

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



Agenda and Agenda Materials  
Meeting of the Board of Directors

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June 25, 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, June 25, 2024, at 8:00 a.m.**, at Hawes Hill & Associates LLP, Spring Branch Conference Room, 9600 Long Point Road, Suite 250, Houston, Texas 77055 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 April 23, 2024, meeting.
4. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports; and ratify payment of invoices in May.
5. CIP Committee update and recommendations:
  - a. Receive update and recommendations from Gauge Engineering, LLC.
    - i. W-140 Detention Basin Deepening; discuss advertising for bids and consider authorizing CIP Committee to review bid tabulations; and award of contract.
  - b. Receive update and recommendations from The Goodman Corporation.
    - i. Consider Amended and Restated Interlocal Agreement with City of Bunker Hill Village regarding Memorial Drive Phase 2.
  - c. Receive and Approve FY2025 Budget.
6. 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 April 23, 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**

**April 23, 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, April 23, 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, with the exception of Director Rickel, thus constituting a quorum. Also present were Scott Bean and Linda Clayton, Hawes Hill & Associates, LLP; Sanjay Bapat, Allen Boone Humphries Robinson, LLP; and Pat Hall, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; Alan Roman, District A; Ben Gillis, Memorial Management District; Muhammad Ali, Gauge Engineering; Jim Webb, The Goodman Corporation; Lois Myers; and John Jackson. Chair Givens called the meeting to order at 8:01 a.m.

**RECEIVE PUBLIC COMMENTS.**

Public comments were received from Lois Myers.

**APPROVE MINUTES FROM FEBRUARY 27, 2024, MEETING.**

Upon a motion made by Director Durham, and seconded by Director Moody, the Board voted unanimously to approve the Minutes of the February 27, 2024, Board meeting.

**ADOPT RESOLUTION APPOINTING INVESTMENT OFFICERS.**

Ms. Clayton reviewed the Resolution Appointing Investment Officers, included in the Board materials. She reported the Resolution appoints Kenneth Byrd and Jennifer Landreville, both with ETI Bookkeeping, as the investment officers for the Authority.

**ACCEPT ANNUAL DISCLOSURE STATEMENTS OF INVESTMENT OFFICERS AND BOOKKEEPER.**

Ms. Clayton reviewed the annual disclosure statements from the investment officers and bookkeeper. She reported the Investment Officer and Bookkeeper are required to annually disclose any relationships with entities or individuals engaged in an investment transaction with the Authority and the investment officer and bookkeeper are reporting none.

**CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY AND ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY.**

Ms. Clayton reported the Authority is required to annually review its Investment Policy and amend the Policy when required by any legislative changes to the investment laws. She reported the Authority's Attorney has reviewed the current Investment Policy and no legislative laws have been enacted affecting the current Policy and he is recommending no changes be made.

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

Ms. Clayton reviewed the Resolution and list of Qualified Broker/Dealers with whom the Authority may engage in investment transactions. She reported the list has been updated and reviewed by the Investment Officer and may be amended at any time by the Board by a resolution.

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

**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.**

Ms. Hall presented the Bookkeeper's Report, review of current invoices for payment and review of invoices paid in March, included in the Board materials. Upon a motion made by Director Moody, and seconded by Director Durham, the Board voted unanimously to accept the Bookkeeper's Report, approved payment of current invoices and ratified payment of March invoices, as presented.

**CIP COMMITTEE UPDATE AND RECOMMENDATIONS:**

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

Mr. Ali provided an update on Detention Basin A – location proposed at the Sports Complex. He reported HR Green and the City provided Gauge with the PER to review for comments. He provided an update on the W140 Detention Expansion. He reported Gauge is signing and sealing the plans today for submittal to the City.

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

Mr. Ali reviewed Gauge Engineering Task Order for on-call services in the amount of \$25,000. Upon a motion made by Director Durham, and seconded by Director Iversen, the Board voted unanimously to approve Gauge Engineering Task Order for on-call services in the amount of \$25,000.00, as presented.

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

Mr. Webb pointed out the TIRZ received a \$3 Million EPA grant for the W140 Expansion project. He reported an application was submitted for a \$10 Million grant towards the Memorial Drive Phase 2

project. He answered questions regarding the Memorial Drive Phase 2 earmark and design plans in coordination with earmarks for construction. No action from the Board was required.

**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 8:25 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. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports; and ratify payment of invoices in May.

# Memorial City Redevelopment Authority / TIRZ No. 17

## Cash Management Report

May 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	24,911,876.69	0.00	434,727.44	25,346,604.13
Revenue	142,257.09	0.00	1,959.84	144,216.93
Expenditures	53,411.00	0.00	0.00	53,411.00
Ending Balance	25,000,722.78	0.00	436,687.28	25,437,410.06

### 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>

May 31, 2024



## General Operating Fund

**BEGINNING BALANCE:** **24,911,876.69**

**REVENUE:**

Checking Interest - Wells Fargo	12.80	
Texpool Interest	112,035.96	
Wells Fargo/TexSTAR (Surplus Funds) Interest	390.48	
Voided Check(s)            3537	29,817.85	

Total Revenue: **142,257.09**

**DISBURSEMENTS:**

Checks Presented At Last Meeting	53,363.36	
Checks Written at/after Last Meeting	0.00	
Bank Fees	47.64	

Total Expenditures **53,411.00**

**Ending Balance:** **25,000,722.78**

**Location of Assets:**

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	1.0800	31,193.43
TexPool	*0001	5.3161	24,882,525.27
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	5.3078	87,004.08
		<b>Total</b>	<b>25,000,722.78</b>

**Memorial City Redevelopment Authority**  
**Checks Presented**  
**June 25, 2024**

<b>Num</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
3538	Allen Boone Humphries Robinson LLP	Legal Fees	-1,020.00
3539	Equi-Tax, Inc	Tax Assessor / Collector	-400.00
3540	eSiteful, Inc.	Web Hosting	-1,200.00
3541	ETI Bookkeeping Services	Bookkeeping Fee	-1,125.51
3542	Gauge Engineering, LLC	Replace check 3537	-29,817.85
3543	Hawes Hill & Associates	Professional Consultant	-10,000.00
3544	The Goodman Corporation Inc	Consultant Fee	-1,750.00
3545	Gauge Engineering, LLC	Engineering - Capital Projects	-6,913.60
3546	The Goodman Corporation Inc	Consultant Fee - Capital Projects	-2,616.10
<b>Total</b>			<b>-54,843.06</b>

## Debt Service Fund

<b>BEGINNING BALANCE</b>	<b>434,727.44</b>
<b>REVENUE</b>	
TexPool DSF Interest	16.12
Wells Fargo/TexSTAR (2008 DSF) Interest	327.74
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	1,615.98
<b>Total Revenue</b>	<b>1,959.84</b>
<b>EXPENDITURES</b>	
Debt Service Interest Payment	0.00
Debt Service Principal Payment	0.00
Trustee Fee	0.00
<b>Total Expenditures</b>	<b>0.00</b>
<b>ENDING BALANCE</b>	<b>436,687.28</b>

**Location of Assets:**

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	5.3078	73,030.20
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	5.3078	360,084.88
TexPool	*0004	5.3161	3,572.20
<b>Total</b>			<b>436,687.28</b>

Memorial City Redevelopment Authority  
Investment Report  
May 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	5.3161	24,812,511.45	0.99988	24,815,489.31	112,035.96	(45,000.00)	24,881,281.14	0.99995	24,882,525.27
DSF	TexPool	5.3161	3,555.65	0.99988	3,556.08	16.12	(0.00)	3,572.02	0.99995	3,572.20
GOF	Wells Fargo/ TexStar	5.3078	86,603.64	0.999885	86,613.60	390.48	(0.00)	86,994.94	0.999895	87,004.08
DSF	Wells Fargo/ TexStar DSF	5.3078	72,694.10	0.999885	72,702.46	327.74	(0.00)	73,022.53	0.999895	73,030.20
DSF	Wells Fargo/ TexStar PI Rev	5.3078	358,427.68	0.999885	358,468.90	1,615.98	(0.00)	360,047.07	0.999895	360,084.88

**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	9,773.78	12.80	21,406.85	31,193.43

**Collateral Pledged In Addition to FDIC**

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	31,193.43	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
Jennifer Landreville	4/23/2024	10/15/2022

**Memorial City Redevelopment Authority**  
**Profit & Loss Budget vs. Actual**  
**May 2024**

	Last Month			Year to Date (11 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
1000 · Income							
6001 · City Tax Revenue	1,573,714	1,588,819	-15,105	17,655,133	17,477,014	178,119	19,065,833
8223 · Interest Income	114,399	33,333	81,066	1,305,138	366,667	938,471	400,000
<b>Total 1000 · Income</b>	<b>1,688,113</b>	<b>1,622,152</b>	<b>65,961</b>	<b>18,960,271</b>	<b>17,843,681</b>	<b>1,116,590</b>	<b>19,465,833</b>
6-4350 · Grants	0	291,667	-291,667	0	3,208,333	-3,208,333	3,500,000
<b>Total Income</b>	<b>1,688,113</b>	<b>1,913,819</b>	<b>-225,706</b>	<b>18,960,271</b>	<b>21,052,014</b>	<b>-2,091,743</b>	<b>22,965,833</b>
<b>Expense</b>							
3335 · Management Consulting Services							
6320 · Legal	1,020	4,167	-3,147	7,469	45,833	-38,364	50,000
6322 · Eng Consultant/General Prof.Svc	1,750	5,000	-3,250	51,770	55,000	-3,230	60,000
6337 · Construction Audit	0	0	0	2,500	5,000	-2,500	5,000
6343 · Other	1,200	0	1,200	2,976	0	2,976	0
<b>Total 3335 · Management Consulting Services</b>	<b>3,970</b>	<b>9,167</b>	<b>-5,197</b>	<b>64,715</b>	<b>105,833</b>	<b>-41,118</b>	<b>115,000</b>
5660 · Transfers							
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 5660 · 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>
5706 · Debt Service							
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>
6300 · Administration & Overhead							
6321 · Auditor	0	0	0	18,000	21,500	-3,500	21,500
6333 · Bookkeeping/Accounting	1,526	1,388	138	17,335	15,263	2,072	16,650
6340 · Administration Salaries/Benefit	10,000	10,000	0	110,000	110,000	0	120,000
6344 · Bond Svcs/Trustee/FA	0	2,083	-2,083	6,600	22,917	-16,317	25,000
6353 · Insurance	0	0	0	2,117	1,000	1,117	1,000
6359 · Bank Fees	48	0	48	388	0	388	0
<b>Total 6300 · Administration &amp; Overhead</b>	<b>11,574</b>	<b>13,471</b>	<b>-1,897</b>	<b>154,440</b>	<b>170,680</b>	<b>-16,240</b>	<b>184,150</b>
7000 · Capital Expenditure							
1725 · Parks & Green Space Improv.	0	10,417	-10,417	0	114,583	-114,583	125,000
1732A · N Gessner Drainage & Mobility	0	40,167	-40,167	0	441,833	-441,833	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	35,010	45,833	-10,823	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	458,333	-452,680	500,000
1738B · Memorial Dr Drain & Mobility 2	0	55,732	-55,732	251,498	613,049	-361,551	668,781
1741 · W140 Detention Basin Extensions	9,530	393,866	-384,336	203,562	4,332,528	-4,128,966	4,726,394
1799 · Sidewalk Improvement Program	0	5,000	-5,000	0	55,000	-55,000	60,000
<b>Total 7000 · Capital Expenditure</b>	<b>9,530</b>	<b>551,016</b>	<b>-541,486</b>	<b>3,528,705</b>	<b>9,074,619</b>	<b>-5,545,914</b>	<b>9,625,635</b>
<b>Total Expense</b>	<b>25,074</b>	<b>573,654</b>	<b>-548,580</b>	<b>14,202,181</b>	<b>19,923,866</b>	<b>-5,721,685</b>	<b>20,497,519</b>
<b>Net Income</b>	<b>1,663,039</b>	<b>1,340,165</b>	<b>322,874</b>	<b>4,758,090</b>	<b>1,128,148</b>	<b>3,629,942</b>	<b>2,468,314</b>

# ALLEN BOONE HUMPHRIES ROBINSON LLP

To contact the ABHR Billing Department, please call 713-860-6400 or email at [billing@abhr.com](mailto:billing@abhr.com)

June 17, 2024

## MEMORIAL CITY REDEVELOPMENT AUTHORITY

General

Client/Matter: MEM001-01  
 Statement Number: 148219  
 Billing Attorney: Sanjay Bapat

### REMITTANCE PAGE

Fees for services posted through May 10, 2024	1,020.00
Expenses and Other Items posted through May 10, 2024	0.00
<b>Total Amount Due:</b>	<b>\$1,020.00</b>

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

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

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



Code No. 6320  
 6-17-2024

# ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

June 17, 2024

## MEMORIAL CITY REDEVELOPMENT AUTHORITY

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

Client/Matter: MEM001-01  
Statement Number: 148219  
Billing Attorney: Sanjay Bapat

### General

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#### Professional Fees

Fees for services posted through May 10, 2024, as follows:

<u>Date</u>	<u>Professional</u>		<u>Hours</u>
<u>General</u>			
04/23/24	Sanjay Bapat	Prepare for, travel to and attend Board meeting	2.00
		<i>Total Task Hours:</i>	2.00
		<i>Total Task Amount:</i>	\$1,020.00
		<b>Total Fees:</b>	<b>\$1,020.00</b>

#### TASK FEE BREAKDOWN

	<u>Hours</u>	<u>Amount</u>
General	2.00	1,020.00

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Total Fees:	\$	1,020.00
Total Expenses and Other Items:	\$	0.00
<b>Total Amount Due:</b>	<b>\$</b>	<b>1,020.00</b>

# Equi-Tax Inc.

# Invoice

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

DATE	INVOICE #
6/1/2024	61967

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>	<b>\$400.00</b>
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Code No. 6333  
6-17-2024





3540

**ESITEFUL CORPORATION**

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



**INVOICE**

**BILL TO**

ETI Bookkeeping Services  
P.O. Box 73109  
Houston, TX 77273

**INVOICE # 8166**

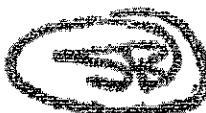
**DATE 06/01/2024**

**DUE DATE 07/01/2024**

**TERMS Net 30**

	QTY	RATE	AMOUNT
Annual Web Hosting - houstontirz17.org (July 2024- June 2025)	12	100.00	1,200.00

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
<b>BALANCE DUE</b>	<b>\$1,200.00</b>



Code No. 6343  
6-17-2024

3541

ETI Bookkeeping Services

PO BOX 73109  
Houston, TX 77273

# Invoice

Date	Invoice #
6/1/2024	10180

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  
6-17-2024

**Jennifer Landreville**

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**To:** Linda Clayton  
**Subject:** RE: Positive Pay fraud check

Yes, please re-issue this month

Sincerely,

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Linda Clayton  
Director of Records & Compliance

**HAWES HILL & ASSOCIATES**  
LLP



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**From:** Kendra Dillard <[kdillard@gaugeengineering.com](mailto:kdillard@gaugeengineering.com)>  
**Sent:** Wednesday, June 12, 2024 3:05 PM  
**To:** Fred King <[bkp2@etiaccounting.com](mailto:bkp2@etiaccounting.com)>; Muhammad Ali <[mali@gaugeengineering.com](mailto:mali@gaugeengineering.com)>; Linda Clayton <[lclayton@haweshill.com](mailto:lclayton@haweshill.com)>  
**Cc:** Jennifer Landreville <[JL@equitaxinc.com](mailto:JL@equitaxinc.com)>  
**Subject:** RE: Positive Pay fraud check

Fred,

I double checked and can confirm that we didn't receive this check. Thanks

**Kendra Dillard**  
Controller



11750 Katy Freeway, Suite 400 • Houston, TX 77079  
T 832.318.8800 | D 832.318.8914 | C 281.795.7936  
[www.GaugeEngineering.com](http://www.GaugeEngineering.com) • [KDillard@GaugeEngineering.com](mailto:KDillard@GaugeEngineering.com)

---

**From:** Fred King <[bkp2@etiaccounting.com](mailto:bkp2@etiaccounting.com)>  
**Sent:** Wednesday, June 12, 2024 2:55 PM  
**To:** Linda Clayton <[lclayton@haweshill.com](mailto:lclayton@haweshill.com)>  
**Cc:** Muhammad Ali <[mali@gaugeengineering.com](mailto:mali@gaugeengineering.com)>; Jennifer Landreville <[JL@equitaxinc.com](mailto:JL@equitaxinc.com)>  
**Subject:** Positive Pay fraud check

Good afternoon Linda,

I am informing you that a fraudulent check has been stopped for TIRZ 17.  
Check # 3537 issued to Gauge Engineering for \$ 29,817.85.  
Would you like me to re-issue a check to Gauge this month?

Thank you,

Fred King  
ETI Bookkeeping Services

3544

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 #
5/31/2024	5-2024-2

Terms	Project
	MCT114

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	47,250.00	92.59%	3.70%	1,750.00
Contract Services	Task 2 – Pursuit of Funding	79,250.00	59.44%	0.00%	0.00
	Ongoing Pursuit of Funding				

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

<b>Total</b>	\$1,750.00
<b>Balance Due</b>	\$1,750.00

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



Code No. 6322  
6-17-2024

3545

**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 3288  
 Date 06/17/2024

Project 1155 W140 EXPANSION - DESIGN

Professional Services Provided Through June 14, 2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
<b>General/Rdwy/TCP/Signing Plans</b>	148,690.00	98.00	144,840.00	145,715.48	2,974.52	875.48
<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	100.00	4,942.08	5,491.20	0.00	549.12
<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>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	95.00	25,674.61	25,674.61	1,351.29	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	100.00	49,401.00	54,890.00	0.00	5,489.00
Total	732,259.00	94.36	684,050.11	690,963.71	41,295.29	6,913.60

Invoice total 6,913.60

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3208	05/19/2024	28,917.85	28,917.85				
	Total	28,917.85	28,917.85	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  
 6-17-2024

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 #
5/31/2024	5-2024-63

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%	10.00%	2,616.10
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	5%	0.00%	0.00
	<b>W140 Detention Basin</b>				

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

<b>Total</b>	\$2,616.10
<b>Balance Due</b>	\$2,616.10

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



Code No. 1741  
 6-17-2024



# INVOICE

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

INVOICE 2014  
DATE 06/01/2024

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: May 2024	10,000.00

---

BALANCE DUE **\$10,000.00**



Code No. 6340  
6-17-2024

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**AGENDA MEMORANDUM**

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

---

**Ratify payment of invoices in May.**



# Equi-Tax Inc.

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

# Invoice

DATE	INVOICE #
5/1/2024	61844

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



Code No. 6333  
5-20-2024

ETI Bookkeeping Services

PO BOX 73109  
Houston, TX 77273

# Invoice

Date	Invoice#
5/1/2024	10148

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  
5-20-2024

**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 3209  
 Date 05/19/2024

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

Professional Services Provided Through May 10, 2024

**Invoice Summary**

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
<b>1157 ON-CALL ENGINEERING</b>	25,000.00	21,892.50	24,662.50	337.50	2,770.00
<b>Total</b>	25,000.00	21,892.50	24,662.50	337.50	2,770.00

**Professional Fees**

	Hours	Rate	Billed Amount
Principal			
Derek A. St. John	7.00	225.00	1,575.00
Muhammad M. Ali	3.00	225.00	675.00
GIS Specialist			
Chris Coyle	4.00	130.00	520.00
Professional Fees subtotal	14.00		2,770.00
		Invoice total	<b>2,770.00</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3209	05/19/2024	2,770.00	2,770.00				
	Total	2,770.00	2,770.00	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  
 5-20-2024

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

1984

DATE

05/01/2024

DESCRIPTION

AMOUNT

Professional Consulting and Administration Fee: April 2024

10,000.00

---

BALANCE DUE

**\$10,000.00**

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
4/30/2024

Invoice #
4-2024-45

Terms

Project
MCT114

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Monitor and Present Funding Opportunities	47,250.00	88.89%	3.70%	1,750.00
Contract Services	Task 2 – Pursuit of Funding	79,250.00		6.31%	5,000.00

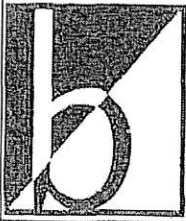
Please send payment to:  
 The Goodman Corporation  
 911 W. Anderson Lane, Ste. 200  
 Austin, TX 78757

<b>Total</b>	\$6,750.00
<b>Balance Due</b>	\$6,750.00

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



Code No. 6322  
 5-20-2024



**BURTON ACCOUNTING, P.L.L.C.**  
 Certified Public Accountants

1281 Brittmoore Rd  
 Houston, TX 77043

Phone: 713-366-3111  
 Fax: 281-597-0184

Date: 04/30/24 Due Date: Due upon receipt Invoice: 11388 Amount: \$2,500.00

Memorial City Redevelopment Authority  
 P.O. Box 22167  
 Houston, TX 77227-2167

Beginning Balance	\$0.00
Invoices	2,500.00
Receipts	0.00
Adjustments	0.00
Service Charges	0.00
<b>Amount Due</b>	<b>\$2,500.00</b>

For professional services rendered as follows:  
 In preparation of agreed upon procedures report



Code No. 6321  
 5-22-2024

Billed Amount \$2,500.00

**Invoice Total \$2,500.00**

www.mburtoncpa.com

info@mburtoncpa.com

Please return this portion with payment. Thank you for your prompt payment.

Invoice: 11388	Amount Due: \$2,500.00	ID: 4299
Date: 04/30/2024	Payment Amount: \$___ -	Memorial City Redevelopment Authority
Due Date: Due upon receipt		

Please make checks payable to Burton Accounting, P.L.L.C., 1281 Brittmoore Rd, Houston, TX 77043

A FINANCE CHARGE OF 18% PER YEAR, OR 1 1/2 % PER MONTH, WILL BE CHARGED ON ALL BALANCES OVER 30 DAYS OLD.

**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 3134  
 Date 04/14/2024

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

Professional Services Provided Through April 05, 2024

**Invoice Summary**

Description	Contract Amount	Prior Billed	Total Billed	Remaining	Current Billed
<b>PROJECT SUPPORT</b>	29,640.00	25,425.00	26,325.00	3,315.00	900.00
Total	29,640.00	25,425.00	26,325.00	3,315.00	900.00

**Professional Fees**

	Hours	Rate	Billed Amount
Project Manager Ian G. Hudson	4.00	225.00	900.00
Invoice total			<b>900.00</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3134	04/14/2024	900.00	900.00				
	Total	900.00	900.00	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. 1735(1)  
 5-20-2024

**Invoice Supporting Detail**

1323 Sports Complex-Pumped Detention Eval  
 Project Support

Phase Status: Active

Billing Cutoff: 04/05/2024

**Labor** WIP Status: Billable

Project Manager

Ian G. Hudson

Project Management

Finalize memo

Date	Units	Rate	Amount
03/13/2024	4.00	225.00	900.00
Subtotal			<b>900.00</b>
Labor total			<b>900.00</b>

**Phase Summary**

	Contract	Billed	%	Remaining	%
Labor	29,640.00	26,325.00	89	3,315.00	11
<b>Total</b>	<b>29,640.00</b>	<b>26,325.00</b>	<b>89</b>	<b>3,315.00</b>	<b>11</b>

**Invoice Summary**

	Contract	Billed	%	Remaining	%
Labor	29,640.00	26,325.00	89	3,315.00	11
Expense					
Consultant					
<b>Total</b>	<b>29,640.00</b>	<b>26,325.00</b>	<b>89</b>	<b>3,315.00</b>	<b>11</b>



**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 3208  
 Date 05/19/2024

Project 1155 W140 EXPANSION - DESIGN

Professional Services Provided Through May 10, 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	95.00	24,201.76	25,674.61	1,351.29	1,472.85
<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	90.00	21,956.00	49,401.00	5,489.00	27,445.00
Total	732,259.00	93.42	655,132.26	684,050.11	48,208.89	28,917.85

Invoice total **28,917.85**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3208	05/19/2024	28,917.85	28,917.85				
	Total	28,917.85	28,917.85	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. 1741  
 5-20-2024

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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5. CIP Committee update and recommendations:
  - a. Receive update and recommendations from Gauge Engineering, LLC.
    - i. W-140 Detention Basin Deepening; discuss advertising for bids and consider authorizing CIP Committee to review bid tabulations; and award of contract.
  - b. Receive update and recommendations from The Goodman Corporation.
    - i. Consider Amended and Restated Interlocal Agreement with City of Bunker Hill Village regarding Memorial Drive Phase 2.
  - c. Receive and Approve FY2025 Budget.

# PROGRESS REPORT

JUNE 2024

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



## Planning/Preliminary:

- City of Houston / HR Green Sports Complex Support:
  - March 21, 2024 meeting with Commissioner Ramsey, City of Houston (Steve Costello), and SBISD.
    - SBISD is currently evaluating City's offer and options for expansion in the future
      - +/- 4-month effort
  - June 19, 2024 follow up meeting with City, Commissioner Ramsey, and SBISD
    - The City of Houston and Harris County remain committed to funding the project.
    - Steve Costello's last day with the City will be June 28<sup>th</sup>. This was the driver behind this meeting.
    - Reviewed technical coordination questions with SBISD School design team and HR Green design team, including foundation details and clearance for underground utilities to server the school.
  - June 24, 2024 SBISD is presenting the project to their Board in executive session.

## Design:

- W140-00-00 Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements:
  - Final signed/sealed plans submitted to the City.
  - City of Houston has requested a variance application for Maximum Ponding Elevation.
  - Project Manual completed
    - Due to the funding source, EPA is currently reviewing it to ensure that the proper upfront documents are included.
    - Can't advertise until EPA concludes its review.

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

**Progress Complete**

Task	Prior Percent	Current Percent
1	100.00%	100.00%
2	100.00%	100.00%
3	40.00%	50.00%
4	0.00%	0.00%
5	5.00%	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**

TGC began the review of the front end documentation from the Invitation for Bid from Gauge.

**4 – Construction PH Compliance**

No work performed.

**5 – Lifecycle Reporting and Disbursement Assistance**

No activity this period.

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

Houston + Austin, TX  
[www.thegoodmancorp.com](http://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:** May-24

### Progress Complete

Task	Prior Percent	Current Percent
1	92.59%	96.29%
2	59.44%	59.44%

### Progress Details

#### 1 – Monitor and Present Funding Opportunities

- Coordination with Representative Hunt's office.
- Provision of additional information upon request.
- Share news of \$7M earmark submission to the Committee with MCRA staff.

#### 2 – Pursuit of Funding

No activity this period.

**CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2025 BUDGET PROFILE**

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

<b>P R O F I L E</b>	<b>Base Year:</b>		1999
	<b>Base Year Taxable Value:</b>	\$	509,671,530
	<b>Projected Taxable Value (TY2024):</b>	\$	4,517,712,558
	<b>Current Taxable Value (TY2023):</b>	\$	4,386,128,697
	<b>Acres:</b>		983.67
	<b>Administrator (Contact):</b>		Scott Bean
	<b>Contact Number:</b>		(713) 595-1213

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

<b>P R O J E C T  P L A N</b>		<b>Total Plan</b>	<b>Cumulative Expenses (to 6/30/23)</b>	<b>Variance</b>
	<b>Capital Projects:</b>			
Roadway and Sidewalk Improvements	\$	53,429,681	\$ 39,733,413	\$ 13,696,268
Public Utility Improvements		120,856,453	104,055,381	16,801,072
Parks and Recreational Facilities		11,889,119	382,265	11,506,854
		-	-	-
<b>Total Capital Projects</b>	\$	186,175,253	\$ 144,171,059	\$ 42,004,194
<b>Affordable Housing</b>		-	-	-
<b>School &amp; Education/Cultural Facilities</b>		-	-	-
<b>Financing Costs</b>		25,000,000	53,059,439	(28,059,439)
<b>Administration Costs/ Professional Services</b>		-	-	-
<b>Creation Costs</b>		5,952,851	12,678,191	(6,725,340)
<b>Total Project Plan</b>	\$	217,128,104	\$ 209,908,689	\$ 7,219,415

<b>D E B T</b>	<b>Additional Financial Data</b>	<b>FY2024 Budget</b>	<b>FY2024 Estimate</b>	<b>FY2025 Budget</b>
		<u>Debt Service</u>	\$ 7,362,823	\$ 7,362,823
	Principal	\$ 5,870,000	\$ 5,870,000	\$ 6,095,000
	Interest	\$ 1,492,823	\$ 1,492,823	\$ 1,273,664
		<b>Balance as of 6/30/23</b>	<b>Projected Balance as of 6/30/24</b>	<b>Projected Balance as of 6/30/25</b>
	<u>Year End Outstanding (Principal)</u>			
	Bond Debt	\$ 38,865,000	\$ 32,995,000	\$ 26,900,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2025 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimate	FY2025 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 27,606,196	\$ 26,528,049	\$ 25,847,268
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,291,022	\$ 8,317,828	\$ 7,291,022
<b>Beginning Balance</b>	<b>\$ 34,897,218</b>	<b>\$ 34,845,877</b>	<b>\$ 33,138,290</b>
City tax revenue	\$ 19,520,136	\$ 18,563,863	\$ 19,194,002
County tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 19,520,136</b>	<b>\$ 18,563,863</b>	<b>\$ 19,194,002</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 400,000	\$ 1,440,000	\$ 1,400,000
<b>Other Interest Income</b>	<b>\$ 400,000</b>	<b>\$ 1,440,000</b>	<b>\$ 1,400,000</b>
	\$ -	\$ -	\$ -
	\$ 3,500,000	\$ -	\$ 4,420,000
<b>Grant Proceeds</b>	<b>\$ 3,500,000</b>	<b>\$ -</b>	<b>\$ 4,420,000</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Series 2021	\$ -	\$ -	\$ -
<b>Contract Revenue Bond Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 58,317,354</b>	<b>54,849,740</b>	<b>58,152,292.27</b>

CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2025 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2024 Budget	FY2024 Estimate	FY2025 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 16,650	\$ 18,861	\$ 19,000
Administration Salaries & Benefits	\$ 120,000	\$ 120,000	\$ 120,000
Auditor	\$ 21,500	\$ 15,500	\$ 21,500
Bond Services/Trustee/Financial Advisor	\$ 25,000	\$ 6,600	\$ 25,000
Insurance	\$ 1,000	\$ 2,117	\$ 2,250
Office Administration	\$ -	\$ -	\$ -
<b>TIRZ Administration and Overhead</b>	<b>\$ 184,150</b>	<b>163,078</b>	<b>187,750</b>
Engineering Consultants	\$ 60,000	\$ 54,000	\$ 60,000
Legal	\$ 50,000	\$ 8,599	\$ 50,000
Construction Audit	\$ 5,000	\$ -	\$ 5,000
Planning Consultants	\$ -	\$ -	\$ -
<b>Program and Project Consultants</b>	<b>\$ 115,000</b>	<b>62,599</b>	<b>115,000</b>
<b>Management consulting services</b>	<b>\$ 299,150</b>	<b>225,677</b>	<b>302,750</b>
Capital Expenditures (See CIP Schedule)	\$ 6,612,175	\$ 1,107,570	\$ 14,270,259
<b>TIRZ Capital Expenditures</b>	<b>\$ 6,612,175</b>	<b>1,107,570</b>	<b>14,270,259</b>
T&C Way Partners, LLC	\$ -	\$ -	\$ -
MetroNational - Detention & Roadway Construction	\$ 3,013,460	\$ 3,013,460	\$ 3,013,460
Town Center Partners, Ltd	\$ -	\$ -	\$ -
<b>Developer / Project Reimbursements</b>	<b>\$ 3,013,460</b>	<b>3,013,460</b>	<b>3,013,460</b>
Bond Series (Series 2016)			
Principal	\$ 3,050,000	\$ 3,050,000	\$ 3,125,000
Interest	\$ 282,573	\$ 282,573	\$ 208,164
Trustee Fee	\$ -	\$ -	\$ -
Cost of Issuance			
Bond Series (Series 2019)			
Principal	\$ 2,820,000	\$ 2,820,000	\$ 2,970,000
Interest	\$ 1,210,250	\$ 1,210,250	\$ 1,065,500
Cost of Issuance	\$ -	\$ -	\$ -
Bond Series (Series 2021)			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
<b>System debt service</b>	<b>\$ 7,362,823</b>	<b>7,362,823</b>	<b>7,368,664</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 17,287,608</b>	<b>\$ 11,709,530</b>	<b>24,955,133</b>
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 976,007	\$ 928,193	\$ 959,700
County	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619
Municipal Services - Supplemental	\$ -	\$ -	\$ -
<b>Total Transfers</b>	<b>\$ 3,232,626</b>	<b>3,184,812</b>	<b>3,216,319</b>
<b>Total Budget</b>	<b>\$ 20,520,234</b>	<b>14,894,342</b>	<b>28,171,452</b>
RESTRICTED Funds - Capital Projects	\$ 30,434,071	\$ 32,664,376	\$ 22,617,791
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,363,049	\$ 7,291,022	\$ 7,363,049
<b>Ending Fund Balance</b>	<b>\$ 37,797,120</b>	<b>39,955,398</b>	<b>29,980,840</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 58,317,354</b>	<b>54,849,740</b>	<b>58,152,292.27</b>

Notes:



Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY25 - FY29 Total	Cumulative Total (To Date)
			Through 2023	Projected 2024	2025	2026	2027	2028	2029			
A,G	T-1725	Park and Green Space Improvements	\$ 163,993	-	125,000	125,000	100,000	40,000	-	390,000	553,993	
A	T-1732A	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	\$ 14,039,922	482,000	-	-	-	-	-	-	14,521,922	
A	T-1734	W140 Channel Improvements with Bridge and Straws	\$ 18,469,052	19,253	-	-	-	-	-	-	18,488,305	
G	T-1735	Detention Basin A	\$ 4,146,827	45,480	7,504,520	26,012,267	26,012,267	-	-	59,529,054	63,721,361	
G	T-1735A	Detention Basin B	\$ -	-	-	-	-	1,200,000	4,000,000	5,200,000	5,200,000	
G	T-1738A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 24,956,812	5,353	496,347	-	-	-	-	496,347	25,458,512	
G	T-1738B	Memorial Drive Drainage and Mobility Improvement Project - Phase 2**	\$ -	335,331	1,253,450	-	17,000,000	-	-	18,253,450	18,588,781	
A,G	T-1739	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
A,G	T-1740	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
A	T-1741	W140 Detention Basin Deepening and Straw Extensions	\$ 232,605	220,153	4,830,942	4,500,000	-	-	-	9,330,942	9,783,700	
0	T-1742	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
A,G	T-1799	Sidewalk Improvement Program	\$ -	-	60,000	60,000	60,000	60,000	60,000	300,000	300,000	
<b>Totals</b>			<b>\$ 62,009,211</b>	<b>\$ 1,107,570</b>	<b>\$ 14,270,259</b>	<b>\$ 30,697,267</b>	<b>\$ 43,172,267</b>	<b>\$ 1,300,000</b>	<b>4,060,000</b>	<b>93,499,793</b>	<b>\$ 156,616,574</b>	

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

\*\* NOTE:

Source of Funds	Fiscal Year Planned Appropriations								FY25 - FY29 Total	Cumulative Total (To Date)
	Through 2023	Projected 2024	2025	2026	2027	2028	2029			
TIRZ Funds	43,869,857	1,107,570	9,850,259	18,559,097	17,434,097	1,300,000	4,060,000	51,203,453	96,180,880	
City of Houston	-	-	-	-	-	-	-	-	-	
Grants	18,139,354	-	4,420,000	12,138,170	25,738,170	-	-	42,296,340	60,435,694	
Other	-	-	-	-	-	-	-	-	-	
<b>Project Total</b>	<b>62,009,211</b>	<b>1,107,570</b>	<b>14,270,259</b>	<b>30,697,267</b>	<b>43,172,267</b>	<b>1,300,000</b>	<b>4,060,000</b>	<b>93,499,793</b>	<b>156,616,574</b>	

<b>Project:</b>	<b>Park and Green Space Improvements</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1725</b>	
		<b>Location:</b>	A,G	<b>Geo. Ref.:</b>				
		<b>Served:</b>	A,G	<b>Neighborhood:</b>	10, 16			
<b>Description:</b>	Provide pedestrian friendly environment throughout the TIRZ. This includes pedestrian trails, bikeways, and public green space.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2025	2026	2027	2028	2029	Total
<b>Justification:</b>	Projects include funding for route studies, design, construction, and ROW acquisition.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs	-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	103,835	25,000	-	25,000	25,000	-	-	-	\$ 50,000	\$ 153,835
4	Construction	60,000	100,000	-	100,000	100,000	100,000	40,000	-	\$ 340,000	\$ 400,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	158	-	-	-	-	-	-	-	\$ -	\$ 158
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		158	-	-	-	-	-	-	-	\$ -	\$ 158
<b>Total Allocations</b>		\$ 163,993	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993
<b>Source of Funds</b>											
TIRZ Funds		163,993	125,000	-	125,000	125,000	100,000	40,000	-	\$ 390,000	\$ 553,993
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 163,993	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993

\*NOTE:

<b>Project:</b>	<b>N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint</b>	<b>City Council District</b>		<b>Key Map:</b>	450W, 490A	<b>WBS.:</b>	<b>T-1732A</b>	
		<b>Location:</b>	A	<b>Geo. Ref.:</b>				
		<b>Served:</b>	A	<b>Neighborhood:</b>	10			
<b>Description:</b>	Reconstruct N. Gessner Rd. between IH-10 and Westview Dr. with new pavement, improved drainage, and access management mobility improvements. Project includes updated traffic signals at Westview Dr.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total</b>
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Documented issues with drainage, mobility, access management, and pavement condition.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>FTEs</b>						-

**Fiscal Year Planned Expenses**

<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	69,204	-	-	-	-	-	-	-	\$ -	\$ 69,204
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,536,844	-	482,000	-	-	-	-	-	\$ -	\$ 2,018,844
4	Construction	12,425,043	-	-	-	-	-	-	-	\$ -	\$ 12,425,043
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	8,831	-	-	-	-	-	-	-	\$ -	\$ 8,831
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		8,831	-	-	-	-	-	-	-	\$ -	\$ 8,831
<b>Total Allocations</b>		\$ 14,039,922	\$ -	\$ 482,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,521,922
<b>Source of Funds</b>											
TIRZ Funds		10,639,922	-	482,000	-	-	-	-	-	\$ -	\$ 11,121,922
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		3,400,000	-	-	-	-	-	-	-	\$ -	\$ 3,400,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 14,039,922	\$ -	\$ 482,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,521,922

\*NOTE:

<b>Project:</b>	<b>W140 Channel Improvements with Bridge and Straws Straws</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1734</b>	
		<b>Location:</b>	A	<b>Geo. Ref.:</b>				
		<b>Served:</b>	A	<b>Neighborhood:</b>				
<b>Description:</b>	W140-01 Channel from Gessner Road to the Briar Branch Detention Basin to the east.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2025	2026	2027	2028	2029	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Increase capacity of W140-01 Channel to reduce flooding and street ponding in surrounding areas. Will provide approximately 14 acre feet of new detention capacity to the system.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,641,097								\$ -	\$ 1,641,097
4	Construction	16,814,367	102,870	19,253						\$ -	\$ 16,833,620
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	13,588	-	-	-	-	-	-	-	\$ -	\$ 13,588
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		13,588	-	-	-	-	-	-	-	\$ -	\$ 13,588
<b>Total Allocations</b>		\$ 18,469,052	\$ 102,870	\$ 19,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,488,305
<b>Source of Funds</b>											
TIRZ Funds		18,469,052	102,870	19,253	-	-	-	-	-	\$ -	\$ 18,488,305
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 18,469,052	\$ 102,870	\$ 19,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,488,305

\*NOTE:

<b>Project:</b>	Detention Basin A	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	T-1735	
		<b>Location:</b>	G	<b>Geo. Ref.:</b>				
		<b>Served:</b>	G	<b>Neighborhood:</b>				
<b>Description:</b>	Detention Basin A. Project may involve multiple phases.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2025	2026	2027	2028	2029	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	281,596	-	-	-	-	-	-	-	\$ -	\$ 281,596
2	Acquisition	-	3,850,000	-	7,500,000	-	-	-	-	\$ 7,500,000	\$ 7,500,000
3	Design	3,865,231	-	-	-	-	-	-	-	\$ -	\$ 3,865,231
4	Construction	-	-	-	-	26,012,267	26,012,267	-	-	\$ 52,024,534	\$ 52,024,534
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	45,480	4,520	-	-	-	-	\$ 4,520	\$ 50,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	45,480	4,520	-	-	-	-	\$ 4,520	\$ 50,000
<b>Total Allocations</b>		\$ 4,146,827	\$ 3,850,000	\$ 45,480	\$ 7,504,520	\$ 26,012,267	\$ 26,012,267	\$ -	\$ -	\$ 59,529,054	\$ 63,721,361
<b>Source of Funds</b>											
TIRZ Funds		2,407,473	3,850,000	45,480	7,504,520	13,874,097	13,874,097	-	-	\$ 35,252,714	\$ 37,705,667
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		1,739,354	-	-	-	12,138,170	12,138,170	-	-	\$ 24,276,340	\$ 26,015,694
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 4,146,827	\$ 3,850,000	\$ 45,480	\$ 7,504,520	\$ 26,012,267	\$ 26,012,267	\$ -	\$ -	\$ 59,529,054	\$ 63,721,361

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

<b>Project:</b>	<b>Detention Basin B</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1735A</b>	
		<b>Location:</b>	G	<b>Geo. Ref.:</b>				
		<b>Served:</b>	G	<b>Neighborhood:</b>				
<b>Description:</b>	Detention Basin B. Project may involve multiple phases.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2025	2026	2027	2028	2029	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	1,200,000	4,000,000	-	\$ 5,200,000	\$ 5,200,000
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 4,000,000	\$ 5,200,000	\$ 5,200,000
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	-	1,200,000	4,000,000	-	\$ 5,200,000	\$ 5,200,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 4,000,000	\$ 5,200,000	\$ 5,200,000	

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





<b>Project:</b>	<b>Memorial Drive Drainage and Mobility Improvement Project - Phase 2**</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1738B</b>	
		<b>Location:</b>	G	<b>Geo. Ref.:</b>				
		<b>Served:</b>	G	<b>Neighborhood:</b>	16			
<b>Description:</b>	Flooding and drainage improvements based on recommendations of the Regional Drainage Study to address flooding on the W153-00 and improve mobility and pedestrian safety on Memorial Drive within the boundaries of the TIRZ.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			2025	2026	2027	2028	2029	Total
<b>Justification:</b>	Project will improve storm water drainage system and reconstruct Memorial Drive (from Tallowood Road to Bunker Hill City Limits).	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							FTEs	-

**Fiscal Year Planned Expenses**

Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	680,000	335,331	1,253,450	-	-	-	-	\$ 1,253,450	\$ 1,588,781
4	Construction	-	-	-	-	-	17,000,000	-	-	\$ 17,000,000	\$ 17,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -

<b>Total Allocations</b>	\$ -	\$ 680,000	\$ 335,331	\$ 1,253,450	\$ -	\$ 17,000,000	\$ -	\$ -	\$ -	\$ 18,253,450	\$ 18,588,781
--------------------------	------	------------	------------	--------------	------	---------------	------	------	------	---------------	---------------

Source of Funds											
TIRZ Funds	-	680,000	335,331	333,450	-	3,400,000	-	-	-	\$ 3,733,450	\$ 4,068,781
City of Houston	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	920,000	-	13,600,000	-	-	-	\$ 14,520,000	\$ 14,520,000
Other	-	-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>	\$ -	\$ 680,000	\$ 335,331	\$ 1,253,450	\$ -	\$ 17,000,000	\$ -	\$ -	\$ -	\$ 18,253,450	\$ 18,588,781

NOTE:

<b>Project:</b>	<b>FUTURE CIP PROJECT</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1739</b>	
		<b>Location:</b>	A,G	<b>Geo. Ref.:</b>				
		<b>Served:</b>	A,G	<b>Neighborhood:</b>	16			
<b>Description:</b>		<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total</b>
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

**Fiscal Year Planned Expenses**

<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTE:

<b>Project:</b> FUTURE CIP PROJECT		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-1740</b>	
		<b>Location:</b> A,G		<b>Geo. Ref.:</b>							
		<b>Served:</b> A,G		<b>Neighborhood:</b>							
<b>Description:</b>		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2025	2026	2027	2028	2029	Total			
		Personnel	-	-	-	-	-	-	\$	-	-
		Supplies	-	-	-	-	-	-	\$	-	-
<b>Justification:</b>		Svcs. & Chgs.	-	-	-	-	-	-	\$	-	-
		Capital Outlay	-	-	-	-	-	-	\$	-	-
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs									-
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Project:</b>	<b>W140 Detention Basin Deepening and Straw Extensions</b>	<b>City Council District</b>	<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1741</b>		
		<b>Location:</b>	A	<b>Geo. Ref.:</b>				
		<b>Served:</b>	A	<b>Neighborhood:</b>				
<b>Description:</b>	Deepening of the existing W140 Detention Basin and extension of straws.	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total</b>
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Addition of 26 acre feet of capacity (50% increase) to the basin, and improvements to drainage for the residential areas to the north.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

**Fiscal Year Planned Expenses**

<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	232,605	226,394	220,153	330,942	-	-	-	-	\$ 330,942	\$ 783,700
4	Construction	-	-	-	4,500,000	4,500,000	-	-	-	\$ 9,000,000	\$ 9,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ 232,605	\$ 226,394	\$ 220,153	\$ 4,830,942	\$ 4,500,000	\$ -	\$ -	\$ -	\$ 9,330,942	\$ 9,783,700
<b>Source of Funds</b>											
TIRZ Funds		232,605	226,394	220,153	1,330,942	4,500,000	-	-	-	\$ 5,830,942	\$ 6,283,700
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	3,500,000	-	-	-	-	\$ 3,500,000	\$ 3,500,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ 232,605	\$ 226,394	\$ 220,153	\$ 4,830,942	\$ 4,500,000	\$ -	\$ -	\$ -	\$ 9,330,942	\$ 9,783,700

<b>Project:</b> FUTURE CIP PROJECT		<b>City Council District</b>		<b>Key Map:</b>				<b>WBS.:</b>		<b>T-1742</b>	
		<b>Location:</b>		<b>Geo. Ref.:</b>							
		<b>Served:</b>		<b>Neighborhood:</b>							
<b>Description:</b>		<b>Operating and Maintenance Costs: (\$ Thousands)</b>									
			2025	2026	2027	2028	2029	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
<b>Justification:</b>		Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs									
<b>Fiscal Year Planned Expenses</b>											
<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Allocations</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Source of Funds</b>											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Project:</b>	<b>Concrete Panel Replacement Program</b>	<b>City Council District</b>		<b>Key Map:</b>		<b>WBS.:</b>	<b>T-1799</b>	
		<b>Location:</b>	A,G	<b>Geo. Ref.:</b>				
		<b>Served:</b>	A,G	<b>Neighborhood:</b>				
<b>Description:</b>	Sidewalk Improvement Program	<b>Operating and Maintenance Costs: (\$ Thousands)</b>						
			<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total</b>
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
<b>Justification:</b>	Mobility improvements	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

**Fiscal Year Planned Expenses**

<b>Project Allocation</b>		<b>Projected Expenses thru 6/30/23</b>	<b>2024 Budget</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>FY25 - FY29 Total</b>	<b>Cumulative Total (To Date)</b>
<b>Phase</b>											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Sub-Total:</b>		-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
<b>Total Allocations</b>		\$ -	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000
<b>Source of Funds</b>											
TIRZ Funds		-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
<b>Total Funds</b>		\$ -	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000

**THIS SPREADSHEET IS LINKED -- AUTOMATICALLY UPDATES FROM BUDGET DETAILS, CIP SUMMARY AND REVENUE PROJECTIONS**

TAX YEAR	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>TIRZ 17</b>	<b>FY2021</b>	<b>FY2022 Estimate</b>	<b>FY2023 Budget</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>	<b>FY2030</b>
City	\$ 18,148,263	\$ 17,334,501	\$ 18,884,566	\$ 18,563,863	\$ 19,194,002	\$ 19,843,044	\$ 20,511,558	\$ 21,200,128	\$ 21,909,354	\$ 22,639,857
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INCREMENT REVENUES (1)</b>	<b>\$ 18,148,263</b>	<b>\$ 17,334,501</b>	<b>\$ 18,884,566</b>	<b>\$ 18,563,863</b>	<b>\$ 19,194,002</b>	<b>\$ 19,843,044</b>	<b>\$ 20,511,558</b>	<b>\$ 21,200,128</b>	<b>\$ 21,909,354</b>	<b>\$ 22,639,857</b>
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ -	\$ -	\$ -	\$ 4,420,000	\$ 12,138,170	\$ 25,738,170		\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 26,362	\$ 39,314	\$ 750,194	\$ 696,918	\$ 784,246	\$ 708,782	\$ 478,478	\$ 330,650	\$ 515,528	\$ 662,438
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RESOURCES</b>	<b>\$ 18,174,625</b>	<b>\$ 17,373,815</b>	<b>\$ 19,634,760</b>	<b>\$ 19,260,781</b>	<b>\$ 24,398,248</b>	<b>\$ 32,689,996</b>	<b>\$ 46,728,206</b>	<b>\$ 21,530,778</b>	<b>\$ 22,424,882</b>	<b>\$ 23,302,293</b>
ISD Education Set-Aside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing										
City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ 2,256,619	\$ 2,104,297	\$ 2,147,270	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619
Administrative Fees										
City	\$ 907,413	\$ 866,725	\$ 944,228	\$ 928,193	\$ 959,700	\$ 992,152	\$ 1,025,578	\$ 1,060,006	\$ 1,095,468	\$ 1,131,993
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TRANSFERS</b>	<b>\$ 3,164,032</b>	<b>\$ 2,971,022</b>	<b>\$ 3,091,498</b>	<b>\$ 3,184,812</b>	<b>\$ 3,216,319</b>	<b>\$ 3,248,771</b>	<b>\$ 3,282,197</b>	<b>\$ 3,316,625</b>	<b>\$ 3,352,087</b>	<b>\$ 3,388,612</b>
Management Consulting Services	\$ 274,167	\$ 241,110	\$ 281,210	\$ 225,677	\$ 302,750	\$ 302,750	\$ 302,750	\$ 302,750	\$ 302,750	\$ 302,750
Bond Series (Series 2008)										
Principal									\$ -	\$ -
Interest	\$ -								\$ -	\$ -
Bond Series (Series 2011)										
Principal									\$ -	\$ -
Interest	\$ -								\$ -	\$ -
Bond Series (Series 2011A)										
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -								\$ -	\$ -
Bond Series (Series 2016)										
Principal	\$ 680,000	\$ 695,000	\$ 2,975,000	\$ 3,050,000	\$ 3,125,000	\$ 3,200,000	\$ 3,270,000	\$ 605,000		
Interest	\$ 415,966	\$ 399,397	\$ 355,174	\$ 282,573	\$ 208,164	\$ 131,948	\$ 53,984	\$ 7,290		
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Series (Series 2019)										
Principal	\$ 4,435,000	\$ 4,665,000	\$ 2,685,000	\$ 2,820,000	\$ 2,970,000	\$ 3,115,000	\$ 3,285,000	\$ 6,240,000	\$ 7,185,000	\$ -
Interest	\$ 1,776,330	\$ 1,531,625	\$ 1,347,875	\$ 1,210,250	\$ 1,065,500	\$ 913,375	\$ 753,375	\$ 515,250	\$ 179,625	
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Series (Series ####)										\$ -
Principal	\$ -									
Interest	\$ -									
Cost of Issuance	\$ -									
<b>BOND DEBT SERVICE - PRINCIPAL</b>	<b>\$ 5,115,000</b>	<b>\$ 5,360,000</b>	<b>\$ 5,660,000</b>	<b>\$ 5,870,000</b>	<b>\$ 6,095,000</b>	<b>\$ 6,315,000</b>	<b>\$ 6,555,000</b>	<b>\$ 6,845,000</b>	<b>\$ 7,185,000</b>	<b>\$ -</b>
<b>BOND DEBT SERVICE - INTEREST</b>	<b>\$ 2,192,296</b>	<b>\$ 1,931,022</b>	<b>\$ 1,703,049</b>	<b>\$ 1,492,823</b>	<b>\$ 1,273,664</b>	<b>\$ 1,045,323</b>	<b>\$ 807,359</b>	<b>\$ 522,540</b>	<b>\$ 179,625</b>	<b>\$ -</b>
Loan Debt Service - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEBT SERVICE</b>	<b>\$ 7,307,296</b>	<b>\$ 7,291,022</b>	<b>\$ 7,363,049</b>	<b>\$ 7,362,823</b>	<b>\$ 7,368,664</b>	<b>\$ 7,360,323</b>	<b>\$ 7,362,359</b>	<b>\$ 7,367,540</b>	<b>\$ 7,364,625</b>	<b>\$ -</b>
<b>TOTAL EXPENSES</b>	<b>\$ 7,581,463</b>	<b>\$ 7,532,132</b>	<b>\$ 7,644,259</b>	<b>\$ 7,588,500</b>	<b>\$ 7,671,414</b>	<b>\$ 7,663,073</b>	<b>\$ 7,665,109</b>	<b>\$ 7,670,290</b>	<b>\$ 7,667,375</b>	<b>\$ 302,750</b>
<b>CASH FLOW FROM OPERATIONS</b>	<b>\$ 7,429,130</b>	<b>\$ 6,870,661</b>	<b>\$ 8,899,003</b>	<b>\$ 8,487,469</b>	<b>\$ 13,510,516</b>	<b>\$ 21,778,153</b>	<b>\$ 35,780,900</b>	<b>\$ 10,543,863</b>	<b>\$ 11,405,420</b>	<b>\$ 19,610,931</b>
<b>BEGINNING FUND BALANCE (7)</b>	<b>\$ 29,919,824</b>	<b>\$ 34,032,783</b>	<b>\$ 31,997,545</b>	<b>\$ 34,845,877</b>	<b>\$ 39,212,316</b>	<b>\$ 35,439,112</b>	<b>\$ 23,923,891</b>	<b>\$ 16,532,524</b>	<b>\$ 25,776,387</b>	<b>\$ 33,121,807</b>
<b>DEBT ISSUANCE (**PROJECT FUND ONLY**)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>FUNDS AVAILABLE FOR PROJECTS</b>	<b>\$ 37,348,954</b>	<b>\$ 40,903,444</b>	<b>\$ 40,896,548</b>	<b>\$ 43,333,346</b>	<b>\$ 52,722,831</b>	<b>\$ 57,217,265</b>	<b>\$ 59,704,791</b>	<b>\$ 27,076,387</b>	<b>\$ 37,181,807</b>	<b>\$ 52,732,738</b>

TIRZ 17	FY2021	FY2022 Estimate	FY2023 Budget	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
<b>Projects</b>										
T&C Way Parnters, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MetroNational - Detention & Roadway Construction *	\$ -	\$ 6,026,919	\$ 5,335,542	\$ 3,013,460	\$ 3,013,460	\$ 2,596,107	\$ -	\$ -	\$ -	\$ -
Town Center Partners, Ltd	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*MetroNational 2022 payment includes \$3mm payment and \$16.25mm payment with bond proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEVELOPER AGREEMENTS</b>	\$ -	\$ 6,026,919	\$ 5,335,542	\$ 3,013,460	\$ 3,013,460	\$ 2,596,107	\$ -	\$ -	\$ -	\$ -
T-1701 Gessner Widening Barryknoll to I-10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1702 Bunker Hill Widening I-10 to Long Point	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1709 Improvement to Lumpkin from I-10 to Northbrook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1712 Bunker Hill South of IH 10 Mobility Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1714 Frostwood Drive and Kingside Drainage Improvements (co	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1715A Barryknoll East Drainage Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1715B Barryknoll West Drainage Improvements (combined with	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1716 Queensbury Drainage Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1717 Town and Country West Drainage and Mobility Improvem	\$ 1,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1718 Kimberly near Beltway 8 Drainage Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1719 Kingside East Bound at Gessner	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1722 Town and Country Blvd. at Queensbury Signalization	\$ 540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1724 Gessner at Barryknoll Intersection Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1725 Park and Green Space Improvements	\$ 9,100	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ -
T-1726 West Bough Roadway Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1727 N. Gessner Preliminary Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1728 Westview and Lumpkin enhanced sidewalk/bus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1731A Detention Basin and W-140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1731B Memorial Drive Drainage and Mobility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1732A N. Gessner Drainage and Mobility Improvement, I-10 to Ld	\$ 144,578	\$ 1,025	\$ -	\$ 482,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1732B N. Gessner Drainage Phase 2 - (combined with T - 1732A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1733A N. Witte Drainage and Mobility Improvement - Phase 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1733B N. Witte Drainage and Mobility Improvement - Phase 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1734 W140 Channel Improvements with Bridge and Straws	\$ 2,241,545	\$ 115,642	\$ 50,403	\$ 19,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1734B Bunker Hill Bridge and Straws (Combined with T-1734)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1735 Detention Basin A	\$ 8,166	\$ 2,126,015	\$ 41,895	\$ 45,480	\$ 7,504,520	\$ 26,012,267	\$ 26,012,267	\$ -	\$ -	\$ -
T-1735A Detention Basin B	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 4,000,000	\$ 4,000,000
T-1737 FUTURE CIP PROJECT	\$ 596,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1738A Memorial Drive Drainage and Mobility Improvement Proj	\$ 138,960	\$ 173,926	\$ 103,796	\$ 5,353	\$ 496,347	\$ -	\$ -	\$ -	\$ -	\$ -
T-1738B Memorial Drive Drainage and Mobility Improvement Proj	\$ 1,189	\$ 258,146	\$ 194,334	\$ 335,331	\$ 1,253,450	\$ -	\$ 17,000,000	\$ -	\$ -	\$ -
T-1739 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1740 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1741 W140 Detention Basin Deepening and Straw Extensions	\$ 174,453	\$ 204,226	\$ 324,701	\$ 220,153	\$ 4,830,942	\$ 4,500,000	\$ -	\$ -	\$ -	\$ -
T-1742 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1799 Sidewalk Improvement Program	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
<b>CAPITAL PROJECTS</b>	\$ 3,316,171	\$ 2,878,980	\$ 715,129	\$ 1,107,570	\$ 14,270,259	\$ 30,697,267	\$ 43,172,267	\$ 1,300,000	\$ 4,060,000	\$ 4,000,000
<b>TOTAL PROJECTS</b>	\$ 3,316,171	\$ 8,905,899	\$ 6,050,671	\$ 4,121,030	\$ 17,283,719	\$ 33,293,374	\$ 43,172,267	\$ 1,300,000	\$ 4,060,000	\$ 4,000,000
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - 2022 Bond Debt Service Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,291,022	\$ 7,363,049	\$ 7,362,823	\$ 7,368,664	\$ 7,360,323	\$ 7,362,359	\$ 7,367,540	\$ 7,364,625	\$ 7,364,625	\$ 7,364,625
Unrestricted Funds/Net Current Activity	\$ 26,741,761	\$ 24,634,496	\$ 27,483,054	\$ 31,843,652	\$ 28,078,790	\$ 16,561,532	\$ 9,164,983	\$ 18,411,762	\$ 25,757,182	\$ 41,368,113
<b>Ending Fund Balance</b>	\$ 34,032,783	\$ 31,997,545	\$ 34,845,877	\$ 39,212,316	\$ 35,439,112	\$ 23,923,891	\$ 16,532,524	\$ 25,776,387	\$ 33,121,807	\$ 48,732,738



1	2	3	4	9	14	19	20	30	31	36
Tax Year	Tax Rate (1)	Tax Rate (1)	Tax Rate (1)	Total Base	Total Current Value	Total Current Increment		Current Payment		Average Growth Rate
1996	0.0066500	0.0000000	0.0000000	0	0	0		\$ -		0.00%
1997	0.0066500	0.0000000	0.0000000	0	0	0		\$ -		0.00%
1998	0.0066500	0.0000000	0.0000000	0	0	0		\$ -		0.00%
1999	0.0066500	0.0000000	0.0000000	0	0	0		\$ -		0.00%
2000	0.0065500	0.0000000	0.0000000	0	0	0		\$ -		0.00%
2001	0.0065500	0.0000000	0.0000000	0	0	0		\$ -		0.00%
2002	0.0065500	0.0000000	0.0000000	0	0	0		\$ -		0.00%
2003	0.0065500	0.0000000	0.0000000	0	0	0		\$ -		0.00%
2004	0.0065000	0.0000000	0.0000000	0	0	0		\$ -		0.00%
2005	0.0064750	0.0000000	0.0000000	0	0	0		\$ -		0.00%
2006	0.0064500	0.0000000	0.0000000	0	0	0		\$ -		0.00%
2007	0.0064375	0.0000000	0.0000000	509,671,530	971,024,348	461,352,818		\$ 2,969,662		0.00%
2008	0.0063875	0.0000000	0.0000000	509,671,530	1,150,785,351	641,113,821		\$ 4,094,705		18.51%
2009	0.0063875	0.0000000	0.0000000	509,671,530	1,400,561,422	890,889,892		\$ 5,690,559		21.70%
2010	0.0063875	0.0000000	0.0000000	509,671,530	1,464,503,395	954,831,865		\$ 6,098,989		4.57%
2011	0.0063875	0.0000000	0.0000000	509,671,530	1,521,124,562	1,011,453,032		\$ 6,460,656		3.87%
2012	0.0063875	0.0000000	0.0000000	509,671,530	1,737,099,032	1,227,427,502		\$ 7,840,193		14.20%
2013	0.0063875	0.0000000	0.0000000	509,671,530	2,168,569,153	1,658,897,623		\$ 10,596,209		24.84%
2014	0.0063108	0.0000000	0.0000000	509,671,530	2,332,291,162	1,822,619,632		\$ 11,502,188		7.55%
2015	0.0060112	0.0000000	0.0000000	509,671,530	2,719,295,601	2,209,624,071		\$ 13,282,492		16.59%
2016	0.0058642	0.0000000	0.0000000	509,671,530	3,063,389,202	2,553,717,672		\$ 14,975,511		12.65%
2017	0.0058421	0.0000000	0.0000000	509,671,530	3,489,987,281	2,747,052,544		\$ 16,048,556		6.31%
2018	0.0058831	0.0000000	0.0000000	509,671,530	3,784,570,901	2,877,276,629		\$ 16,927,306		4.00%
2019	0.0056792	0.0000000	0.0000000	509,671,530	3,479,105,529	2,969,433,999		\$ 15,683,529		2.72%
2020	0.0056184	0.0000000	0.0000000	509,671,530	3,654,548,854	3,144,877,324		\$ 16,432,336		5.04%
2021	0.0055083	0.0000000	0.0000000	509,671,530	3,718,710,402	3,209,038,872		\$ 16,435,717		1.76%
2022	0.0053364	0.0000000	0.0000000	509,671,530	4,250,648,745	3,740,977,215		\$ 18,562,203		14.30%
2023	0.0051919	0.0000000	0.0000000	509,671,530	4,386,128,697	3,876,457,167		\$ 18,563,863		3.19%
2024	0.0051919	0.0000000	0.0000000	509,671,530	4,517,712,558	4,008,041,028		\$ 19,194,002		3.00%
2025	0.0051919	0.0000000	0.0000000	509,671,530	4,653,243,935	4,143,572,405		\$ 19,843,044		3.00%
2026	0.0051919	0.0000000	0.0000000	509,671,530	4,792,841,253	4,283,169,723		\$ 20,511,558		3.00%
2027	0.0051919	0.0000000	0.0000000	509,671,530	4,936,626,490	4,426,954,960		\$ 21,200,128		3.00%
2028	0.0051919	0.0000000	0.0000000	509,671,530	5,084,725,285	4,575,053,755		\$ 21,909,354		3.00%
2029	0.0051919	0.0000000	0.0000000	509,671,530	5,237,267,044	4,727,595,514		\$ 22,639,857		3.00%

