · Grants	0	143,677	-143,677	0	1,580,446	-1,580,446	1,724,123
Total Income	1,453,822	1,588,844	-135,022	15,766,058	17,477,280	-1,711,222	19,066,124
Expense							
3335 · Management Consulting Services							
6320 · Legal	0	4,167	-4,167	13,925	45,833	-31,908	50,000
6322 · Eng Consultant/General Prof.Svc	1,750	5,000	-3,250	71,417	55,000	16,417	60,000
6337 · Construction Audit	0	0	0	12,000	5,000	7,000	5,000
6343 · Other	1,200	0	1,200	1,369	0	1,369	0
Total 3335 · Management Consulting Services	2,950	9,167	-6,217	98,711	105,833	-7,122	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
6300 · Administration & Overhead							
6321 · Auditor	0	0	0	6,500	23,865	-17,365	23,865
6333 · Bookkeeping/Accounting	1,493	1,388	105	13,629	15,263	-1,634	16,650
6340 · Administration Salaries/Benefit	10,000	10,000	0	110,000	110,000	0	120,000
6344 · Bond Svcs/Trustee/FA	0	2,917	-2,917	26,062	32,083	-6,021	35,000
6353 · Insurance	0	0	0	1,378	1,530	-152	1,530
6359 · Bank Fees	58	0	58	1,119	0	1,119	0
6300 · Administration & Overhead - Other	0	0	0	1,600	0	1,600	0
Total 6300 · Administration & Overhead	11,551	14,305	-2,754	160,288	182,741	-22,453	197,045
7000 · Capital Expenditure							
1725 · Parks & Green Space Improv.	0	10,417	-10,417	0	114,583	-114,583	125,000
1734 · W140 Channel Improvements	0	8,573	-8,573	50,403	94,298	-43,895	102,870
1735A · Detention Basin A	16,155	320,833	-304,678	22,973	3,529,167	-3,506,194	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	1,483	14,255	-12,772	99,777	156,810	-57,033	171,065
1738B · Memorial Dr Drain & Mobility 2	28,901	56,667	-27,766	118,584	623,333	-504,749	680,000
1741 · W140 Detention Basin Extensions	60,503	18,866	41,637	302,501	207,528	94,973	226,394
1799 · Concrete Panel Replace Program	0	5,000	-5,000	0	55,000	-55,000	60,000
Total 7000 · Capital Expenditure	107,042	434,611	-327,569	5,929,780	10,116,261	-4,186,481	10,550,871
Total Expense	121,543	458,083	-336,540	15,656,125	20,891,228	-5,235,103	21,349,309
Net Income	1,332,279	1,130,761	201,518	109,933	-3,413,948	3,523,881	-2,283,185

3444

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
6/1/2023	60327

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
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Code No. 6333
06.05.2023

3445

ESITEFUL CORPORATION
725 Barbara St
Tomball, TX 77375 US
+1 7135027182
qbo@esiteful.com
www.esiteful.com



INVOICE

BILL TO

Houston TIRZ 17
c/o Hawes Hill & Associates
LLP
P.O. Box 22167
Houston, TX 77227-2176

INVOICE # 7872
DATE 06/01/2023
DUE DATE 07/01/2023
TERMS Net 30

	QTY	RATE	AMOUNT
Annual Web Hosting - houstontirz17.org (July 2023 - June 2024)	12	100.00	1,200.00

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

3447



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

1635

DATE

06/01/2023

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: May 2023	10,000.00
<hr/>	
BALANCE DUE	\$10,000.00



Code No. 6340

06.14.2023

3448

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
5/31/2023

Invoice #
5-2023-27

Terms

Project
MCT113

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	19,436.00	92.5%	2.50%	485.90
Contract Services	Task 2 – National Environmental Policy Act	28,506.00	95%	2.50%	712.65
Contract Services	Task 3 – Design and Bid Phase Compliance	26,161.00	10%	5.00%	1,308.05
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	\$2,506.60
Balance Due	\$2,506.60

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



Code #1741
 06.05.2023

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



1/4
 3449

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

Invoice number 2455
 Date 06/13/2023

Project 1212 MEMORIAL DRIVE - PHASE II -
 DESIGN

Professional Services Provided Through June 09, 2023

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Feasibility Studies - FC 102 (110)	64,820.50	26.35	17,077.23	17,077.23	47,743.27	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	5.50	7,417.90	7,417.90	127,453.08	0.00
Topographic Survey - FC 150	90,179.50	42.87	28,995.60	38,660.80	51,518.70	9,665.20
Roadway Design - FC 160 (161)	295,536.06	10.75	19,209.84	31,770.13	263,765.93	12,560.29
Drainage Design - FC 160 (161)	249,732.50	0.07	0.00	180.00	249,552.50	180.00
Siging, Pavement, Markings & Signalization - FC 160 (162)	89,565.24	4.34	1,965.96	3,888.24	85,677.00	1,922.28
Miscellaneous (Roadway) - FC 160 (163)	269,077.84	2.38	1,823.37	6,396.96	262,680.88	4,573.59
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	7.88	76,489.90	105,391.26	1,232,171.60	28,901.36

Invoice total **28,901.36**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2455	06/13/2023	28,901.36	28,901.36				
	Total	28,901.36	28,901.36	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
 6-14-2023

214

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 2453
Date 06/13/2023

Project 1070 MEMORIAL DRIVE -
CONSTRUCTION PHASE SERVICES

Professional Services Provided Through June 09, 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	15,279.00	15,279.00	0.00	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	99.32	64,565.40	66,048.60	451.40	1,483.20
Total	325,649.00	98.42	319,017.44	320,500.64	5,148.36	1,483.20

Invoice total **1,483.20**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2453	06/13/2023	1,483.20	1,483.20				
	Total	1,483.20	1,483.20	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 #1738A
6-14-2023

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 2456
Date 06/13/2023

Project **1240 Sports Complex HRG Support**

Professional Services Provided Through June 09, 2023

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
PROJECT SUPPORT	50,580.00	6,817.50	22,972.50	27,607.50	16,155.00
Total	50,580.00	6,817.50	22,972.50	27,607.50	16,155.00

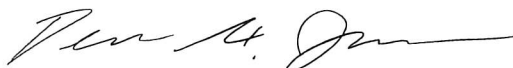
Professional Fees

	Hours	Rate	Billed Amount
Project Manager			
Derek A. St. John	13.00	225.00	2,925.00
Graduate Engineer			
Ashley B. Buckmaster	98.00	135.00	13,230.00
Professional Fees subtotal	111.00		16,155.00
Invoice total			16,155.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2456	06/13/2023	16,155.00	16,155.00				
	Total	16,155.00	16,155.00	0.00	0.00	0.00	0.00

I certify the above to be true and correct



Derek St. John

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



Code #1735
6-14-2023

4/4

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 2454
Date 06/13/2023

Project 1155 W140 EXPANSION - DESIGN

Professional Services Provided Through June 09, 2023

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
General/Rdwy/TCP/Signing Plans	118,985.00	66.50	79,125.03	79,125.03	39,859.97	0.00
Drainage Plans	96,395.00	72.00	69,404.40	69,404.40	26,990.60	0.00
PM/Coordination/Misc	42,780.00	80.50	34,437.90	34,437.90	8,342.10	0.00
QA/QC	13,455.00	50.50	6,794.78	6,794.78	6,660.22	0.00
Bid Phase	8,600.00	0.00	0.00	0.00	8,600.00	0.00
Topo Survey-Kuo	27,731.00	92.07	25,531.00	25,531.00	2,200.00	0.00
Environmental-Geotest	5,491.20	90.00	4,942.08	4,942.08	549.12	0.00
Geotechnical-Geotest	20,249.90	90.00	18,224.91	18,224.91	2,024.99	0.00
Pump Station Design - LJA	198,457.60	70.84	140,596.41	140,596.41	57,861.19	0.00
Structural-SSH	16,500.00	0.00	0.00	0.00	16,500.00	0.00
Urban Forestry-CN Khoel	3,850.00	0.00	0.00	0.00	3,850.00	0.00
Expenses/HBJ/Civcast/Misc	4,150.00	0.00	0.00	0.00	4,150.00	0.00
Geotechnical - Aviles	27,025.90	89.55	24,201.76	24,201.76	2,824.14	0.00
Impermeable Wall - Amendment						
Basic Design Services	24,075.00	17.75	0.00	4,273.31	19,801.69	4,273.31
Geotechnical Investitgation - Cibor	69,623.40	77.16	0.00	53,723.45	15,899.95	53,723.45
Subtotal	93,698.40	61.90	0.00	57,996.76	35,701.64	57,996.76
Total	677,369.00	68.10	403,258.27	461,255.03	216,113.97	57,996.76

Invoice total **57,996.76**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2454	06/13/2023	57,996.76	57,996.76				
	Total	57,996.76	57,996.76	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 #1741
6-14-2023

3450

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
5/31/2023

Invoice #
5-2023-29

Terms

Project
MCT114

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	42,000.00	54.17%	4.17%	1,750.00
Contract Services	Task 2 – Pursuit of Funding	84,500.00	30.08%	0.00%	0.00

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

Total	\$1,750.00
Balance Due	\$1,750.00

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



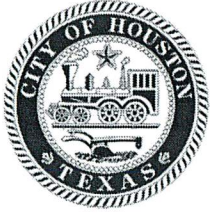
Code #6322
06.05.2023

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

MAY INVOICES FOR RATIFICATION



CITY OF HOUSTON

Houston Public Works

Sylvester Turner

Mayor

Carol Ellinger Haddock, PE.
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832-395-2500
F. 832-395-3054
www.houstontx.gov

May 14, 2023

Mr. Scott Bean, Executive Director
TIRZ 17 Memorial City Redevelopment Authority
c/o Hawes Hill Calderon LLP
PO Box 22167
Houston, TX 77227-2167

RE: Invoice for Year 2022 Enhanced Street Lighting Cost Differential

Dear Mr. Bean:

Enclosed please find the billing invoice for enhanced streetlights as defined in the Street Lighting Agreement between the City of Houston and TIRZ 17 Memorial City Redevelopment Authority.

The total street lighting differential is calculated on the attached detail summary sheet. The invoice amount is as follows:

Total Street Lighting Cost	\$4,241.86
Less Cost from Basic Street Light	<u>\$4,102.99</u>
Total Due	\$ 138.87

Please submit a certified check, company check or money order payable to the City of Houston, 611 Walker, 14th Floor, Houston, TX 77002. Payment is due upon receipt of this invoice. Should you have any questions, please contact me at (832) 395-3003.

Sincerely,

Martin Herrera
Senior Project Manager
Transportation & Drainage Operations

PN/file
Attachment



Code No. 6343
5-16-2023

Memorial City Redevelopment Authority
2019 Enhanced Street Lighting Annual Statement

LOCATION & LAMP TYPES		BASIC STREET LIGHTING CONDITIONS																							
STREET SEGMENT	NO OF LAMPS	January		February		March		April		May		June		July		August		September		October		November		December	
		Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total
DESSNER - IH10 - Barryknell Single 115W LED w/ UG power	19	\$13.86	\$263.34	\$14.00	\$265.92	\$14.00	\$265.92	\$14.04	\$266.84	\$14.04	\$266.84	\$14.04	\$266.78	\$13.58	\$257.99	\$13.58	\$257.99	\$14.63	\$278.05	\$14.63	\$278.05	\$14.63	\$278.05	\$14.63	\$278.05
RIMBERLEY - BWB-Town Country Single 45W LED w/ UG power	6	\$12.09	\$72.52	\$12.15	\$72.88	\$12.15	\$72.88	\$12.17	\$73.01	\$12.17	\$73.01	\$12.17	\$73.00	\$11.96	\$71.76	\$11.96	\$71.76	\$12.43	\$74.59	\$12.43	\$74.59	\$12.43	\$74.59	\$12.43	\$74.59
Total	25		\$335.86		\$338.80		\$338.80		\$339.85		\$339.85		\$339.78		\$329.75		\$329.75		\$352.64		\$352.64		\$352.64		\$352.64

BASIC STREET LIGHTING ANNUAL COST: \$4,102.89

LOCATION & LAMP TYPES		ENHANCED STREET LIGHTING CONDITIONS																							
STREET SEGMENT	NO OF LAMPS	January		February		March		April		May		June		July		August		September		October		November		December	
		Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total	Per Light	Total
DESSNER - IH10 - Barryknell Single 115W LED w/ UG power	19	\$13.86	\$263.34	\$14.00	\$265.92	\$14.00	\$265.92	\$14.04	\$266.84	\$14.04	\$266.84	\$14.04	\$266.78	\$13.58	\$257.99	\$13.58	\$257.99	\$14.63	\$278.05	\$14.63	\$278.05	\$14.63	\$278.05	\$14.63	\$278.05
RIMBERLEY - BWB-Town Country Single 115W LED w/ UG power	6	\$13.86	\$83.16	\$14.00	\$83.98	\$14.00	\$83.98	\$14.04	\$84.27	\$14.04	\$84.27	\$14.04	\$84.25	\$13.58	\$81.47	\$13.58	\$81.47	\$14.63	\$87.80	\$14.63	\$87.80	\$14.63	\$87.80	\$14.63	\$87.80
Total	25		\$346.51		\$349.90		\$349.90		\$351.11		\$351.11		\$351.03		\$339.46		\$339.46		\$365.85		\$365.85		\$365.85		\$365.85

ENHANCED STREET LIGHTING ANNUAL COST: \$4,241.88

ANNUAL COST DIFFERENCE: \$138.87

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
5/1/2023	60202

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
05-16-2023

ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273**Invoice**

Date	Invoice#
5/1/2023	9771

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

Code No.. 6333
05-16-2023



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 2421
 Date 05/17/2023

Project **1239 TIRZ 17 - On-call Engineering - 2023**

Professional Services Provided Through May 12, 2023

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
1157 ON-CALL ENGINEERING	25,000.00	0.00	10,717.50	14,282.50	10,717.50
Total	25,000.00	0.00	10,717.50	14,282.50	10,717.50

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Derek A. St. John	3.50	225.00	787.50
Muhammad M. Ali	6.00	225.00	1,350.00
Graduate Engineer			
Amber A. Gakhar	9.00	120.00	1,080.00
Ashley B. Buckmaster	32.00	120.00	3,840.00
Senior Engineer			
Duane Stubbs	8.00	165.00	1,320.00
Hydrologist - Senior			
Kelly H. Hay	13.00	180.00	2,340.00
Professional Fees subtotal	71.50		10,717.50
Invoice total			10,717.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2421	05/17/2023	10,717.50	10,717.50				
	Total	10,717.50	10,717.50	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 #6322
 05-17-2023

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

Invoice

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

Date	Invoice #
4/30/2023	4-2023-41

Terms	Project
	MCT114

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	42,000.00	50%	4.17%	1,750.00
Contract Services	Task 2 – Pursuit of Funding	84,500.00		0.00%	0.00

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

Total	\$1,750.00
Balance Due	\$1,750.00

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



Code No. 6322
 05-16-2023

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 2420
 Date 05/17/2023

Project 1212 MEMORIAL DRIVE - PHASE II -
 DESIGN

Professional Services Provided Through May 12, 2023

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Feasibility Studies - FC 102 (110)	64,820.50	26.35	864.67	17,077.23	47,743.27	16,212.56
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	5.50	7,080.73	7,417.90	127,453.08	337.17
Topographic Survey - FC 150	90,179.50	32.15	28,995.60	28,995.60	61,183.90	0.00
Roadway Design - FC 160 (161)	295,536.06	6.50	738.84	19,209.84	276,326.22	18,471.00
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	2.20	0.00	1,965.96	87,599.28	1,965.96
Miscellaneous (Roadway) - FC 160 (163)	269,077.84	0.68	1,823.37	1,823.37	267,254.47	0.00
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	5.72	39,503.21	76,489.90	1,261,072.96	36,986.69

Invoice total **36,986.69**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2420	05/17/2023	36,986.69	36,986.69				
	Total	36,986.69	36,986.69	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 #1738B
 05-17-2023

3441

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 2419
Date 05/17/2023

Project 1155 W140 EXPANSION - DESIGN

Professional Services Provided Through May 12, 2023

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
General/Rdwy/TCP/Signing Plans	118,985.00	66.50	79,125.03	79,125.03	39,859.97	0.00
Drainage Plans	96,395.00	72.00	69,404.40	69,404.40	26,990.60	0.00
PM/Coordination/Misc	42,780.00	80.50	33,582.30	34,437.90	8,342.10	855.60
QA/QC	13,455.00	50.50	6,794.78	6,794.78	6,660.22	0.00
Bid Phase	8,600.00	0.00	0.00	0.00	8,600.00	0.00
Topo Survey-Kuo	27,731.00	92.07	25,531.00	25,531.00	2,200.00	0.00
Environmental-Geotest	5,491.20	90.00	4,942.08	4,942.08	549.12	0.00
Geotechnical-Geotest	20,249.90	90.00	18,224.91	18,224.91	2,024.99	0.00
Pump Station Design - LJA	198,457.60	70.84	140,596.41	140,596.41	57,861.19	0.00
Structural-SSH	16,500.00	0.00	0.00	0.00	16,500.00	0.00
Urban Forestry-CN Khoel	3,850.00	0.00	0.00	0.00	3,850.00	0.00
Expenses/HBJ/Civcast/Misc	4,150.00	0.00	0.00	0.00	4,150.00	0.00
Geotechnical - Aviles	27,025.90	89.55	24,201.76	24,201.76	2,824.14	0.00
Impermeable Wall - Amendment						
Basic Design Services	24,075.00	0.00	0.00	0.00	24,075.00	0.00
Geotechnical Investitgation - Cibor	69,623.40	0.00	0.00	0.00	69,623.40	0.00
Subtotal	93,698.40	0.00	0.00	0.00	93,698.40	0.00
Total	677,369.00	59.53	402,402.67	403,258.27	274,110.73	855.60

Invoice total **855.60**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2419	05/17/2023	855.60	855.60				
	Total	855.60	855.60	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 #1734
05-17-2023

3441

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 2418
Date 05/17/2023

Project 1070 MEMORIAL DRIVE -
CONSTRUCTION PHASE SERVICES

Professional Services Provided Through May 12, 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	15,279.00	15,279.00	0.00	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	97.09	61,269.40	64,565.40	1,934.60	3,296.00
Total	325,649.00	97.96	315,721.44	319,017.44	6,631.56	3,296.00

Invoice total **3,296.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2418	05/17/2023	3,296.00	3,296.00				
	Total	3,296.00	3,296.00	0.00	0.00	0.00	0.00

I certify the above to be true and correct

Muhammad Ali, PE

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



Code #1738A
05-17-2023



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 2417
Date 05/17/2023

Project 1240 Sports Complex HRG Support

Professional Services Provided Through May 12, 2023

Invoice Summary

Table with 6 columns: Description, Contract Amount, Prior Billed, Total Billed, Remaining, Current Billed. Row 1: PROJECT SUPPORT, 50,580.00, 0.00, 6,817.50, 43,762.50, 6,817.50. Row 2: Total, 50,580.00, 0.00, 6,817.50, 43,762.50, 6,817.50.

Professional Fees

Table with 4 columns: Description, Hours, Rate, Billed Amount. Rows include Project Manager Derek A. St. John (10.50 hours, 225.00 rate, 2,362.50 billed) and Graduate Engineer Ashley B. Buckmaster (33.00 hours, 135.00 rate, 4,455.00 billed). Subtotal: 43.50 hours, 6,817.50 billed. Invoice total: 6,817.50.

Aging Summary

Table with 8 columns: Invoice Number, Invoice Date, Outstanding, Current, Over 30, Over 60, Over 90, Over 120. Row 1: 2417, 05/17/2023, 6,817.50, 6,817.50, 0.00, 0.00, 0.00, 0.00. Row 2: Total, 6,817.50, 6,817.50, 0.00, 0.00, 0.00, 0.00.

I certify the above to be true and correct

Handwritten signature of Derek St. John

Derek St. John

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



Code #1735
05-17-2023

swa

WORK ORDER # 20

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

Date: May 12, 2023
 Invoice No: 194910
 For Period: April
 Project No: RHHT002
 Project Manager: James Vick

Project Memorial Drive Construction

WORK PERFORMED:

Construction Phase Services.

Professional Services from April 1, 2023 to April 30, 2023

Professional Personnel

	Hours	Rate	Amount
Principal Vick, James	4.00	245.00	980.00
Associate Oliver, Robert	1.00	123.50	123.50

Consultants

Sweeney & Associates, Inc 1,250.00

Total Fee Due This Invoice

2,353.50

Reimbursable Expenses

Misc Travel

Joshua Lock JL 3/22,24 9.83
Total Reimbursables 1.0 times 9.83 9.83

Total Due this Invoice: \$2,363.33

Authorized Fee:	\$ 93,450.00
Previously Billed:	\$ 85,265.07
Billed to Date	\$ 87,628.40
Remainder Fee:	\$ 5,821.60

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
 05-17-2023

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

Invoice

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

Date	Invoice #
4/30/2023	4-2023-40

Terms	Project
	MCT113

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	19,436.00	90%	2.50%	485.90
Contract Services	Task 2 – National Environmental Policy Act	28,506.00	93%	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	\$1,198.55
Balance Due	\$1,198.55

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



Code No. 1734
 05-16-2023

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

AGENDA MEMORANDUM

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

5. CIP Committee update and recommendations:
- a. Receive update from Gauge Engineering, LLC.
 - b. Receive update from The Goodman Corporation.
 - c. Receive update from SWA.

PROGRESS REPORT

JUNE 2023

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



Planning/Preliminary:

- City of Houston / HR Green Sports Complex Support:
 - Reviewed HR Green proposed conditions alternatives
 - Developed additional alternatives to maximize benefit and demonstrate no adverse impact.
 - Evaluated preliminary project benefits for B/C ratio
 - Scheduled meeting with City/TIRZ 17/HR Green to review Gauge/TIRZ 17 scenarios

Design:

- W140 Basin Deepening/Pump:
 - Roadway design is in progress of being advanced to 90% plans.
 - Bentonite slurry wall discussions are ongoing with geotechnical engineer and contractors.
 - Geotechnical consultant is making good progress on technical components and is working on a draft geotechnical report.
 - Basin design and plans will proceed in July that include the bentonite slurry wall.

Construction:

- Memorial Drive – PH -II
 - All punch list items have been completed.
 - City is in the process of developing some additional punch list items that would like the contractor to address.

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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: May-23

Progress Complete

Task	Prior Percent	Current Percent
1	50.00%	50.00%

Progress Details

1 – Memorial Drive PH 2 Project Funding Pursuit

No new activity. H-GAC is moving through the 2023 TIP Call for Projects process by continuing to facilitate the Regional Goods Movement category. It is anticipated that detailed information will be sought in additional categories (congestion, alternative mode, transit, etc.) throughout the remainder of 2023.

To: Scott Bean
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: May-23

Progress Complete

Task	Prior Percent	Current Percent
1	92.50%	95.00%
2	95.00%	97.50%
3	10.00%	15.00%
4	0.00%	0.00%
5	0.00%	0.00%

Progress Details

1 – Grant Initiation and Execution

- Responded to comments from EPA reviewer.
- Completed project work plan.

2 – NEPA

- Responded to comments from EPA reviewer.

3 – Design and Bid PH Compliance

- Coordination with project engineer on design and cost changes; carry along updates to the revised application and associated materials.

4 – Construction PH Compliance

- Pending grant execution.

5 – Lifecycle Reporting and Disbursement Assistance

- Pending grant execution.

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

Progress Complete

Task	Prior Percent	Current Percent
1	54.17%	58.34%
2	30.08%	30.08%

Progress Details

1 – Monitor and Present Funding Opportunities

The following funding opportunities applicable to the Memorial City Redevelopment Authority were released, monitored, tracked, and synthesized in May 2023:

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

PROTECT Program

Administering Agency: USDOT and FHWA
 Application Deadline: September 18, 2023

This funding supports climate-resilient surface transportation projects (to include roadway transportation, highways, public transit and intercity passenger rail), using natural infrastructure to reduce risks. Projects should support crucial facilities and use innovative approaches, like conservation or restoration, to reduce damage and provide benefits. The PROTECT Discretionary Grant Program has four categories of funding:

- Planning Grants: for developing Resilience Improvement Plans, conducting vulnerability assessments, or evacuation planning. (Award Pot: up to \$45 Million, Award Range: \$100,000 to no max)
- Resilience Improvement Grants^: for improving the ability of existing infrastructure to withstand natural disasters and extreme weather events (Award Pot: up to \$638 Million, Award Range: \$500,000 and no max).
- Community Resilience and Evacuation Route Grants*: for strengthening evacuation routes and access to critical destinations during emergency events (Award Pot: up to \$45 Million, Award Range: \$500,000 and no max).
- At-Risk Coastal Infrastructure Grants^: enhancing the resilience of coastal infrastructure to future risks of natural disasters and changing conditions (Award Pot: up to \$120 Million, Award Range: \$500,000 and no max).

*collectively called resilience grants

Future NOFOs under the PROTECT Discretionary Grant Program may prioritize projects that are awarded planning grants funded under this NOFO for Resilience Grant awards. Applicants can apply for multiple categories of the funding through one application, as long as it meets the eligibility criteria under all categories. Total award pot \$848 Million. No local match necessary for planning grants, all other grants 20% non-federal match applies.

NOFO link: <https://www.grants.gov/web/grants/view-opportunity.html?oppld=347585>

EDA Supplemental Program

Administering Agency: Economic Development Administration (EDA), and Department of Commerce (DOC)

Application Deadline: Effective date: April 24, 2023. Application accepted on rolling basis until the publication of a new Disaster Supplemental NOFO, cancellation of this Disaster Supplemental NOFO or all available funds have been expended.

Disaster Supplemental NOFO announcement publishing EDA's application submission requirements and review procedures for the review of applications received under EDA's Economic Adjustment Assistance (EAA) disaster recovery program. This program will help communities and regions to devise and implement long-term economic recovery strategies through a variety of non-construction and construction projects, as appropriate, to address economic challenges in areas with a declared major disaster. Disasters include Hurricanes Ian and Fiona, and of wildfires, flooding, and other natural disasters occurring in calendar years 2021 and 2022.

Qualifying Texas Disasters: Texas Winter Storm 4705, 3554, and 4586

Total award pot - \$483 Million (Austin Regional Office allocation - \$110 Million). Local share generally 20% (can include cash, in-kind contributions, or loans). Case-on-case basis variation may apply to a lower or high local share match. No recommended award floor or ceiling.

NOFO link: https://www.grants.gov/web/grants/view-opportunity.html?opId=347414&utm_name=

Emerging Contaminants Funding Program

Administering Agency: Texas Water Development Board

Application Deadline: Project Information Form (PIF) must be submitted by Wednesday, June 7, 2023

To provide low-cost financial assistance for planning, acquiring, designing, and constructing water and wastewater infrastructure to reduce exposure to perfluoroalkyl and poly-fluoroalkyl substances (PFAS) and other emerging contaminants. Funding is available through two programs: DWSRF Emerging Contaminants (DWSRF-EC) program and the CWSRF Emerging Contaminants (CWSRF-EC) program. The EC Funding Program supports planning, acquiring, designing and constructing projects that specifically reduce exposure to perfluoroalkyl and poly-fluoroalkyl substances (PFAS) and other emerging contaminants. CWSRF-funded projects must be otherwise eligible under section 603(c) of the Clean Water Act, which includes a broad range of project eligibilities, including the construction of publicly owned treatment works, stormwater, management, and nonpoint source pollution control. All projects funded through the DWSRF must be consistent with the most recently adopted TWDB State Water Plan.

Amount Available/Local Match:

- DWSRF-EC - \$56.8M is available in the form of principal forgiveness with no origination fee or local match required. Minimum 25% of funds must be provided to disadvantaged communities or public water systems serving fewer than 25,000 people.
- CWSRF-EC - \$4.1M is available in the form of principal forgiveness with no origination fee or local match required.

NOFO Link: <https://www.twdb.texas.gov/financial/programs/ec/index.asp>

2 – Pursuit of Funding

TGC coordinated with Texas members of the Appropriations Committee (Carter, Granger) regarding the Memorial Drive earmark submission.

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 RA - CIP

DATE: June 20, 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 reviews and documentation concerning final construction completion and acceptance. SWA has completed the final walk-thrus, punchlists and coordination with COH and Memorial Management District. SWA is monitoring followup with TXDOT and Authority Staff.

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

6. Consider FY2024 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
		Debt Service	\$ 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
	Year End Outstanding (Principal)			
	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 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