

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



Agenda and Agenda Materials  
Meeting of the Board of Directors

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April 23, 2024

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

NOTICE is hereby given that the Board of Directors of the TIRZ 17 Redevelopment Authority (aka the Memorial City Redevelopment Authority) and the Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, will hold a joint meeting on **Tuesday, April 23, 2024, 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 from February 27, 2024, meeting.
4. Adopt Resolution Appointing Investment Officers.
5. Accept Annual Disclosure Statements of Investment Officers and Bookkeeper.
6. Conduct Annual Review of Investment Policy and Adopt Resolution Regarding Annual Review of Investment Policy.
7. Adopt Resolution Establishing the Authorized Depository Institutions and Adopting Amended List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions.
8. 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.
9. CIP Committee update and recommendations:
  - a. Receive update and recommendations from Gauge Engineering, LLC.
    - i. Consider Gauge Engineering Task Order for on-call services.
  - b. Receive update from The Goodman Corporation.
10. Convene in Executive Session pursuant to Section 551.087, Texas Government Code, to discuss or deliberate regarding economic development negotiations; pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property; and pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney.
11. Reconvene in Open Session and authorize appropriate actions regarding to economic development negotiations; the purchase, exchange, lease or value of real property; and consultation with attorney.
12. Adjourn.



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Executive Director for Authority

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

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**AGENDA MEMORANDUM**

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

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3. Approve Minutes from February 27, 2024, 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 27, 2024**

**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 27, 2024, at 8:00 a.m., and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 – Andy Iversen

Position 2 – John Rickel, *Vice-Chair*

Position 3 – David P. Durham, *Secretary*

Position 4 – Ann T. Givens, *Chair*

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

Position 6 – Brad Freels

Position 7 – Dan Moody III

and all of the above were present, thus constituting a quorum. Also present were Scott Bean and Linda Clayton, Hawes Hill & Associates, 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; Ben Gillis, and Gabrielle Luevano, Memorial Management District; Muhammad Ali and Derek St. John, Gauge Engineering; Jim Webb, The Goodman Corporation; Bruce Nichols; Lois Myers; Glen Crawford; and John Anderson. Chair Givens called the meeting to order at 8:00 a.m.

**RECEIVE PUBLIC COMMENTS.**

Public comments were received from Lois Myers.

**APPROVE MINUTES FROM DECEMBER 5, 2023, MEETING.**

Upon a motion made by Director Rickel, and seconded by Director Freels, the Board voted unanimously to approve the Minutes of the December 5, 2023, 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, review of current invoices for payment and review of invoices paid in January for ratification, included in the Board materials. Upon a motion made by Director Moody III, and seconded by Director Rickel, the Board voted unanimously to accept the Bookkeeper's Report, approved payment of current invoices and ratified payment of the January invoices, as presented.

## **CIP COMMITTEE UPDATE AND RECOMMENDATIONS:**

### **a. Receive update and recommendations from Gauge Engineering LLC.**

Mr. St. John reported Gauge has been working closely with the City and HR Green regarding the City's preliminary engineering report for the Sports Complex detention. He reported a benefit cost ratio over 1 has been reached and options are being evaluated. He provided an update on the W140 detention expansion. He reported Gauge is addressing City comments on 100% plans and anticipates final submittal by the end of March. He anticipates the project will be ready to bid in April.

#### **i. Consider Gauge Engineering Task Order for additional design services regarding W140 Detention Expansion.**

Mr. St. John reviewed Gauge Engineering Task Order for additional design services on the W140 Detention Expansion in the amount of \$54,890.00. He reviewed the scope of services and answered questions. Upon a motion made by Director Rickel, and seconded by Director Freels, the Board voted unanimously to approve Gauge Engineering Task Order for additional engineering services for detailed design for the W140 Detention Expansion, as presented.

#### **ii. Consider Gauge Engineering Task Order for pumped detention analysis regarding Detention Basin A.**

Mr. St. John reviewed Gauge Engineering Task Order for deepening and pumped detention analysis to provide support to HR Green for Detention Basin A in the amount of \$29,640.00. Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to approve Gauge Engineering Task Order for deepening and pumped detention analysis to provide support to HR Green for Detention Basin A in the amount of \$29,640.00, as presented.

### **b. Receive update and recommendations from The Goodman Corporation.**

Mr. Webb provided an update on funding opportunities. He reported narrative application materials have been submitted to H-GAC for consideration. He reported he is also looking at a possible earmark through Congressman Hunt's office.

#### **i. Consider Resolution Authorizing Amendment No. 1 to Advance Funding Agreement with TxDOT regarding Gessner project.**

Mr. Webb reviewed the Resolution Authorizing Execution of an Advance Funding Agreement Amendment No. 1 with TxDOT regarding the Gessner Road project. He reported we received \$342,000 from H-GAC for the overruns on the project and TxDOT will invoice the Authority for the balance of approximately \$485,000. Upon a motion made by Director Durham, and seconded by Director Rickel, the Board voted unanimously to approve the Resolution Authorizing Execution of an Advance Funding Agreement Amendment No. 1 with TxDOT for the Gessner project.

### **c. Receive update from SWA.**

None.

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

**551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY.**

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

An Executive Session was not called.

**ADJOURN.**

There being no further business to come before the Board, Chairwoman Givens adjourned the meeting at 8:20 a.m.

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Secretary

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

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**AGENDA MEMORANDUM**

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

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4. Adopt Resolution Appointing Investment Officers.

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 April 23, 2024, 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 APPOINTING INVESTMENT OFFICERS**

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 April 23, 2024.

\_\_\_\_\_  
Secretary, Board of Directors



RESOLUTION APPOINTING INVESTMENT OFFICERS

WHEREAS, Memorial City Redevelopment Authority (the "Authority") has been legally created and operates pursuant to the general laws of the State of Texas applicable to local government corporations; and

WHEREAS, by Resolution dated August 6, 2015, the Board of Directors of the Authority (the "Board") appointed Kenneth Byrd as Investment Officer; and

WHEREAS, the Board has convened on this date at a meeting open to the public and wishes to appoint an additional Investment Officer to oversee the Authority's investments pursuant to the Authority's Investment Policy, the Public Funds Investment Act, and the Authority's By-Laws, all 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 hereby appoints Kenneth Byrd and Jennifer Landreville to be the Investment Officers of the Authority. This appointment shall supersede and replace all prior appointments to the position of Investment Officer.

PASSED AND APPROVED on the 23rd day of April, 2024.

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Chair, Board of Directors

ATTEST:

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Secretary, Board of Directors

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

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**AGENDA MEMORANDUM**

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

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5. Accept Annual Disclosure Statements of Investment Officers and Bookkeeper.

MEMORANDUM

Date: April 23, 2024  
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, 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:

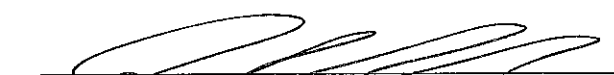
N/A

(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) – Jennifer Landreville

MEMORANDUM

Date: April 23, 2024  
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:

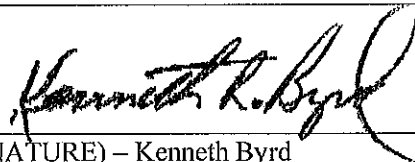
N/A

(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) – Kenneth Byrd

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

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**AGENDA MEMORANDUM**

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

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6. Conduct Annual Review of Investment Policy and Adopt Resolution Regarding Annual Review of Investment Policy.

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 April 23, 2024, 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 April 23, 2024.

\_\_\_\_\_  
Secretary, Board of Directors

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, **Exhibit A**, shall remain in effect until modified by action of the Board of Directors.

PASSED AND APPROVED on April 23, 2024.

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Chair, Board of Directors

ATTEST:

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Secretary, Board of Directors

## AMENDED INVESTMENT POLICY

This Amended Investment Policy (the "Policy" or "Investment Policy") is adopted by the Board of Directors of Memorial City Redevelopment Authority aka TIRZ 17 Redevelopment Authority (the "Authority") pursuant to Chapter 2256 of the Texas Government Code.

### ARTICLE I PURPOSE

#### Section 1.01. Purpose.

This Policy with respect to Authority investments has been adopted to establish the principles and criteria by which the funds of the Authority should be invested and secured and to comply with various provisions of Texas law relating to the investment and security of funds of local government corporations (the "Investment Laws"). As of the date of the adoption of this Policy, the following laws are applicable to the investment of the Authority's funds: Chapter 2256, Texas Government Code; Chapter 2257, Texas Government Code; Chapter 791, Texas Government Code; and Chapter 404.101 et seq., Texas Government Code. The Investment Laws generally provide the minimum criteria for the authorized investment and security of the Authority's funds and require the Authority to adopt rules to ensure the investment of Authority funds in accordance with such laws. This Policy will specify the scope of authority of Authority Officials who are responsible for the investment of Authority funds.

### ARTICLE II DEFINITIONS

#### Section 2.01. Definitions.

Unless the context requires otherwise, the following terms and phrases used in this Policy shall mean the following:

- A. "Authorized Collateral" means any means or method of securing the deposit of Authority funds authorized by Chapter 2257, Texas Government Code.
- B. "Authorized Investment" means any security which the Authority is authorized to invest under Chapter 2256, Texas Government Code.
- C. "Board" means the Board of Directors of the Authority.
- D. "Collateral" means any means or method of securing the deposit of Authority funds under Article V hereof.
- E. "Collateral Act" means Chapter 2257, Texas Government Code, as amended from time to time.



- F. "Director" means a person appointed to serve on the Board of Directors of the Authority.
- G. "Authority Officials" means the Investment Officer, Authority Directors, officers, Employees, and persons and business entities engaged in handling the investment of Authority funds.
- H. "Employee" means any person employed by the Authority, but does not include independent contractors or professionals hired by the Authority as outside consultants, such as the Authority bookkeeper or accountant or the Authority's financial advisor.
- I. "FDIC" means Federal Deposit Insurance Corporation.
- J. "Investment Act" means Chapter 2256, Texas Government Code, as amended from time to time.
- K. "Investment Officer(s)" means the Director(s) or Employee(s) of the Authority appointed from time to time by the Board or independent contractor(s) or a person with whom the Authority has contracted to invest and reinvest the funds of the Authority held in its various accounts.
- L. "Public Agency" means a state or a political or governmental entity, agency, instrumentality, or subdivision of a state, including a municipality, an institution of higher education as defined by Section 61.003, Education Code, a junior college, a district created under Article XVI, Section 59, of the Texas Constitution, and a public hospital.
- M. "Texas Financial Institution" means a bank that has its main office or a branch office in the State of Texas.

ARTICLE III  
GENERAL PROVISIONS

Section 3.01. General Investment Strategy.

The Authority's general investment strategy shall be to invest so as to accomplish the following objectives, which are listed in the order of importance:

- A. Understanding of the suitability of the investment to the financial requirements of the Authority;
- B. Preservation and safety of principal;
- C. Liquidity;

- D. Marketability of the investment if the need arises to liquidate the investment before maturity;
- E. Diversification of the investment portfolio; and
- F. Yield.

Section 3.02. Diversification.

The Authority shall diversify its portfolio to minimize the risk of loss resulting from over concentration of assets in a specific maturity, a specific issuer, or a specific class of investments. Investments shall always be selected that provide for stability of income and reasonable liquidity.

Section 3.03. Provisions Applicable to All Fund Groups.

- A. All funds of the Authority shall be invested only in accordance with this Policy and shall comply with any additional requirements imposed by Indentures of Trust and Bond Resolutions of the Authority and applicable state law or federal tax law, including the Investment Laws.
- B. The Board, by separate resolution, may provide that the Authority's bookkeeper may withdraw or transfer funds from and to accounts of the Authority only in compliance with this Policy.
- C. No fund groups shall be pooled for the purposes of investment, e.g. the funds in the Pledged Revenues Fund and in the Surplus Fund shall not be commingled or pooled for purposes of investment.

Section 3.04. Annual Review.

The Board shall review this Investment Policy at least annually and adopt a resolution confirming the continuance of the Investment Policy without amendment or adopt an Amended Investment Policy.

ARTICLE IV  
INVESTMENTS

Section 4.01. Authorized Investments.

Unless specifically prohibited by law or elsewhere by this Policy, Authority monies in any of its fund groups may be invested and reinvested only in the following types of investments:

- A. Obligations, including letters of credit, of the United States or its agencies and instrumentalities; including the Federal Home Loan Banks; also

including obligations that are fully guaranteed or insured by the FDIC or by the explicit full faith and credit of the United States;

- B. Direct obligations of the State of Texas or its agencies and instrumentalities;
- C. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the State of Texas or the United States or their respective agencies and instrumentalities; including obligations that are fully guaranteed or insured by the FDIC or by the explicit full faith and credit of the United States;
- D. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;
- E. Bonds issued, assumed, or guaranteed by the State of Israel;
- F. Interest-bearing banking deposits that comply with the Investment Act;
- G. Certificates of deposit and share certificates that comply with the Investment Act;
- H. No-load money market mutual funds that comply with the Investment Act;
- I. No-load mutual funds that comply with the Investment Act; and
- J. An investment pool that complies with the Investment Act, specifically TexPool, TexPool Prime, TexStar, and Texas Cooperative Liquid Assets Securities System Trust ("Texas CLASS").

An entity is not required to liquidate investments that were authorized investments at the time of purchase. However, an investment that required a minimum rating does not qualify as an authorized investment during the period the investment does not have the minimum rating. The Investment Officer shall monitor rating changes in investments as required by the Investment Act and shall take all prudent measures that are consistent with the investment policy to liquidate an investment that does not have the minimum rating.

#### Section 4.02. Prohibited Investments.

Notwithstanding anything to the contrary stated herein, no funds of the Authority may be invested in the following or in any other type of investment

prohibited by the Investment Act or other applicable law:

- A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal (IO's);
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest (PO's);
- C. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years;
- D. Collateralized mortgage obligations the interest rate of which are determined by an index that adjusts opposite to the changes in the market index (inverse floaters); or
- E. Investments prohibited by Chapter 2270, Texas Government Code.

With respect to bond proceeds, reserves, or funds held for debt service, no-load mutual funds shall be a prohibited investment. Additional limitations placed on investing in no-load mutual funds by the Investment Act may further prohibit the investment in such funds.

## ARTICLE V COLLATERAL

### Section 5.01. Policy of Securing Deposits of Authority Funds—Applicable to All Deposited Authority Funds.

- A. The Authority recognizes that FDIC (or its successor) insurance is available for Authority funds deposited at any one Texas Financial Institution (including branch banks) only up to a federally determined maximum (including accrued interest) for each of the following: (i) demand deposits; (ii) time and savings deposits; and (iii) deposits made pursuant to an indenture or pursuant to law in order to pay bondholders or noteholders. It is the policy of the Authority that all deposited funds in each of the Authority's accounts shall be insured by the FDIC, or its successor, and to the extent not insured, shall be secured by Collateral pledged to the extent of the fair market value of the principal amount deposited plus accrued interest as required by the Collateral Act.
- B. If it is necessary for the Authority's depositories to pledge Collateral to secure the Authority's deposits, the Authority must obtain an executed Collateral pledge agreement (also known as a depository pledge agreement) meeting the following conditions: (1) the Collateral pledge

agreement must be in writing; (2) the Collateral pledge agreement must be approved by the depository's board of directors or loan committee; (3) the depository's approval of the Collateral pledge agreement must be reflected in the minutes of the meeting of the depository's board or loan committee approving same; and (4) the Collateral pledge agreement must be kept in the official records of the depository. The depository must provide to the Investment Officer or Authority Officials with written proof of the depository's approval of the pledge agreement as required herein in a form acceptable to the Authority. A signed or certified copy of the minutes of the meeting of the depository's board or loan committee reflecting the approval of the Collateral pledge agreement or other written documentation of such approval acceptable to the Investment Officer will be accepted. It is the preference of the Board that all requirements of this section be met prior to the deposit of any Authority funds in such financial institution when a pledge of Collateral is required; however, the Board recognizes that compliance with this preference might not be practicable due to time constraints for making a deposit. In such event, the Board directs the Investment Officer and Authority Officials to proceed diligently to have such agreement approved and documented to assure prompt protection of the Authority's funds. If the decision is made to forego the protection of a Collateral pledge agreement with any depository, the Authority bookkeeper or accountant shall be responsible for maintaining the balance of deposit(s) in such depository plus any accrued but unpaid interest at or below FDIC insurance levels.

- C. Collateral pledged by a depository shall be held in safekeeping at an independent third party institution, and the Authority bookkeeper or accountant shall obtain safe-keeping receipts from the Texas Financial Institution or the safekeeping institution that reflect that Collateral as allowed by this Investment Policy and in the amount required was pledged to the Authority. Principal and accrued interest on deposits in a financial institution shall not exceed the FDIC's, or its successor's, insurance limits or the market value of the Collateral pledged as security for the Authority's deposits. It is the preference of this Board that there be no sharing, splitting or co-tenancy of Collateral with other secured parties or entities; however, in the event that a depository cannot accommodate this preference due to the denominations of the securities to be pledged, the Board directs the Investment Officer and Authority Officials to obtain appropriate protections in the pledge agreement with the depository to assure that the Collateral is liquidated and the funds distributed appropriately to all parties with a security interest in such Collateral. The Authority bookkeeper or accountant shall monitor the pledged Collateral to assure that it is pledged only to the Authority, review the fair market value of the Collateral to ensure that the Authority's funds are fully

secured, and report periodically to the Investment Officer and the Board regarding the Collateral.

- D. The Authority's funds deposited in any Texas Financial Institution, to the extent that they are not insured, may be secured by the pledge of any of the following:
- (1) Surety bonds;
  - (2) An obligation that in the opinion of the Attorney General of the United States is a general obligation of the United States and backed by its full faith and credit;
  - (3) A general or special obligation issued by a Public Agency that is payable from taxes, revenues, or a combination of taxes and revenues;
  - (4) A fixed-rate collateralized mortgage obligation that has an expected weighted average life of ten (10) years or less and does not constitute a "high-risk mortgage security" under the Collateral Act;
  - (5) A floating-rate collateralized mortgage obligation that does not constitute a "high-risk mortgage security" under the Collateral Act;
  - (6) A letter of credit issued by a federal home loan bank; or
  - (7) A security in which a public entity may invest under the Investment Act. As of the date of this Agreement, the following are the securities in which a public entity may invest under the Investment Act and, therefore, may be used as Collateral:
    - (a) Obligations, including letters of credit, of the United States or its agencies and instrumentalities; including Federal Home Loan Banks; also including obligations that are fully guaranteed or insured by the FDIC or by the explicit full faith and credit of the United States;
    - (b) Direct obligations of the State of Texas or its agencies and instrumentalities;
    - (c) Collateralized mortgage obligations directly issued by a federal agency or instrumentality or the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;
    - (d) Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the

full faith and credit of the United States or the State of Texas or their respective agencies and instrumentalities; including obligations that are fully guaranteed or insured by the FDIC or by the explicit full faith and credit of the United States;

- (e) Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than "A" or its equivalent;
- (f) Bonds issued, assumed, or guaranteed by the State of Israel;
- (g) Certificates of deposit and share certificates that comply with the Investment Act;
- (h) Interest-bearing banking deposits that comply with the Investment Act;
- (i) Repurchase agreements that comply with the Investment Act;
- (j) Banker's acceptances that comply with the Investment Act;
- (k) Commercial paper that complies with the Investment Act;
- (l) No-load money market mutual funds that comply with the Investment Act; and
- (m) No-load mutual funds that comply with the Investment Act.

Investments with minimum required ratings do not qualify as authorized investments during the period the investment does not have the minimum rating. The Investment Officer shall monitor rating changes in investments as required by the Investment Act and shall take all prudent measures that are consistent with the Policy to liquidate investments that do not have this minimum rating.

Notwithstanding anything to the contrary provided above, the following may not be used as Collateral and are not authorized as investments for the Authority under the Investment Act:

- A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;

- C. Collateralized mortgage obligations that have a final stated maturity date of greater than ten (10) years other than those listed in Section 5.01(D)(4) and 5.01(D)(5) above;
- D. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index; or
- E. Investments prohibited by Chapter 2270, Texas Government Code.

ARTICLE VI  
INVESTMENT OFFICER

Section 6.01. Investment Officer.

From time to time, the Authority shall appoint one (1) or more of its Directors or Employees or contract with a person to serve as Investment Officer(s) to handle the investment of Authority funds. Authority granted to a person to invest the Authority's funds is effective until rescinded by the Authority, until the expiration of the Director's term or the termination of the person's employment, engagement by, or contract with the Authority. The Investment Officer(s) shall be responsible for investing Authority funds in accordance with this Policy. The Investment Officer(s) shall invest the Authority's funds, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived, with all investment decisions to be governed by the following objectives in order of priority: (a) preservation and safety of principal; (b) liquidity; and (c) yield. Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs.

Section 6.02. Training.

The Investment Officer(s) shall attend training sessions and receive the number of hours of instruction as required by the Investment Laws. The Authority bookkeeper shall also attend the same number and type of investment training sessions as those required for the Investment Officer(s) of municipal utility districts pursuant to Section 2256.008(b), Texas Government Code.

Section 6.03. Reporting by the Investment Officer and Authority Officials.

Not less than quarterly and within a reasonable time after the end of the period reported, the Investment Officer with the assistance of Authority Officials, if applicable, shall prepare and submit to the Board a written report of the investment transactions for all funds of the Authority for the preceding reporting period. The report must (1) describe in detail the investment position of the Authority on the date of the report, (2) be prepared jointly by all the Investment Officers of the Authority, if the Authority appoints more than one, (3) be signed by all Investment Officers and Authority Officials



who prepare the report, (4) contain a summary statement of each pooled fund group that states (i) the beginning market value for the reporting period and ending market value for the period, and (ii) the fully accrued interest for the reporting period, (5) state the book value and market value of each separately invested asset at the end of the reporting period by the type of asset and fund type invested, (6) the maturity date of each separately invested asset that has a maturity date, (7) the Authority fund for which each individual investment was acquired, and (8) the compliance of the investment portfolio as it relates to this Policy and the Investment Act. If the Authority invests in other than money market mutual funds, investment pools or accounts offered by its depository bank in the form of certificates of deposit, or money market accounts or similar accounts, the reports prepared by the Investment Officer shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the governing body by that auditor.

Section 6.04. Assistance with Certain Duties of the Investment Officer.

The Board hereby authorizes and directs the Authority's bookkeeper or accountant and any other Authority Officials requested by the Investment Officer to assist the Investment Officer(s) with any of his duties, including but not limited to the following:

- A. Presenting a copy of the Policy to any business organization seeking to sell an investment to the Authority and obtaining the necessary written certification from such seller referred to in this section;
- B. Handling investment transactions and monitoring adverse rating changes, which would cause an investment to lose its minimum rating;
- C. Preparing and submitting to the Board the written report of all investment transactions for the Authority as required by this section;
- D. Researching investment options and opportunities;
- E. Obtaining written depository pledge agreements as required herein;
- F. Obtaining safe-keeping receipts from the financial institution which serves as a depository for pledged Collateral; and
- G. Reviewing the market value of the Authority's investments and of the Collateral pledged to secure the Authority's funds.

ARTICLE VII  
PROCEDURES FOR INVESTMENT OF AUTHORITY MONIES

Section 7.01. Qualified Broker/Dealers.

The Board, by written resolution, shall establish a list of qualified broker/dealers with whom the Authority may engage in investment transactions. The Board shall, at least annually, review, revise, and adopt such list.

Section 7.02. Disclosures of Relationships with Entities Offering to Enter into Investment Transactions with the Authority.

Investment Officers shall refrain from personal business activities that could conflict with the proper execution of the investment policy, or which could impair their ability to make impartial investment decisions. The Investment Officer(s) and the Authority Officials shall disclose in writing (a) any "personal business relationship" with a business organization offering to engage in an investment transaction with the Authority and (b) any relationship within the second degree by affinity or consanguinity, as determined by Chapter 573, Texas Government Code, to any individual seeking to sell an investment to the Authority, as required by the Investment Act. The existence of a "personal business relationship" shall be determined in accordance with the Investment Act. Such disclosure statement shall be filed with the Board and the Texas Ethics Commission.

Section 7.03. Certifications from Sellers of Investments.

The Investment Officer(s) or the Authority Officials shall present this Policy to any business organization (as defined by the Investment Act) offering to engage in an investment transaction with the Authority and obtain the certificate that such business organization has reviewed the Policy as provided in the Investment Act. This certificate shall be in a form acceptable to the Authority and shall state that the business organization has received and reviewed the Policy and has acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions with the Authority that are not authorized by this Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the Authority's entire portfolio, requires an interpretation of subjective investment standards, or relates to investment transactions of the entity that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority. Neither the Investment Officer nor the Authority Officials shall purchase or make any investment from a business organization that has not delivered to the Authority this required certification. A form of certificate acceptable to the Authority is attached hereto as **Exhibit 'A.'**

Section 7.04. Solicitation of Bids for Certificates of Deposit.

Bids for certificates of deposit may be solicited orally, in writing, electronically or in any combination of those methods.

Section 7.05. Settlement Basis.

All purchases of investments, except investment in investment pools or in mutual funds, shall be made on a delivery versus payment basis. The safekeeping entity for all Authority investments and for all Collateral pledged to secure Authority funds shall be one approved by the Investment Officer(s).

Section 7.06. Monitoring of the Market Value of Investments and Collateral and Rating of Investments.

A. The Investment Officer(s), with the help of such Authority Officials as needed, shall determine the market value of each investment and of all Collateral pledged to secure deposits of Authority funds at least quarterly and at a time as close as practicable to the closing of the reporting period for investments. Such values shall be included on the investment report. The following methods shall be used:

1. Certificates of deposit shall be valued at their face value plus any accrued but unpaid interest.
2. Shares in money market mutual funds and investment pools shall be valued at par plus any accrued but unpaid interest.
3. Other investment securities with a remaining maturity of one year or less may be valued in any of the following ways:
  - (a) the lower of two (2) bids obtained from securities broker/dealers for such security;
  - (b) the average of the bid and asked prices for such investment security as published in The Wall Street Journal or The New York Times;
  - (c) the bid price published by any nationally recognized security pricing service; or
  - (d) the market value quoted by the seller of the security or the owner of such Collateral.
4. Other investment securities with a remaining maturity greater than one year shall be valued at the lower of two (2) bids obtained from securities broker/dealers for such security, unless two (2) bids are not available, in

which case the securities may be valued in any manner provided in 7.06(A)(3) hereof.

B. The Investment Officer(s), with the help of such Authority Officials as needed, shall monitor rating changes for each investment required to have a minimum rating.

## ARTICLE VIII INVESTMENT STRATEGIES FOR EACH FUND

### Section 8.01. Investment Strategy for the Operating Fund.

Funds in the Operating or General Fund shall be invested to meet the operating and cash flow requirements of the Authority as determined by the annual operating budget adopted by the Board. Operating Funds shall not be invested for longer than one (1) year.

### Section 8.02. Investment Strategy for the Pledged Revenue Fund.

Funds in the Pledged Revenue Fund shall be invested to meet the cash flow requirements of the Authority, including transfers to the Debt Service Fund, the Debt Service Reserve Fund if required, the Rebate Fund and the Surplus Fund in compliance with any requirements under applicable Indentures of Trust and bond resolutions. The Pledged Revenue Fund shall not be invested for longer than six months.

### Section 8.03. Investment Strategy for the Debt Service Funds.

Debt Service Funds (when an account for such funds is created) shall be invested to mature so as to meet required semi-annual debt service payment dates for each issue of bonds and in compliance with any requirements under applicable bond resolutions. It shall be the policy of the Authority that Debt Service Funds shall not be invested for longer than one (1) year, nor shall they be invested in no-load mutual funds. It shall also be the policy of the Authority that the Debt Service Reserve Funds shall not be invested for longer than one year.

### Section 8.04. Investment Strategy for the Project Fund.

Funds in the Project Fund shall be invested to meet the operating and cash flow requirements of the Authority's capital projects as determined by the capital improvements program and annual operating budget adopted by the Board of Directors. Funds in the Project Fund shall not be invested for longer than one year.

### Section 8.05. Investment Strategy for the Rebate Fund.

Funds in the Rebate Fund shall be invested in compliance with any requirements under applicable Indentures of Trust and bond resolutions. Funds in the Rebate Fund shall not be invested for longer than one year.

Section 8.06. Investment Strategy for the Surplus Fund.

Funds in the Surplus Fund shall be invested to meet the operating and cash flow requirements of the Authority as determined by the annual operating budget adopted by the Board of Directors. Funds in the Surplus Fund shall not be invested for longer than one year.

ARTICLE IX  
MISCELLANEOUS

Section 9.01. Superseding Clause.

This Policy supersedes any prior policies adopted by the Board of Directors regarding investment or securitization of Authority Funds.

Section 9.02. Open Meeting.

The Board officially finds, determines and declares that this Investment Policy was reviewed, carefully considered, and adopted at a regular meeting of the Board, and that a sufficient written notice of the date, hour, place and subject of this meeting was posted at a place readily accessible and convenient to the public within the Authority and on a bulletin board located at a place convenient to the public at the City of Houston for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting had been open to the public as required by law at all times during which this Policy was discussed, considered and acted upon. The Board further ratifies, approves and confirms such written notice and the contents and posting thereof.

Exhibit A

CERTIFICATE OF COMPLIANCE FROM SELLERS OF INVESTMENTS  
AS REQUIRED BY THE PUBLIC FUNDS INVESTMENT ACT

To: Memorial City Redevelopment Authority (the "Authority")

From: \_\_\_\_\_,  
[Name of the "qualified representative" [Office such person holds] of the  
business organization offering to engage in an investment transaction with the  
Authority]

of \_\_\_\_\_ (the "Business Organization")  
[name of financial institution, business organization or investment pool]

Date: \_\_\_\_\_, 20\_\_\_\_

In accordance with the provisions of Chapter 2256 of the Texas Government Code, I hereby certify that:

1. I am a "qualified representative" of the Business Organization offering to enter an investment transaction with the Authority, as applicable, as such terms are used in the Public Funds Investment Act, Chapter 2256, Texas Government Code, and that I meet all requirements under such act to sign this Certificate.
2. The Business Organization, anticipates selling to the Authority investments that comply with the Authority's Investment Policy and the Investment Act (collectively referred to herein as the "Investments").
3. The Business Organization or a registered investment professional that services the Authority's account, as applicable, have received and reviewed the Investment Policy, which the Authority has represented is the complete Investment Policy of the Authority now in full force and effect. The Authority has further acknowledged that the Business Organization, may rely upon the Investment Policy until the Authority provides the Business Organization with any amendments to or any newly adopted form of the Investment Policy.

4. The Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions between the Authority and the Business Organization that are not authorized by the Investment Policy, except to the extent that this authorization is dependent upon an analysis of the Authority's entire portfolio, requires an interpretation of subjective investment standards, or relates to investment transactions of the entity that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority.
5. The Business Organization has reviewed, or will review prior to sale, the terms, conditions and characteristics of the investments to be sold to the Authority and determined (i) that each of the Investments is an authorized investment for local governments under the Investment Act; (ii) each of the Investments is an authorized investment under the Investment Policy; and (iii) none of the Investments is prohibited by Chapter 2270, Texas Government Code. The Business Organization makes no representation as to whether any limits on the amount of Authority monies to be invested in the Investments exceeds or in any way violates the Investment Policy.
6. The Business Organization makes no representations or guarantees regarding the prudence, reasonableness or adequacy of the Investment Policy, but represents its compliance with Chapter 2270, Texas Government Code.
7. The Business Organization has attached hereto, for return to the Authority, or will provide a prospectus or disclosure document for each of the Investments other than certificates of deposit and direct obligations of the United States.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Investments other than certificates of deposit and interest-bearing banking deposits are not FDIC insured, are not deposits or other obligations of same, the Business Organization or any of its affiliates, and are subject to investment risks, including possible loss of the principal amount invested.**

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

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**AGENDA MEMORANDUM**

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

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7. Adopt Resolution Establishing the Authorized Depository Institutions and Adopting Amended 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 23rd day of April, 2024, 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 23rd day of April, 2024.

\_\_\_\_\_  
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 April 23, 2024.

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Chair, Board of Directors

ATTEST:

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Secretary, Board of Directors

**Exhibit "A"**  
**2024 - LIST OF AUTHORIZED BROKERS**

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

**The above list shall include any successor bank**

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

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**AGENDA MEMORANDUM**

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

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8. 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, 2024

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, 2024

### 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	24,794,437.94	0.00	430,900.60	25,225,338.54
Revenue	111,442.41	0.00	1,939.15	113,381.56
Expenditures	58,612.08	0.00	0.00	58,612.08
Ending Balance	24,847,268.27	0.00	432,839.75	25,280,108.02

### NOTES:

Debt Service Payments due in Fiscal Year End 2024:

Date	Series	Principal	Interest	Total
9/1/2023	2016R	3,050,000.00	159,662.50	3,209,662.50
9/1/2023	2019	2,820,000.00	640,375.00	3,460,375.00
3/1/2024	2016R		122,910.00	122,910.00
3/1/2024	2019		569,875.00	569,875.00
			<b>Total FYE 2024</b>	<b>7,362,822.50</b>

March 31, 2024

## General Operating Fund

**BEGINNING BALANCE:** **24,794,437.94**

**REVENUE:**

Checking Interest - Wells Fargo	23.79
Texpool Interest	111,418.62
Wells Fargo/TexSTAR (Surplus Funds) Interest	386.37
Voided Check(s)	0.00

Total Revenue: **111,828.78**

**DISBURSEMENTS:**

Checks Presented At Last Meeting	0.00
Checks Written at/after Last Meeting	58,560.25
Bank Fees	51.83

Total Expenditures **58,612.08**

**Ending Balance:** **24,847,654.64**

**Location of Assets:**

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	1.0800	9,942.34
TexPool	*0001	5.3350	24,751,474.76
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	5.2986	86,237.54
<b>Total</b>			<b>24,847,654.64</b>

# Memorial City Redevelopment Authority

## Checks Presented

April 23, 2024

Num	Name	Description	Amount
3523	City of Houston - Street Lighting	Street Lighting	-1,607.09
3524	Equi-Tax, Inc	Tax Assessor/ Collector	-400.00
3525	ETI Bookkeeping Services	Bookkeeping Fee	-1,125.51
3526	Gauge Engineering, LLC	Engineering Fee	-2,997.50
3527	Hawes Hill & Associates	Professional Consultant	-10,000.00
3528	The Goodman Corporation Inc	Consultant Fee	-14,250.00
3529	Gauge Engineering, LLC	Engineering - Capital Projects	-12,899.15
3530	The Goodman Corporation Inc	Consultant Fee - Capital Projects	-864.42
<b>Total</b>			<b>-44,143.67</b>



## Debt Service Fund

<b>BEGINNING BALANCE</b>	<b>430,900.60</b>
 <b>REVENUE</b>	
TexPool DSF Interest	15.86
Wells Fargo/TexSTAR (2008 DSF) Interest	324.31
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	1,598.98
 Total Revenue	 <b>1,939.15</b>
 <b>EXPENDITURES</b>	
Debt Service Interest Payment	0.00
Debt Service Principal Payment	0.00
Trustee Fee	0.00
 Total Expenditures	 <b>0.00</b>
 <b>ENDING BALANCE</b>	 <b>432,839.75</b>

**Location of Assets:**

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	5.2986	72,386.79
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	5.2986	356,912.46
TexPool	*0004	5.3350	3,540.50
<b>Total</b>			<b>432,839.75</b>

Memorial City Redevelopment Authority  
Investment Report  
March 31, 2024

**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	5.3350	24,697,315.20	0.99997	24,698,056.14	111,418.62	(58,000.00)	24,751,227.25	0.99999	24,751,474.76
DSF	TexPool	5.3350	3,524.53	0.99997	3,524.64	15.86	0.00	3,540.46	0.99999	3,540.50
GOF	Wells Fargo/ TexStar	5.2986	85,845.50	0.999934	85,851.17	23.79	(23.79)	85,845.68	0.999936	85,851.17
DSF	Wells Fargo/ TexStar DSF	5.2986	72,057.72	0.999934	72,062.48	324.31	(0.00)	72,382.16	0.999936	72,386.79
DSF	Wells Fargo/ TexStar PI Rev	5.2986	355,290.03	0.999934	355,313.48	1,598.98	0.00	356,889.62	0.999936	356,912.46

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	Wells Fargo	1.08	6/8/2015	10,530.63	0.00	(588.29)	9,942.34

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	9,942.34	BNYM	250,000	FDIC	250,000	250,000

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 2024

	March			Year to Date ( 9 Months )			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
<b>1000 · Income</b>							
6001 · City Tax Revenue	1,573,714	1,588,819	-15,105	14,507,705	14,299,375	208,330	19,065,833
8223 · Interest Income	113,768	33,333	80,435	1,080,438	300,000	780,438	400,000
<b>Total 1000 · Income</b>	<b>1,687,482</b>	<b>1,622,152</b>	<b>65,330</b>	<b>15,588,143</b>	<b>14,599,375</b>	<b>988,768</b>	<b>19,465,833</b>
6-4350 · Grants	0	291,667	-291,667	0	2,625,000	-2,625,000	3,500,000
<b>Total Income</b>	<b>1,687,482</b>	<b>1,913,819</b>	<b>-226,337</b>	<b>15,588,143</b>	<b>17,224,375</b>	<b>-1,636,232</b>	<b>22,965,833</b>
<b>Expense</b>							
<b>3335 · Management Consulting Services</b>							
6320 · Legal	0	4,167	-4,167	6,449	37,500	-31,051	50,000
6322 · Eng Consultant/General Prof.Svc	17,248	5,000	12,248	40,500	45,000	-4,500	60,000
6337 · Construction Audit	0	0	0	2,500	5,000	-2,500	5,000
6343 · Other	1,607	0	1,607	1,776	0	1,776	0
<b>Total 3335 · Management Consulting Services</b>	<b>18,855</b>	<b>9,167</b>	<b>9,688</b>	<b>51,225</b>	<b>87,500</b>	<b>-36,275</b>	<b>115,000</b>
<b>5650 · Transfers</b>							
6420 · COH Administration Fee	0	0	0	944,228	953,292	-9,064	953,292
6430 · Municipal Services	0	0	0	2,147,270	2,256,619	-109,349	2,256,619
<b>Total 5650 · Transfers</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,091,498</b>	<b>3,209,911</b>	<b>-118,413</b>	<b>3,209,911</b>
<b>5706 · Debt Service</b>							
5707 · Principal	0	0	0	5,870,000	5,870,000	0	5,870,000
5708 · Interest	0	0	0	1,492,823	1,492,823	0	1,492,823
<b>Total 5706 · Debt Service</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,362,823</b>	<b>7,362,823</b>	<b>0</b>	<b>7,362,823</b>
<b>6300 · Administration &amp; Overhead</b>							
6321 · Auditor	0	0	0	15,500	21,500	-6,000	21,500
6333 · Bookkeeping/Accounting	1,526	1,388	138	14,284	12,488	1,796	16,650
6340 · Administration Salaries/Benefit	10,000	10,000	0	90,000	90,000	0	120,000
6344 · Bond Svcs/Trustee/FA	0	2,083	-2,083	6,600	18,750	-12,150	25,000
6353 · Insurance	0	0	0	2,117	1,000	1,117	1,000
6359 · Bank Fees	52	0	52	293	0	293	0
<b>Total 6300 · Administration &amp; Overhead</b>	<b>11,578</b>	<b>13,471</b>	<b>-1,893</b>	<b>128,794</b>	<b>143,738</b>	<b>-14,944</b>	<b>184,150</b>
<b>7000 · Capital Expenditure</b>							
1725 · Parks & Green Space Improv.	0	10,417	-10,417	0	93,750	-93,750	125,000
1732A · N Gessner Drainage & Mobility	0	40,167	-40,167	0	361,500	-361,500	482,000
1734 · W140 Channel Improvements	0	0	0	19,523	0	19,523	0
1735(1) · Detention Basin A	0	4,167	-4,167	34,110	37,500	-3,390	50,000
1737 · MetroNational - Detention/Roads	0	0	0	3,013,459	3,013,460	-1	3,013,460
1738A · Memorial Dr Drain & Mobility 1	0	41,667	-41,667	5,653	375,000	-369,347	500,000
1738B · Memorial Dr Drain & Mobility 2	0	55,732	-55,732	251,498	501,586	-250,088	668,781
1741 · W140 Detention Basin Extensions	13,764	393,866	-380,102	165,115	3,544,796	-3,379,681	4,726,394
1799 · Sidewalk Improvement Program	0	5,000	-5,000	0	45,000	-45,000	60,000
<b>Total 7000 · Capital Expenditure</b>	<b>13,764</b>	<b>551,016</b>	<b>-537,252</b>	<b>3,489,358</b>	<b>7,972,592</b>	<b>-4,483,234</b>	<b>9,625,635</b>
<b>Total Expense</b>	<b>44,197</b>	<b>573,654</b>	<b>-529,457</b>	<b>14,123,698</b>	<b>18,776,564</b>	<b>-4,652,866</b>	<b>20,497,519</b>
<b>Net Income</b>	<b>1,643,285</b>	<b>1,340,165</b>	<b>303,120</b>	<b>1,464,445</b>	<b>-1,552,189</b>	<b>3,016,634</b>	<b>2,468,314</b>

3523



# CITY OF HOUSTON

Houston Public Works

John Whitmire

Mayor

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

T. 713.837.0311  
www.houstontx.gov

April 04, 2024

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 2023 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, 214.13
Less Cost from Basic Street Light	<u>\$2, 607.03</u>
<b>Total Due</b>	<b>\$1,607.09</b>

Please submit a certified check, company check or money order payable to the City of Houston, 611 Walker, 5<sup>th</sup> Floor, Houston, TX 77002. Payment is due 30 days from the receipt of this invoice. Should you have any questions, please contact me at (832) 395-3003.

Sincerely,

Martin Herrera  
Division Manager  
Transportation & Drainage Operations

PN/file  
Attachment



Code No. 6343  
4-15-2024

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
GESSNER - IH10 - Barryknoll Single 115W LED w/ UG power	19	\$8.20	\$176.60	\$9.17	\$174.23	\$9.17	\$174.23	\$9.32	\$177.08	\$9.32	\$177.08	\$9.32	\$177.08	\$9.32	\$177.08	\$9.33	\$177.27	\$11.10	\$210.90	\$11.20	\$212.80	\$11.08	\$210.52	\$11.09	\$210.71
KIMBERLEY - BWR Town Country Single 45W LED w/ UG power	6	\$4.73	\$28.35	\$4.72	\$28.30	\$4.72	\$28.30	\$4.76	\$28.53	\$4.76	\$28.53	\$4.76	\$28.53	\$4.76	\$28.54	\$4.76	\$28.56	\$5.23	\$31.38	\$9.28	\$31.54	\$5.22	\$31.33	\$5.23	\$31.36
<b>Total</b>	<b>25</b>		\$205.15		\$202.53		\$202.53		\$206.61		\$206.61		\$205.61		\$205.61		\$205.82		\$205.83		\$242.26		\$244.34		\$242.07

BASIC STREET LIGHTING ANNUAL COST: \$2,607.03

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
GESSNER - IH10 - Barryknoll Single 115W LED w/ UG power	19	\$13.64	\$259.16	\$13.62	\$258.83	\$13.62	\$258.83	\$13.71	\$260.49	\$13.71	\$260.49	\$13.71	\$260.49	\$13.71	\$260.54	\$13.72	\$260.68	\$14.77	\$280.63	\$14.83	\$281.77	\$14.76	\$280.35	\$14.76	\$280.45
KIMBERLEY - BWR Town Country Single 115W LED w/ UG power	6	\$13.64	\$81.84	\$13.62	\$81.74	\$13.62	\$81.74	\$13.71	\$82.26	\$13.71	\$82.26	\$13.71	\$82.26	\$13.71	\$82.28	\$13.72	\$82.32	\$14.77	\$88.62	\$14.83	\$88.98	\$14.76	\$88.53	\$14.76	\$88.58
<b>Total</b>	<b>25</b>		\$341.00		\$340.58		\$340.58		\$342.75		\$342.75		\$342.75		\$342.81		\$343.00		\$369.25		\$370.75		\$368.88		\$369.06

ENHANCED STREET LIGHTING ANNUAL COST: \$4,214.13

ANNUAL COST DIFFERENCE: \$1,607.03

3524

# Equi-Tax Inc.

# Invoice

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

DATE	INVOICE #
4/1/2024	61726

<b>BILL TO</b>
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 <a href="mailto:jl@equitaxinc.com">jl@equitaxinc.com</a> Fred King at <a href="mailto:bkp2@etiaccounting.com">bkp2@etiaccounting.com</a> Scott Bean at <a href="mailto:sbean@haweshill.com">sbean@haweshill.com</a> Linda Clayton at <a href="mailto:lclayton@haweshill.com">lclayton@haweshill.com</a>	

<b>Total</b>	\$400.00
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Code No. 6333  
4-15-2024



3525

ETI Bookkeeping Services

PO BOX 73109

Houston, TX 77273

# Invoice

Date	Invoice#
4/1/2024	10117

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

Description	Qty	Rate	Amount
Bookkeeping		1.125.51	1.125.51

<b>Total</b>	\$1.125.51
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1.125.51

Code No. 6333  
4-15-2024



3526

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 3133  
Date 04/14/2024

Project 1239 TIRZ 17 - On-call Engineering - 2023

Professional Services Provided Through April 05, 2024

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
<b>1157 ON-CALL ENGINEERING</b>	25,000.00	18,895.00	21,892.50	3,107.50	2,997.50
Total	25,000.00	18,895.00	21,892.50	3,107.50	2,997.50

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Derek A. St. John	2.50	225.00	562.50
Muhammad M. Ali	4.00	225.00	900.00
Sr. Project Manager			
Karam Qaddo	2.50	200.00	500.00
Project Engineer			
Ashley B. Buckmaster	6.50	150.00	975.00
Graduate Engineer			
Ahmed A. Alobaidi	0.50	120.00	60.00
Professional Fees subtotal	16.00		2,997.50
Invoice total			<b>2,997.50</b>

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3133	04/14/2024	2,997.50	2,997.50				
	Total	2,997.50	2,997.50	0.00	0.00	0.00	0.00

Karam M. Qaddo  
Production  
Project Engineer  
Ahmed A. Alobaidi  
Production

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



Code No. 6322  
4-16-2024



3527

HAWES HILL & ASSOCIATES  
LLP



PO BOX 22167

Houston, TX 77227-2167

### INVOICE

**BILL TO**

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

INVOICE

1950

DATE

04/01/2024

**DESCRIPTION**

**AMOUNT**

Professional Consulting and Administration Fee: March 2024

10,000.00

BALANCE DUE

**\$10,000.00**



Code No. 6340  
4-16-2024

3528

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

# Invoice

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

Date	Invoice #
3/31/2024	3-2024-15

Terms	Project
	MCT114

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	42,000.00	95.87%	4.17%	1,750.00
Contract Services	Task 2 – Pursuit of Funding	84,500.00	35.04%	14.79%	12,500.00
	Ongoing Pursuit of Funding Svcs				

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

<b>Total</b>	\$14,250.00
<b>Balance Due</b>	\$14,250.00

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



Code No. 6322  
4-15-2024

3529

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 3132  
Date 04/14/2024

Project 1155 W140 EXPANSION - DESIGN

Professional Services Provided Through April 05, 2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
<b>General/Rdwy/TCP/Signing Plans</b>	144,840.00	100.00	144,840.00	144,840.00	0.00	0.00
<b>Drainage Plans</b>	96,395.00	100.00	96,395.00	96,395.00	0.00	0.00
<b>PM/Coordination/Misc</b>	42,780.00	100.00	42,780.00	42,780.00	0.00	0.00
<b>QA/QC</b>	13,455.00	100.00	13,455.00	13,455.00	0.00	0.00
<b>Topo Survey-Kuo</b>	27,731.00	92.07	25,531.00	25,531.00	2,200.00	0.00
<b>Environmental-Geotest</b>	5,491.20	90.00	4,942.08	4,942.08	549.12	0.00
<b>Geotechnical-Geotest</b>	20,249.90	90.00	18,224.91	18,224.91	2,024.99	0.00
<b>Pump Station Design - LJA</b>	198,457.60	85.21	169,108.11	169,108.11	29,349.49	0.00
<b>Urban Forestry-CN Khoel</b>	3,850.00	0.00	0.00	0.00	3,850.00	0.00
<b>Expenses/HBJ/Civcast/Misc</b>	3,395.00	0.00	0.00	0.00	3,395.00	0.00
<b>Geotechnical - Aviles</b>	27,025.90	89.55	24,201.76	24,201.76	2,824.14	0.00
<b>Impermeable Wall - Amendment</b>						
<b>Basic Design Services</b>	24,075.00	100.00	24,075.00	24,075.00	0.00	0.00
<b>Geotechnical Investitgation - Cibor</b>	69,623.40	100.00	69,623.40	69,623.40	0.00	0.00
Subtotal	93,698.40	100.00	93,698.40	93,698.40	0.00	0.00
<b>Supplemental February 2024</b>	54,890.00	40.00	9,056.85	21,956.00	32,934.00	12,899.15
Total	732,259.00	89.47	642,233.11	655,132.26	77,126.74	12,899.15

Invoice total **12,899.15**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3132	04/14/2024	12,899.15	12,899.15				
	Total	12,899.15	12,899.15	0.00	0.00	0.00	0.00

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



Code No. 1741  
4-16-2024

3530

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

# Invoice

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

Date	Invoice #
3/31/2024	3-2024-67

Terms	Project
	MCT113

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	19,436.00	100%	0.00%	0.00
Contract Services	Task 2 – National Environmental Policy Act	28,506.00	100%	0.00%	0.00
Contract Services	Task 3 – Design and Bid Phase Compliance	26,161.00	40%	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	3%	2.00%	864.42
	W140 Detention Basin				

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

<b>Total</b>	\$864.42
<b>Balance Due</b>	\$864.42

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



Code No. 1741  
4-15-2024

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**AGENDA MEMORANDUM**

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

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**Invoices Paid in March for Ratification**

**Memorial City Redevelopment Authority**  
**Checks Presented**  
**March 26, 2024**

Num	Name	Description	Amount
3514	Deluxe Business Checks and Solutions	Check Reorder	-227.89
3515	Equi-Tax, Inc	Tax Assessor/ Collector	-400.00
3516	ETI Bookkeeping Services	Bookkeeping Fee	-1,125.51
3517	Gauge Engineering, LLC	Engineering Fee	-2,575.00
3518	Hawes Hill & Associates	Professional Consultant	-10,000.00
3519	McCall Gibson Swedlund Barfoot PLLC	Auditing Fee	-5,500.00
3520	The Goodman Corporation Inc	Consultant Fee	-4,250.00
3521	Gauge Engineering, LLC	Engineering - Capital Projects	-34,481.85
3522	VOID	VOID	0.00
<b>Total</b>			<b>-58,560.25</b>

# deluxe

PO BOX 818095  
Cleveland, OH 44181



BC5701

# Invoice

Sales & Customer Service  
1-800-428-7629

3514

B  
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ACCOUNTS PAYABLE  
EQUI-TAX INC.  
PO BOX 73109  
HOUSTON TX 77273-3109

000019



S EQUI-TAX INC.  
H SUITE 108  
I 17111 ROLLING CREEK DRIVE  
P HOUSTON TX 77090



T  
O

TERMS - NET 30 DAY  
All sales are subject to the terms of sale enclosed

CUSTOMER NAME		TERMS - NET 30 DAY				
ACCOUNTS PAYABLE		All sales are subject to the terms of sale enclosed				
INVOICE DATE	INVOICE NUMBER	CUSTOMER NUMBER	DUE DATE	P.O. NUMBER	SHIP VIA	
2/2/2024	15725567	0626425301	03/03/24	MEMORIAL CITY	UPSC	
QUANTITY	PRODUCT NUMBER	DESCRIPTION	AMOUNT DUE			
200	881064	LASER MP TOP CHECK REFER TO: GENERAL FUND DELIVERY	215.99			
			11.90			
		SUBTOTAL	227.89			
		SALES TAX				
<b>BALANCE DUE</b>					227.89	

For W9 request, send an email to: w9\_compliancerequests@deluxe.com  
THANKYOUFORYOURORDER

PLEASE DETACH AND REMIT WITH YOUR PAYMENT

# deluxe

ACCOUNTS PAYABLE  
EQUI-TAX INC.  
PO BOX 73109  
HOUSTON TX 77273-3109

Invoice Number	Due Date
15725567	3/3/2024
Customer Number	Amount Due
0626425301	227.89

DELUXE  
LOCKBOX 229  
PO BOX 7247  
PHILADELPHIA, PA 19170-0001

Pay online at [pay-deluxe.com](http://pay-deluxe.com) to authorize payment via a debit to your checking account or credit card for a nominal fee.

Code No. 6333 3/21/2024



03 15725567 1011 062642530100009 0000022789 4

# Equi-Tax Inc.

# Invoice

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

DATE	INVOICE #
3/1/2024	61535

3515

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 <a href="mailto:jl@equitaxinc.com">jl@equitaxinc.com</a> Fred King at <a href="mailto:bkp2@etiaccounting.com">bkp2@etiaccounting.com</a> Scott Bean at <a href="mailto:sbean@haweshill.com">sbean@haweshill.com</a> Linda Clayton at <a href="mailto:lclayton@haweshill.com">lclayton@haweshill.com</a>	

<b>Total</b>	\$400.00
--------------	----------



Code No. 6333  
3-20-2024



ETI Bookkeeping Services

PO BOX 73109  
Houston, TX 77273

# Invoice

Date	Invoice#
3/1/2024	10084

3516

Bill To
TIRZ I7 Redevelopment Authority P.O. Box 73109 Houston, Texas 77273

Description	Qty	Rate	Amount
Bookkeeping		1,125.51	1,125.51

	<b>Total</b>	\$1,125.51
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$1,125.51



Code No. 6333  
3-20-2024

3517

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 3035  
Date 03/17/2024

Project 1239 TIRZ 17 - On-call Engineering -  
2023

Professional Services Provided Through March 08, 2024

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
<b>1157 ON-CALL ENGINEERING</b>	25,000.00	16,320.00	18,895.00	6,105.00	2,575.00
Total	25,000.00	16,320.00	18,895.00	6,105.00	2,575.00

Professional Fees

	Hours	Rate	Billed Amount
Principal			
Derek A. St. John	3.00	225.00	675.00
Muhammad M. Ali	2.00	225.00	450.00
Sr. Project Manager			
Karam Qaddo	2.00	200.00	400.00
Project Engineer			
Ashley B. Buckmaster	7.00	150.00	1,050.00
Professional Fees subtotal	14.00		2,575.00
		Invoice total	<b>2,575.00</b>

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3035	03/17/2024	2,575.00	2,575.00				
	Total	2,575.00	2,575.00	0.00	0.00	0.00	0.00

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



Code No. 6322  
3-20-2024

3518

HAWES HILL & ASSOCIATES  
LLP



PO BOX 22167

Houston, TX 77227-2167

### INVOICE

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

INVOICE 1923  
DATE 03/01/2024

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: February 2024	10,000.00
<hr/>	
BALANCE DUE	<b>\$10,000.00</b>



Code No. 6340  
3-20-2024

**McCALL GIBSON SWEDLUND BARFOOT PLLC**  
*Certified Public Accountants*

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

PO Box 29584  
Austin, TX 78755-5126  
(512) 610-2209  
[www.mcgswb.com](http://www.mcgswb.com)  
E-Mail: [mcgswb@mcgswb.com](mailto:mcgswb@mcgswb.com)

November 7, 2023

TIRZ 17 Redevelopment Authority  
ET! Bookkeeping Services  
17111 Rolling Creek, Suite 200  
Houston, TX 77090

Client Number: 574-00

Audit of Memorial City Redevelopment Authority as of and for the year ended June 30, 2023, including distribution of the report and meeting with the Board of Directors. In addition, we completed nonattest services related to the preparation of the financial statements in the current year.

Annual Audit Fee	\$ 13,000.00
Preparation of Financial Statements	2,500.00
Less Interim Billing	<u>10,000.00</u>
Balance Due	<u>\$ 5,500.00</u>

**We appreciate your business!**

*Chris Swedlund*



Code No. 6321  
3-20-2024

**Please remit to:**  
**13100 Wortham Center Dr., Suite 235, Houston, TX 77065**

3520

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 #
2/29/2024	2-2024-35

Terms	Project
	MCT114

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	42,000.00	91.7%	4.17%	1,750.00
Contract Services	Task 2 – Pursuit of Funding	84,500.00	32.08%	2.96%	2,500.00

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

<b>Total</b>	\$4,250.00
<b>Balance Due</b>	\$4,250.00

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



Code No. 6322  
3-20-2024

3521  
1/2

**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 3036  
Date 03/17/2024

Project **1323 Sports Complex-Pumped  
Detention Eval**

Professional Services Provided Through March 08, 2024

**Invoice Summary**

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
<b>PROJECT SUPPORT</b>	29,640.00	0.00	25,425.00	4,215.00	25,425.00
Total	29,640.00	0.00	25,425.00	4,215.00	25,425.00

**Professional Fees**

	Hours	Rate	Billed Amount
Project Manager			
Derek A. St. John	17.00	225.00	3,825.00
Ian G. Hudson	26.00	225.00	5,850.00
Terry M. Barr	12.00	225.00	2,700.00
Project Engineer			
Ashley B. Buckmaster	10.50	165.00	1,732.50
Graduate Engineer			
Katie Rostami	81.00	135.00	10,935.00
Shayan Naghibipour	1.00	135.00	135.00
Hydrologist - Senior			
Kelly H. Hay	1.50	165.00	247.50
Professional Fees subtotal	149.00		25,425.00

Invoice total **25,425.00**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3036	03/17/2024	25,425.00	25,425.00				
	Total	25,425.00	25,425.00	0.00	0.00	0.00	0.00

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



Code No. 1735(1)  
3-20-2024

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

3521  
 2/2

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

Invoice number 3033  
 Date 03/17/2024

Project 1155 W140 EXPANSION - DESIGN

Professional Services Provided Through March 08, 2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
<b>General/Rdwy/TCP/Signing Plans</b>	144,840.00	100.00	144,840.00	144,840.00	0.00	0.00
<b>Drainage Plans</b>	96,395.00	100.00	96,395.00	96,395.00	0.00	0.00
<b>PM/Coordination/Misc</b>	42,780.00	100.00	42,780.00	42,780.00	0.00	0.00
<b>QA/QC</b>	13,455.00	100.00	13,455.00	13,455.00	0.00	0.00
<b>Topo Survey-Kuo</b>	27,731.00	92.07	25,531.00	25,531.00	2,200.00	0.00
<b>Environmental-Geotest</b>	5,491.20	90.00	4,942.08	4,942.08	549.12	0.00
<b>Geotechnical-Geotest</b>	20,249.90	90.00	18,224.91	18,224.91	2,024.99	0.00
<b>Pump Station Design - LJA</b>	198,457.60	85.21	169,108.11	169,108.11	29,349.49	0.00
<b>Urban Forestry-CN Khoel</b>	3,850.00	0.00	0.00	0.00	3,850.00	0.00
<b>Expenses/HBJ/Civcast/Misc</b>	3,395.00	0.00	0.00	0.00	3,395.00	0.00
<b>Geotechnical - Aviles</b>	27,025.90	89.55	24,201.76	24,201.76	2,824.14	0.00
<b>Impermeable Wall - Amendment</b>						
<b>Basic Design Services</b>	24,075.00	100.00	24,075.00	24,075.00	0.00	0.00
<b>Geotechnical Investitgation - Cibor</b>	69,623.40	100.00	69,623.40	69,623.40	0.00	0.00
Subtotal	93,698.40	100.00	93,698.40	93,698.40	0.00	0.00
<b>Supplemental February 2024</b>	54,890.00	16.50	0.00	9,056.85	45,833.15	9,056.85
Total	732,259.00	87.71	633,176.26	642,233.11	90,025.89	9,056.85

Invoice total **9,056.85**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3033	03/17/2024	9,056.85	9,056.85				
	Total	9,056.85	9,056.85	0.00	0.00	0.00	0.00

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



Code No. 1741  
 3-20-2024

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

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**AGENDA MEMORANDUM**

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

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9. CIP Committee update and recommendations:
  - a. Receive update and recommendations from Gauge Engineering, LLC.
    - i. Consider Gauge Engineering Task Order for on-call services.
  - b. Receive update from The Goodman Corporation.



# PROGRESS REPORT

APRIL 2024

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



## Planning/Preliminary:

- City of Houston / HR Green Sports Complex Support:
  - HR Green and City provided their PER for our review.
  - Gauge reviewed the PER and provided comments to the City and HR Green on 4/8.
  - Derek participated in meeting with Commissioner Ramsey, SBISD, and City of Houston (2 weeks ago)
    - The City and County are making progress on coordination with SBISD

## Design:

- W140-00-00 Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements:
  - Advancing plans to Final signed/sealed plans.
  - Final plans will be submitted to the City the week of April 22<sup>nd</sup>
  - Advertising/Bidding after.



April 16, 2024

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 "MA", written over a blue scribble.

Muhammad Ali, P.E.  
Principal

Accepted For  
Memorial City Redevelopment Authority

\_\_\_\_\_  
Signature Date 4-23-2024

Attachments:  
Exhibit A –Hourly Rate Schedule

\_\_\_\_\_  
Ann T. Givens, Chair  
Print

Accepted For  
City of Houston

\_\_\_\_\_  
Signature Date



## Exhibit A

	<b>Classification</b>	<b>Rate per Hr.</b>
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

**To:** Scott Bean  
**From:** Kara McManus  
**Project Name:** W-140 Detention Basin Improvements Project EPA State and Tribal Assistance Grant Compliance and MGMT Assis  
**Project Code:** MCT113  
**Billing Period:** Mar-24

**Progress Complete**

Task	Prior Percent	Current Percent
1	100.00%	100.00%
2	100.00%	100.00%
3	40.00%	40.00%
4	0.00%	0.00%
5	3.00%	5.00%

**Progress Details****1 – Grant Initiation and Execution**

Task is closed. Grant was approved in October 2023.

**2 – NEPA**

Task is closed. Grant was approved in October 2023.

**3 – Design and Bid PH Compliance**

No work performed.

**4 – Construction PH Compliance**

No work performed.

**5 – Lifecycle Reporting and Disbursement Assistance**

TGC completed the following tasks:

- Set up access into the ASAP system.
- Reviewed the Grant Agreement requirements
- Completed and submitted quarterly financial and progress reporting.

Connecting Capital to Communities Since 1980  
 TBPE NO. F-19990

Houston + Austin, TX  
 www.thegoodmancorp.com  
 Phone: (713) 951-7951

**To:** Scott Bean  
**From:** Jim Webb, AICP, ENV SP  
**Project Name:** Ongoing Pursuit of Funding  
**Project Code:** MCT114  
**Billing Period:** Mar-24

## Progress Complete

Task	Prior Percent	Current Percent
1	95.87%	100.00%
2	35.04%	49.83%

## Progress Details

### 1 – Monitor and Present Funding Opportunities

TGC screened the following opportunities and discussed these with Authority staff. TGC also reported on the successful award of the \$3M earmark from the FY24 Appropriations process.

GRANT SYNTHESIS	
<b>GRANT</b>	FY24 Safe Streets and Roads for All Funding - Planning and Demonstration Grants
<b>SUMMARY</b>	The Safe Streets and Roads for All (SS4A) program provides funding for two main types of grants: Planning and Demonstration Grants for comprehensive safety action plans, including supplemental safety planning, and/or safety demonstration activities; and Implementation Grants. Planning and Demonstration Grants are used to develop, complete, or supplement a comprehensive safety action plan. The comprehensive safety action plan must be developed with an action plan, supplemental safety planning, and demonstration activities to inform the plan's development. Funding can be sought to complete all three activities or to fund one activity in the development of the safety action plan. Projects should align with the Department's mission and strategic goals such as safety; climate change and sustainability; equity and Justice40; and workforce development, job quality, and wealth creation.

<b>EXAMPLE PROJECTS</b>	<p>The three sections of the Planning and Demonstration Grants include the following project types:</p> <ul style="list-style-type: none"> <li>- Action Plan with the following components <ul style="list-style-type: none"> <li>- Leadership commitment, goal setting, and planning structure</li> <li>- Safety analysis</li> <li>- Engagement, collaboration, transparency</li> <li>- Equity considerations</li> <li>- Policy and process assessment and changes</li> <li>- Strategy and project selections</li> </ul> </li> <li>- Supplemental Planning <ul style="list-style-type: none"> <li>- Topical safety sub-plans focused on topics such as speed management, Americans with Disabilities Act of 1990 (ADA) transition plans, health equity, safety-focused ITS implementation, lighting, or other relevant safety topics</li> <li>- Road safety audits</li> <li>- Additional safety or equity analysis and expanded data collection</li> </ul> </li> <li>- Demonstration Activities <ul style="list-style-type: none"> <li>- Feasibility studies</li> <li>- Engineering studies</li> <li>- Pilot programs of recommendations listed in the comprehensive safety plan</li> </ul> </li> </ul>
<b>DUE DATE</b>	Three deadlines: April 4, 2024, May 16, 2024, and August 29, 2024
<b>AMOUNT AVAILABLE</b>	\$656,687,000 for Development, Updating, Informing Actions Plans
<b>WEBSITE</b>	<a href="https://www.transportation.gov/grants/SS4A">https://www.transportation.gov/grants/SS4A</a>
<b>GRANT</b>	FY24 Safe Streets and Road for All Funding - Implementation Grants
<b>SUMMARY</b>	<p>The Safe Streets and Roads for All (SS4A) program provides funding for two main types of grants: Planning and Demonstration Grants for comprehensive safety action plans, including supplemental safety planning, and/or safety demonstration activities; and Implementation Grants. Implementation Grants fund projects and strategies identified in an Action Plan that address roadway safety problems. Applicants must have an existing Action Plan to apply for Implementation Grants or have an existing plan that is substantially similar and meets the eligibility requirements of an Action Plan. Projects should align with the Department’s mission and strategic goals such as safety; climate change and sustainability; equity and Justice40; and workforce development, job quality, and wealth creation.</p>
<b>EXAMPLE PROJECTS</b>	<p>For Implementation Grants, projects can include planning and demonstration activities for the comprehensive safety action plan. Projects must implement a project that includes one of the following strategies:</p> <ul style="list-style-type: none"> <li>- Save lives and reduce roadway fatalities and serious injuries;</li> <li>- Incorporate equity, engagement, and collaboration into how projects and strategies are executed;</li> <li>- Use effective practices and strategies; and</li> <li>- Consider climate change, sustainability, and economic competitiveness in project and strategy implementation.</li> </ul> <p>For an Implementation Grant, eligible applicants listed above must also meet at least one of the following conditions:</p> <ul style="list-style-type: none"> <li>- Have ownership and/or maintenance responsibilities over a roadway network;</li> <li>- Be an eligible applicant with safety responsibilities that affect roadways; or</li> <li>- Have agreement from the agency that has ownership and/or maintenance responsibilities for the roadway within the applicant’s jurisdiction.</li> </ul>
<b>DUE DATE</b>	May 16, 2024, 5 pm EST
<b>AMOUNT AVAILABLE</b>	\$580 M for Implement Projects and Strategies
<b>WEBSITE</b>	<a href="https://www.transportation.gov/grants/SS4A">https://www.transportation.gov/grants/SS4A</a>
<b>GRANT</b>	FY22 - FY24 Congestion Relief Program

<b>SUMMARY</b>	The Federal Highway Administration (FHWA) released a Notice of Funding Opportunity for the Congestion Relief Program. The program goals are to reduce highway congestion, reduce economic, and environmental costs associated with that congestion, including transportation emissions, and optimize existing highway capacity and usage of highway and transit systems. The vision for the Congestion Relief Program is to fund operational improvements that can improve the effectiveness of transit and encourage use of other modes of transportation other than single-occupant vehicles. Projects should be equitable to the traveling public and affected communities; consider and mitigate any safety impacts; reduce greenhouse gas emissions and fine particulate matter; and consider and mitigate any potential adverse financial impacts to low-income drivers.
<b>EXAMPLE PROJECTS</b>	Eligible projects include planning, design, implementation, and construction activities, including the following: (1) deployment and operation of an integrated congestion management system; (2) deployment and operation of a system that implements or enforces high occupancy vehicle toll lanes, cordon pricing, parking pricing, or congestion pricing; (3) deployment and operation of mobility services, including establishing account-based financial systems, commuter buses, commuter vans, express operations, paratransit, and on-demand microtransit; and (4) incentive programs that encourage travelers to carpool, use nonhighway travel modes during peak period, or travel during nonpeak periods.  Other types of projects that achieve one of more of the Program goals may be considered. These projects may include activities that support transit-oriented development such as improving intermodal integration with highways and other congestion reducing land use strategies that align with the Program goals.
<b>DUE DATE</b>	4/22/2024
<b>AMOUNT AVAILABLE</b>	\$150,000,000.00
<b>WEBSITE</b>	<a href="https://grants.gov/search-results-detail/352531">https://grants.gov/search-results-detail/352531</a>
<b>GRANT</b>	Local Parks Grants - Urban
<b>SUMMARY</b>	The Texas Parks and Wildlife Department released the Local Park Grant Program seeking proposals to fund the acquisition of land and/or development of public urban indoor/ outdoor recreation areas and facilities. The Local Park Grant Program consists of 5 individual programs that assist local units of government with the acquisition and/or development of public recreation areas and facilities throughout the State of Texas, including: Urban Outdoor Recreation, Urban Indoor Recreation, Small Community Recreation, Non-Urban Outdoor Recreation, and Non-Urban Indoor Recreation. The threshold for "Urban" is 500,000 in population, and a Small Community is less than 20,000 in population.  The program will provide 50% in match grants, however, the site(s) must be dedicated as a parkland in perpetuity, properly maintained, and open to the public. All active projects which are at least two years old at the time of application must be reimbursed for a minimum of 25% of the approved grant amount.
<b>EXAMPLE PROJECTS</b>	Eligible projects may include basic outdoor or indoor recreation facilities and related support facilities to serve the public, especially under-served populations. Projects with an emphasis in public health, safety, the natural environment, barrier-free access, and the protection of recreational and community values of the area. Projects should maximize funding for the acquisition, recreation, and conservation opportunities.
<b>DUE DATE</b>	8/1/2024
<b>AMOUNT AVAILABLE</b>	Rolling Award - Not Listed
<b>WEBSITE</b>	<a href="https://tpwd.texas.gov/business/grants/recreation-grants/about-local-parks-grants">https://tpwd.texas.gov/business/grants/recreation-grants/about-local-parks-grants</a>
<b>GRANT</b>	Local Parks Grants - Non-Urban and Small Community

<b>SUMMARY</b>	<p>The Texas Parks and Wildlife Department released the Local Park Grant Program seeking proposals to fund the acquisition of land and/or development of public urban indoor/ outdoor recreation areas and facilities. The Local Park Grant Program consists of 5 individual programs that assist local units of government with the acquisition and/or development of public recreation areas and facilities throughout the State of Texas, including: Urban Outdoor Recreation, Urban Indoor Recreation, Small Community Recreation, Non-Urban Outdoor Recreation, and Non-Urban Indoor Recreation. The threshold for "Urban" is 500,000 in population, and a Small Community is less than 20,000 in population.</p> <p>The program will provide 50% in match grants, however, the site(s) must be dedicated as a parkland in perpetuity, properly maintained, and open to the public. All active projects which are at least two years old at the time of application must be reimbursed for a minimum of 25% of the approved grant amount.</p>
<b>EXAMPLE PROJECTS</b>	Eligible projects may include basic outdoor or indoor recreation facilities and related support facilities to serve the public, especially under-served populations. Projects with an emphasis in public health, safety, the natural environment, barrier-free access, and the protection of recreational and community values of the area. Projects should maximize funding for the acquisition, recreation, and conservation opportunities.
<b>DUE DATE</b>	8/1/2024
<b>AMOUNT AVAILABLE</b>	Rolling Award - Not Listed
<b>WEBSITE</b>	<a href="https://tpwd.texas.gov/business/grants/recreation-grants/about-local-parks-grants">https://tpwd.texas.gov/business/grants/recreation-grants/about-local-parks-grants</a>
<b>GRANT</b>	Active Transportation Infrastructure Investment Program
<b>SUMMARY</b>	<p>The Active Transportation Infrastructure Investment Program (ATIIP), administered by the U.S. Department of Transportation (DOT) and Federal Highway Administration (FHWA), is designed to distribute up to \$44.55 million under Bipartisan Infrastructure Law (BIL) nationwide for the planning, design, and construction of projects that promote use of safe and connected active transportation facilities. The projects funded by the ATIIP grants aim to enhance the safety, efficiency, and reliability of active transportation networks and communities. The projects will aim to foster better connections between various active transportation modes and public transit, boost the resilience of both on-road and off-road active transportation infrastructure, safeguard the environment, and elevate the quality of life for underserved communities by establishing interconnected active transportation networks and broadening options for mobility. Additionally, the program underscores the Administration's priorities including safety, climate change and sustainability, equity, and workforce development, aiming to support projects that contribute to these goals.</p>
<b>EXAMPLE PROJECTS</b>	<p>Eligible projects will identify, prioritize, and address the most significant obstacles hindering the safe, accessible, and fair connectivity of pedestrian and bicycle networks. Program supports the planning and implementation of infrastructure improvements that significantly increase opportunities for walking and biking. Projects can design or actualize active transportation networks that link places within or across communities, or to plan or establish an active transportation spine that connects multiple communities, metropolitan areas, or states. Projects may also choose to augment communities' overall transportation networks by blending active transportation facilities with available transit services, thereby enhancing public transit accessibility. Project types are subject to following funding limitations:</p> <ul style="list-style-type: none"> <li>- Planning and Design Grants must be for projects that have planning and design costs of not less than \$100,000. FHWA expects ATIIP awards for Planning and Design grants to range between a minimum of \$100,000 and an expected maximum of \$2,000,000.</li> <li>- Construction Grants must have a total project cost of at least \$15,000,000. There is no maximum statutory award size for Construction grants.</li> </ul>
<b>DUE DATE</b>	6/17/2024 (11:59 PM EST)
<b>AMOUNT AVAILABLE</b>	\$44,550,000.00
<b>WEBSITE</b>	<a href="https://grants.gov/search-results-detail/353043">https://grants.gov/search-results-detail/353043</a>
<b>GRANT</b>	Clean Ports Program: Zero-Emission Technology Deployment Competition



<b>SUMMARY</b>	Zero-Emission Technology Deployment Competition is designed to help ports across the United States transition to zero-emission (ZE) operations. This initiative, supported by the Inflation Reduction Act (IRA), provides \$2.79 Billion to reduce mobile source emissions, including criteria pollutants, air toxics, and greenhouse gases at U.S. ports, thus delivering cleaner air for communities nationwide. The program focuses on funding ZE port equipment and infrastructure and supports climate and air quality planning activities to build the capacity of port stakeholders for ongoing pollution reduction and transition to ZE operations. Program prioritizes port transformation and pollution reduction in nonattainment areas and across Justice40 disadvantaged communities. It represents a significant federal investment in environmental sustainability and public health improvement by addressing pollution at one of its major sources: ports, which are crucial nodes in the global transportation network, and significant sources of pollution due to the concentration of diesel-powered mobile equipment.
<b>EXAMPLE PROJECTS</b>	Eligible projects for the Clean Ports Program include a broad range of initiatives aimed at transitioning ports towards zero-emission (ZE) operations. These projects can involve the purchase and deployment of new battery-electric or hydrogen fuel cell vehicles, vessels, powertrains, and other mobile equipment that directly serve a port encompassing cargo handling equipment, drayage trucks, locomotives, railcar movers, and various types of harbor craft. It also supports clean energy refueling deployment (electric charging/ hydrogen) for shore power infrastructure serving marine vessels. Requested funding can support project elements activities like public engagement activities, safety and operational planning, workforce training, and project management, alongside the primary scope of ZE infrastructure upgrades.
<b>DUE DATE</b>	5/28/2024 (Midnight EST)
<b>AMOUNT AVAILABLE</b>	\$2.79B
<b>WEBSITE</b>	<a href="https://grants.gov/search-results-detail/352645?utm_source=substack&amp;utm_medium=email">https://grants.gov/search-results-detail/352645?utm_source=substack&amp;utm_medium=email</a>
<b>GRANT</b>	Clean Ports Program - Climate and Air Quality Planning Competition
<b>SUMMARY</b>	Climate and Air Quality Planning Competition, funded by Inflation Reduction Act (IRA), provides \$150 Million to ports nationwide to fund climate and air quality planning activities to continue to reduce pollution and transition to zero-emissions (ZE) operations over time. This initiative aligns with the broader goals of the Clean Ports Program to facilitate the reduction of pollution and transition towards zero-emissions (ZE) operations at ports across the country in the long term. This competition is specifically designed to support activities such as emissions inventories, strategy analysis, community engagement, and identification of resiliency measures, all aimed at enhancing the capacity of port stakeholders to mitigate pollution and evolve towards ZE operations. Note that EPA has released another NOFO under the Clean Ports program that focuses solely on ZE technology deployments. These programs together represents a strategic effort to enhance environmental and public health outcomes through the sustainable transformation of port operations, underlining the EPA's commitment to tackling the climate crisis and ensuring clean air for all communities.

<b>EXAMPLE PROJECTS</b>	<p>Eligible activities range from developing new or updating existing emissions inventories to strategy analysis, community engagement, and comprehensive resilience planning against climate impacts. Applications are encouraged to focus on projects that not only align with environmental objectives but also engage and benefit disadvantaged communities, adhering to the principles of environmental justice.</p> <p>Eligible activities may fall under one or more of the following categories:</p> <ul style="list-style-type: none"> <li>- Emission Inventory and Accounting Exercises: Undertake emissions inventory and accounting exercises, involving the development or updating of port-wide, terminal-specific, or mobile source inventories to track emissions characteristics, alongside data collection efforts such as stakeholder interviews and traffic studies to inform these inventories.</li> <li>- Emissions Reduction Strategy analysis and Goal-Setting: Emissions reduction strategy analysis and goal-setting include the development of comprehensive reports on emissions reduction goals, assessment of specific reduction strategies like the adoption of zero-emission (ZE) infrastructure, and the analysis of various strategies to meet air quality and climate goals.</li> <li>- Stakeholder Collaboration and Communication: Stakeholder collaboration and communication efforts aim to engage near-port communities and other stakeholders through the creation of formal structures for input, offering capacity-building resources, and developing community benefits agreements to ensure inclusive decision-making.</li> <li>- Resilience Planning: Resilience planning involving assessing climate change vulnerabilities, identifying measures to protect port equipment and nearby communities, and developing action plans to mitigate risks from extreme weather, thereby ensuring the sustainability and environmental compatibility of port operations.</li> </ul>
<b>DUE DATE</b>	5/28/2024 (Midnight EST)
<b>AMOUNT AVAILABLE</b>	\$150,000,000.00
<b>WEBSITE</b>	<a href="https://grants.gov/search-results-detail/352646?utm_source=substack&amp;utm_medium=email">grants.gov/search-results-detail/352646?utm_source=substack&amp;utm_medium=email</a>

**2 – Pursuit of Funding**

TGC finalized and submitted a FY25 earmark request for Memorial Drive Phase 2. TGC has requested \$7M towards the project. TGC effort involved development of application materials, the provision of historic support documentation, and coordination with the City of Houston.

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

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**AGENDA MEMORANDUM**

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

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10. Convene in Executive Session pursuant to Section 551.087, Texas Government Code, to discuss or deliberate regarding economic development negotiations; pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property; and pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney.
11. Reconvene in Open Session and authorize appropriate actions regarding to economic development negotiations; the purchase, exchange, lease or value of real property; and consultation with attorney.