

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 24, 2025

**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 24, 2025, 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 May 27, 2025, meeting.
4. CIP Committee update and recommendations:
  - a. Receive update from HR Green.
    - i. Sports Complex, Detention Basin A.
    - ii. Memorial Drive, Phase 2.
    - iii. W-140 Briar Branch Expansion
      - 1) Pay Application No. 5, W-140 Detention Basin, from Reytec Construction.
  - b. Receive update from The Goodman Corporation.
    - i. W-140 Detention Basin
    - ii. Memorial Drive Phase 2
  - c. Discuss and consider request from Memorial Management District regarding design and/or construction costs of sidewalks; and take appropriate action.
5. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports.
  - a. Approve City of Houston Municipal Services Fee invoice, payable upon receipt of tax increment.
6. Update on Series 2025 Tax Increment Contract Revenue Bonds.
7. Receive and consider FY2026 Budget.
8. Convene in Executive Session 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.
9. Reconvene in Open Session and authorize appropriate actions regarding purchase, exchange, lease or value of real property; and consultation with attorney.
10. Adjourn.



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Scott Bean, Zone Administrator

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 May 27, 2025, 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**

**May 27, 2025**

**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, May 27, 2025, 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 Directors Rickel and Moody III, thus constituting a quorum. Also present were Scott Bean, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Alia Vinson and Rachel Beeton, Allen Boone Humphries Robinson, LLP; and Debbie Bessire, ETI Bookkeeping Services. Others attending the meeting were Austin Buthod, COH - Economic Development Dept.; Alan Roman, District A; Gabrielle Luevano, Memorial Management District; Derek St. John, HR Green; Jim Webb, Goodman Corporation; Bruce Nichols; and Lois Myers. Chair Givens called the meeting to order at 8:00 a.m.

**RECEIVE PUBLIC COMMENTS.**

There were no public comments.

**APPROVE MINUTES FROM MAY 13, 2025, SPECIAL MEETING.**

Upon a motion made by Director Freels, and seconded by Director Durham, the Board voted unanimously to approve the Minutes of the May 13, 2025, special meeting, as presented.

**CONSIDER AGREEMENT WITH MUNICIPAL ACCOUNTS & CONSULTING LP FOR AUP AUDIT SERVICES.**

Ms. Clayton reviewed Municipal Accounts & Consulting LP engagement for AUP audit services. She reported there is a two-step process for preparation of the Audit. She reported McCall Gibson prepares the Audit and Municipal Accounts will review and provided an Agreed-Upon Procedures Report regarding the audit. She reported this satisfies the required two-prong process by the City so that the Authority does not receive a management letter indicating a material weakness. She reported the fees for each fiscal year range from \$2,500 to \$3,000. Upon a motion made by Director Iversen, and seconded by Director Durham, the Board voted unanimously to approve the Agreement with Municipal Accounts & Consulting LP for audit review services, as presented.

**CONSIDER INTERLOCAL AGREEMENT WITH SPRING BRANCH ISD REGARDING DETENTION BASIN A.**

Ms. Magon reviewed the Interlocal Agreement with Spring Branch ISD, included in the Board materials. She reported the Interlocal Agreement replaces the agreement approved by the Board on April 22 with HR Green wherein Stantec is a sub-consultant to provide technical support engineering details related to sub-surface detention. She reported Spring Branch ISD requested the District hire the consultant to provide these services and the Authority will reimburse the ISD the actual costs not to exceed \$50,000 for the services. She reported the amount is the same as the agreement approved in April. Upon a motion made by Director Hodges, and seconded by Director Freels, the Board voted unanimously to approve the Interlocal Agreement with Spring Branch ISD, subject to non-substantive changes made by the parties.

**SERIES 2025 TAX INCREMENT CONTRACT REVENUE BONDS:**

**a. Review and approve Preliminary Official Statement;**

Ms. Magon provided an overview of the Preliminary Official Statement for the Tax Increment Contract Revenue Bonds, Series 2025 in the amount of \$28,100,000 included in the Board materials.

**b. Adopt Resolution Authorizing Sale of Series 2025 Tax Increment Contract Revenue Bonds and Zone Resolution Adopting the Issuer's Resolution Authorizing the Issuance of the Series 2025 Tax Increment Contract Revenue Bonds;**

Ms. Vinson reviewed the Resolution Authorizing the Issuance of the bonds, included in the board materials. She reported after discussing with the financial advisor, she is recommending under Article III, Section 3.1 the interest rate amount not to exceed to be 6.5%. She reported this rate will give the Authority flexibility when pricing. She reported the resolution also delegates any officer of the Board of Directors as the Authorized Representative to act on behalf of the Authority for the bond issuance. She provided an overview of the Resolution and answered questions. She reported the Zone Resolution is confirming and adopting the Authority's Resolution Authorizing the Issuance.

**c. Approve Second Amendment to Indenture of Trust;**

Ms. Vinson reviewed the Second Amendment to Indenture of Trust with Computershare Trust Company, included in the Board materials.

**d. Execute Certificate Regarding Provision of Financial Advice;**

Ms. Vinson reviewed the Certificate Regarding Provision of Financial Advice indicating that Allen Boone Humphries Robinson LLP, the Authority's attorney, has not provided financial advice concerning the issuance of the Bonds.

**e. Approve payment to Attorney General relating to bond issue transcript review;**

Ms. Vinson reported the Attorney General's bond issue transcript fee is \$9,500.00 and requested authorization to approve payment.

**f. Authorize attorney, financial advisor and officers of the Authority to execute documents and take actions reasonably necessary to provide for the issuance of the Authority's Series 2025 Tax Increment Revenue Bonds; and**

**g. Update on bond sale date.**

Ms. Vinson reported the pricing will be held at the end of June with a sale date of July 2.

Upon a motion made by Director Freels, and seconded by Director Hodges, the Board voted unanimously to (a) approve the Preliminary Official Statement; (b) adopt the Resolution Authorizing the Issuance of Memorial City Redevelopment Authority Tax Increment Contract Revenue Bonds,

Series 2025; Approving Contract Documents Relating to the Series 2025 Bonds and Containing Other Provisions Related Thereto; and adopt the Resolution of Reinvestment Zone Number Seventeen, City of Houston, Texas, Approving the Adoption of a Resolution Authorizing the Issuance of Memorial City Redevelopment Authority Tax Increment Contract Revenue Bonds, Series 2025; Making Various Findings and Provisions Related Thereto; (c) approve the Second Amendment of Indenture of Trust; (d) authorized execution of the Certificate Regarding Provision of Financial Matters; (e) authorized payment of \$9,500 to Attorney General relating to the bond issuance transcript review; and (f) authorized attorney, financial advisor and officers of the Authority to execute documents and take actions reasonably necessary to provide for the issuance of the Authority's Series 2025 Tax Increment Contract Revenue Bonds/

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

##### **a. Receive update from HR Green.**

###### **i. Sports Complex, Detention Basin A.**

Mr. St. John provided an update on the Detention Basin A project, a copy of the status report is included in the Board materials. No action required.

###### **ii. Memorial Drive, Phase 2.**

Mr. St. John reported Request for Qualifications (RFQ) issued by the City of Bunker Hill for engineering services were due last week. He reported HR Green submitted its qualifications, and he anticipates an engineer will be selected by the next Board meeting. No action required.

###### **iii. W-140 Briar Branch Expansion.**

Mr. St. John provided an update on the W-140 Briar Branch expansion project, a copy of the Status Report is included in the Board materials.

###### **a) Pay Application No. 4, W-140 Detention Bason, from Reytec Construction.**

Mr. St. John reviewed Pay Application No. 4, W-140 Detention Basin, from Reytec Construction in the amount of \$433,357.32. He reported HR Green has reviewed the pay application and concurs with the amount and quantities and is recommending for approval. He reported Goodman Corporation has reviewed the pay estimate and has determined all items are in compliance and the Authority may draw down 80% of the allocated costs from the EPA grant funding. Upon a motion made by Director Durham, and seconded by Director Hodges, the Board voted unanimously to approve Pay Application No. 4, W-140 Detention Basin, from Reytec Construction in the amount of \$433,357.32, as presented.

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

A copy of Goodman Corporation's Status Report is included in the Board materials.

###### **i. W-140 Detention Basin**

Mr. Webb provided an update on the EPA Grant disbursements for the W-140 Detention Basin project. He reported the first and second draw have been paid to the Authority and the third draw is in process. No action required.

###### **ii. Memorial Drive, Phase 2.**

Mr. Webb provided an update on the Congressional funding submittals. He reported Representative Hunt's office desires to carry forward projects he previously submitted in FY25 which includes Memorial Drive, Phase 2. He reported Goodman will continue to work with the congressional office through the appropriations process. He reported the FY26 projects have yet to be posted. He reported eight (8) responses were received to the Request for Qualifications (RFQ) for engineering

services issued by the City of Bunder Hill for the Memorial Drive Phase 2 project. He reported they will be reviewing the responses tomorrow. No action required.

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

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

**CONVENE IN EXECUTIVE SESSION 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.**

The Board convened in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, or value of real property at 8:35 a.m.

**RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY; AND CONSULTATION WITH ATTORNEY; AND AUTHORIZE ENTERING INTO PURCHASE AND SALE AGREEMENT.**

The Board convened in Open Session at 8:45 a.m. Upon reconvening no action was taken.

**ADJOURN.**

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:46 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. CIP Committee update and recommendations:

- a. Receive update from HR Green.
  - i. Sports Complex, Detention Basin A.
  - ii. Memorial Drive, Phase 2.
  - iii. W-140 Briar Branch Expansion
    - b. Pay Application No. 5, W-140 Detention Basin, from Reytec Construction.
- b. Receive update from The Goodman Corporation.
  - i. W-140 Detention Basin
  - ii. Memorial Drive Phase 2
- c. Discuss and consider request from Memorial Management District regarding design and/or construction costs of sidewalks; and take appropriate action.



# PROGRESS REPORT

JUNE 2025

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



## Planning/Preliminary:

- City of Houston / HR Green Sports Complex Support:
  - SBISD reimbursement agreement: comments sent from SBISD
  - Meeting with SBISD and Stantec on 6/2 went well. Focused on key technical issues.
    - Utilities for future school
    - Structural load for school
    - Maintenance access for vault
  - Working key issues
    - Trees
    - Volume
    - Structural design
  - In parallel, developing roadway and trunkline plan sheets
- Memorial Drive – Phase II:
  - Gauge awarded contract (TIRZ 17 and City of Bunker Hill)
  - Currently working on scope/fee proposals
  - Targeting July 15<sup>th</sup>, 2025, City Council Meeting for approval

# PROGRESS REPORT— JUNE 2025

## BRIAR BRANCH STORM WATER DETENTION BASIN EXPANSION AND STORM SEWER IMPROVEMENTS

WBS No. N-T7000-0021-3



### PROJECT LOCATION

#### **Storm sewer and roadway improvements:**

Westview Drive, Cedardale Dr, Windhover Ln, and Demaret Ln

#### **Basin improvements:**

At existing basin between Bunker Hill Rd and Blalock Rd.

### FUNDING PARTNERS

EPA: \$3,394,000

### PROJECT OBJECTIVES & DESCRIPTION

#### **Reduce risk of flooding in neighborhood by:**

- Installing reinforced concrete boxes to draw water more quickly away from the homes.
- Mitigating flow increases by deepening the detention basin.

### ASSOCIATED IMPROVEMENTS

- Reinforced concrete boxes and basin deepening
- Half-road replacement
- Mill and overlay roadway (side without boxes)
- Sidewalk and ADA-compliant wheelchair ramps
- Waterline replacements
- Driveway replacement
- Lift station
- Subsurface barrier wall

### EXISTING BASIN



### Existing Roadway



### PROJECT STATUS

- Continued detention basin excavation and offsite disposal
- Continued liner plate shaft installation for wet well
- Removed and disposed of channel lining
- Removed and disposed of storm sewer and manholes
- Installed a manhole and storm sewers at basin.

### NEXT STEPS

- Begin wet well installation
- Continue basin excavation and offsite disposal
- Install basin access road
- Install 4'x4' RCBs to wet well

### BASIN DETENTION VOLUME

Pre-project volume: 44 ac-ft

Added volume: 35.1 ac-ft\*

Total: 79.2 ac-ft

\*80% capacity increase



# PROGRESS REPORT— JUNE 2025

## BRIAR BRANCH STORM WATER DETENTION BASIN EXPANSION AND STORM SEWER IMPROVEMENTS



### CONSTRUCTION TIME

Original Contract Time: 470 Days  
Mobilization Date: Jan 6<sup>th</sup>, 2025

### CONTACT INFORMATION

**Construction Manager:**  
HR Green  
11750 Katy Freeway, Suite 400  
Houston, TX 77079



### CONTRACTOR

Reytec Construction Resources, Inc.  
1901 Hollister St.  
Houston, TX 77080



### PAYMENT ESTIMATES

Original Contract Amount	\$13,797,688.00
Change Order Amount to Date	\$0.00
Current Contract Amount	\$13,797,688.00
Previous Payments	\$4,423,219.95
Current Payment Due (Minus Retainage)	\$910,774.50
Contract Completion Date	April 20, 2026
Balance Remaining	\$8,182,957.00

### PROGRESS PHOTOS



Liner Plate Shaft Installation for Wet Well



Excavation and Offsite Disposal



Storm Sewer Installation



Manhole Installation



▶ 11750 Katy Freeway | Suite 400  
Houston, TX 77079  
**Main** 832.318.8800 + **Fax** 713.965.0044  
**TBPE** Firm F-11278  
▶ [HRGREEN.COM](http://HRGREEN.COM)

June 16, 2025

Ms. Ann Givens, Chair of the Board  
Memorial City Redevelopment Authority/TIRZ 17  
9610 Long Point, Suite 150  
Houston, TX 77055

RE: Briar Branch (W140-01-00) Storm Water Detention Basin Expansion and Storm Sewer Improvements  
WBS No. N-T17000-0021-3  
Reytec Construction Resources, Inc. Payment No. 05

Dear Ms. Givens,

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 05 in the amount of \$910,774.50 for construction services rendered through May 31, 2025. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$910,774.50** to Reytec.

The following billing information is to be used for payment:

Reytec Construction Resources, Inc.  
1901 Hollister St.  
Houston, TX 77080

If you have any questions or require additional information, please feel free to contact me at (832) 318-8800.

Sincerely,

**HR GREEN, INC.**

A blue ink handwritten signature, appearing to be 'MA', with a long horizontal stroke extending to the right.

**Muhammad Ali, PE**  
Project Manager

Enclosures: Reytec Pay Est. No. 05

**To:** Memorial City Redevelopment Authority  
**Attn:** Ann Givens, Board Chair  
**From:** Kirk Myers, PE, PMP  
**Subject:** W-140 Detention Basin Improvements Project  
EPA Grant 02F25701 - 1  
Construction Contract Pay Estimate #5  
**Date:** June 17, 2025

This memo serves as notification of approval of Pay Estimate #5 for the subject Project. The pay application submitted by Reytec Construction Resources, Inc., reflects work completed during the period from 5/1/2025 to 5/31/2025. The Goodman Corporation (TGC) has reviewed the pay application, certified payrolls, and supporting documents and has determined all items are in compliance with the plans, specifications, and contract conditions. TGC hereby recommends payment of \$910,774.50 to Reytec Construction pursuant to the executed contract.

The following billing information is to be used for payment:

Reytec Construction Resources, Inc.  
1901 Hollister St  
Houston, TX 77080

The Authority may draw down 80% of the allocated costs (detention basin and roadway), or \$625,776.00, from the EPA funding allocated to this project in accordance with the grant agreement. The Authority share is \$284,998.50. The total allocations of Federal and Authority shares and summary of work completed this period are provided on the following page. TGC requests copies of the approved pay certificate and proof of payment for the grant reimbursement request.

Please feel free to contact me with any questions or requests for additional information at (713) 714-3560 or [kmyers@thegoodmancorp.com](mailto:kmyers@thegoodmancorp.com).

Encl:  
Certified Pay Estimate Packet  
DBE Contractor Payment Report

C:  
Gauge Engineering, Attn: David Greaney, PE, Project Manager  
Hawes-Hill & Associates, Records & Compliance, Attn: Linda Clayton



Pay Estimate (Period)	Payment Due Contractor	Federal Share (EPA Grant 02F25701-1)	Authority Share
#1 (1/1/25-1/31/25)	\$390,503.20	\$3,458.00	\$387,045.20
#2 (2/1/25-2/28/25)	\$3,450,290.75	\$2,394,000.00	\$1,056,290.75
#3 (3/1/25-3/30/25)	\$149,068.68	\$55,178.00	\$93,890.68
#4 (4/1/25-4/30/25)	\$433,357.32*	\$287,976.00	\$145,381.32*
#5 (5/1/25-5/31/25)	\$910,774.50	\$625,776.00	\$284,998.50
<b>Running Totals</b>	<b>\$5,333,994.45*</b>	<b>\$3,366,388.00</b>	<b>\$1,967,606.45*</b>

The amount of the EPA grant for this project is \$3,394,000.00. The grant balance, including this payment, is \$27,612.00. The share amounts above reflect the appropriate eligible work items as detailed in the project budget in the grant agreement. Payment due and Authority share amounts for Pay Estimate #4 and Running Totals have been revised to correct a previous error in the tabulation. The Federal share calculation was not affected by the tabulation error. The Automated Standard Application for Payments (ASAP) request will be submitted upon receipt of the Authority's proof of payment.

The work completed during this period corresponds to approximately 7.0% of the bid schedule, bringing the project earned value to 40.7%. Elapsed contract time is 138 of 470 calendar days (29.4%). There have been no approved changes to the contract. The summary of completed work for the stated period is provided in the following table.

Item Category	Item Description	% Complete this Period	Total % Completed
Demolition	Remove/dispose Storm Sewer Pipe & Manholes	2.58%	2.58%
Traffic Control	Traffic Control and Regulation	7.46%	37.28%
Detention Basin	TY C 6-ft Dia PCC Manhole, TY 2 24" Alum. Steel CMP, Remove Channel Lining, Water Control, Excavation & Off-site Disposal	15.32%	82.44%
Pump Station	Structural Wet Well Excavation & Liner Plate Shaft	3.73%	7.14%
Extra Unit Price	Temporary Basin Pumping	4.88%	24.39%

Estimate No. 5  
Cut off Date 05/31/25  
Estimate Date 06/16/25

Memorial City Redevelopment Authority / TIRZ 17  
Estimate and Certificate for Payment Unit Price Work



Project Name : W140-01-00 Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements  
Contractor Name : Reytec Construction Resources, Inc.  
Address : 1901 Hollister St. Houston, TX 77080

WBS No. N-T17000-0021-3

Contract Date : 10/15/2024  
Start Date : 1/6/2025  
Current Contract Completion Date : 4/20/2026  
Substantial Completion Date :  
Percentage By Time : 30.85% In Place : 40.69%  
Date Insurance Exp. : 9/30/2025 Drug Policy Due Date: N/A

M/SBE : 21.43%  
Current M/SBE : 0.00%  
WBE : 6.78%  
Current WBE : 0.00%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 470  
Approved Extensions : 0  
Total Contract Time : 470  
Days Used to Date : 145  
Days Remaining to Date : 325  
Schedule Update Received :

CONTRACT AMOUNT TO DATE :

- 1- Original Contract Amount  
2- Approved Change Orders

\$13,797,688.00

No.	Date	Ext.Days	Amount

Total Approved Extensions

0

Total Change Orders to Date

\$0.00

- 3- Approved Work Change Directives

No.	Date	Ext.Days	Amount

Total Pending Work Change Directives to Date

\$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs)

\$13,797,688.00

A. EARNINGS TO DATE

1- Work Completed to Date 40.69% Complete  
2- Material Stored on Site \$0.00  
3- Material Stored in Place \$0.00  
4- Balance-Materials Accepted Not in Place \$0.00 @ 85%  
5- Work Change Directives - In Place \$0.00

Current Month Billing \$958,710.00  
\$5,614,731.00

TOTAL EARNINGS TO DATE \$5,614,731.00

B. DEDUCTIONS

1- Retainage 5% Of \$5,614,731.00 \$280,736.55  
2- Retainage Release 0% Of \$5,614,731.00 \$0.00  
3- Total Retainage \$280,736.55  
4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00  
5- Assessments \$0.00  
6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$280,736.55

C. AMOUNT DUE THIS PERIOD

1- Total Earnings to Date \$5,614,731.00  
2- Total Deductions \$280,736.55  
3- Total Payments Due \$5,333,994.45  
4- Less Previous Payments \$4,423,219.95  
5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$910,774.50

BALANCE REMAINING \$8,182,957.00

Prepared By David G. Greaney 6/16/2025  
David G. Greaney, P.E. Date

Reviewed By Muhammad Ali, P.E. 6/16/2025  
Date

Approved By: TIRZ 17 Date

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ17  
W140-01-00 BRIAR BRANCH STORM WATER DETENTION BASIN EXPANSION  
AND STORM SEWER IMPROVEMENTS WBS NO. N-T17000-0021-3

Contractor:  
Reytec Construction Resources, Inc  
1901 Hollister St.  
Houston, Texas 77080

Todays Date: 5/5/2025  
Pay Period: 05/01/2025 - 05/31/2025  
Pay Estimate No. 5  
Rain Days This Month

Item	Item Description	UOM	Est.Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete	Explanation
<b>General Items</b>												
1	MOBILIZATION	LS	1	\$ 750,000.00	\$ 750,000.00	1.00		1.00	\$ -	\$ 750,000.00	100%	
2	CLEARING AND GRUBBING	AC	6	\$ 2,500.00	\$ 15,000.00	6.00		6.00	\$ -	\$ 15,000.00	100%	
3	UNIFORMED PEACE OFFICERS (MID BID \$55-HR)	HR	1000	\$ 55.00	\$ 55,000.00	19.00		19.00	\$ -	\$ 1,045.00	2%	
4	12" PIPE GATE	EA	2	\$ 5,000.00	\$ 10,000.00	0.00		0.00	\$ -	\$ -	0%	
<b>Demolition Items</b>												
5	REMOVE EXIST ASPHALT PAVEMENT BY MILLING	SY	1986	\$ 5.00	\$ 9,930.00	0.00		0.00	\$ -	\$ -	0%	
6	REMOVE AND DISPOSE OF REINFORCED CONC PAV W/ W/O ASPHALT	SY	3785	\$ 12.00	\$ 45,420.00	0.00		0.00	\$ -	\$ -	0%	
7	REMOVE AND DISPOSE OF EXIST CONC CURB	LF	2200	\$ 1.50	\$ 3,300.00	0.00		0.00	\$ -	\$ -	0%	
8	REMOVE AND DISPOSE OF CONC DRIVEWAYS	SY	424	\$ 12.00	\$ 5,088.00	0.00		0.00	\$ -	\$ -	0%	
9	REMOVE AND DISPOSE OF CONC SIDEWALKS & RAMPS	SY	61	\$ 15.00	\$ 915.00	0.00		0.00	\$ -	\$ -	0%	
10	REMOVE AND DISPOSE OF EXIST STM SWR PIPE	LF	670	\$ 20.00	\$ 13,400.00	0.00	80.00	80.00	\$ 1,600.00	\$ 1,600.00	12%	
11	REMOVE AND DISPOSE OF EXIST MANHOLES	EA	7	\$ 850.00	\$ 5,950.00	0.00	1.00	1.00	\$ 850.00	\$ 850.00	14%	
12	REMOVE AND DISPOSE OF EXIST INLETS	EA	6	\$ 850.00	\$ 5,100.00	0.00		0.00	\$ -	\$ -	0%	
13	CUT AND PLUG PIPES	EA	3	\$ 2,000.00	\$ 6,000.00	0.00		0.00	\$ -	\$ -	0%	
<b>Traffic Control Items</b>												
14	TRAFFIC CONTROL AND REGULATION	LS	1	\$ 112,500.00	\$ 112,500.00	0.40	0.10	0.50	\$ 11,250.00	\$ 56,250.00	50%	
15	FURNISH AND INSTALLING PRECAST LPCB TYP 1&2	LF	560	\$ 30.00	\$ 16,800.00	0.00		0.00	\$ -	\$ -	0%	
16	MOVE PRECAST LPCB TYP 1&2	LF	880	\$ 15.00	\$ 13,200.00	0.00		0.00	\$ -	\$ -	0%	
17	REMOVE PRECAST LPCB TYP 1&2	LF	560	\$ 15.00	\$ 8,400.00	0.00		0.00	\$ -	\$ -	0%	
<b>Roadway Items</b>												
18	HYDRATED LIME (SLURRY) OR COMMERCIAL LIME SLURRY	TON	97	\$ 365.00	\$ 35,405.00	0.00		0.00	\$ -	\$ -	0%	
19	8" LIME TREATED STABILIZED SUBGRADE	SY	4388	\$ 8.50	\$ 37,298.00	0.00		0.00	\$ -	\$ -	0%	
20	REINFORCED CONCRETE PAVEMENT (6" DEPTH)	SY	1534	\$ 80.00	\$ 122,720.00	0.00		0.00	\$ -	\$ -	0%	
21	REINFORCED CONCRETE PAVEMENT (6" DEPTH) HES	SY	1041	\$ 100.00	\$ 104,100.00	0.00		0.00	\$ -	\$ -	0%	
22	REINFORCED CONCRETE PAVEMENT (11" DEPTH)	SY	534	\$ 115.00	\$ 61,410.00	0.00		0.00	\$ -	\$ -	0%	
23	REINFORCED CONCRETE PAVEMENT (11" DEPTH) HES	SY	870	\$ 130.00	\$ 113,100.00	0.00		0.00	\$ -	\$ -	0%	
24	TYPE D HOT MIX ASPHALTIC CONC PAV. (1-1/2") INCL. TACKCOAT	TON	362	\$ 250.00	\$ 90,500.00	0.00		0.00	\$ -	\$ -	0%	
25	REINFORCED CONCRETE SIDEWALK (4-1/2") THICK	SF	152	\$ 25.00	\$ 3,800.00	0.00		0.00	\$ -	\$ -	0%	
26	CONSTRUCT ADA COMPLAINT RAMP	SF	605	\$ 30.00	\$ 18,150.00	0.00		0.00	\$ -	\$ -	0%	
27	6-INCHES CONC DRIVEWAY, INCL. EXCAVATION AND BASE	SF	3287	\$ 12.00	\$ 39,444.00	0.00		0.00	\$ -	\$ -	0%	
28	7-INCH HES CONC DRIVEWAY, INCL. EXCAVATION AND BASE	SF	300	\$ 20.00	\$ 6,000.00	0.00		0.00	\$ -	\$ -	0%	
29	REINFORCED CONCRETE CURB (6")	LF	1810	\$ 5.00	\$ 9,050.00	0.00		0.00	\$ -	\$ -	0%	
30	CONCRETE PAVING HEADER	LF	195	\$ 15.00	\$ 2,925.00	0.00		0.00	\$ -	\$ -	0%	
<b>Pavement Marking Items</b>												
31	THERMOPLASTIC PAVEMENT MARKINGS - (W) (12") (SLD)	LF	132	\$ 5.00	\$ 660.00	0.00		0.00	\$ -	\$ -	0%	
32	THERMOPLASTIC PAVEMENT MARKINGS - (W) (24") (SLD)	LF	65	\$ 10.00	\$ 650.00	0.00		0.00	\$ -	\$ -	0%	
33	RASIED PAVEMENT MARKERS TYPE II (A-A)	EA	34	\$ 10.00	\$ 340.00	0.00		0.00	\$ -	\$ -	0%	
34	THERMOPLASTIC PAVEMENT MARKINGS - (Y)(4") (SLD)	LF	1274	\$ 2.50	\$ 3,185.00	0.00		0.00	\$ -	\$ -	0%	
<b>Drainage Items</b>												
35	BRICK PLUG IN RCB	SF	240	\$ 50.00	\$ 12,000.00	0.00		0.00	\$ -	\$ -	0%	
36	TYP C-1 INLET W/ ONE EXTENSION	EA	13	\$ 6,500.00	\$ 84,500.00	0.00		0.00	\$ -	\$ -	0%	
37	TxDOT TYP C-1 INLET W/ ONE EXTENSION	EA	5	\$ 7,500.00	\$ 37,500.00	0.00		0.00	\$ -	\$ -	0%	
38	TYP C 4-FOOT DIA PRECAST ROUND CONC MANHOLE	EA	3	\$ 9,000.00	\$ 27,000.00	0.00		0.00	\$ -	\$ -	0%	
39	TYP C 4-FOOT DIA PRECAST MANHOLE ON RCB	EA	10	\$ 3,000.00	\$ 30,000.00	0.00		0.00	\$ -	\$ -	0%	
40	DESIGN, FURNISH, AND INSTALL 9'x9' JUNCTION BOX	EA	3	\$ 30,000.00	\$ 90,000.00	0.00		0.00	\$ -	\$ -	0%	
41	DESIGN, FURNISH, AND INSTALL 9'x9' JUNCTION BOX W/ 4'x3' RESTRICTOR	EA	1	\$ 30,000.00	\$ 30,000.00	0.00		0.00	\$ -	\$ -	0%	
42	3-INCH PVC PIPE TO CURB	LF	20	\$ 20.00	\$ 400.00	0.00		0.00	\$ -	\$ -	0%	
43	4-INCH PVC PIPE TO CURB	LF	20	\$ 25.00	\$ 500.00	0.00		0.00	\$ -	\$ -	0%	
44	24-INCH DIA STM SWR BY OPEN CUT	LF	151	\$ 200.00	\$ 30,200.00	0.00		0.00	\$ -	\$ -	0%	
45	30-INCH DIA STM SWR BY OPEN CUT	LF	14	\$ 300.00	\$ 4,200.00	0.00		0.00	\$ -	\$ -	0%	
46	7'x7' RCB BY OPEN CUT	LF	2248	\$ 900.00	\$ 2,023,200.00	0.00		0.00	\$ -	\$ -	0%	
47	7'x5' RCB BY OPEN CUT	LF	40	\$ 1,300.00	\$ 52,000.00	0.00		0.00	\$ -	\$ -	0%	
48	7'x4' RCB BY OPEN CUT	LF	110	\$ 1,250.00	\$ 137,500.00	0.00		0.00	\$ -	\$ -	0%	
49	TRENCH SAFETY SYSTEM	LF	2563	\$ 5.00	\$ 12,815.00	0.00		0.00	\$ -	\$ -	0%	
<b>SWPPP Items</b>												
50	INLET PROTECTION BARRIER	LF	78	\$ 25.00	\$ 1,950.00	78.00		78.00	\$ -	\$ 1,950.00	100%	
51	BAGGED GRAVEL BARRIER	LF	369	\$ 25.00	\$ 9,225.00	0.00		0.00	\$ -	\$ -	0%	
52	REINFORCED SILT FENCE	LF	2059	\$ 2.00	\$ 4,118.00	2059.00		2059.00	\$ -	\$ 4,118.00	100%	
53	ROCK FILTER DAME - TYPE 2	LF	109	\$ 50.00	\$ 5,450.00	40.00		40.00	\$ -	\$ 2,000.00	37%	
54	STABILIZED CONSTRUCTION ACCESS	SY	110	\$ 35.00	\$ 3,850.00	66.00		66.00	\$ -	\$ 2,310.00	60%	
<b>Water Line Items</b>												
55	HAND DIG FOR WATER LINE INSTALLATION	LS	1	\$ 5,000.00	\$ 5,000.00	1.00		1.00	\$ -	\$ 5,000.00	100%	
56	OFFSET OF EXIST 1-1/2" TO 2" DIA SERVICE LINE, LONG SIDE	EA	20	\$ 4,000.00	\$ 80,000.00	0.00		0.00	\$ -	\$ -	0%	
57	REMOVE OF EXIST WATER LINE (ALL SIZES)	LF	460	\$ 12.00	\$ 5,520.00	0.00		0.00	\$ -	\$ -	0%	
58	TRENCH SAFETY SYSTEM	LF	395	\$ 10.00	\$ 3,950.00	263.00		263.00	\$ -	\$ 2,630.00	67%	
59	WTR MAIN PIPE (PVC) 8-INCH, BY OPEN CUT	LF	207	\$ 250.00	\$ 51,750.00	167.00		167.00	\$ -	\$ 41,750.00	81%	
60	WTR MAIN PIPE (PVC) 12-INCH, BY OPEN CUT	LF	188	\$ 350.00	\$ 65,800.00	96.00		96.00	\$ -	\$ 33,600.00	51%	
61	FIRE HYDRANT BRANCH	LF	5	\$ 250.00	\$ 1,250.00	1.00		1.00	\$ -	\$ 250.00	20%	
62	FIRE HYDRANT ASSEMBLY	EA	1	\$ 15,000.00	\$ 15,000.00	1.00		1.00	\$ -	\$ 15,000.00	100%	
63	REMOVING AND SALVAGING FIRE HYDRANT	EA	1	\$ 550.00	\$ 550.00	1.00		1.00	\$ -	\$ 550.00	100%	
64	CUT, PLUG, & ABANDON (6 IN)	EA	7	\$ 1,250.00	\$ 8,750.00	1.00		1.00	\$ -	\$ 1,250.00	14%	
65	CUT, PLUG, & ABANDON (8 IN)	EA	2	\$ 1,350.00	\$ 2,700.00	0.00		0.00	\$ -	\$ -	0%	
66	WET CONNECTION (8 IN)	EA	12	\$ 1,500.00	\$ 18,000.00	7.00		7.00	\$ -	\$ 10,500.00	58%	
67	WET CONNECTION (12 IN)	EA	7	\$ 2,000.00	\$ 14,000.00	2.00		2.00	\$ -	\$ 4,000.00	29%	
<b>Sanitary Sewer Items</b>												
68	ADJUST EXIST SAN SWR MANHOLES TO GRADE	EA	1	\$ 1,000.00	\$ 1,000.00	0.00		0.00	\$ -	\$ -	0%	
69	CASING (STEEL) (SAN SWR) (15 IN)	LF	40	\$ 250.00	\$ 10,000.00	0.00		0.00	\$ -	\$ -	0%	
70	10-INCH SAN SWR BY OPEN CUT	LF	19	\$ 500.00	\$ 9,500.00	0.00		0.00	\$ -	\$ -	0%	
<b>Illumination Items</b>												
71	GROUND BOX TYP D (162922)	EA	2	\$ 1,500.00	\$ 3,000.00	0.00		0.00	\$ -	\$ -	0%	
72	STREET LIGHTING CONDUIT, 2-INCH, SCH 80 PVC	LF	162	\$ 30.00	\$ 4,860.00	0.00		0.00	\$ -	\$ -	0%	



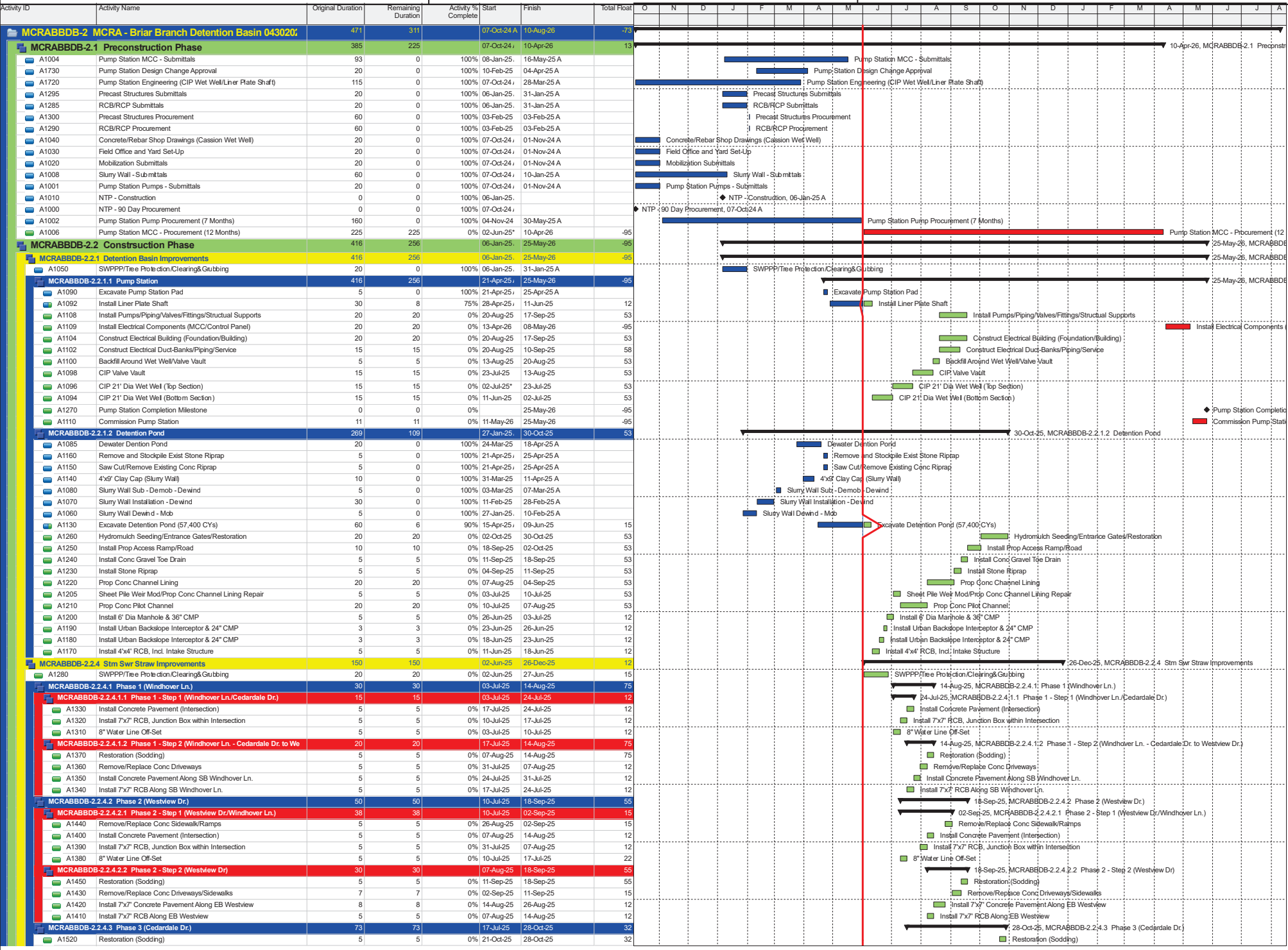
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Previous Billings	
Month	Amount
01/01/2025 through 01/31/2025	\$ 390,503.20
02/01/2025 through 02/28/2025	\$ 3,450,290.75
03/01/2025 through 03/30/2025	\$ 149,068.68
4/1/2025 through 04/30/2025	\$ 433,357.32
TOTAL	\$ 4,423,219.95

*Letti Hernandez*  
Project Manager

Earned to date	\$	5,614,731.00
Stored Materials	\$	-
Subtotal	\$	5,614,731.00
Retainage (5%)	\$	(280,736.55)
Previous Payments	\$	(4,423,219.95)
<b>Due This Month After Retainage</b>	<b>\$</b>	<b>910,774.50</b>

06/16/2025  
Date



Actual Level of Effort    Remaining Work  
Actual Work    Critical Remaining W...

Activity ID	Activity Name	Original Duration	Remaining Duration	Activity % Complete	Start	Finish	Total Float	O	N	D	J	F	M	A	M	J	J	A	S	O	N	B	J	F	M	A	M	J	J	A
A1510	Remove/Replace Conc Driveways	10	10	0%	07-Oct-25	21-Oct-25	12																							
A1500	Install Concrete Pavement Along WB Cedardale Dr.	15	15	0%	16-Sep-25	07-Oct-25	12																							
A1480	Install 7x7" RCB, Incl. M/Hs/Inlets	15	15	0%	26-Aug-25	16-Sep-25	12																							
A1470	8" Water Line Off-Set (Sta. 3+70)	5	5	0%	24-Jul-25	31-Jul-25	30																							
A1460	8" Water Line Off-Set (Sta. 7+85)	5	5	0%	17-Jul-25	24-Jul-25	30																							
MCRABBD-2.2.4.4	Phase 4 (Demaret Ln.)	78	78		31-Jul-25	18-Nov-25	22																							
MCRABBD-2.2.4.4.1	Phase 4 - Step 1 (Demaret Ln./Cedardale Dr.)	63	63		31-Jul-25	28-Oct-25	12																							
A1540	Install Concrete Pavement (Intersection)	5	5	0%	21-Oct-25	28-Oct-25	12																							
A1530	Install 7x7" RCB, Junction Box within Intersection	10	10	0%	16-Sep-25	30-Sep-25	27																							
A1490	8" Water Line Off-Set (Intersection)	5	5	0%	31-Jul-25	07-Aug-25	65																							
MCRABBD-2.2.4.4.2	Phase 4 - Step 2 (Demaret Ln. - Cedardale Dr. to West	35	35		30-Sep-25	18-Nov-25	22																							
A1590	Restoration (Sodding)	5	5	0%	11-Nov-25	18-Nov-25	22																							
A1580	Remove/Replace Conc Driveways	5	5	0%	04-Nov-25	11-Nov-25	12																							
A1570	Install Concrete Pavement Along SB Demaret Ln.	5	5	0%	28-Oct-25	04-Nov-25	12																							
A1550	Install 7x7" RCB Along SB Demaret Ln.	5	5	0%	30-Sep-25	07-Oct-25	27																							
MCRABBD-2.2.4.5	Phase 5 (Westview Dr.)	101	101		07-Aug-25	26-Dec-25	12																							
MCRABBD-2.2.4.5.1	Phase 5 - Step 1 (Westview Dr./Demaret Ln.)	78	78		07-Aug-25	25-Nov-25	12																							
A1620	Remove/Replace Sidewalks/Ramps	5	5	0%	18-Nov-25	25-Nov-25	12																							
A1610	Install Concrete Pavement (Intersection)	5	5	0%	11-Nov-25	18-Nov-25	12																							
A1600	Install 7x7" RCB, Junction Box within Intersection	5	5	0%	07-Oct-25	14-Oct-25	32																							
A1560	8" Water Line Off-Set (Intersection)	10	10	0%	07-Aug-25	21-Aug-25	65																							
MCRABBD-2.2.4.5.2	Phase 5 - Step 2 (Westview Dr. - Demaret Ln. to Witte I	53	53		14-Oct-25	26-Dec-25	12																							
A1660	Restoration (Sodding)	8	8	0%	16-Dec-25	26-Dec-25	12																							
A1650	Remove/Replace Conc Driveways	5	5	0%	09-Dec-25	16-Dec-25	12																							
A1640	Install Concrete Pavement Along EB Westview Dr.	10	10	0%	25-Nov-25	09-Dec-25	12																							
A1630	Install 7x7" RCB, Incl. M/Hs/Inlets Along EB Westview Dr.	10	10	0%	14-Oct-25	28-Oct-25	32																							
MCRABBD-2.2.4.6	Phase 6 (Mill&Overlay Street)	18	18		18-Nov-25	12-Dec-25	22																							
MCRABBD-2.2.4.6.1	Phase 6 - Step 1 (Windhover Ln. - Cedardale Dr. to We	5	5		18-Nov-25	25-Nov-25	22																							
A1670	Mill Existing Asphalt/Overlay 1.5" Surface Asphalt	5	5	0%	18-Nov-25	25-Nov-25	22																							
MCRABBD-2.2.4.6.2	Phase 6 - Step 2 (Cedardale Dr. - Windhover Ln. to Dei	8	8		25-Nov-25	05-Dec-25	22																							
A1680	Mill Existing Asphalt/Overlay 1.5" Surface Asphalt	8	8	0%	25-Nov-25	05-Dec-25	22																							
MCRABBD-2.2.4.6.3	Phase 6 - Step 3 (Demaret Ln. - Cedardale Dr. to West	5	5		05-Dec-25	12-Dec-25	22																							
A1690	Mill Existing Asphalt/Overlay 1.5" Surface Asphalt	5	5	0%	05-Dec-25	12-Dec-25	22																							
MCRABBD-2.3	Closeout Phase	95	95		30-Mar-26	10-Aug-26	-73																							
A1710	Final Completion/Demob	0	0	0%		29-Apr-26	0																							
A1700	Punchlist Work	22	22	0%	31-Mar-26	29-Apr-26	0																							
A1115	Float (Weather/Construction Contingency)	55	55	0%	26-May-26	10-Aug-26	-95																							
A1120	Substantial Completion	0	0	0%		30-Mar-26*	0																							

# MWSDBE Utilization Schedule



Status as of: Saturday, May 31, 2025  
 Project Name: W140-01-00 Briar Branch StormbWater Detention Basin Expansion  
 WBS Number: N-T17000-0021-3  
 Company Name: Reytec Construction Resources



Month	Total	Moran Construction (MBE)	WM Trucking (MBE)	Access Data (MBE)	KMA Building Materials (WBE)	Pfeiffer & Son (SBE)
Jan-25	\$0	\$0		\$0	\$0	\$0
Feb-25	\$0	\$0		\$0	\$0	\$0
Mar-25	\$0	\$0		\$0	\$0	\$0
Apr-25	\$0	\$0		\$0	\$0	\$0
May-25	\$0	\$0		\$0	\$0	\$0
Jun-25	\$0	\$0		\$0	\$0	\$0
Jul-25	\$0	\$0		\$0	\$0	\$0
Aug-25	\$0	\$0		\$0	\$0	\$0
Sep-25	\$0	\$0		\$0	\$0	\$0
Oct-25	\$0	\$0		\$0	\$0	\$0
Nov-25	\$0	\$0		\$0	\$0	\$0
Dec-25	\$0	\$0		\$0	\$0	\$0
Jan-26	\$0	\$0		\$0	\$0	\$0
Feb-26	\$0	\$0		\$0	\$0	\$0
Mar-26	\$0	\$0		\$0	\$0	\$0
(continue adding months)	\$0	\$0		\$0	\$0	\$0
(continue adding months)	\$0	\$0		\$0	\$0	\$0
(continue adding months)	\$0	\$0		\$0	\$0	\$0
(continue adding months)	\$0	\$0		\$0	\$0	\$0
(continue adding months)	\$0	\$0		\$0	\$0	\$0
(continue adding months)	\$0	\$0		\$0	\$0	\$0
(continue adding months)	\$0	\$0		\$0	\$0	\$0
(continue adding months)	\$0	\$0		\$0	\$0	\$0
(continue adding months)	\$0	\$0		\$0	\$0	\$0
(continue adding months)	\$0	\$0		\$0	\$0	\$0
GOAL	\$0	\$0	\$0	\$0	\$0	\$0
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
GOAL		7.00%	7.50%	2.93%	6.78%	4.00%

Contract Amount: \$13,797,688  
 Goal % 20.00%  
 Projected Goal% 0.00%  
 Goal \$ \$2,759,538  
 Project Goal \$ \$0

	Project Goal	To Date Utilization
MBE	17.43%	0.00%
WBE	6.78%	0.00%
SBE	4.00%	0.00%
TOTAL	28.21%	0.00%

**MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORM**Legal Project Name: BRIAR BRANCH DETENTION BASIN & STORM SEWER IMPROVEMENTSOutline Agreement No.: \_\_\_\_\_ WBS No.: N-T17000-0021-3Contractor's Company Name: Reytec Construction Resources, Inc.Address: 1901 Hollister St, Houston, TX 77080**CERTIFICATION**

Letti Hernandez, Contractor's Representative for the above referenced Contract, hereby certifies that (1) Contractor has paid all subcontractors, except those noted below, (2) Contractor made such payments (a) in proportion to the amount City paid Contractor and (b) in accordance and compliance with all applicable Contract Documents and laws; and (3) Contractor withheld no sums from any subcontractor for allegations of deficiency in Work. The term "subcontractor", as used herein, includes all persons or firms furnishing work, materials, services or equipment Contractor ordered incorporated into Work or placed near the Project for which the City made partial payment.

EXCEPTION: Contractor sent Payment Notifications to the following subcontractors explaining why Contractor withheld payment. Copies are attached.

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

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

Street Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State, and Zip Code: \_\_\_\_\_

City, State, and Zip Code: \_\_\_\_\_

Amount of Payment Withheld: \_\_\_\_\_

Amount of Payment Withheld: \_\_\_\_\_

Date Payment First Withheld: \_\_\_\_\_

Date Payment First Withheld: \_\_\_\_\_

Description of Good Faith Reason: \_\_\_\_\_

Description of Good Faith Reason: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Letti Hernandez  
(Signature of Contractor's Representative)

Letti Hernandez  
(Print or Type Name of Contractor's Representative)

06/16/2025

Date

**PAYMENT NOTIFICATION – EXPLANATION OF WITHHOLDING**

Legal Project Name: BRIAR BRANCH DETENTION BASIN & STORM SEWER IMPROVEMENTS

Outline Agreement No.: \_\_\_\_\_ WBS No.: N-T17000-0021-3

Contractor's Company Name: Reytec Construction, Inc.

Address: 1901 Hollister St, Houston, TX 77080

Date: 06/16/2025

**SUBCONTRACTOR PAYMENT INFORMATION:**

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

Street Address: \_\_\_\_\_

City, State, and Zip Code: \_\_\_\_\_

Business Phone Number: \_\_\_\_\_

Amount of Subcontractor Invoice: \_\_\_\_\_

Amount of Payment Made: \_\_\_\_\_

Amount of Payment Withheld: \_\_\_\_\_

Date Payment First Withheld: \_\_\_\_\_

**DETAILED EXPLANATION OF WITHHOLDING:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Letti Hernandez*

(Signature of Contractor's Representative)

Letti Hernandez

(Print or Type Name of Contractor's Representative)

**CONTRACTOR PAYMENT REPORT FORM**

Instructions: Contractors are required to complete and submit this report, as specified in the contract or as requested, until final payment of the contract has been made. Failure to comply with the DBE/MWBE/HUB provisions may result in contract termination, or the suspension or debarment of the contractor from doing business with the MHRA in the future in accordance with the procedures set forth in the DBE/MWBE/HUB Program. This report must be submitted with each invoice. Instructions for completing this report can be found on the following sheet.

1 Contract Number, if applicable	2 Invoice Number	3 Reporting Period		4 Contractor's Business Name	5 Contact Person	6 Address
		From:	To:			
W140-01-00	2	5/1/2025	5/31/2025	Reytec Construction Resources, Inc.	Letti Hernandez	1901 Hollister St, Houston, TX 77080
7 Telephone Number	8 Date of Contract Award	9 Schedule Date of Completion	10 Original Contract Amount	11 Current Contract Modifications	12 Total Amount Received to Date	13 Total Amount Owed
(832) 622-3633	10/15/2024	4/27/2026	\$13,797,688.00	\$0.00	\$4,423,219.95	
14 Committed DBE/MWBE/HUB %	15 Actual DBE/MWBE/HUB Participation to date	16 Actual DBE/MWBE/HUB % to date				
20.00%	\$0.00	0.00%				

17 Name of DBE/MWBE/HUB Subcontractor	18 Description of Work	19 Amount of payments made during current invoice period	20 Date of payments made during current invoice period	21 Subcontract Dollars	22 Amount paid to date	23 Percent paid to date	24 Amount of this invoice allocated to DBE/MWBE/HUB Subcontractor
DBE MWSBE SUBCONTRACTORS							
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
DBE MWSBE SUPPLIERS							
							\$ -
							\$ -
NON-DBE MWSBE SUBCONTRACTORS/SUPPLIERS							
							\$ -
							\$ -

By completing this form, the Contractor acknowledges the MHRA's prompt payment policy, which requires the Contractor to pay all subcontractors within 10 days of receiving payment from the MHRA.

Signature	Date Signed	Name and Title of Individual Completing Report
<i>Letti Hernandez</i>	06/16/2025	Letti Hernandez, Project Manager





## PAYROLL REPORTING

Page: 2 of 5

Date: Jun 16, 2025

Time: 10:56 AM EDT

[illegible]

# PAYROLL REPORTING

Page: 3 of 5

Date: Jun 16, 2025

Time: 10:56 AM EDT

		NAME OF CONTRACTOR : ReYTEC Construction Resources CONTRACTOR'S LICENSE NO: OR SUBCONTRACTOR : SPECIALTY LICENSE NO: CONTRACTOR JOB NUMBER: 2289																		ADDRESS: 1901 Hollister Street, Houston, TX, 77080															
		PAYROLL No.		FOR WEEK ENDING: 04-MAY-25								(5)		(6)		SELF-INSURED CERTIFICATE NO: WORKER'S COMPENSATION POLICY NO: FEIN: 76-0516513										PROJECT OR CONTRACT NO: 2289 PROJECT AND LOCATION: Briar Branch Storm Water Detention Basin Expansion									
				(4) DAY M T W TH F S S DATE 28 29 30 01 02 03 04 HOURS WORKED EACH DAY																															
(1) Name, Address and SSN of Employee	(2) Exempt ions	(3) Work Classification									Total Hours		Hourly Rate of Pay		(7) GROSS AMOUNT EARNED		(8) DEDUCTIONS, CONTRIBUTIONS AND PAYMENTS										(9) Net Wages Paid for Week		Check No.						
Tejada, Oscar 8311 Winkler Dr. #69, Houston, TX 77017 *****6445		Pipe Layer Help	OT	0	0	0	0	10.5	0	0	10.5	28.50	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	973.32	12629												
			ST	10	10	10	10	0	0	0	40	19.00	1,059.25	1,059.25		80.62			0.00		85.93														
													HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.	Pension														
													50.5	50.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00														
Vasquez-Alvarez, Noe 505 Thornton Rd. #14, Houston, TX 77018 *****4609		Laborer Common	OT	0	0	0	1.5	10	5	5	21.5	24.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	968.05	12642												
			ST	10.5	10	10.5	9	0	0	0	40	16.00	1,156.00	1,156.00	99.52	88.43			0.00		187.95														
													HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.	Pension														
													61.5	61.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00														
Zavala, Enrique 1601 Buschong St. Houston, TX 77039 *****2673		Excavator Op	OT	0	0	0	0	10	0	0	10	36.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	1,003.60	12656												
			ST	10	10	10	10	0	0	0	40	24.00	1,320.00	1,410.00	208.22	106.22			0.00		406.40														
													HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.	Pension														
													50	52.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00														
Zetino-Contreras, Saul 4607 Sherwood Lane. #784, Houston, TX 77092 *****7523		Laborer Common	OT	0	0	0	2	10.5	5	5	22.5	24.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	1,059.99	12658												
			ST	10.5	10.5	10.5	8.5	0	0	0	40	16.00	1,180.00	1,180.00	24.84	89.86			0.00		120.01														
													HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.	Pension														
													62.5	62.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00														

THIS PROJECT TOTAL

719

16,652.51

PAYROLL REPORTING

Date Jun 16, 2025

I, (Name of Signatory Party) (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

Reytec Construction Resources on the
(Contractor or Subcontractor)

Briar Branch Storm Water ; that during the payroll period commencing on the
(Building or Work)

28th day of April, 2025, and ending the 04th day of May, 2025,
all persons employed on said project have been paid the full weekly wages earned, that no rebates have
been or will be made either directly or indirectly to or on behalf of said

Reytec Construction Resources from the full
(Contractor or Subcontractor)

weekly wages earned by any person and that no deductions have been made either directly or indirectly from
the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29
C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63
Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 3145), and described below:

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and
complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage
rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for
each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program
registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United
States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of
Apprenticeship and Training, United States Department of Labor.

(4) That:
(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

- in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above
referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to
appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

- Each laborer or mechanic listed in the above referenced payroll
has been paid, as indicated on the payroll, an amount not less
than the sum of the applicable basic hourly wage rate plus the
amount of the required fringe benefits as listed in the contract,
except as noted in section 4(c) below.

(c) EXCEPTIONS

Table with 2 columns: EXCEPTION (CRAFT), EXPLANATION. Includes a REMARKS section and a signature section with NAME AND TITLE, SIGNATURE.

# PAYROLL REPORTING

Page: 5 of 5  
Date: Jun 16, 2025  
Time: 10:56 AM EDT

## Report Parameters

Company:	110	Pay Group Code:		Run Time:	10:56 AM EDT	
Pay Run:	W	From Period:	19	Run Date:	Jun 16, 2025	
Year:	2025	To Period:	19	Report Code:	PY1096	27.10.2020
From Job:	2289	Job Company:	110	Operator:	MGAMEZ	
To Job:	2289	Fringe	All Projects Hours	Total Pages:	5	
		Print Fringe	N			



## PAYROLL REPORTING

Page: 2 of 5

Date: Jun 16, 2025

Time: 10:54 AM EDT

		NAME OF CONTRACTOR :   Reytec Construction Resources										CONTRACTOR'S LICENSE NO:										ADDRESS:   1901 Hollister Street, Houston, TX, 77080																	
		OR SUBCONTRACTOR :										SPECIALTY LICENSE NO:																											
		CONTRACTOR JOB NUMBER:   2289																																					
		PAYROLL No.		FOR WEEK ENDING: 27-APR-25										SELF-INSURED CERTIFICATE NO:										PROJECT OR CONTRACT NO:   2289															
				(4)   DAY										(5)		(6)		WORKER'S COMPENSATION POLICY NO:										PROJECT AND LOCATION: Briar Branch Storm Water Detention Basin Expansion											
				(4)   DAY										(5)		(6)		FEIN: 76-0516513																					
				DATE										Total Hours		Hourly Rate of Pay		(7) GROSS AMOUNT EARNED		(8) DEDUCTIONS, CONTRIBUTIONS AND PAYMENTS										(9) Net Wages Paid for Week		Check No.							
(1) Name, Address and SSN of Employee		(2) Exempt ions		(3) Work Classification		M		T		W		TH		F		S		S																					
						21		22		23		24		25		26		27																					
						HOURS WORKED EACH DAY																																	
Paz, Jose 8311 Winkler Dr. #69, Houston, TX 77017 *****6631		Pipe Layer	OT	0	0	0	0	0	5	5	10	31.50	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	1,066.64	12202																
			ST	3	10	4	12	11	0	0	40	21.00	1,155.00	1,155.00		88.36			0.00		88.36																		
														HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.			Pension															
														50	50	0.00	0.00	0.00	0.00	0.00	0.00			0.00															
Perez-Barrera, Marco 25647 Ipes Rd. Splendor, TX 77372 *****7832		Pipe Layer	OT	0	0	0	0	0	5	5	10	28.50	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	965.06	12207																
			ST	3	10	4	12	11	0	0	40	19.00	1,045.00	1,045.00		79.94			0.00		79.94																		
														HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.			Pension															
														50	50	0.00	0.00	0.00	0.00	0.00	0.00			0.00															
Ramirez-Garcia, Melchor 8714 Dexter Houston, TX 77075 *****2175		Laborer Common	ST	3	10	4	12	11	0	0	40	19.50	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	720.33	12220																
														780.00	780.00		59.67			0.00				59.67															
														HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.			Pension															
														40	40	0.00	0.00	0.00	0.00	0.00	0.00			0.00															
Rivas-Castro, Jose 462 Country Road 3479J Cleveland, TX 77327 *****0018		Pipe Layer	OT	0	0	0	0	2	0	0	2	34.50	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	913.34	12230																
			ST	6.5	10	5	10	8.5	0	0	40	23.00	989.00	989.00		75.66			0.00		75.66																		
														HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.			Pension															
														42	42	0.00	0.00	0.00	0.00	0.00	0.00			0.00															
Tejada, Oscar 8311 Winkler Dr. #69, Houston, TX 77017 *****6445		Pipe Layer Help	ST	3	10	4	12	11	0	0	40	19.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	696.96	12271																
														760.00	760.00		57.73			0.00				63.04															
														HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.			Pension															
														40	40	0.00	0.00	0.00	0.00	0.00	0.00			0.00															

# PAYROLL REPORTING

Page: 3 of 5

Date: Jun 16, 2025

Time: 10:54 AM EDT

		NAME OF CONTRACTOR : Reytec Construction Resources CONTRACTOR'S LICENSE NO: OR SUBCONTRACTOR : SPECIALTY LICENSE NO: CONTRACTOR JOB NUMBER: 2289																		ADDRESS: 1901 Hollister Street, Houston, TX, 77080													
		PAYROLL No.		FOR WEEK ENDING: 27-APR-25										SELF-INSURED CERTIFICATE NO: WORKER'S COMPENSATION POLICY NO: FEIN: 76-0516513										PROJECT OR CONTRACT NO: 2289 PROJECT AND LOCATION: Briar Branch Storm Water Detention Basin Expansion									
		(4) DAY										(5)	(6)																				
(1) Name, Address and SSN of Employee	(2) Exempt ions	(3) Work Classification	M	T	W	TH	F	S	S	DATE		Total Hours	Hourly Rate of Pay	(7) GROSS AMOUNT EARNED		(8) DEDUCTIONS, CONTRIBUTIONS AND PAYMENTS								(9) Net Wages Paid for Week		Check No.							
21	22	23	24	25	26	27	HOURS WORKED EACH DAY																										
Vasquez-Alvarez, Noe 505 Thornton Rd. #14, Houston, TX 77018 *****4609		Laborer Common	OT	0	0	0	0	0	0.5	5	5.5	24.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	659.51	12284										
			ST	0	10	5	10	10.5	4.5	0	40	16.00	772.00	772.00	53.44	59.05			0.00		112.49												
														HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.			Pension									
														45.5	45.5	0.00	0.00	0.00	0.00	0.00	0.00			0.00									
Zavala, Enrique 1601 Buschong St. Houston, TX 77039 *****2673		Excavator Op	ST	3	10	4	12	11	0	0	40	24.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	662.58	12298										
														960.00	960.00	156.16	71.80			0.00				297.42									
														HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.			Pension									
														40	40	0.00	0.00	0.00	0.00	0.00	0.00			0.00									
Zetino-Contreras, Saul 4607 Sherwood Lane. #784, Houston, TX 77092 *****7523		Laborer Common	OT	0	0	0	0	4	5	5	14	24.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	896.07	12301										
			ST	8.5	10	5	10	6.5	0	0	40	16.00	976.00	976.00	0.36	74.26			0.00		79.93												
														HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.			Pension									
														54	54	0.00	0.00	0.00	0.00	0.00	0.00			0.00									
THIS PROJECT TOTAL												565.5	12,104.00																				



# PAYROLL REPORTING

Page: 4 of 5

Date: Jun 16, 2025

Time: 10:54 AM EDT

Date Jun 16, 2025

I, Melissa Gamez

(Name of Signatory Party)

Payroll Coordinator

(Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

Reytec Construction Resources

on the

(Contractor or Subcontractor)

Briar Branch Storm Water

; that during the payroll period commencing on the

(Building or Work)

21st day of April, 2025, and ending the 27th day of April, 2025,

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

Reytec Construction Resources

from the full

(Contractor or Subcontractor)

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 3145), and described below:

Deductions are based on gross wages and include but are not limited to: Federal Withholding, FICA, Medicare, State Withholding, State Disability Insurance, Union Deductions, Child Support or Other Garnishments

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(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:


(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ - in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☒ - Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION
REMARKS:	
NAME AND TITLE	SIGNATURE
Melissa Gamez Payroll Coordinator	
THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.	

# PAYROLL REPORTING

Page: 5 of 5  
Date: Jun 16, 2025  
Time: 10:54 AM EDT

## Report Parameters

Company:	110	Pay Group Code:		Run Time:	10:54 AM EDT	
Pay Run:	W	From Period:	18	Run Date:	Jun 16, 2025	
Year:	2025	To Period:	18	Report Code:	PY1096	27.10.2020
From Job:	2289	Job Company:	110	Operator:	MGAMEZ	
To Job:	2289	Fringe	All Projects Hours	Total Pages:	5	
		Print Fringe	N			





# PAYROLL REPORTING

Page: 3 of 5

Date: Jun 16, 2025

Time: 10:56 AM EDT

		NAME OF CONTRACTOR : ReYTEC Construction Resources CONTRACTOR'S LICENSE NO: OR SUBCONTRACTOR : SPECIALTY LICENSE NO: CONTRACTOR JOB NUMBER: 2289																		ADDRESS: 1901 Hollister Street, Houston, TX, 77080																	
		PAYROLL No.		FOR WEEK ENDING: 11-MAY-25										(5)		(6)		SELF-INSURED CERTIFICATE NO: WORKER'S COMPENSATION POLICY NO: FEIN: 76-0516513										PROJECT OR CONTRACT NO: 2289 PROJECT AND LOCATION: Briar Branch Storm Water Detention Basin Expansion									
				(4) DAY																																	
(1) Name, Address and SSN of Employee	(2) Exempt ions	(3) Work Classification	M T W TH F S S DATE 05 06 07 08 09 10 11 HOURS WORKED EACH DAY										Total Hours	Hourly Rate of Pay	(7) GROSS AMOUNT EARNED		(8) DEDUCTIONS, CONTRIBUTIONS AND PAYMENTS										(9) Net Wages Paid for Week		Check No.								
Jimenez-Tovar, Cesar 7500 Plum Creek Dr. #4605, Houston, TX 77012 *****1697		Excavator Op	OT	0	0	0	3	12	0	0	15	41.25	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	1,465.19	12830														
			ST	9	11	11	9	0	0	0	40	27.50	1,718.75	1,718.75	127.85	131.48			0.00	5.77	259.33																
													HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.	Pension																
													55	55	0.00	0.00	0.00	0.00	0.00	0.00																	
Vasquez-Alvarez, Noe 505 Thornton Rd. #14, Houston, TX 77018 *****4609		Laborer Common	OT	0	0	0	0	4.5	5	5	14.5	24.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	833.05	13001														
			ST	10.5	3.5	10	10.5	5.5	0	0	40	16.00	988.00	988.00	79.36	75.59			0.00		154.95																
													HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.	Pension																
													54.5	54.5	0.00	0.00	0.00	0.00	0.00	0.00																	
Zavala, Enrique 1601 Buschong St. Houston, TX 77039 *****2673		Excavator Op	OT	0	0	0	3	12	0	0	15	36.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	1,071.41	13015														
			ST	9	11	11	9	0	0	0	40	24.00	1,500.00	1,500.00	219.02	113.11			0.00		428.59																
													HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.	Pension																
													55	55	0.00	0.00	0.00	0.00	0.00	0.00																	
Zetino-Contreras, Saul 4607 Sherwood Lane. #784, Houston, TX 77092 *****7523		Laborer Common	OT	0	0	0	0	4	5	5	14	24.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	896.07	13018														
			ST	10	3.5	10	10.5	6	0	0	40	16.00	976.00	976.00	0.36	74.26			0.00		79.93																
													HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.	Pension																
													54	54	0.00	0.00	0.00	0.00	0.00	0.00																	

THIS PROJECT TOTAL

697

16,094.50

# PAYROLL REPORTING

Page: 4 of 5

Date: Jun 16, 2025

Time: 10:56 AM EDT

Date Jun 16, 2025

I, Melissa Gamez

(Name of Signatory Party)

Payroll Coordinator

(Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

Reytec Construction Resources

on the

(Contractor or Subcontractor)

Briar Branch Storm Water

; that during the payroll period commencing on the

(Building or Work)

05th day of May, 2025, and ending the 11th day of May, 2025,

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

Reytec Construction Resources

from the full

(Contractor or Subcontractor)

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 3145), and described below:

Deductions are based on gross wages and include but are not limited to: Federal Withholding, FICA, Medicare, State Withholding, State Disability Insurance, Union Deductions, Child Support or Other Garnishments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ - in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☒ - Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION
REMARKS:	
NAME AND TITLE	SIGNATURE
Melissa Gamez Payroll Coordinator	<i>Melissa Gamez</i>
THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.	

# PAYROLL REPORTING

Page: 5 of 5  
Date: Jun 16, 2025  
Time: 10:56 AM EDT

## Report Parameters

Company:	110	Pay Group Code:		Run Time:	10:56 AM EDT	
Pay Run:	W	From Period:	20	Run Date:	Jun 16, 2025	
Year:	2025	To Period:	20	Report Code:	PY1096	27.10.2020
From Job:	2289	Job Company:	110	Operator:	MGAMEZ	
To Job:	2289	Fringe	All Projects Hours	Total Pages:	5	
		Print Fringe	N			

## PAYROLL REPORTING

Page: 1 of 5

Date: Jun 16, 2025

Time: 10:56 AM EDT

		NAME OF CONTRACTOR :   Reytec Construction Resources																			CONTRACTOR'S LICENSE NO:										ADDRESS:   1901 Hollister Street, Houston, TX, 77080														
		OR SUBCONTRACTOR :																			SPECIALTY LICENSE NO:																								
		CONTRACTOR JOB NUMBER:   2289																																											
		PAYROLL No.		FOR WEEK ENDING: 18-MAY-25										SELF-INSURED CERTIFICATE NO: WORKER'S COMPENSATION POLICY NO: FEIN: 76-0516513										PROJECT OR CONTRACT NO:   2289 PROJECT AND LOCATION: Briar Branch Storm Water Detention Basin Expansion																					
(4)   DAY																																		(5)		(6)									
M	T																																	W	TH	F	S	S	Total Hours	Hourly Rate of Pay	(7)  GROSS AMOUNT EARNED		(8)  DEDUCTIONS, CONTRIBUTIONS AND PAYMENTS		
DATE																																													
12	13	14	15	16	17	18																																							
(1)  Name, Address and SSN of Employee		(2)  Exempt ions		(3)  Work Classification		HOURS WORKED EACH DAY																																							
						OT	0	0	0	0.5	9.5	0	0	10	40.50	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	1,205.97	13035																			
						ST	10.5	10	10	9.5	0	0	0	40	27.00	1,485.00	1,485.00	165.43	113.60			0.00		279.03																					
																	HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.			Pension																		
	50	50	0.00	0.00	0.00	0.00	0.00	0.00	0.00																																				
DeSantiago-Juarez, Rodrigo 2011 Sadler St. Houston, TX 77093 *****1621		3	Concrete Finishe		ST	0	8	0	0	0	0	0	8	17.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	659.67	13100																				
																136.00	731.00	15.41	55.92			0.00				71.33																			
																HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.			Pension																			
						8	42	0.00	0.00	0.00	0.00	0.00	0.00	0.00																															
Fuentes-Amaya, Luis 16506 Sinaloa Dr. Houston, TX 77083 *****9349			Bulldozer Op		OT	0	0	0	0.5	9.5	0	0	10	36.75	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	1,109.24	13133																				
					ST	10.5	10	10	9.5	0	0	0	40	24.50	1,347.51	1,347.51	135.18	103.09			0.00		238.27																						
																HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.			Pension																			
						50	50	0.00	0.00	0.00	0.00	0.00	0.00	0.00																															
Morales, Roger 12066 Sela Lane Apt B1, Houston, TX 77072 *****8058			Laborer Common		OT	0	0	0	0	9.5	0	0	9.5	27.75	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	965.29	13251																				
					ST	10.5	10	10	0	0	0	0	30.5	18.50	827.88	1,045.26		79.97			0.00		79.97																						
																HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.			Pension																			
						40	51	0.00	0.00	0.00	0.00	0.00	0.00	0.00																															
Paz-Marquez, Santos 8311 Winkler Dr. Apt 50, Houston, TX 77017 *****5466			Pipe Layer Help		OT	0	0	0	1.5	10.5	0	0	12	29.25	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	1,044.49	13281																				
					ST	10	10.5	10.5	9	0	0	0	40	19.50	1,131.01	1,131.01		86.52			0.00		86.52																						
																HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.			Pension																			
						52	52	0.00	0.00	0.00	0.00	0.00	0.00	0.00																															





# PAYROLL REPORTING

Page: 3 of 5

Date: Jun 16, 2025

Time: 10:56 AM EDT

		NAME OF CONTRACTOR : ReYTEC Construction Resources CONTRACTOR'S LICENSE NO: OR SUBCONTRACTOR : SPECIALTY LICENSE NO: CONTRACTOR JOB NUMBER: 2289																		ADDRESS: 1901 Hollister Street, Houston, TX, 77080															
		PAYROLL No.		FOR WEEK ENDING: 18-MAY-25								(5)		(6)		SELF-INSURED CERTIFICATE NO: WORKER'S COMPENSATION POLICY NO: FEIN: 76-0516513										PROJECT OR CONTRACT NO: 2289 PROJECT AND LOCATION: Briar Branch Storm Water Detention Basin Expansion									
(1) Name, Address and SSN of Employee	(2) Exempt ions	(3) Work Classification	(4) DAY								Total Hours	Hourly Rate of Pay	(7) GROSS AMOUNT EARNED		(8) DEDUCTIONS, CONTRIBUTIONS AND PAYMENTS										(9) Net Wages Paid for Week		Check No.								
DATE																																			
12	13	14	15	16	17	18																													
HOURS WORKED EACH DAY																																			
Jimenez-Tovar, Cesar 7500 Plum Creek Dr. #4605, Houston, TX 77012 *****1697		Excavator Op	OT	0	0	0	1.5	10.5	0	0	12	41.25	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	1,365.76	13191												
			ST	10	10.5	10.5	9	0	0	0	40	27.50	1,595.01	1,595.01	113.00	122.02			0.00	5.77	235.02														
Vasquez-Alvarez, Noe 505 Thornton Rd. #14, Houston, TX 77018 *****4609		Laborer Common	OT	0	0	0	2.5	10.5	5	5	23	24.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	996.98	13366												
			ST	10.5	10	11	8.5	0	0	0	40	16.00	1,192.00	1,192.00	103.84	91.18			0.00		195.02														
Zavala, Enrique 1601 Buschong St. Houston, TX 77039 *****2673		Excavator Op	OT	0	0	0	2	10.5	5	0	17.5	36.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	1,139.23	13380												
			ST	10.5	10.5	10.5	8.5	0	0	0	40	24.00	1,590.00	1,590.00	229.82	119.99			0.00		450.77														
Zetino-Contreras, Saul 4607 Sherwood Lane. #784, Houston, TX 77092 *****7523		Laborer Common	OT	0	0	0	0	10.5	5	5	20.5	24.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	1,069.63	13383												
			ST	10.5	10	11	0	0	0	0	31.5	16.00	996.00	1,192.00	26.28	90.78			0.00		122.37														

THIS PROJECT TOTAL

692.5

16,482.67

# PAYROLL REPORTING

Page: 4 of 5

Date: Jun 16, 2025

Time: 10:56 AM EDT

Date Jun 16, 2025

I, Melissa Gamez

(Name of Signatory Party)

Payroll Coordinator

(Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

Reytec Construction Resources

on the

(Contractor or Subcontractor)

Briar Branch Storm Water

; that during the payroll period commencing on the

(Building or Work)

12th day of May, 2025, and ending the 18th day of May, 2025,

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

Reytec Construction Resources

from the full

(Contractor or Subcontractor)

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 3145), and described below:

Deductions are based on gross wages and include but are not limited to: Federal Withholding, FICA, Medicare, State Withholding, State Disability Insurance, Union Deductions, Child Support or Other Garnishments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ - in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☒ - Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION
REMARKS:	
NAME AND TITLE	SIGNATURE
Melissa Gamez Payroll Coordinator	<i>Melissa Gamez</i>
THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.	

# PAYROLL REPORTING

Page: 5 of 5  
Date: Jun 16, 2025  
Time: 10:56 AM EDT

## Report Parameters

Company:	110	Pay Group Code:		Run Time:	10:56 AM EDT	
Pay Run:	W	From Period:	21	Run Date:	Jun 16, 2025	
Year:	2025	To Period:	21	Report Code:	PY1096	27.10.2020
From Job:	2289	Job Company:	110	Operator:	MGAMEZ	
To Job:	2289	Fringe	All Projects Hours	Total Pages:	5	
		Print Fringe	N			





# PAYROLL REPORTING

Page: 3 of 5

Date: Jun 16, 2025

Time: 10:56 AM EDT

		NAME OF CONTRACTOR : Reytec Construction Resources CONTRACTOR'S LICENSE NO: OR SUBCONTRACTOR : SPECIALTY LICENSE NO: CONTRACTOR JOB NUMBER: 2289																		ADDRESS: 1901 Hollister Street, Houston, TX, 77080									
		PAYROLL No.		FOR WEEK ENDING: 25-MAY-25								(5)		(6)		SELF-INSURED CERTIFICATE NO: WORKER'S COMPENSATION POLICY NO: FEIN: 76-0516513										PROJECT OR CONTRACT NO: 2289 PROJECT AND LOCATION: Briar Branch Storm Water Detention Basin Expansion			
(1) Name, Address and SSN of Employee	(2) Exempt ions	(3) Work Classification	OT	M	T	W	TH	F	S	S	Total Hours	Hourly Rate of Pay	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS, CONTRIBUTIONS AND PAYMENTS								(9) Net Wages Paid for Week		Check No.					
				DATE																									
				HOURS WORKED EACH DAY																									
Tejada, Oscar 8311 Winkler Dr. #69, Houston, TX 77017 *****6445		Pipe Layer Help	ST	0	0	0	3.5	8	5	5	21.5	28.50	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	1,262.83	13717						
			11	10.5	11	7.5	0	0	0	40	19.00	1,372.75	1,372.75		104.61			0.00		109.92									
											HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.	Pension										
											61.5	61.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00										
Jimenez-Tovar, Cesar 7500 Plum Creek Dr. #4605, Houston, TX 77012 *****1697		Excavator Op	ST	0	0	0	3	8	0	0	11	41.25	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	1,332.61	13554						
			11	10.5	11	7.5	0	0	0	40	27.50	1,553.75	1,553.75	108.05	118.86			0.00	5.77	226.91									
											HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.	Pension										
											51	51	0.00	0.00	0.00	0.00	0.00	0.00	0.00										
Vasquez-Alvarez, Noe 505 Thornton Rd. #14, Houston, TX 77018 *****4609		Laborer Common	ST	0	0	0	1	10	0	0	11	24.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	765.56	13729						
			10	10	11	9	0	0	0	40	16.00	904.00	904.00	69.28	69.16			0.00		138.44									
											HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.	Pension										
											51	51	0.00	0.00	0.00	0.00	0.00	0.00	0.00										
Zavala, Enrique 1601 Buschong St. Houston, TX 77039 *****2673		Excavator Op	ST	0	0	0	3	8	0	0	11	36.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	962.91	13742						
			11	10.5	11	7.5	0	0	0	40	24.00	1,356.00	1,356.00	201.74	102.09			0.00		393.09									
											HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.	Pension										
											51	51	0.00	0.00	0.00	0.00	0.00	0.00	0.00										
Zetino-Contreras, Saul 4607 Sherwood Lane. #784, Houston, TX 77092 *****7523		Laborer Common	ST	0	0	0	0	10	0	0	10	24.00	THIS PROJECT	ALL PROJECTS	Fed. Tax	FICA	Local/ State tax	SDI	Vacation Holiday	Total Benefits	Total Deduction	807.78	13745						
			10	10	10	10	0	0	0	40	16.00	880.00	880.00		66.91			0.00		72.22									
											HOURS	HOURS	Training	Fund Admin	Dues	Travel Subs.	Savings	Health & Welf.	Pension										
											50	50	0.00	0.00	0.00	0.00	0.00	0.00	0.00										

THIS PROJECT TOTAL

750.5

17,586.89

# PAYROLL REPORTING

Page: 4 of 5

Date: Jun 16, 2025

Time: 10:56 AM EDT

Date Jun 16, 2025

I, Melissa Gamez

(Name of Signatory Party)

Payroll Coordinator

(Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

Reytec Construction Resources

on the

(Contractor or Subcontractor)

Briar Branch Storm Water

; that during the payroll period commencing on the

(Building or Work)

19th day of May, 2025, and ending the 25th day of May, 2025,

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

Reytec Construction Resources

from the full

(Contractor or Subcontractor)

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 3145), and described below:

Deductions are based on gross wages and include but are not limited to: Federal Withholding, FICA, Medicare, State Withholding, State Disability Insurance, Union Deductions, Child Support or Other Garnishments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ - in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☒ - Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION
REMARKS:	
NAME AND TITLE	SIGNATURE
Melissa Gamez Payroll Coordinator	<i>Melissa Gamez</i>
THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.	



# PAYROLL REPORTING

Page: 5 of 5  
Date: Jun 16, 2025  
Time: 10:56 AM EDT

## Report Parameters

Company:	110	Pay Group Code:		Run Time:	10:56 AM EDT	
Pay Run:	W	From Period:	22	Run Date:	Jun 16, 2025	
Year:	2025	To Period:	22	Report Code:	PY1096	27.10.2020
From Job:	2289	Job Company:	110	Operator:	MGAMEZ	
To Job:	2289	Fringe	All Projects Hours	Total Pages:	5	
		Print Fringe	N			

## **Memorial City Redevelopment Authority Status Update**

As of June 18, 2025

### **W-140 Detention Basin Improvement Project (\$3,394,000 EPA grant)**

- The first disbursement of \$3,458 accompanying pay application #1 has been paid to the MCRA.
- The second draw of \$2,394,000 accompanying pay application #2 has been paid to the MCRA.
- The third draw of \$55,178 accompanying pay application #3 is pending.
- The third draw of \$287,976 accompanying pay application #4 is pending.

### **Memorial Drive Phase II (FY26 Earmark Submission)**

- TGC provided Representative Hunt's office with a request for \$10M on April 16, 2025. TGC will continue to work with the congressional office through the appropriations process. Deadlines for submission to the House Appropriations Committee are set for mid-May; however, FY26 projects THUD are yet to be posted.

### **Memorial Drive Phase II (\$3M HUD grant, \$2,334,147 MCRA share)**

- The SOQ process closed on May 16, 2025.
- Eight responsive submissions were received.
- Submissions were reviewed by a committee of the City of Bunker Hill Village and the MCRA. A most qualified respondent was identified (HR Green).
- Scoping and a level of effort is being developed.
- A contract is planned to be provided to the City of Bunker Hill Village at their July 2025 Council Meeting.
- The HUD grant has been executed.



MEMORIAL MANAGEMENT  
D I S T R I C T

9821 KATY FREEWAY  
SUITE 170  
HOUSTON, TX 77024  
OFFICE: 713-984-8737  
FAX: 281-884-3552

May 15th, 2025

Memorial City Redevelopment Authority  
9600 Long Point Rd  
Ste. 250  
Houston, TX 77055

#### Request for Financial Assistance for Sidewalk Improvement Project

Dear CIP Committee,

The Memorial Management District (the "District") engaged Gauge Engineering (now HR Green) to conduct a comprehensive Sidewalk Condition Assessment across the entire District. The resulting report identified numerous areas where sidewalks are either missing or in need of repair.

HR Green was tasked with conducting a sidewalk condition assessment on the roadway corridors within the District's boundary and surrounding areas that directly impact the District area. Gauge inventoried sidewalk conditions and prioritized replacements or new sidewalks based on the following criteria:

- Discontinuous or non-existent sidewalk segments or condition sidewalk segments (broken, uneven, and surfaced)

The following corridors have been prioritized by the District and the estimated construction costs are listed below:

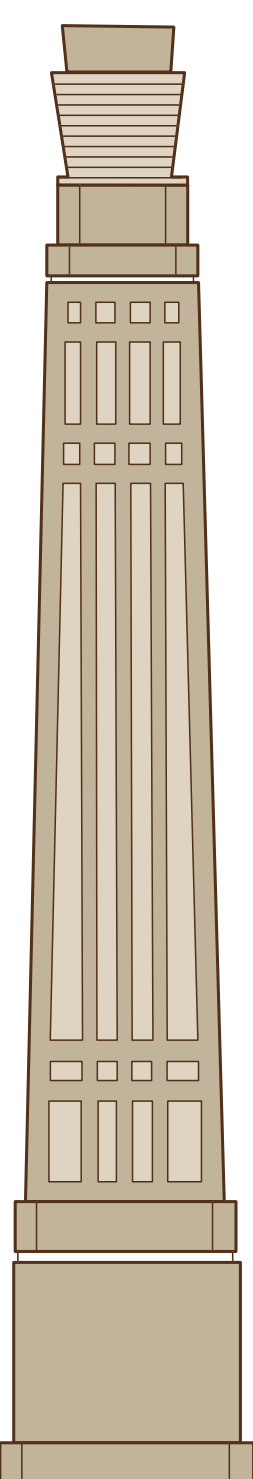
- West Bough Rd - \$382K
- Town & Country Way - \$237K
- Town & Country Blvd - \$207K

The total estimated cost of completing all necessary sidewalk improvements is \$2.8 million. Since receiving the assessment, the District has engaged The Goodman Corporation to pursue congressional funding through Congressman Wesley Hunt's office. To further assist the District in funding these sidewalk improvements, the District is requesting \$60,000 from the Memorial City Redevelopment Authority/TIRZ 17 to fund a portion of the design and/or construction costs of sidewalks that are located in the boundaries of TIRZ 17.

The TIRZ 17 funds would greatly contribute towards the District's goal of improving mobility and accessibility. Thank you for your consideration of this request. If you have questions, please contact me at [gabrielle@memoriatedistrict.org](mailto:gabrielle@memoriatedistrict.org).

Sincerely,

Gabrielle Luevano  
Executive Director



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

---

**AGENDA MEMORANDUM**

TO: Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

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5. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports.
  - a. Approve City of Houston Municipal Services Fee invoice, payable upon receipt of tax increment.

**Memorial City Redevelopment Authority / TIRZ No. 17**  
**Cash Management Report**  
**May 31, 2025**

ETI BOOKKEEPING SERVICES  
17111 ROLLING CREEK DRIVE SUITE 108  
HOUSTON TX 77090  
TELEPHONE 281 444 3354 FAX 281 440 8304

Fiscal Year End: June 30, 2025

**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	26,401,426.52	0.00	452,695.37	26,854,121.89
Revenue	2,495,548.54	0.00	1,651.57	2,497,200.11
Expenditures	1,046,213.50	0.00	0.00	1,046,213.50
Ending Balance	27,850,761.56	0.00	454,346.94	28,305,108.50

**NOTES:**

Debt Service Payments due in Fiscal Year End 2025:

<u>Date</u>	<u>Series</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
9/1/2024	2016R	3,125,000.00	122,910.00	3,247,910.00
9/1/2024	2019	2,970,000.00	569,875.00	3,539,875.00
3/1/2025	2016R		85,253.75	85,253.75
3/1/2025	2019		495,625.00	495,625.00
			<b>Total FYE 2024</b>	<b>7,368,663.75</b>

## General Operating Fund

**BEGINNING BALANCE:** 26,401,426.52

**REVENUE:**

Checking Interest - Wells Fargo	345.18
Texpool Interest	96,322.59
Wells Fargo/TexSTAR (Surplus Funds) Interest	1,422.77
Grants	2,397,458.00
Voided Check(s)	0.00

Total Revenue: 2,495,548.54

**DISBURSEMENTS:**

Checks Presented At Last Meeting	546,213.50
Checks Written at/after Last Meeting	500,000.00

Num	Name	Amount
3644	Alamo Title Co.	-500,000.00
<b>Total</b>		<b>-500,000.00</b>

Bank Fees 0.00

Total Expenditures 1,046,213.50

**Ending Balance:** 27,850,761.56

**Location of Assets:**

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	1.0800	57,482.39
TexPool	*0001	4.3077	27,401,860.00
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	4.2954	391,419.17
		<b>Total</b>	<b>27,850,761.56</b>

**Memorial City Redevelopment Authority****Checks Presented**

June 24, 2025

Num	Name	Description	Amount
3645	Allen Boone Humphries Robinson LLP	Legal Fees	-11,278.00
3646	City of Houston	Municipal Service Payment	-2,129,093.00
3647	Equi-Tax, Inc	Tax Assessor/ Collector	-400.00
3648	eSiteful, Inc.	Web Hosting	-1,200.00
3649	ETI Bookkeeping Services	Bookkeeping Fee	-1,159.28
3650	Hawes Hill & Associates	Professional Consultant	-10,000.00
3651	The Goodman Corporation Inc	Consultant Fee	-2,000.00
3652	Gauge Engineering, LLC	Engineering - Capital Projects	-93,653.38
3653	Reytec Construction Resources, Inc.	Channel Improvements - Capital Projects	-910,774.50
3654	The Goodman Corporation Inc	Detention Basin - Capital Projects	-15,143.34
Total			-3,174,701.50

May 31, 2025

## Debt Service Fund

<b>BEGINNING BALANCE</b>		<b>452,695.37</b>
<b>REVENUE</b>		
TexPool DSF Interest	13.65	
Wells Fargo/TexSTAR (2008 DSF) Interest	290.70	
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	1,347.22	
Total Revenue		<b>1,651.57</b>
<b>EXPENDITURES</b>		
2008 Debt Service Interest Payment	0.00	
2008 Debt Service Principal Payment	0.00	
Trustee Fee	0.00	
Total Expenditures		<b>0.00</b>
<b>ENDING BALANCE</b>		<b>454,346.94</b>

### Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	4.2954	79,973.93
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	4.2954	370,627.53
TexPool	*0004	4.3077	3,745.48
		<b>Total</b>	<b>454,346.94</b>



**Memorial City Redevelopment Authority**  
**Investment Report**  
**May 31, 2025**

**SCHEDULE OF INVESTMENTS**

**Investment Pools**

Fund	Location Of Assets	Interest Rate	Beginning Balance			Interest Earned	Deposits or (Withdrawals)	Ending Balance		
			Market	N.A.V.	Book			Market	N.A.V.	Book
GOF	TexPool	4.3077	26,001,317.43	1.00003	26,000,537.41	96,322.59	1,305,000.00	27,405,093.42	1.00012	27,401,860.00
DSF	TexPool	4.3077	3,731.94	1.00003	3,731.83	13.65	0.00	3,745.92	1.00012	3,745.48
GOF	Wells Fargo/ TexStar	4.2954	390,002.64	1.000016	389,996.40	345.18	1,077.59	391,465.51	1.000118	391,419.17
DSF	Wells Fargo/ TexStar DSF	4.2954	79,684.50	1.000016	79,683.23	290.70	(0.00)	79,983.40	1.000118	79,973.93
DSF	Wells Fargo/ TexStar PI Rev	4.2954	369,286.22	1.000016	369,280.31	1,347.22	0.00	370,671.41	1.000118	370,627.53

**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	10,892.71	345.18	46,244.50	57,482.39

**Collateral Pledged In Addition to FDIC**

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	57,482.39	BNYM	250,000	FDIC	250,000	250,000

**Certification:**

The Authority's investments are in compliance with the investment strategy as expressed in the Authority'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 Authority 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	10/25/2024

**Memorial City Redevelopment Authority**  
**Profit & Loss Budget vs. Actual**  
**May 2025**

				May			Year to Date ( 11 Months )			Annual
				Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>										
1000 - Income										
	6001 - City Tax Revenue			1,537,574	1,599,500	-61,926	16,913,319	17,594,502	-681,183	19,194,002
	8223 - Interest Income			99,742	65,354	34,388	1,404,529	718,892	685,637	784,246
	8930 - Bond Proceeds			0	11,383,293	-11,383,293	0	125,216,227	-125,216,227	136,599,520
	<b>Total 1000 - Income</b>			<b>1,637,316</b>	<b>13,048,147</b>	<b>-11,410,831</b>	<b>18,317,848</b>	<b>143,529,621</b>	<b>-125,211,773</b>	<b>156,577,768</b>
	6-4350 - Grants			2,397,458	368,333	2,029,125	2,397,458	4,051,667	-1,654,209	4,420,000
	<b>Total Income</b>			<b>4,034,774</b>	<b>13,416,480</b>	<b>-9,381,706</b>	<b>20,715,306</b>	<b>147,581,288</b>	<b>-126,865,982</b>	<b>160,997,768</b>
<b>Expense</b>										
	3335 - Management Consulting Services									
	6320 - Legal			11,278	4,167	7,111	38,796	45,833	-7,037	50,000
	6322 - Eng Consultant/General Prof.Svc			2,000	5,000	-3,000	51,450	55,000	-3,550	60,000
	6334 - Planning Consultings			0	2,083	-2,083	0	22,917	-22,917	25,000
	6337 - Construction Audit			0	417	-417	0	4,583	-4,583	5,000
	6343 - Other			1,200	0	1,200	1,230	0	1,230	0
	<b>Total 3335 - Management Consulting Services</b>			<b>14,478</b>	<b>11,667</b>	<b>2,811</b>	<b>91,476</b>	<b>128,333</b>	<b>-36,857</b>	<b>140,000</b>
	5650 - Transfers									
	6420 - COH Administration Fee			0	0	0	959,700	959,700	0	959,700
	6430 - Municipal Services			2,129,093	2,256,619	-127,526	2,129,093	2,256,619	-127,526	2,256,619
	<b>Total 5650 - Transfers</b>			<b>2,129,093</b>	<b>2,256,619</b>	<b>-127,526</b>	<b>3,088,793</b>	<b>3,216,319</b>	<b>-127,526</b>	<b>3,216,319</b>
	5707 - Principal			0	0	0	6,095,000	6,095,000	0	6,095,000
	5708 - Interest			0	0	0	1,273,664	1,273,664	0	1,273,664
	<b>Total 5708 - Debt Service</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>7,368,664</b>	<b>7,368,664</b>	<b>0</b>	<b>7,368,664</b>
	6-6300 - Maintenance & Operations									
	6321 - Auditor			0	0	0	19,000	21,500	-2,500	21,500
	6323 - Bookkeeping/Accounting			1,559	1,583	-24	18,263	17,417	846	19,000
	6340 - Administration Salaries/Benefit			10,000	10,000	0	135,000	110,000	25,000	120,000
	6344 - Bond Svcs/Trustee/FA			0	2,083	-2,083	11,750	22,917	-11,167	25,000
	6353 - Insurance			0	0	0	1,870	2,250	-380	2,250
	6359 - Bank Fees			0	0	0	523	0	523	0
	<b>Total 6300 - Administration &amp; Overhead</b>			<b>11,559</b>	<b>13,666</b>	<b>-2,107</b>	<b>186,406</b>	<b>174,084</b>	<b>12,322</b>	<b>187,750</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	0	0	485,563	0	485,563	0
	1735(1) - Detention Basin A			0	833,710	-833,710	0	9,170,810	-9,170,810	10,004,520
	1737 - MetroNational - Detention/Roads			0	251,122	-251,122	3,013,459	2,762,338	251,121	3,013,460
	1738A - Memorial Dr Drain & Mobility 1			0	41,362	-41,362	0	454,985	-454,985	496,347
	1738B - Memorial Dr Drain & Mobility 2			12,675	104,454	-91,779	37,425	1,148,996	-1,111,571	1,253,450

**Memorial City Redevelopment Authority**  
**Profit & Loss Budget vs. Actual**  
**May 2025**

		May			Year to Date ( 11 Months )			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
	1741 - W140 Detention Basin Extensions	1,001,056	646,912	355,144	5,642,117	7,105,030	-1,462,913	7,750,942
	1742 - Detention Basin C	5,840	1,666,667	-1,660,827	616,460	18,333,333	-17,716,873	20,000,000
	7999 - Miscellaneous Capital Expenses	0	5,000	-5,000	0	55,000	-55,000	60,000
	<b>Total 7000 - Capital Expenditure</b>	<b>1,019,571</b>	<b>3,558,644</b>	<b>-2,539,073</b>	<b>9,795,024</b>	<b>39,145,075</b>	<b>-29,350,051</b>	<b>42,703,719</b>
<b>Total Expense</b>		<b>3,174,701</b>	<b>5,840,596</b>	<b>-2,665,895</b>	<b>20,530,363</b>	<b>50,032,475</b>	<b>-29,502,112</b>	<b>53,616,452</b>
<b>Net Income</b>		<b>860,073</b>	<b>7,575,884</b>	<b>-6,715,811</b>	<b>184,943</b>	<b>97,548,813</b>	<b>-97,363,870</b>	<b>107,381,316</b>

3645

# 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 10, 2025

## MEMORIAL CITY REDEVELOPMENT AUTHORITY

General

Client/Matter: MEM001-01  
Statement Number: 158031  
Billing Attorney: Alia Vinson

## REMITTANCE PAGE

Fees for services posted through June 06, 2025	11,267.50
Expenses and Other Items posted through June 06, 2025	10.50
<b>Total Amount Due:</b>	<b>\$11,278.00</b>

## DUE UPON RECEIPT

*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  
6-16-2025

3646



## CITY OF HOUSTON

Mayor's Office of Economic Development

John Whitmire

Mayor

Gwendolyn F. Tillotson – Bell  
Chief Economic Development Officer  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832-393-0937  
F. 832-393-0862  
www.houstontx.gov

To: Tax Increment Reinvestment Zone Number 17  
Memorial City Redevelopment Authority

From: City of Houston  
Economic Development  
TIRZ Program

Date: June 4, 2025

Subject: FY2025 Municipal Services Charge

### INVOICE

Per your City Council Approved FY2025 Budget, please remit the sum of **\$2,129,093** to the City of Houston.

Please mail a copy of this invoice along with your payment to the address below:

**City of Houston**

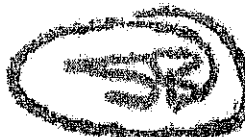
Attn: Jennifer D. Curley  
Assistant Director, Mayor's Office of Economic Development  
P.O. Box 200734  
Houston, Texas 77216-0734

Should you have any questions please feel free to contact me at (832) 393-0937.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gwendolyn F. Tillotson".

Gwendolyn F. Tillotson – Bell  
City of Houston  
Economic Development/TIRZ Program



Code No. 6430 (Municipal Svcs Fee 2025)  
6-9-2025

3647

**Equi-Tax Inc.**

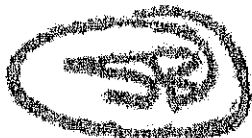
Suite 200  
17111 Rolling Creek Drive  
Houston Texas 77090  
281-444-4866

**Invoice**

DATE	INVOICE #
6/1/2025	63591

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 444 items on the tax roll as of January 2025, 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>	

**Total****\$400.00**

Code No. 6333  
6-2-2025

3648

## ESITEFUL CORPORATION

725 Barbara St  
Tomball, TX 77375 US  
+17135027182  
qbo@esiteful.com  
www.esiteful.com

eSiteful

## INVOICE

## BILL TO

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

INVOICE # 8444

DATE 06/01/2025

DUE DATE 07/01/2025

TERMS Net 30

	QTY	RATE	AMOUNT
Annual Web Hosting - houstontirz17.org (July 2025 - June 2026)	12	100.00	1,200.00

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




Code No. 6343  
6-9-2025

PO BOX 73109  
Houston, TX 77273

Date	Invoice #
6/1/2025	10575

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

Description	Qty	Rate	Amount
Bookkeeping		1,159.28	1,159.28

 <b>Code No. 6333</b> <b>6-2-2025</b>	<b>Total</b>	<b>\$1,159.28</b>
	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Balance Due</b>	<b>\$1,159.28</b>

Code No. 6333  
6-2-2025





3650

HAWES HILL & ASSOCIATES  
LLP



# INVOICE

## BILL TO

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

## INVOICE

2435

## DATE

06/01/2025

## DESCRIPTION

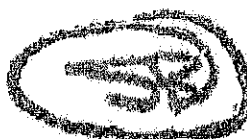
## AMOUNT

Professional Consulting and Administration Fee: May 2025

10,000.00

BALANCE DUE

**\$10,000.00**



Code No. 6340  
6-16-2025

3651

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

# Invoice

Bill To		Date		Invoice #	
TIRZ 17 Memorial City Redevelopment Autho c/o Hawes Hill & Associates LLP P.O. Box 22167 Houston, TX 77227-2167		5/31/2025		5-2025-57	
		Terms		Project	
				MCT115	
Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 -- Monitor and Present Funding Opportunities	48,000.00	33.35%	4.17%	2,000.00
Contract Services	Task 2 -- Pursuit of Funding	105,500.00	14.22%	0.00%	0.00

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

<b>Total</b>	\$2,000.00
<b>Balance Due</b>	\$2,000.00

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



Code No. 6322  
 6-9-2025

3652



Please Remit To:  
Gauge Engineering LLC  
PO Box 312  
Des Moines, IA 50302  
319-841-4000

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

June 10, 2025  
Project No: 2501799-0000  
Invoice No: 188794  
Invoice Total: 63,719.13

Project 2501799-0000 W140 Expansion - CPS

**Professional Services Through June 06, 2025**

Phase 001 Construction Phase Services

**Professional Personnel**

	Hours	Rate	Amount	
Project Manager				
Greaney, David	6.50	180.00	1,170.00	
Totals	6.50		1,170.00	
<b>Total Labor</b>				<b>1,170.00</b>

Billing Limits	Current	Prior	To-Date	
Total Billings	1,170.00	22,377.50	23,547.50	
Limit			132,100.00	
Remaining			108,552.50	
<b>Total this Phase</b>				<b>1,170.00</b>

Phase 003 Subsurface Barrier Wall Support - Cibor

**Consultants**

CIBOR, Inc.				
6/3/2025	CIBOR, Inc.	CPS	54,114.50	
6/3/2025	CIBOR, Inc.	CPS	8,434.63	
<b>Total Consultants</b>			<b>62,549.13</b>	<b>62,549.13</b>

Billing Limits	Current	Prior	To-Date	
Total Billings	62,549.13	0.00	62,549.13	
Limit			104,280.00	
Remaining			41,730.87	
<b>Total this Phase</b>				<b>62,549.13</b>

**Total this Invoice** 63,719.13

SB Code No. 1741  
6-16-2025



Please Remit To:  
 Gauge Engineering LLC  
 PO Box 312  
 Des Moines, IA 50302  
 319-841-4000

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

June 10, 2025  
 Project No: 2501798-0000  
 Invoice No: 188796  
 Invoice Total: 7,512.45

Project 2501798-0000 W140 Expansion - CMT

**Professional Services Through June 06, 2025**

Phase 001 Construction Materials Testing

**Consultants**

Geotest Engineering, Inc.

8/6/2025	Geotest Engineering, Inc.	CMT	7,512.45	
	<b>Total Consultants</b>		<b>7,512.45</b>	<b>7,512.45</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	7,512.45	16,646.03	24,158.48
Limit			88,504.00
Remaining			64,345.52

**Total this Phase 7,512.45**

**Total this Invoice 7,512.45**

SB Code No. 1741  
 6-16-2025



Please Remit To:  
 Gauge Engineering LLC  
 PO Box 312  
 Des Moines, IA 50302  
 319-841-4000

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

June 10, 2025  
 Project No: 2501809-0000  
 Invoice No: 188777  
 Invoice Total: 5,840.00

Project 2501809-0000 TIRZ 17 - Detention Basin C Feasibility Update

Professional Services Through June 06, 2025

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Detention Basin C Feasibility Update	116,800.00	95.00	110,960.00	105,120.00	5,840.00
Thompson Consulting	33,000.00	0.00	0.00	0.00	0.00
Total Fee	149,800.00		110,960.00	105,120.00	5,840.00
Total Fee				5,840.00	
Billing Limits	Current	Prior	To-Date		
Total Billings	5,840.00	105,120.00	110,960.00		
Limit			149,800.00		
Remaining			38,840.00		
Total this Invoice				5,840.00	

SB Code No. 1742  
 6-16-2025



Please Remit To:  
 Gauge Engineering LLC  
 PO Box 312  
 Des Moines, IA 50302  
 319-841-4000

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

June 10, 2025  
 Project No: 2501797-0000  
 Invoice No: 188795  
 Invoice Total: 16,581.80

Project 2501797-0000 W140 Expansion - CM-I

**Professional Services Through June 06, 2025**

Phase 001 Construction Management & Inspection

**Professional Personnel**

	Hours	Rate	Amount	
Inspector				
Thigpen, Christopher	34.00	130.00	4,420.00	
Project Manager				
Greaney, David	2.50	180.00	450.00	
Senior Inspector				
Chapa, Roberto	80.00	130.00	10,400.00	
Totals	116.50		15,270.00	
<b>Total Labor</b>				<b>15,270.00</b>

**Reimbursable Expenses**

Mileage			1,311.80	
<b>Total Reimbursables</b>			<b>1,311.80</b>	<b>1,311.80</b>

Billing Limits	Current	Prior	To-Date	
Total Billings	16,581.80	111,620.00	128,201.80	
Limit			463,710.00	
Remaining			335,508.20	
<b>Total this Phase</b>				<b>16,581.80</b>
<b>Total this Invoice</b>				<b>16,581.80</b>

SB Code No. 1741  
 6-16-2025

3653



HRGreen.

► 11750 Katy Freeway | Suite 400  
Houston, TX 77079  
Main 832.318.8800 + Fax 713.965.0044  
TBPE Firm F-11278

► [www.hr-green.com](http://www.hr-green.com)

June 16, 2025

Ms. Ann Givens, Chair of the Board  
Memorial City Redevelopment Authority/TIRZ 17  
9610 Long Point, Suite 150  
Houston, TX 77055

RE: Briar Branch (W140-01-00) Storm Water Detention Basin Expansion and Storm Sewer Improvements  
WBS No. N-T17000-0021-3  
Reytec Construction Resources, Inc. Payment No. 05

Dear Ms. Givens,

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 05 in the amount of \$910,774.50 for construction services rendered through May 31, 2025. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of \$910,774.50 to Reytec.

The following billing information is to be used for payment:

Reytec Construction Resources, Inc.  
1901 Hollister St.  
Houston, TX 77060

If you have any questions or require additional information, please feel free to contact me at (832) 318-8800.

Sincerely,

HR GREEN, INC.

A handwritten signature in black ink, appearing to read 'Muhammad Ali', with a long horizontal stroke extending to the right.

Muhammad Ali, PE  
Project Manager

Enclosures: Reytec Pay Est. No. 05

SB Code No. 1741  
6-17-2025



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

## MEMO

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

**To:** Memorial City Redevelopment Authority  
**Attn:** Ann Givens, Board Chair  
**From:** Kirk Myers, PE, PMP  
**Subject:** W-140 Detention Basin Improvements Project  
EPA Grant 02F25701 - 1  
Construction Contract Pay Estimate #5  
**Date:** June 17, 2025

This memo serves as notification of approval of Pay Estimate #5 for the subject Project. The pay application submitted by Reytec Construction Resources, Inc., reflects work completed during the period from 5/1/2025 to 5/31/2025. The Goodman Corporation (TGC) has reviewed the pay application, certified payrolls, and supporting documents and has determined all items are in compliance with the plans, specifications, and contract conditions. TGC hereby recommends payment of \$910,774.50 to Reytec Construction pursuant to the executed contract.

The following billing information is to be used for payment:

Reytec Construction Resources, Inc.  
1901 Hollister St  
Houston, TX 77080

The Authority may draw down 80% of the allocated costs (detention basin and roadway), or \$625,776.00, from the EPA funding allocated to this project in accordance with the grant agreement. The Authority share is \$284,998.50. The total allocations of Federal and Authority shares and summary of work completed this period are provided on the following page. TGC requests copies of the approved pay certificate and proof of payment for the grant reimbursement request.

Please feel free to contact me with any questions or requests for additional information at (713) 714-3560 or [kmyers@thegoodmancorp.com](mailto:kmyers@thegoodmancorp.com).

Encl:  
Certified Pay Estimate Packet  
DBE Contractor Payment Report

C:  
Gauge Engineering, Attn: David Greaney, PE, Project Manager  
Hawes-Hill & Associates, Records & Compliance, Attn: Linda Clayton



Pay Estimate (Period)	Payment Due Contractor	Federal Share (EPA Grant 02F25701-1)	Authority Share
#1 (1/1/25-1/31/25)	\$390,503.20	\$3,458.00	\$387,045.20
#2 (2/1/25-2/28/25)	\$3,450,290.75	\$2,394,000.00	\$1,056,290.75
#3 (3/1/25-3/30/25)	\$149,068.68	\$55,178.00	\$93,890.68
#4 (4/1/25-4/30/25)	\$433,357.32*	\$287,976.00	\$145,381.32*
#5 (5/1/25-5/31/25)	\$910,774.50	\$625,776.00	\$284,998.50
Running Totals	\$5,333,994.45*	\$3,366,388.00	\$1,967,606.45*

The amount of the EPA grant for this project is \$3,394,000.00. The grant balance, including this payment, is \$27,612.00. The share amounts above reflect the appropriate eligible work items as detailed in the project budget in the grant agreement. Payment due and Authority share amounts for Pay Estimate #4 and Running Totals have been revised to correct a previous error in the tabulation. The Federal share calculation was not affected by the tabulation error. The Automated Standard Application for Payments (ASAP) request will be submitted upon receipt of the Authority's proof of payment.

The work completed during this period corresponds to approximately 7.0% of the bid schedule, bringing the project earned value to 40.7%. Elapsed contract time is 138 of 470 calendar days (29.4%). There have been no approved changes to the contract. The summary of completed work for the stated period is provided in the following table.

Item Category	Item Description	% Complete this Period	Total % Completed
Demolition	Remove/dispose Storm Sewer Pipe & Manholes	2.58%	2.58%
Traffic Control	Traffic Control and Regulation	7.46%	37.28%
Detention Basin	TY C 6-ft Dia PCC Manhole, TY 2 24" Alum. Steel CMP, Remove Channel Lining, Water Control, Excavation & Off-site Disposal	15.32%	82.44%
Pump Station	Structural Wet Well Excavation & Liner Plate Shaft	3.73%	7.14%
Extra Unit Price	Temporary Basin Pumping	4.88%	24.39%

Estimate No. 5  
Cut off Date 05/31/25  
Estimate Date 08/16/25

Memorial City Redevelopment Authority / TIRZ 17  
Estimate and Certificate for Payment Unit Price Work



Project Name : W140-01-00 Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements  
Contractor Name : Reylec Construction Resources, Inc.  
Address : 1901 Hollister St. Houston, TX 77080

WBS No. N-T17000-0021-3

Contract Date : 10/15/2024  
Start Date : 1/6/2025  
Current Contract Completion Date : 4/20/2026  
Substantial Completion Date :  
Percentage By Time : 30.85% In Place : 40.69%  
Date Insurance Exp. : 9/30/2025 Drug Policy Due Date : N/A  
M/SBE : 21.43%  
Current M/SBE : 0.00%  
WBE : 6.78%  
Current WBE : 0.00%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 470  
Approved Extensions : 0  
Total Contract Time : 470  
Days Used to Date : 145  
Days Remaining to Date : 325  
Schedule Update Received :

CONTRACT AMOUNT TO DATE :

- 1- Original Contract Amount
- 2- Approved Change Orders

\$13,797,688.00

No.	Date	Ext. Days	Amount

Total Approved Extensions

0

Total Change Orders to Date

\$0.00

- 3- Approved Work Change Directives

No.	Date	Ext. Days	Amount

Total Pending Work Change Directives to Date

\$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs)

\$13,797,688.00

A. EARNINGS TO DATE

- 1- Work Completed to Date 40.88% Complete
- 2- Material Stored on Site \$0.00
- 3- Material Stored in Place \$0.00
- 4- Balance-Materials Accepted Not in Place \$0.00 @ 85%
- 5- Work Change Directives - In Place \$0.00

Current Month Billing:

\$958,710.00

\$5,614,731.00

TOTAL EARNINGS TO DATE \$5,614,731.00

B. DEDUCTIONS

- 1- Retainage 5% Of \$5,614,731.00 \$280,736.55
- 2- Retainage Release 0% Of \$5,614,731.00 \$0.00
- 3- Total Retainage \$280,736.55
- 4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00
- 5- Assessments \$0.00
- 6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$280,736.55

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$5,614,731.00
- 2- Total Deductions \$280,736.55
- 3- Total Payments Due \$5,333,994.45
- 4- Less Previous Payments \$4,423,219.95
- 5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$910,774.50

BALANCE REMAINING \$8,182,957.00

Prepared By : David G. Greaney, P.E. 8/16/2025  
Date

Reviewed By : Muhammad Ali, P.E. 8/16/2025  
Date

Approved By : TIRZ 17  
Date

3654

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 #
5/31/2025	5-2025-56

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	100%	0.00%	0.00
Contract Services	Task 4 - Construction Phase Compliance	39,057.00	23%	3.00%	1,171.71
Contract Services	Task 5 - Lifecycle Reporting and Disbursement Assistance	43,221.00	16%	3.00%	1,296.63
	W140 Detention Basin				

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

<b>Total</b>	\$2,468.34
<b>Balance Due</b>	\$2,468.34

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



Code No. 1741  
6-9-2025

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

## Invoice

Bill To

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

Date

5/31/2025

Invoice #

5-2025-58

Terms

Project

MCT116

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 -- Grant Initiation and Execution	20,000.00	54.5%	45.50%	9,100.00
Contract Services	Task 2 -- National Environmental Policy Act (NEPA)	1,500.00	50%	5.00%	75.00
Contract Services	Task 3 -- Procurement Assistance	17,500.00	65%	20.00%	3,500.00
Contract Services	Task 4 -- Project/Contract Management	31,500.00	0%	0.00%	0.00
Contract Services	Task 5 -- Lifecycle Reporting and Disbursement Assistance	36,000.00	0%	0.00%	0.00
	Memorial Drive Ph. 2				

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

**Total**

\$12,675.00

**Balance Due**

\$12,675.00

Phone #

713-951-7951

Fax #

713-951-7957



Code No. 1738B  
6-9-2025



# CITY OF HOUSTON

Mayor's Office of Economic Development

John Whitmire

Mayor

Gwendolyn F. Tillotson – Bell  
Chief Economic Development Officer  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832-393-0937  
F. 832-393-0862  
[www.houstontx.gov](http://www.houstontx.gov)

To: Tax Increment Reinvestment Zone Number 17  
Memorial City Redevelopment Authority

From: City of Houston  
Economic Development  
TIRZ Program

Date: June 4, 2025

Subject: FY2025 Municipal Services Charge

## INVOICE

Per your City Council Approved FY2025 Budget, please remit the sum of **\$2,129,093** to the City of Houston.

Please mail a copy of this invoice along with your payment to the address below:

**City of Houston**

**Attn: Jennifer D. Curley**

Assistant Director, Mayor's Office of Economic Development

P.O. Box 200734

Houston, Texas 77216-0734

Should you have any questions please feel free to contact me at (832) 393-0937.

Sincerely,

A handwritten signature in blue ink that reads "Gwendolyn Tillotson".

Gwendolyn F. Tillotson – Bell

City of Houston

Economic Development/TIRZ Program



Code No. 6430 (Municipal Svcs Fee 2025)  
6-9-2025

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

---

**AGENDA MEMORANDUM**

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

---

6. Update on Series 2025 Tax Increment Contract Revenue Bonds.

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

---

**AGENDA MEMORANDUM**

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

---

7. Receive and consider FY2026 Budget.

CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2026 BUDGET PROFILE

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

P R O J E C T  P L A N	Base Year:	1999
	Base Year Taxable Value:	\$ 509,671,530
	Projected Taxable Value (TY2025):	\$ 4,480,513,944
	Current Taxable Value (TY2024):	\$ 4,179,620,745
	Acres:	983.67
	Administrator (Contact):	Scott Bean
	Contact Number:	(713) 595-1213

N A R R A T I V E	<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 under construction.

P R O J E C T  P L A N		Total Plan	Cumulative Expenses (to 6/30/24)	Variance
	<b>Capital Projects:</b>			
	Roadway and Sidewalk Improvements	\$ 53,429,681	\$ 39,733,413	\$ 13,696,268
	Public Utility Improvements	120,856,453	107,589,319	13,267,134
	Parks and Recreational Facilities	11,889,119	382,265	11,506,854
		-	-	-
	<b>Total Capital Projects</b>	\$ 186,175,253	\$ 147,704,997	\$ 38,470,256
	<b>Affordable Housing</b>	-	-	-
	<b>School &amp; Education/Cultural Facilities</b>	-	-	-
	<b>Financing Costs</b>	25,000,000	53,695,857	(28,695,857)
	<b>Administration Costs/ Professional Services</b>	-	-	-
	<b>Creation Costs</b>	5,952,851	15,898,249	(9,945,398)
	<b>Total Project Plan</b>	\$ 217,128,104	\$ 217,299,103	\$ (170,999)

	Additional Financial Data	FY2025 Budget	FY2025 Estimate	FY2026 Budget
D E B T	Debt Service	\$ 7,368,664	\$ 7,368,664	\$ 7,360,323
	Principal	\$ 6,095,000	\$ 6,095,000	\$ 6,315,000
	Interest	\$ 1,273,664	\$ 1,273,664	\$ 1,045,323
		<b>Balance as of 6/30/24</b>	<b>Projected Balance as of 6/30/25</b>	<b>Projected Balance as of 6/30/26</b>
	Year End Outstanding (Principal)			
	Bond Debt	\$ 32,995,000	\$ 26,900,000	\$ 20,585,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -



CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2026 BUDGET DETAIL

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

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
<b>RESOURCES</b>			
RESTRICTED Funds - Capital Projects	\$ 31,776,818	\$ 33,528,265	\$ 60,540,837
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,291,022	\$ 7,372,898	\$ 7,291,022
<b>Beginning Balance</b>	<b>\$ 39,067,840</b>	<b>\$ 40,901,163</b>	<b>\$ 67,831,859</b>
City tax revenue	\$ 19,211,699	\$ 19,396,400	\$ 20,133,254
County tax revenue	\$ -	\$ -	\$ -
<b>Incremental property tax revenue</b>	<b>\$ 19,211,699</b>	<b>\$ 19,396,400</b>	<b>\$ 20,133,254</b>
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>Miscellaneous revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 781,357	\$ 818,023	\$ 1,356,637
<b>Other Interest Income</b>	<b>\$ 781,357</b>	<b>\$ 818,023</b>	<b>\$ 1,356,637</b>
	\$ -	\$ -	\$ -
	\$ 4,420,000	\$ -	\$ -
<b>Grant Proceeds</b>	<b>\$ 4,420,000</b>	<b>\$ -</b>	<b>\$ -</b>
	\$ -	\$ -	\$ -
<b>Proceeds from Bank Loan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Bond Proceeds	\$ 136,599,520	\$ 28,397,605	\$ 122,824,678
<b>Contract Revenue Bond Proceeds</b>	<b>\$ 136,599,520</b>	<b>\$ 28,397,605</b>	<b>\$ 122,824,678</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 200,080,416</b>	<b>\$ 89,513,191</b>	<b>\$ 212,146,428</b>

**CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2026 BUDGET DETAIL**

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

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
<b>EXPENDITURES</b>			
Accounting	\$ 19,000	\$ 20,000	\$ 22,000
Administration Salaries & Benefits	\$ 120,000	\$ 120,000	\$ 120,000
Auditor	\$ 21,500	\$ 19,000	\$ 21,500
Bond Services/Trustee/Financial Advisor	\$ 25,000	\$ 6,600	\$ 25,000
Insurance	\$ 2,250	\$ 1,870	\$ 2,250
Office Administration	\$ -	\$ -	\$ -
<b>TIRZ Administration and Overhead</b>	<b>\$ 187,750</b>	<b>167,470</b>	<b>190,750</b>
Engineering Consultants	\$ 60,000	\$ 59,000	\$ 60,000
Legal	\$ 50,000	\$ 40,000	\$ 50,000
Construction Audit	\$ 5,000	\$ -	\$ 5,000
Planning Consultants (TIRZ Plan Amendment)	\$ 25,000	\$ 25,000	
<b>Program and Project Consultants</b>	<b>\$ 140,000</b>	<b>\$ 124,000</b>	<b>\$ 115,000</b>
<b>Management consulting services</b>	<b>\$ 327,750</b>	<b>291,470</b>	<b>305,750</b>
Capital Expenditures (See CIP Schedule)	\$ 39,690,259	\$ 7,781,299	\$ 37,685,867
<b>TIRZ Capital Expenditures</b>	<b>\$ 39,690,259</b>	<b>7,781,299</b>	<b>37,685,867</b>
T&C Way Partners, LLC	\$ -	\$ -	\$ -
MetroNational - Detention & Roadway Construction	\$ 3,013,460	\$ 3,013,460	\$ 3,275,406
Town Center Partners, Ltd	\$ -	\$ -	\$ -
<b>Developer / Project Reimbursements</b>	<b>\$ 3,013,460</b>	<b>3,013,460</b>	<b>3,275,406</b>
Bond Series (Series 2016)			
Principal	\$ 3,125,000	\$ 3,125,000	\$ 3,200,000
Interest	\$ 208,164	\$ 208,164	\$ 131,948
Trustee Fee	\$ -	\$ -	\$ -
Principal (Series 2019)	\$ 2,970,000	\$ 2,970,000	\$ 3,115,000
Interest	\$ 1,065,500	\$ 1,065,500	\$ 913,375
Bond Series (Series 2025)			
Principal	\$ -	\$ -	\$ 1,424,514
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
<b>System debt service</b>	<b>\$ 7,368,664</b>	<b>7,368,664</b>	<b>8,784,837</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 50,400,133</b>	<b>\$ 18,454,893</b>	<b>50,051,860</b>
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 960,585	\$ 969,820	\$ 1,006,663
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>\$ 3,217,204</b>	<b>3,226,439</b>	<b>3,263,282</b>
<b>Total Budget</b>	<b>\$ 53,617,337</b>	<b>21,681,332</b>	<b>53,315,142</b>
RESTRICTED Funds - Capital Projects	\$ 131,176,784	\$ 60,540,837	\$ 150,046,449
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 15,286,295	\$ 7,291,022	\$ 8,784,837
<b>Ending Fund Balance</b>	<b>\$ 146,463,079</b>	<b>67,831,859</b>	<b>158,831,286</b>
<b>Total Budget &amp; Ending Fund Balance</b>	<b>\$ 200,080,416</b>	<b>89,513,191</b>	<b>212,146,428</b>

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								
			Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
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	485,563	-	-	-	-	-	-	14,525,485
A	T-1734	W140 Channel Improvements with Bridge and Straws	\$ 18,469,052	-	-	-	-	-	-	-	18,469,052
G	T-1735	Detention Basin A	\$ 4,146,827	45,480	10,004,520	15,000,000	37,500,000	22,500,000	-	85,004,520	89,196,827
G	T-1735A	Detention Basin B	\$ -	-	-	-	-	1,200,000	4,000,000	5,200,000	5,200,000
A	T-1737	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-
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**	\$ -	24,750	-	-	15,423,500	15,423,500	-	30,847,000	30,871,750
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	7,220,153	7,000,000	-	-	-	-	7,000,000	14,452,758
A	T-1742	Detention Basin C with Public Safety Facilities	\$ -	-	20,000,000	4,491,232	36,702,922	36,702,922	36,702,922	134,599,998	134,599,998
0	T-1743	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>\$ 7,781,299</b>	<b>\$ 37,685,867</b>	<b>\$ 19,676,232</b>	<b>\$ 89,786,422</b>	<b>\$ 75,926,422</b>	<b>40,762,922</b>	<b>263,837,865</b>	<b>\$ 333,628,375</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.

2026 - 2030 CAPITAL IMPROVEMENT PLAN  
TIRZ NO.17 - MEMORIAL CITY REDEVELOPMENT AUTHORITY  
As AMENDED

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY25 - FY29 Total	Cumulative Total (To Date)
TIRZ Funds	43,869,857	4,387,299	37,685,867	14,396,232	58,369,452	44,509,452	40,762,922	195,723,925	243,981,081
City of Houston	-	-	-	-	-	-	-	-	-
Grants	18,139,354	3,394,000	-	5,280,000	21,416,970	21,416,970	-	48,113,940	69,647,294
Other	-	-	-	-	10,000,000	10,000,000	-	20,000,000	20,000,000
<b>Project Total</b>	<b>62,009,211</b>	<b>7,781,299</b>	<b>37,685,867</b>	<b>19,676,232</b>	<b>89,786,422</b>	<b>75,926,422</b>	<b>40,762,922</b>	<b>263,837,865</b>	<b>333,628,375</b>

Project: Park and Green Space Improvements				City Council District		Key Map:		WBS.:		T-1725			
				Location:		A,G						Geo. Ref.:	
				Served:		A,G						Neighborhood:	
Description	Provide pedestrian friendly environment throughout the TIRZ. This includes pedestrian trails, bikeways, and public green space.			Operating and Maintenance Costs: (\$ Thousands)									
					2026	2027	2028	2029	2030	Total			
				Personnel	-	-	-	-	-	\$ -			
				Supplies	-	-	-	-	-	\$ -			
Justification:	Projects include funding for route studies, design, construction, and ROW acquisition.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
				FTEs						-			
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	103,835	25,000	-	25,000	25,000	-	-	-	\$ 50,000	\$ 153,835		
4	Construction	60,000	100,000	-	100,000	100,000	100,000	40,000	-	\$ 340,000	\$ 400,000		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	158	-	-	-	-	-	-	-	\$ -	\$ 158		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		158	-	-	-	-	-	-	-	\$ -	\$ 158		
Total Allocations		\$ 163,993	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993		
Source of Funds		-											
TIRZ Funds		163,993	125,000	-	125,000	125,000	100,000	40,000	-	\$ 390,000	\$ 553,993		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ 163,993	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 100,000	\$ 40,000	\$ -	\$ 390,000	\$ 553,993		

\*NOTE:

Project:		N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint			City Council District		Key Map:		450W, 490A		WBS.:		T-1732A	
					Location:	A	Geo. Ref.:							
					Served:	A	Neighborhood:	10						
Description		Reconstruct N. Gessner Rd. between IH-10 and Westview Dr. with new pavement, improved drainage, and access management mobility improvements. Project includes updated traffic signals at Westview Dr.			Operating and Maintenance Costs: (\$ Thousands)									
						2025	2026	2027	2028	2029	Total			
					Personnel	-	-	-	-	-	\$ -			
					Supplies	-	-	-	-	-	\$ -			
Justification:		Documented issues with drainage, mobility, access management, and pavement condition.			Svcs. & Chgs.	-	-	-	-	-	\$ -			
					Capital Outlay	-	-	-	-	-	\$ -			
					Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
					FTEs						-			
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2025 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)			
Phase														
1	Planning	69,204	-	-	-	-	-	-	-	\$ -	\$ 69,204			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	1,536,844	-	485,563		-	-	-	-	\$ 485,563	#REF!			
4	Construction	12,425,043	-	-	-	-	-	-	-	\$ -	\$ 12,425,043			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	8,831	-	-	-	-	-	-	-	\$ -	\$ 8,831			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		8,831	-	-	-	-	-	-	-	\$ -	\$ 8,831			
Total Allocations		\$ 14,039,922	\$ -	\$ 485,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485,563	#REF!			
Source of Funds														
TIRZ Funds		10,639,922	-	485,563		-	-	-	-	\$ 485,563	#REF!			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		3,400,000	-	-						-	\$ 3,400,000			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ 14,039,922	\$ -	\$ 485,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485,563	#REF!			

\*NOTE:

Project: W140 Channel Improvements with Bridge and Straws Straws				City Council District		Key Map:			WBS.:	T-1734			
				Location:		A		Geo. Ref.:					
				Served:		A		Neighborhood:					
Description	W140-01 Channel from Gessner Road to the Briar Branch Detention Basin to the east.			Operating and Maintenance Costs: (\$ Thousands)									
					2025	2026	2027	2028	2029	Total			
				Personnel	-	-	-	-	-	\$ -			
				Supplies	-	-	-	-	-	\$ -			
Justification:	Increase capacity of W140-01 Channel to reduce flooding and street ponding in surrounding areas. Will provide approximately 14 acre feet of new detention capacity to the system.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
				FTEs						-			
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/23	2024 Budget	2024 Estimate	2025	2026	2027	2028	2029	FY25 - FY29 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	1,641,097		-	-	-	-	-	-	\$ -	\$ 1,641,097		
4	Construction	16,814,367	102,870	-	-	-	-	-	-	\$ -	\$ 16,814,367		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	13,588	-	-	-	-	-	-	-	\$ -	\$ 13,588		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		13,588	-	-	-	-	-	-	-	\$ -	\$ 13,588		
Total Allocations		\$ 18,469,052	\$ 102,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,469,052		
Source of Funds		-											
TIRZ Funds		18,469,052	102,870	-	-	-	-	-	-	\$ -	\$ 18,469,052		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ 18,469,052	\$ 102,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,469,052		

\*NOTE:

Project: Detention Basin A				City Council District		Key Map:			WBS.:	T-1735	
				Location:	G	Geo. Ref.:					
				Served:	G	Neighborhood:					
Description	Detention Basin A. Project may involve multiple phases.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Justification:	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.			Svcs. & Chgs.	-	-	-
Capital Outlay	-	-	-					-	-	\$ -	
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -	
FTEs										-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	281,596	-	-	-	-	-	-	-	\$ -	\$ 281,596
2	Acquisition	-	-	-	10,000,000	-	-	-	-	\$ 10,000,000	\$ 10,000,000
3	Design	3,865,231	50,000	-	-	-	-	-	-	\$ -	\$ 3,865,231
4	Construction	-	-	-	-	15,000,000	37,500,000	22,500,000	-	\$ 75,000,000	\$ 75,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	45,480	4,520	-	-	-	-	\$ 4,520	\$ 50,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	45,480	4,520	-	-	-	-	\$ 4,520	\$ 50,000
Total Allocations		\$ 4,146,827	\$ 50,000	\$ 45,480	\$ 10,004,520	\$ 15,000,000	\$ 37,500,000	\$ 22,500,000	\$ -	\$ 85,004,520	\$ 89,196,827
Source of Funds											
TIRZ Funds		2,407,473	50,000	45,480	10,004,520	9,720,000	18,001,830	3,001,830	-	\$ 40,728,180	\$ 43,181,133
City of Houston			-	-	-	-	-	-	-	\$ -	\$ -
Grants		1,739,354	-	-	-	5,280,000	9,498,170	9,498,170	-	\$ 24,276,340	\$ 26,015,694
Other (HCFCD)		-	-	-	-	-	10,000,000	10,000,000	-	\$ 20,000,000	\$ 20,000,000
Total Funds		\$ 4,146,827	\$ 50,000	\$ 45,480	\$ 10,004,520	\$ 15,000,000	\$ 37,500,000	\$ 22,500,000	\$ -	\$ 85,004,520	\$ 89,196,827

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



Project: Detention Basin B				City Council District		Key Map:			WBS.:	T-1735A		
				Location:		G	Geo. Ref.:					
				Served:		G	Neighborhood:					
Description	Detention Basin B. Project may involve multiple phases.			Operating and Maintenance Costs: (\$ Thousands)								
					2026	2027	2028	2029	2030	Total		
				Personnel	-	-	-	-	-	\$ -		
				Supplies	-	-	-	-	-	\$ -		
Justification:	Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate flooding in surrounding residential and commercial areas.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs						-		
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	-	-	-	-	-	1,200,000	4,000,000	\$ 5,200,000	\$ 5,200,000	
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 4,000,000	\$ 5,200,000	\$ 5,200,000	
Source of Funds												
TIRZ Funds		-	-	-	-	-	-	1,200,000	4,000,000	\$ 5,200,000	\$ 5,200,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 4,000,000	\$ 5,200,000	\$ 5,200,000	

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

Project: FUTURE CIP PROJECT				City Council District		Key Map:		WBS.:		T-1737			
				Location:		A						Geo. Ref.:	
				Served:		ALL						Neighborhood:	
Description:				Operating and Maintenance Costs: (\$ Thousands)									
					2026	2027	2028	2029	2030	Total			
				Personnel	-	-	-	-	-	\$ -			
				Supplies	-	-	-	-	-	\$ -			
				Justification:				Svcs. & Chgs.	-	-	-	-	-
Capital Outlay	-	-	-					-	-	\$ -			
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -			
FTEs										-			
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -		
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Source of Funds													
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

Project: Memorial Drive Drainage and Mobility Improvement Project - Phase 1				City Council District		Key Map:			WBS.:	T-1738A	
				Location:	G	Geo. Ref.:					
				Served:	G	Neighborhood:					
Description	The installation of dual 10'x10' concrete boxes to reduce overland flows to neighboring areas. The roadway will be improved to curb and gutter w/ raised medians to improve mobility and access management. Wider sidewalks added to promote pedestrian friendly environment.			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Improve safety, mobility & drainage. Improve roadway to meet current standards. Drainage improvements to convey storm water to reduce frequent street flooding. Provide 10+ ac-ft detention. Add sidewalks & shared use path. (Drainage - 60% of project cost)			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs						-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	119,491	-	-	-	-	-	-	-	\$ -	\$ 119,491
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	1,149,001	-	-	-	-	-	-	-	\$ -	\$ 1,149,001
4	Construction	23,682,909	500,000	5,353	496,347	-	-	-	-	\$ 496,347	\$ 24,184,609
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	5,411	-	-	-	-	-	-	-	\$ -	\$ 5,411
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		5,411	-	-	-	-	-	-	-	\$ -	\$ 5,411
Total Allocations		\$ 24,956,812	\$ 500,000	\$ 5,353	\$ 496,347	\$ -	\$ -	\$ -	\$ -	\$ 496,347	\$ 25,458,512
Source of Funds											
TIRZ Funds		11,956,812	500,000	5,353	496,347	-	-	-	-	\$ 496,347	\$ 12,458,512
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		13,000,000	-	-	-	-	-	-	-	\$ -	\$ 13,000,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 24,956,812	\$ 500,000	\$ 5,353	\$ 496,347	\$ -	\$ -	\$ -	\$ -	\$ 496,347	\$ 25,458,512

Project:		Memorial Drive Drainage and Mobility Improvement Project - Phase 2**			City Council District		Key Map:			WBS.:	T-1738B	
					Location:	G	Geo. Ref.:					
					Served:	G	Neighborhood:		16			
Description	Flooding and drainage improvements based on recommendations of the Regional Drainage Study to address flooding on the W153-00 and improve mobility and pedestrian safety on Memorial Drive within the boundaries of the TIRZ.				Operating and Maintenance Costs: (\$ Thousands)							
						2026	2027	2028	2029	2030	Total	
					Personnel	-	-	-	-	-	\$ -	
					Supplies	-	-	-	-	-	\$ -	
Justification:	Project will improve storm water drainage system and reconstruct Memorial Drive (from Tallowood Road to Bunker Hill City Limits).				Svcs. & Chgs.	-	-	-	-	-	\$ -	
					Capital Outlay	-	-	-	-	-	\$ -	
					Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
					FTEs						-	
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	668,781	24,750	-	-	-	-	-	\$ -	\$ 24,750	
4	Construction	-	-	-	-	-	14,898,500	14,898,500	-	\$ 29,797,000	\$ 29,797,000	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	525,000	525,000	-	\$ 1,050,000	\$ 1,050,000	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	525,000	525,000	-	\$ 1,050,000	\$ 1,050,000	
Total Allocations		\$ -	\$ 668,781	\$ 24,750	\$ -	\$ -	\$ 15,423,500	\$ 15,423,500	\$ -	\$ 30,847,000	\$ 30,871,750	
Source of Funds												
TIRZ Funds		-	668,781	24,750	-	-	3,504,700	3,504,700	-	\$ 7,009,400	\$ 7,034,150	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	11,918,800	11,918,800	-	\$ 23,837,600	\$ 23,837,600	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ 668,781	\$ 24,750	\$ -	\$ -	\$ 15,423,500	\$ 15,423,500	\$ -	\$ 30,847,000	\$ 30,871,750	

NOTE:

Project: FUTURE CIP PROJECT				City Council District		Key Map:				WBS.:	T-1739			
				Location:		A,G		Geo. Ref.:						
				Served:		A,G		Neighborhood:					16	
Description:				Operating and Maintenance Costs: (\$ Thousands)										
					2026	2027	2028	2029	2030	Total				
				Personnel	-	-	-	-	-	\$ -				
				Supplies	-	-	-	-	-	\$ -				
Justification:				Svcs. & Chgs.	-	-	-	-	-	-	\$ -			
				Capital Outlay	-	-	-	-	-	-	\$ -			
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
				FTEs							-			
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)			
Phase														
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -			
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -			
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -			
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Source of Funds														
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			

NOTE:

Project: FUTURE CIP PROJECT				City Council District		Key Map:		WBS.:		T-1740			
				Location:		A,G						Geo. Ref.:	
				Served:		A,G						Neighborhood:	
Description:				Operating and Maintenance Costs: (\$ Thousands)									
					2026	2027	2028	2029	2030	Total			
				Personnel	-	-	-	-	-	\$ -			
				Supplies	-	-	-	-	-	\$ -			
Justification:				Svcs. & Chgs.	-	-	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
				FTEs							-		
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -		
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Source of Funds													
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

Project: W140 Detention Basin Deepening and Straw Extensions				City Council District		Key Map:			WBS.:	T-1741			
				Location:		A		Geo. Ref.:					
				Served:		A		Neighborhood:					
Description	Deepening of the existing W140 Detention Basin and extension of straws.			Operating and Maintenance Costs: (\$ Thousands)									
					2026	2027	2028	2029	2030	Total			
				Personnel	-	-	-	-	-	\$ -			
				Supplies	-	-	-	-	-	\$ -			
Justification:	Addition of 26 acre feet of capacity (50% increase) to the basin, and improvements to drainage for the residential areas to the north.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -		
				Capital Outlay	-	-	-	-	-	-	\$ -		
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
				FTEs						-			
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-		-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	232,605	226,394	220,153	-	-	-	-	-	\$ -	\$ 452,758		
4	Construction	-	4,500,000	7,000,000	7,000,000	-	-	-	-	\$ 7,000,000	\$ 14,000,000		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations		\$ 232,605	\$ 4,726,394	\$ 7,220,153	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000	\$ 14,452,758		
Source of Funds		-											
TIRZ Funds		232,605	1,226,394	3,826,153	7,000,000	-	-	-	-	\$ 7,000,000	\$ 11,058,758		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	3,500,000	3,394,000	-	-	-	-	-	\$ -	\$ 3,394,000		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ 232,605	\$ 4,726,394	\$ 7,220,153	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000	\$ 14,452,758		

Project: Detention Basin C with Public Safety Facilities				City Council District		Key Map:		WBS.:	T-1742		
				Location:	A	Geo. Ref.:					
				Served:	A	Neighborhood:					
Description	100 +/- acre feet of detention plus public safety facilities			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Justification:	The project is necessary to alleviate flooding and provide public safety facilities.			Svcs. & Chgs.	-	-	-
Capital Outlay	-	-	-					-	-	\$ -	
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -	
FTEs										-	
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	20,000,000	-	-	-	-	\$ 20,000,000	\$ 20,000,000
3	Design	-	-	-	-	4,491,232	-	-	-	\$ 4,491,232	\$ 4,491,232
4	Construction	-	-	-	-	-	36,702,922	36,702,922	36,702,922	\$ 110,108,766	\$ 110,108,766
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 20,000,000	\$ 4,491,232	\$ 36,702,922	\$ 36,702,922	\$ 36,702,922	\$ 134,599,998	\$ 134,599,998
Source of Funds											
TIRZ Funds		-	-	-	20,000,000	4,491,232	36,702,922	36,702,922	36,702,922	\$ 134,599,998	\$ 134,599,998
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 20,000,000	\$ 4,491,232	\$ 36,702,922	\$ 36,702,922	\$ 36,702,922	\$ 134,599,998	\$ 134,599,998



Project: FUTURE CIP PROJECT				City Council District		Key Map:			WBS.:	T-1743	
				Location:		Geo. Ref.:					
				Served:		Neighborhood:		62			
Description:				Operating and Maintenance Costs: (\$ Thousands)							
					2013	2014	2015	2016	2017	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:				Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs							-
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project: Sidewalk Improvement Program				City Council District		Key Map:			WBS.:	T-1799	
				Location:	A,G	Geo. Ref.:					
				Served:	A,G	Neighborhood:					
Description	Sidewalk Improvement Program			Operating and Maintenance Costs: (\$ Thousands)							
					2026	2027	2028	2029	2030	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Mobility improvements			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	-	-	-	-	-	-	\$ -
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
Total Allocations		\$ -	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000
Source of Funds											
TIRZ Funds		-	60,000	-	60,000	60,000	60,000	60,000	60,000	\$ 300,000	\$ 300,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000

THIS SPREADSHEET IS LINKED -- AUTOMATICALLY UPDATES FROM BUDGET DETAILS, CIP SUMMARY AND REVENUE PROJECTIONS							
TAX YEAR	2023	2024	2025	2026	2027	2028	2029
TIRZ 17	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
City	\$ 18,411,783	\$ 19,396,400	\$ 20,133,254	\$ 21,262,225	\$ 22,447,644	\$ 23,692,335	\$ 24,999,260
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 18,411,783	\$ 19,396,400	\$ 20,133,254	\$ 21,262,225	\$ 22,447,644	\$ 23,692,335	\$ 24,999,260
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ -	\$ -	\$ 5,280,000	\$ 21,416,970	\$ 21,416,970	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000	\$ -	\$ -
INTEREST INCOME	\$ 1,760,333	\$ 818,023	\$ 1,356,637	\$ 3,176,626	\$ 3,329,621	\$ 2,428,632	\$ 1,610,530
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 20,172,116	\$ 20,214,423	\$ 21,489,891	\$ 39,718,861	\$ 57,194,235	\$ 47,537,937	\$ 26,609,790
ISD Education Set-Aside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing							
City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ 2,067,101	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619	\$ 2,256,619
Administrative Fees							
City	\$ 920,589	\$ 969,820	\$ 1,006,663	\$ 1,063,111	\$ 1,122,382	\$ 1,184,617	\$ 1,249,963
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS	\$ 2,987,690	\$ 3,226,439	\$ 3,263,282	\$ 3,319,730	\$ 3,379,001	\$ 3,441,236	\$ 3,506,582
Management Consulting Services	\$ 232,378	\$ 291,470	\$ 305,750	\$ 305,750	\$ 305,750	\$ 305,750	\$ 305,750
Bond Series (Series 2008)							
Principal						\$ -	\$ -
Interest						\$ -	\$ -
Bond Series (Series 2011)							
Principal					\$ -	\$ -	\$ -
Interest					\$ -	\$ -	\$ -
Bond Series (Series 2011A)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal					\$ -	\$ -	\$ -
Interest					\$ -	\$ -	\$ -
Bond Series (Series 2016)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal	\$ 3,050,000	\$ 3,125,000	\$ 3,200,000	\$ 3,270,000	\$ 605,000		
Interest	\$ 282,573	\$ 208,164	\$ 131,948	\$ 53,984	\$ 7,290		
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Series (Series 2019)							\$ -
Principal	\$ 2,820,000	\$ 2,970,000	\$ 3,115,000	\$ 3,285,000	\$ 6,240,000	\$ 7,185,000	\$ -
Interest	\$ 1,210,250	\$ 1,065,500	\$ 913,375	\$ 753,375	\$ 515,250	\$ 179,625	
Cost of Issuance							
Bond Series (Series ####)							\$ -
Series 2025 Debt Service			\$ 1,424,514	\$ 1,405,000	\$ 1,405,000	\$ 1,405,000	\$ 3,116,125
Series 2026 Debt Service				\$ 7,402,500	\$ 7,402,500	\$ 9,812,531	\$ 9,812,531
Series 2029 Debt Service							
Cost of Issuance							
BOND DEBT SERVICE - PRINCIPAL	\$ 5,870,000	\$ 6,095,000	\$ 7,739,514	\$ 7,960,000	\$ 8,250,000	\$ 8,590,000	\$ 3,116,125
BOND DEBT SERVICE - INTEREST	\$ 1,492,823	\$ 1,273,664	\$ 1,045,323	\$ 807,359	\$ 522,540	\$ 179,625	\$ -
Loan Debt Service - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ 7,362,823	\$ 7,368,664	\$ 8,784,837	\$ 8,767,359	\$ 8,772,540	\$ 8,769,625	\$ 3,116,125
TOTAL EXPENSES	\$ 7,595,201	\$ 7,660,134	\$ 9,090,587	\$ 9,073,109	\$ 9,078,290	\$ 9,075,375	\$ 3,421,875
CASH FLOW FROM OPERATIONS	\$ 9,589,225	\$ 9,327,850	\$ 9,136,022	\$ 27,326,012	\$ 44,736,944	\$ 35,021,326	\$ 19,681,333
BEGINNING FUND BALANCE (7)	\$ 34,845,877	\$ 40,901,164	\$ 67,831,860	\$ 158,831,287	\$ 166,481,066	\$ 121,431,589	\$ 80,526,492
DEBT ISSUANCE (***PROJECT FUND ONLY***)	\$ -	\$ 28,397,605	\$ 122,824,878	\$ -	\$ -		\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 44,435,102	\$ 78,626,619	\$ 199,792,560	\$ 186,157,298	\$ 211,218,011	\$ 156,452,914	\$ 100,207,825

TIRZ 17	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Projects							
T&C Way Parnters, LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MetroNational - Detention & Roadway Construction *	\$ 3,013,459	\$ 3,013,460	\$ 3,275,406	\$ -	\$ -	\$ -	\$ -
Town Center Partners, Ltd	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*MetroNational 2022 payment includes \$3mm payment and \$16.25mm payment with bond proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER AGREEMENTS	\$ 3,013,459	\$ 3,013,460	\$ 3,275,406	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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 (combined with T-1715A)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1715A Barryknoll East Drainage Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1715B Barryknoll West Drainage Improvements (combined with T-1716)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1716 Queensbury Drainage Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1717 Town and Country West Drainage and Mobility Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1718 Kimberly near Beltway 8 Drainage Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1719 Kingside East Bound at Gessner	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1722 Town and Country Blvd. at Queensbury Signalization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1724 Gessner at Barryknoll Intersection Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1725 Park and Green Space Improvements	\$ -	\$ -	\$ 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 Loop West	\$ -	\$ 485,563	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1734B Bunker Hill Bridge and Straws (Combined with T-1734)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1735 Detention Basin A	\$ 35,010	\$ 45,480	\$ 10,004,520	\$ 15,000,000	\$ 37,500,000	\$ 22,500,000	\$ -
T-1735A Detention Basin B	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 4,000,000
T-1737 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1738A Memorial Drive Drainage and Mobility Improvement Project	\$ 5,653	\$ 5,353	\$ 496,347	\$ -	\$ -	\$ -	\$ -
T-1738B Memorial Drive Drainage and Mobility Improvement Project	\$ 251,498	\$ 24,750	\$ -	\$ -	\$ 15,423,500	\$ 15,423,500	\$ -
T-1739 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1740 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-1741 W140 Detention Basin Deepening and Straw Extensions	\$ 228,318	\$ 7,220,153	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -
T-1742 Detention Basin C with Public Safety Facilities	\$ -	\$ 20,000,000	\$ 4,491,232	\$ 36,702,922	\$ 36,702,922	\$ 36,702,922	\$ 36,702,922
T-1799 Sidewalk Improvement Program	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
CAPITAL PROJECTS	\$ 520,479	\$ 7,781,299	\$ 37,685,867	\$ 19,676,232	\$ 89,786,422	\$ 75,926,422	\$ 40,762,922
TOTAL PROJECTS	\$ 3,533,938	\$ 10,794,759	\$ 40,961,273	\$ 19,676,232	\$ 89,786,422	\$ 75,926,422	\$ 40,762,922
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - 2022 Bond Debt Service Reserve Fund							
RESTRICTED Funds - Bond Debt Service	\$ 7,368,664	\$ 8,784,837	\$ 8,767,359	\$ 8,772,540	\$ 8,769,625	\$ 8,769,625	\$ 8,769,625
Unrestricted Funds/Net Current Activity	\$ 33,532,500	\$ 59,047,023	\$ 150,063,928	\$ 157,708,526	\$ 112,661,964	\$ 71,756,867	\$ 50,675,278
Ending Fund Balance	\$ 40,901,164	\$ 67,831,860	\$ 158,831,287	\$ 166,481,066	\$ 121,431,589	\$ 80,526,492	\$ 59,444,903

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. Convene in Executive Session 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.
9. Reconvene in Open Session and authorize appropriate actions regarding purchase, exchange, lease or value of real property; and consultation with attorney.