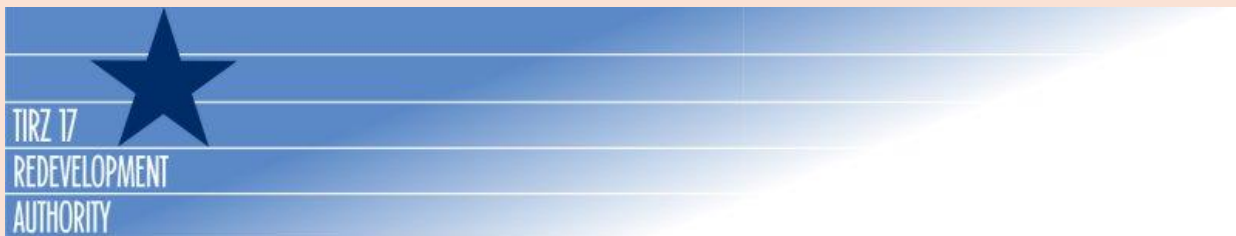


MEMORIAL CITY
REDEVELOPMENT AUTHORITY,
TIRZ No. 17,
City of Houston



Agenda and Agenda Materials
Meeting of the Board of Directors

October 28, 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, October 28, 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 September 23, 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. Westview, Detention Basin C.
 - 1) Consider Interlocal Agreement with City of Houston regarding City's contribution for demolition costs.
 - 2) Authorize expenditure for securing site located at 10157 Westview Drive in an amount not to exceed to be determined by the Board.
 - iv. W-140 Briar Branch Expansion
 - 1) Pay Application No. 9, W-140 Detention Basin, from Reytec Construction.
 - b. Receive update from The Goodman Corporation.
 - i. W-140 Detention Basin
 - ii. Memorial Drive Phase 2
 - iii. Westview Detention Basin C
 - 1) Consider Resolution of Funding Commitment for FY25 Disaster Supplemental Application to the Economic Development Administration.
 - 2) Consider Letter of Funding Commitment for FY25 Disaster Supplemental Application to the Economic Development Administration.
5. Approve Amended FY2026 Budget reflecting the Municipal Services Fee.
6. Receive financial and bookkeeper's report, including approval of payment of invoices, review of investments, and project cash flow reports.
7. Adjourn.



Scott Bean, Zone Administrator

Taxpayer Impact Statement- TIRZ #17 Memorial City Redevelopment Authority

	Current Budget Fiscal Year Ending June 30 2026	Proposed Revised Budget Fiscal Year Ending June 30 2026	No-New-Revenue Tax Rate Budget
Estimated District Operations and Maintenance Tax Bill on Average Homestead	\$0	\$0	\$0

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

AGENDA MEMORANDUM

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

3. Approve Minutes from September 23, 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**

September 23, 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, September 23, 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 Director Moody III, thus constituting a quorum. Also present were Scott Bean, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Rachel Beeton, Allen Boone Humphries Robinson, LLP; Jennifer Landreville, ETI Bookkeeping Services; and Hunter Farrell, McCall Gibson. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; Gerardo Barrera, City of Bunker Hill; Muhammad Ali and Derek St. John, HR Green; and Jim Webb, The Goodman Corporation. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

APPROVE MINUTES FROM AUGUST 26, 2025, MEETING.

Upon a motion made by Director Rickel, and seconded by Director Freels, the Board voted unanimously to approve the Minutes of the August 26, 2025, Board meeting, as presented.

8:06 a.m. Director Moody III arrived meeting.

APPROVE FY2025 ANNUAL FINANCIAL REPORT AND AUDIT FROM McCALL GIBSON SWEDLUND BARFOOT ELLIS PLLC.

Mr. Farrell presented the FY2025 Annual Financial Report and Audit, included in the Board materials. He reviewed the Independent Auditor's Report and reported an unmodified/clean opinion. He provided an overview of pages 3-7, Management's Discussion and Analysis; page 10, Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances; pages 13-25, Notes to the Financial Statements; page 27, Schedule of Revenues, Expenditures and Changes in Fund Balance – all Governmental Funds; page 29, Operating Expenditures; pages 30-31, Project Plan Reconciliation; and pages 33-35, Long-Term Debt Service

Requirements. Upon a motion made by Director Rickel, and seconded by Director Moody III, the Board voted unanimously to approve the FY2025 Annual Financial Report and Audit.

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Receive update from HR Green.

A copy of HR Green's Progress Report is included in the Board materials.

i. Sports Complex, Detention Basin A.

Mr. St. John reported HR Green provided a presentation to the SBISD Board regarding the project. He reported the easement negotiations are advancing. No action from the Board was required.

ii. Memorial Drive, Phase 2.

Mr. Ali reported the City of Bunker Hill approved HR Green's contract at its council meeting. No action from the Board was required.

iii. W-140 Briar Branch Expansion.

Mr. Ali provided an update on the W-140 Briar Branch expansion and storm sewer improvements, a copy of the Progress Report is included in the Board materials.

1) Pay Application No. 8, W-140 Detention Basin, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 8, W-140 Detention Basin, from Reytec Construction in the amount of \$506,896.73. He reported he has reviewed the pay application and concurs with the amount and quantities and is recommending it for approval. Upon a motion made by Director Rickel, and seconded by Director Moody III, the Board voted unanimously to approve Pay Application No. 8, W-140 Detention Basin, from Reytec Construction in the amount of \$506,896.73, as presented.

b. Receive update from The Goodman Corporation.

Mr. Webb provided updates on funding opportunities and applications, a copy of the Goodman's Status Report is included in the Board materials.

i. W-140 Detention Basin.

Mr. Webb reported all EPA grant funds for the W-140 Detention Basin project have been disbursed. No action from the Board was required.

ii. Memorial Drive Phase 2.

Mr. Webb reported work orders for each segment of the Memorial Drive Phase 2 have been developed and the City of Bunker Hill has approved the associated task orders. He reported Goodman Corporation will be managing the grant. No action from the Board was required.

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

Ms. Landreville presented the Bookkeeper's Report and reviewed invoices for payment, included in the Board materials. She requested approval to pay an invoice received from McCall Gibson in the amount of \$2,500 for bond services provided. Upon a motion made by Director Moody III, and seconded by Director Freels, the Board voted unanimously to accept Bookkeeper's Report and approved payment of invoices, as presented, including the McCall Gibson invoice in the amount of \$2,500.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

The Board convened in Executive Session pursuant to Section 551.072 at 8:21 a.m.

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

The Board reconvened in Open Session at 8:35 a.m. Upon reconvening Chair Givens announced the purchase of property at 10157 Westview Drive, Houston, Texas and the following action was taken regarding the property:

a. Authorize advertising for demolition of buildings.

Upon a motion made by Director Rickel, and seconded by Director Moody III, the Board voted unanimously to authorize advertising for bids for demolition of the buildings located at 10157 Westview Drive.

b. Consider Interlocal Agreement with City of Houston for City's contribution for demolition costs.

This item was tabled.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:37 a.m.

Secretary

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

AGENDA MEMORANDUM

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

FROM: Executive Director

SUBJECT: Agenda Item Materials

4. CIP Committee update and recommendations:
 - a. Receive update from HR Green.
 - i. Sports Complex, Detention Basin A.
 - ii. Memorial Drive, Phase 2.
 - iii. Westview, Detention Basin C.
 - b. Consider Interlocal Agreement with City of Houston regarding City's contribution for demolition costs.
 - c. Authorize expenditure for securing site located at 10157 Westview Drive in an amount not to exceed to be determined by the Board.
 - iv. W-140 Briar Branch Expansion
 - b. Pay Application No. 9, W-140 Detention Basin, from Reytec Construction.
- b. Receive update from The Goodman Corporation.
 - i. W-140 Detention Basin
 - ii. Memorial Drive Phase 2
 - iii. Westview Detention Basin C
 - b. Consider Resolution of Funding Commitment for FY25 Disaster Supplemental Application to the Economic Development Administration.
 - c. Consider Letter of Funding Commitment for FY25 Disaster Supplemental Application to the Economic Development Administration.

PROGRESS REPORT

OCTOBER 2025

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



Planning/Preliminary:

- City of Houston / HR Green Sports Complex Support:
 - Ongoing SBISD Board Coordination
 - Advancing to 60% design
 - Working toward a FEMA grant compliance requirements
 - Initial planning for future public meeting

- Detention Basin C:
 - Environmental work completed
 - Asbestos in gypsum board walls, ceilings and floor tiles.
 - Currently working on the abatement specifications
 - No lead paint
 - Initial Bidding Schedule
 - Advertisement # 1 – Fri, Nov 7
 - Advertisement # 2 – Fri, Nov 14
 - Pre-Bid Meeting – Tues, Nov 18 (2 PM – 3 PM)
 - Site Visit – Thurs, Nov 20th
 - Bid Opening – Fri, Dec 5th 2 PM
 - Board meeting – Tues, Dec 9th

Design:

- Memorial Drive – Phase II:
 - Received fully executed contract (10/17)



CITY OF HOUSTON
OFFICE OF VICE MAYOR PRO TEM
AMY PECK, DISTRICT A

FOR IMMEDIATE RELEASE

October 7, 2025

Contact:

Liz Miranda

832-393-3379 (o)

281-967-9504 (m)

Elizeth.Miranda@houstontx.gov

**Announcement of the Purchase of Abandoned Apartment Complex at Gessner and Westview
Future Location will Help Mitigate Flooding and House Public Safety Complex**

After years of planning and collaboration with the City of Houston, Tax Increment Reinvestment Zone (TIRZ) 17 recently finalized the purchase of the abandoned apartment complex at Gessner and Westview, formerly known as the Park on Westview Apartments. The property was purchased for the construction of flooding mitigation projects to relieve habitual flooding concerns in the community. Future plans also include building a new Northwest police station and a new fire station on the property to support the growing Spring Branch Community.

Vice Mayor Pro Tem Amy Peck identified and secured funding, supplemented with funding from TIRZ 17, for the demolition of this property within the next 6 months. In the demolition process, there will be special attention to environmental factors and as much minimal impact as possible to the surrounding neighborhoods and businesses. As plans are finalized for this demolition, there will be increased police presence at the property. More details will be provided soon.

"This abandoned complex has been a safety concern," said Council Member Peck. "Individuals regularly started fires at this location, causing safety issues not only for the community but also for our first responders."

"I am extremely thankful for Mayor Whitmire for prioritizing this project for our community," said Council Member Peck. "His involvement in this acquisition allowed it to come to fruition. Thank you also to the TIRZ 17 board for recognizing the importance of this project and making this purchase."

"The purchase of this property is a critical step forward for our community," said Ann Givens, Board Chair, TIRZ 17/Memorial City Redevelopment Authority. "For too long, this site has been a source of blight and safety concerns. By acquiring it, we are not only addressing immediate public safety issues but also creating the foundation for long-term infrastructure improvements. These future investments – including flood reduction projects and new public safety facilities – will strengthen the area for decades to come. We are proud to partner with Mayor Whitmire, City Council Member Peck, and community stakeholders to make this vision a reality."

"The acquisition of this property marks a significant milestone for the community. I want to congratulate everyone who has remained dedicated to addressing this issue over the years, and I am grateful to Vice Mayor Pro Tem Amy Peck and TIRZ 17/Memorial City Redevelopment Authority for their collaboration. As we proceed with the demolition, we are committed to removing a dangerous and unsightly apartment complex. In its place, a state-of-the-art public safety complex, housing our fire and police departments, will ensure the future safety and security of families and the broader community for years to come," said Mayor John Whitmire.

Photos below courtesy of TIRZ 17:





PROGRESS REPORT— OCTOBER 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 storm sewer installation in neighborhood.
- Continued valve vault concrete.
- Continued toe drain pipe.
- Continued pilot channel installation.

NEXT STEPS

- Continue concrete pilot channel installation.
- Continue valve vault concrete.
- Continue toe drain.
- Continue storm sewer installation.
- Begin subgrade stabilization and roadway pavement.

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— OCTOBER 2025

BRIAR BRANCH STORM WATER DETENTION BASIN EXPANSION AND STORM SEWER IMPROVEMENTS



CONSTRUCTION TIME

Original Contract Time: 470 Days
Mobilization Date: Jan 6th, 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	\$6,574,602.30
Current Payment Due (Minus Retainage)	\$1,426,561.93
Contract Completion Date	April 20, 2026
Balance Remaining	\$5,726,981.50

PROGRESS PHOTOS



Storm Sewer Installation



Trench for Toe Drain



Grass Establishment in Basin Bottom



Valve Vault Wall



▶ 11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832.318.8800 + **Fax** 713.965.0044
TBPE Firm F-11278
▶ HRGREEN.COM

October 20, 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. 09

Dear Ms. Givens,

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. ~~08 in the amount of \$506,896.73~~ ^{09 in the amount of \$1,426,561.93} for construction services rendered through September 30, 2025. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$1,426,561.93** 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 handwritten signature in blue ink, appearing to be 'MA', with a long horizontal stroke extending to the right.

Muhammad Ali, PE
Project Manager

Enclosures: Reytec Pay Est. No. 09

To: Memorial City Redevelopment Authority
Attn: Ann Givens, Board Chair
From: Cynthia Cruz
Subject: W-140 Detention Basin Improvements Project
EPA Grant 02F25701 - 1
Construction Contract Pay Estimate #9
Date: October 21, 2025

This memo serves as notification of approval of Pay Estimate #9 for the subject Project. The pay application submitted by Reytec Construction Resources, Inc., reflects work completed during the period from 9/1/2025 to 9/30/2025. 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 \$1,426,561.93 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 has fully drawn down the balance of the EPA funding allocated to this project in accordance with the grant agreement. The Authority share is now 100% of each pay estimate through completion. 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 project procurement file.

Please feel free to contact me with any questions or requests for additional information at (713) 714-3573 or ccruz@thegoodmancorp.com.

Encl:
Certified Pay Estimate Packet
Work Change Directives
DBE Contractor Payment Report

C:
HR Green, Inc., 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
#6 (6/1/25-6/30/25)	\$379,406.25	\$27,200.00	\$352,206.25
#7 (7/1/25-7/31/25)	\$354,304.88	\$412.00	\$353,892.88
#8 (8/1/25-8/31/25)	\$506,896.72	\$0.00	\$506,896.72
#9 (9/1/25-9/30/25)	\$1,426,561.93	\$0.00	\$1,426,561.93
Running Totals	\$8,001,164.23	\$3,394,000.00	\$4,607,164.23

The amount of the EPA grant for this project is \$3,394,000.00, which has been fully expended. The share amounts above reflect the appropriate eligible work items as detailed in the project budget in the grant agreement. All future work completed will be paid with 100% Authority share.

The work completed during this period, including materials on-hand (MOH), corresponds to approximately 11.2% of the bid schedule, bringing the project earned value to 61.3%. Elapsed contract time is 260 of 470 calendar days (55.3%). There have been no approved changes to the contract. Payment for MOH includes the following pump station components: 12' pipe gate, vertical pumps, and wet well, valve vault, intake and control building structural steel. 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 Reinforced Concrete Pavement	18.67%	39.30%
Traffic Control	Traffic Control and Regulation Move Low Profile Concrete Barrier	10.73%	71.86%
Drainage	TxDOT C-1 Inlet with One Extension 7'x7' & 7'x4'RCB by Open-Cut w/ trench safety	35.95%	43.63%
Detention Basin	Excavation, Stockpile, and Re-Use Soil	0.06%	86.21%
Pump Station	Structural – Valve Vault w/ appurtenances	4.95%	37.43%
Extra Unit Price Items	Temporary Basin Pumping	4.88%	47.56%
Cash Allowance Items	Work Change Directives: No. 1 (Cast-in-place Structures) No. 2 (Relocation of Utilities) No. 3 (PPCA Testing)	4.37%	4.37%

Estimate No. 9
Cut off Date 09/30/25
Estimate Date 10/20/25

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 : 56.81% In Place : 58.49%
Date Insurance Exp. : 9/30/2025 Drug Policy Due Date: N/A

M/SBE : 21.43%
Current M/SBE : 3.11%
WBE : 6.78%
Current WBE : 4.83%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 470
Approved Extensions : 0
Total Contract Time : 470
Days Used to Date : 267
Days Remaining to Date : 203
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 58.49% Complete
2- Material Stored on Site \$333,993.05
3- Material Stored in Place \$0.00
4- Balance-Materials Accepted Not in Place \$392,933.00 @ 85%
5- Work Change Directives - In Place

Current Month Billing \$1,150,072.50

\$8,070,706.50

\$333,993.05

\$0.00

TOTAL EARNINGS TO DATE \$8,070,706.50

B. DEDUCTIONS

- 1- Retainage 5% Of \$8,070,706.50 \$403,535.33
2- Retainage Release 0% Of \$8,070,706.50 \$0.00
3- Total Retainage \$403,535.33
4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00
5- Assessments \$0.00
6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$403,535.33

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$8,070,706.50
2- Total Deductions \$403,535.33
3- Total Payments Due \$8,001,164.22
4- Less Previous Payments \$6,574,602.30
5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$1,426,561.93

BALANCE REMAINING \$5,726,981.50

Prepared By David G. Greaney 10/20/2025
David G. Greaney, P.E. Date

Reviewed By Muhammad Ali, P.E. 10/20/2025
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: 10/6/2025
Pay Period: 09/01/2025 - 09/30/2025
Pay Estimate No. 9
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
General Items												
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	217.50	90.00	307.50	\$ 4,950.00	\$ 16,912.50	31%	
4	12" PIPE GATE	EA	2	\$ 5,000.00	\$ 10,000.00	0.00		0.00	\$ -	\$ -	0%	
Demolition Items												
5	REMOVE EXIST ASPHALT PAVEMENT BY MILLING	SY	1986	\$ 5.00	\$ 9,930.00	1986.00		1986.00	\$ -	\$ 9,930.00	100%	
6	REMOVE AND DISPOSE OF REINFORCED CONC PAV W/ W/O ASPHALT	SY	3785	\$ 12.00	\$ 45,420.00	367.00	1479.76	2046.76	\$ 17,767.00	\$ 24,661.00	54%	
7	REMOVE AND DISPOSE OF EXIST CONC CURB	LF	2200	\$ 1.50	\$ 3,300.00	291.00		291.00	\$ -	\$ 436.50	13%	
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	80.00		80.00	\$ -	\$ 1,600.00	12%	
11	REMOVE AND DISPOSE OF EXIST MANHOLES	EA	7	\$ 850.00	\$ 5,950.00	1.00		1.00	\$ -	\$ 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%	
Traffic Control Items												
14	TRAFFIC CONTROL AND REGULATION	LS	1	\$ 112,500.00	\$ 112,500.00	0.88	0.10	0.90	\$ 11,250.00	\$ 101,250.00	90%	
15	FURNISH AND INSTALLING PRECAST LPCB TYP 1&2	LF	560	\$ 30.00	\$ 16,800.00	75.00		75.00	\$ -	\$ 2,250.00	13%	
16	MOVE PRECAST LPCB TYP 1&2	LF	880	\$ 15.00	\$ 13,200.00	0.00	329.00	329.00	\$ 4,935.00	\$ 4,935.00	37%	
17	REMOVE PRECAST LPCB TYP 1&2	LF	560	\$ 15.00	\$ 8,400.00	0.00		0.00	\$ -	\$ -	0%	
Roadway Items												
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	325	\$ 12.00	\$ 3,900.00	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%	
Pavement Marking Items												
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%	
Drainage Items												
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	2.00	2.00	\$ 15,000.00	\$ 15,000.00	40%	
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	1.00		1.00	\$ -	\$ 30,000.00	100%	
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	121.00	940.00	1061.00	\$ 846,000.00	\$ 954,900.00	47%	
47	7'x5' RCB BY OPEN CUT	LF	40	\$ 1,300.00	\$ 52,000.00	27.00		27.00	\$ 35,100.00	\$ 35,100.00	68%	
48	7'x4' RCB BY OPEN CUT	LF	110	\$ 1,250.00	\$ 137,500.00	18.00	47.00	65.00	\$ 58,750.00	\$ 81,250.00	59%	
49	TRENCH SAFETY SYSTEM	LF	2563	\$ 5.00	\$ 12,815.00	166.00	987.00	1153.00	\$ 4,935.00	\$ 5,765.00	45%	
SWPPP Items												
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	66.00		66.00	\$ -	\$ 1,650.00	18%	
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%	
Water Line Items												
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	325.00		325.00	\$ -	\$ 3,250.00	82%	
59	WTR MAIN PIPE (PVC) 8-INCH, BY OPEN CUT	LF	207	\$ 250.00	\$ 51,750.00	179.00		179.00	\$ -	\$ 44,750.00	86%	
60	WTR MAIN PIPE (PVC) 12-INCH, BY OPEN CUT	LF	188	\$ 350.00	\$ 65,800.00	146.00		146.00	\$ -	\$ 51,100.00	78%	
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%	
Sanitary Sewer Items												
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%	
Illumination Items												
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%	

Detention Basin Items											
73	PIEZOMETER	EA	1	\$ 7,500.00	\$ 7,500.00	1.00	1.00	\$ -	\$ 7,500.00	100%	
74	TYP "C" 6-FOOT DIA PRECAST ROUND CONC MANHOLE	EA	1	\$ 30,000.00	\$ 30,000.00	1.00	1.00	\$ -	\$ 30,000.00	100%	
75	REMOVE AND DISPOSE OF SHEET PILE WEIR	SF	315	\$ 10.00	\$ 3,150.00	0.00	0.00	\$ -	\$ -	0%	
76	REMOVE AND DISPOSE OF CHANNEL LINING	SY	1532	\$ 10.00	\$ 15,320.00	1459.00	1459.00	\$ -	\$ 14,590.00	95%	
77	REMOVE AND DISPOSE OF EXIST CONC AND CURB/GUTTER	LF	60	\$ 5.00	\$ 300.00	0.00	0.00	\$ -	\$ -	0%	
78	REMOVE AND DISPOSE OF EXIST BACKSLOPE INTERCEPTOR STRUCTURE	EA	2	\$ 300.00	\$ 600.00	2.00	2.00	\$ -	\$ 600.00	100%	
79	REMOVE AND DISPOSE OF WATER VALVE	EA	3	\$ 350.00	\$ 1,050.00	3.00	3.00	\$ -	\$ 1,050.00	100%	
80	REMOVE AND DISPOSE OF WATER METER	EA	5	\$ 350.00	\$ 1,750.00	5.00	5.00	\$ -	\$ 1,750.00	100%	
81	REMOVE AND DISPOSE OF SPRINKLER	EA	5	\$ 250.00	\$ 1,250.00	5.00	5.00	\$ -	\$ 1,250.00	100%	
82	REMOVE AND DISPOSE OF METAL POST WITH POST/CV BOX	EA	2	\$ 250.00	\$ 500.00	2.00	2.00	\$ -	\$ 500.00	100%	
83	REMOVE, STOCKPILE, AND RE-INSTALL STONE RIPRAP	SY	740	\$ 70.00	\$ 51,800.00	370.00	370.00	\$ -	\$ 25,900.00	50%	
84	COARSE FILTER TOE DRAIN (CONC GRAVEL)	LF	1272	\$ 35.00	\$ 44,520.00	0.00	0.00	\$ -	\$ -	0%	
85	TOE DRAIN WASHOUT STRUCTURE (PVC)	EA	1	\$ 1,500.00	\$ 1,500.00	0.00	0.00	\$ -	\$ -	0%	
86	CRUSHED LIMESTONE - 6" DEPTH (ALL WEATHER ACCESS ROAD)	SY	4104	\$ 20.00	\$ 82,080.00	0.00	0.00	\$ -	\$ -	0%	
87	GRANULAR FILL 3x3" (8-INCH DEPTH) (150 LB/CF) INCL. GEOGRID	TON	2044	\$ 80.00	\$ 163,520.00	0.00	0.00	\$ -	\$ -	0%	
88	24" ALUMINIZED STEEL TYPE 2 CMP BY OPEN CUT	LF	249	\$ 120.00	\$ 29,880.00	249.00	249.00	\$ -	\$ 29,880.00	100%	
89	36" ALUMINIZED STEEL TYPE 2 CMP BY OPEN CUT	LF	124	\$ 150.00	\$ 18,600.00	124.00	124.00	\$ -	\$ 18,600.00	100%	
90	URBAN INTERCEPTOR STRUCTURE	EA	2	\$ 5,000.00	\$ 10,000.00	2.00	2.00	\$ -	\$ 10,000.00	100%	
91	CARE AND CONTROL OF WATER	LS	1	\$ 60,000.00	\$ 60,000.00	0.95	0.95	\$ -	\$ 57,000.00	95%	
92	EXCAVATION AND OFFSITE DISPOSAL	CY	57400	\$ 20.00	\$ 1,148,000.00	51660	51660.00	\$ -	\$ 1,033,200.00	90%	
93	EXCAVATION, STOCKPILE, AND RE-USE SOIL	CY	200	\$ 30.00	\$ 6,000.00	100	100	\$ 200.00	\$ 3,000.00	100%	
94	IMPORTED CLAY (CAP OVER SLURRY WALL)	CY	2227	\$ 50.00	\$ 111,350.00	1810.36	1810.36	\$ -	\$ 90,518.00	81%	
95	CONCRETE CHANNEL LINING, 5" (PILOT CHANNEL)	SY	193	\$ 150.00	\$ 28,950.00	985	985.00	\$ -	\$ 147,750.00	90%	
96	CONCRETE CHANNEL LINING, 6" (WEIR)	SY	2385	\$ 80.00	\$ 190,800.00	0	0.000	\$ -	\$ -	0%	
97	CONCRETE CHANNEL LINING REPAIR, 6" (WEIR)	SY	270	\$ 200.00	\$ 54,000.00	0	0.00	\$ -	\$ -	0%	
98	RIRPAR (GRADE NO. 1) (18")	SY	164	\$ 120.00	\$ 19,680.00	0	0.00	\$ -	\$ -	0%	
99	SUBSURFACE BARRIER WALL (FURNISH AND INSTALL)	SF	157500	\$ 20.00	\$ 3,150,000.00	157500	157500.00	\$ -	\$ 3,150,000.00	100%	
100	6" PVC (SDR26)	LF	120	\$ 50.00	\$ 6,000.00	120	120.00	\$ -	\$ 6,000.00	100%	
Pump Station Items											
101	GROUND WATER CONTROL FOR OPEN CUT CONSTRUCTION	LS	1	\$ 5,000.00	\$ 5,000.00	0	0.00	\$ -	\$ -	0%	
102	TRENCH SAFETY SYSTEMS FOR TRENCH EXCAVATION	LF	450	\$ 5.00	\$ 2,250.00	391.67	391.67	\$ -	\$ 1,958.00	87%	
103	4x4' PRECAST REINFORCED CONCRETE BOX SEWERS	LF	130	\$ 500.00	\$ 65,000.00	114	114.00	\$ -	\$ 57,000.00	88%	
104	(PAINTING) PAINTING FOR PIPING, VALVES	LS	1	\$ 20,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%	
105	VERTICAL, SINGLE STAGE, NON-CLOG CENTRIFUGAL PUMPS	LS	1	\$ 450,000.00	\$ 450,000.00	0	0.00	\$ -	\$ -	0%	
106	AIR RELEASE VALVE FOR PUMPING SYSTEM FORCE MAIN PIPING	EA	4	\$ 15,500.00	\$ 62,000.00	0	0.00	\$ -	\$ -	0%	
107	PUMP STATION PIPING - 12-INCH RISER PIPING, INCL. VALVES	LS	1	\$ 165,000.00	\$ 165,000.00	0	0.00	\$ -	\$ -	0%	
108	PIPE STATION PIPING - 18-INCH RISER PIPING, INCL. VALVES	LS	1	\$ 85,000.00	\$ 85,000.00	0	0.00	\$ -	\$ -	0%	
109	STRUCTURAL - WET WELL	LS	1	\$ 50,000.00	\$ 50,000.00	1	1.00	\$ -	\$ 50,000.00	100%	
109.1	STRUCTURAL - WET WELL (ENGINEERING)	LS	1	\$ 50,000.00	\$ 50,000.00	1	1.00	\$ -	\$ 50,000.00	100%	
109.2	STRUCTURAL - WET WELL (EXCAVATION PUMP STATION PAD)	LS	1	\$ 50,000.00	\$ 50,000.00	1	1.00	\$ -	\$ 50,000.00	100%	
109.3	STRUCTURAL - WET WELL (26" DIA LINER PLATE SHAFT)	LS	1	\$ 250,000.00	\$ 250,000.00	1	1.00	\$ -	\$ 250,000.00	100%	
109.4	STRUCTURAL - WET WELL (CIP WET WELL CONC PLUG)	LS	1	\$ 100,000.00	\$ 100,000.00	1	1.00	\$ -	\$ 100,000.00	100%	
109.5	STRUCTURAL - WET WELL (CIP WET WELL BOTTOM SECTION)	LS	1	\$ 300,000.00	\$ 300,000.00	0.9	0.90	\$ -	\$ 270,000.00	90%	
109.6	STRUCTURAL - WET WELL (CIP WET WELL TOP SECTION)	LS	1	\$ 300,000.00	\$ 300,000.00	0.9	0.90	\$ -	\$ 270,000.00	90%	
109.7	STRUCTURAL - WET WELL (CIP WET WELL TOP)	LS	1	\$ 75,000.00	\$ 75,000.00	0	0.00	\$ -	\$ -	0%	
109.8	STRUCTURAL - WET WELL (CIP WET WELL INTERNAL SUPPORT COLUMNS)	LS	1	\$ 50,000.00	\$ 50,000.00	0	0.00	\$ -	\$ -	0%	
109.9	STRUCTURAL - WET WELL (DEBRIS SCREEN/METAL COMPONENTS)	LS	1	\$ 100,000.00	\$ 100,000.00	0	0.00	\$ -	\$ -	0%	
109.10	STRUCTURAL - WET WELL (BACKFILL STRUCTURE)	LS	1	\$ 25,000.00	\$ 25,000.00	0	0.00	\$ -	\$ -	0%	
110	STRUCTURAL - VALVE VAULT	LS	1	\$ 100,000.00	\$ 100,000.00	0	0.6	\$ 60,000.00	\$ 60,000.00	60%	
110.1	STRUCTURAL - VALVE VAULT (CIP CONC BOTTOM)	LS	1	\$ 100,000.00	\$ 100,000.00	0	1	\$ 100,000.00	\$ 100,000.00	100%	
110.2	STRUCTURAL - VALVE VAULT (CIP CONC WALLS)	LS	1	\$ 100,000.00	\$ 100,000.00	0	0.6	\$ 60,000.00	\$ 60,000.00	60%	
110.3	STRUCTURAL - VALVE VAULT (INSTALL SCREEN/PLATFORM)	LS	1	\$ 50,000.00	\$ 50,000.00	0	0.00	\$ -	\$ -	0%	
111	STRUCTURAL - INTAKE STRUCTURE	LS	1	\$ 35,000.00	\$ 35,000.00	0	0.00	\$ -	\$ -	0%	
112	STRUCTURAL - RETAINING WALL MODIFICATIONS	LS	1	\$ 30,000.00	\$ 30,000.00	0	0.00	\$ -	\$ -	0%	
113	STRUCTURAL - CMU CONTROL BUILDING W/ PRECAST ROOF	LS	1	\$ 33,000.00	\$ 33,000.00	0	0.00	\$ -	\$ -	0%	
113.1	STRUCTURAL - CMU CONTROL BUILDING (CIP FOUNDATION/STAIRS)	LS	1	\$ 27,500.00	\$ 27,500.00	0	0.00	\$ -	\$ -	0%	
113.2	STRUCTURAL - CMU CONTROL BUILDING (BRICK WALLS)	LS	1	\$ 27,500.00	\$ 27,500.00	0	0.00	\$ -	\$ -	0%	
113.3	STRUCTURAL - CMU CONTROL BUILDING (ROOF)	LS	1	\$ 22,000.00	\$ 22,000.00	0	0.00	\$ -	\$ -	0%	
113.4	STRUCTURAL - CMU CONTROL BUILDING (INTERIOR FINISHES)	LS	1	\$ 10,000.00	\$ 10,000.00	0	0.00	\$ -	\$ -	0%	
114	ELECTRICAL - CONTROL PANEL AND PANEL INSTRUMENTATION	EA	1	\$ 3,000.00	\$ 3,000.00	0	0.00	\$ -	\$ -	0%	
115	ELECTRICAL - LIGHTING CONTRACTOR	EA	1	\$ 20,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%	
116	ELECTRICAL - LIGHTING/DISTRIBUTION PANEL	EA	1	\$ 10,000.00	\$ 10,000.00	0	0.00	\$ -	\$ -	0%	
117	ELECTRICAL - AUTODIALER OR MOTOROLA ACE3600	EA	1	\$ 250,000.00	\$ 250,000.00	0	0.00	\$ -	\$ -	0%	
118	ELECTRICAL - MISCELLANEOUS ELECTRICAL, INSTRUMENTATION	EA	1	\$ 20,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%	
119	ELECTRICAL - OTHER LIGHTING INCL. ELECTRICAL BUILDING	EA	1	\$ 5,000.00	\$ 5,000.00	0	0.00	\$ -	\$ -	0%	
120	ELECTRICAL - LEVEL INDICATING TRANSMITTER FOR CONTROL PANEL	EA	2	\$ 20,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%	
121	ELECTRICAL - CONDUIT AND CABLE	EA	1	\$ 160,000.00	\$ 160,000.00	0	0.00	\$ -	\$ -	0%	
122	ELECTRICAL - NEW ELECTRICAL SERVICE	EA	1	\$ 100,000.00	\$ 100,000.00	0	0.00	\$ -	\$ -	0%	
123	ELECTRICAL - MOTOR CONTROL CENTER W/ MTS	EA	1	\$ 7,500.00	\$ 7,500.00	0	0.00	\$ -	\$ -	0%	
124	ELECTRICAL - 1KVA 1-PHASE TRANSFORMER	EA	1	\$ 20,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%	
125	ELECTRICAL - 15KVA 1-PHASE TRANSFORMER	EA	2	\$ 10,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%	
126	ELECTRICAL - FIELD INSTRUMENTATION (2 X HYDRANGER UNITS)	EA	2	\$ 10,000.00	\$ 20,000.00	0	0.00	\$ -	\$ -	0%	
Tree Protection Items											
127	Install Root Pruning Trench	LF	275	\$ 10.00	\$ 2,750.00	0	0.00	\$ -	\$ -	0%	
128	Install Zero Curb Cutback	LF	810	\$ 15.00	\$ 12,150.00	0	0.00	\$ -	\$ -	0%	
Landscaping Items											
129	BERMUDA SOD (INCL. TOPSOIL)	SY	2432	\$ 5.00	\$ 12,160.00	0	0.00	\$ -	\$ -	0%	
130	HYDROMULCH SEEDING	AC	7	\$ 1,500.00	\$ 10,500.00	0	0.00	\$ -	\$ -	0%	
Extra Work Items											
131	TEMPORARY BASIN PUMPING	MO	15	\$ 1,000.00	\$ 15,000.00	8	1	\$ 9.00	\$ 1,000.00	60%	
132	CLEARANCE PRUNE TREE	EA	10	\$ 150.00	\$ 1,500.00	5	5.00	\$ -	\$ 750.00	50%	
133	CROWN CLEANING PRUNE	EA	10	\$ 250.00	\$ 2,500.00	0	0.00	\$ -	\$ -	0%	
134	ROOT STIMULATION	EA	10	\$ 150.00	\$ 1,500.00	0	0.00	\$ -	\$ -	0%	
Cash Allowance Items											
135	Street Cut Permit	CA	1	\$ 5,000.00	\$ 5,000.00	0	0.00	\$ -	\$ -	0%	
136	Street Lights	CA	1	\$ 10,000.00	\$ 10,000.00	0	0.00	\$ -	\$ -	0%	
137	Work Change Directives	CA	1	\$ 477,504.50	\$ 477,504.50	0	0.00	\$ -	\$ -	0%	
137.01	WCD No. 1 cast in place structures	LS	1	\$ 12,552.25	\$ 12,552.25	1	1.00	\$ 12,552.25	\$ 12,552.25	100%	
137.02	WCD No. 2 relocation of utilities Windhover	LS	1	\$ 4,455.10	\$ 4,455.10	1	1.00	\$ 4,455.10	\$ 4,455.10	100%	
137.03	WCD No. 3 soil contamination testing	LS	1	\$ 5,488.15	\$ 5,488.15	1	1.00	\$ 5,488.15	\$ 5,488.15	100%	

\$ 13,797,688.00

This Month's Billings \$ 1,150,072.50

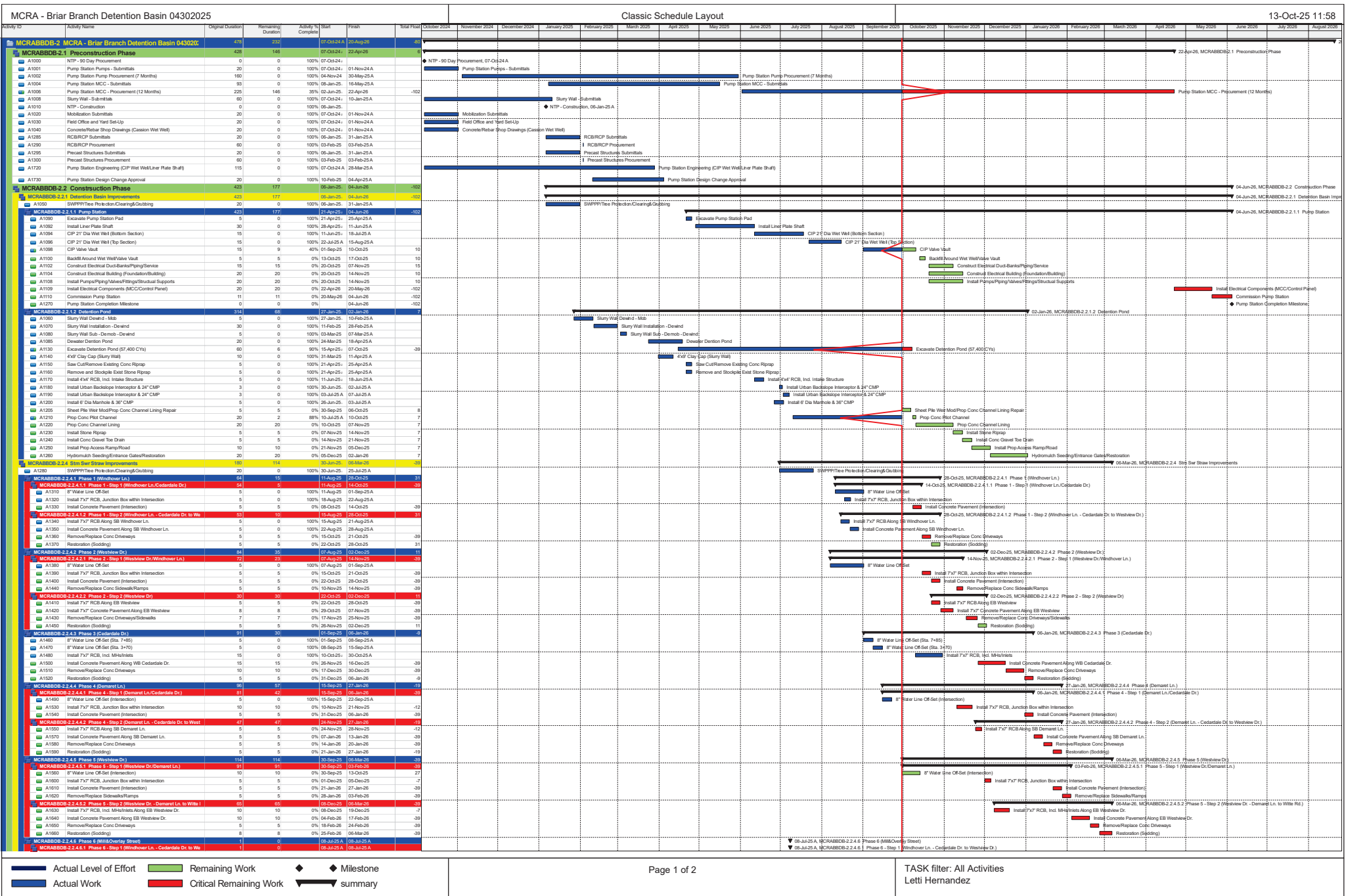
STORED MATERIALS

PROJECT: Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements
 CONTRACTOR: Reytec Construction Resources, Inc.
 PROJECT NO: N-T17000-0021-3

PAYMENT REQUEST NO. 9
 FROM: 9/1/25
 TO: 9/30/25

Pay Item No.	Material	Vendor Invoice No. Invoice No.	Unit Price	Previous Inventory		Received this Period		Installed this Period		Current Inventory	
				Quantity	Invoice Cost	Quantity	Invoice Cost	Quantity	Invoice Cost	Quantity	Invoice Cost
105	Vertical, single stage, non-clog centrifugal pumps	122626				1	\$ 264,734.00			1	\$ 264,734.00
4	(3) lump sump price		\$ 264,734.00								
109	12' Pipe gate		\$ 3,900.00			1	\$ 3,900.00			1	\$ 3,900.00
110	Wet well		\$ 49,105.97			1	\$ 49,105.97			1	\$ 49,105.97
111	Valve vault		\$ 49,105.98			1	\$ 49,105.98			1	\$ 49,105.98
113	Intake structure		\$ 20,918.00			1	\$ 20,918.00			1	\$ 20,918.00
	CMU control building		\$ 5,169.05			1	\$ 5,169.05			1	\$ 5,169.05
TOTALS				\$	-	\$	392,933.00	\$	-	\$	392,933.00

COH Allowance 85% \$ 333,993.05



MCRA - Briar Branch Detention Basin 04302025								Classic Schedule Layout																				13-Oct-25 11:58			
Activity ID	Activity Name	Original Duration	Remaining Duration	Activity %	Start	Finish	Total Float	October 2024	November 2024	December 2024	January 2025	February 2025	March 2025	April 2025	May 2025	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	
A1070	MI Existing Asphalt/Overlay 1.5" Surface Asphalt	1	0	100%	08-Jul-25 A	08-Jul-25 A																									
MCRA-BDB-2.2.4.6.2 Phase 6 - Step 2 Cedarvale Dr - Windsor Dr. to Det																															
A1680	MI Existing Asphalt/Overlay 1.5" Surface Asphalt	1	0	100%	08-Jul-25 A	08-Jul-25 A																									
MCRA-BDB-2.2.4.6.3 Phase 6 - Step 3 Cedarvale Dr. to Cedarvale Dr. to West																															
A1690	MI Existing Asphalt/Overlay 1.5" Surface Asphalt	1	0	100%	08-Jul-25 A	08-Jul-25 A																									
MCRA-BDB-2.3 Closeout Phase																															
A1115	Float (Weather/Construction Contingency)	55	55	0%	04-Jun-26	20-Aug-26	-102																								
A1120	Substantial Completion	0	0	0%	30-Mar-26		0																								
A1120	Punchlist Work	22	22	0%	31-Mar-26	29-Apr-26	0																								
A1110	Final Completion/Demob.	0	0	0%	29-Apr-26		0																								
<																															

Page 2 of 2

TASK filter: All Activities
Letti Hernandez

MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORMLegal 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)

10/08/2025

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: 10/13/2025

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)

MWSDBE Utilization Schedule



Status as of: Tuesday, September 30, 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)	PA Berrios Trucking (MBE)	Access Data (WBE)
Jan-25	\$0	\$0		\$0
Feb-25	\$0	\$0		\$0
Mar-25	\$0	\$0		\$0
Apr-25	\$0	\$0		\$0
May-25	\$0	\$0		\$0
Jun-25	\$0	\$0		\$0
Jul-25	\$49,589	\$49,589		\$0
Aug-25	\$203,811	\$72,239	\$131,572	\$0
Sep-25	\$842,508	\$62,491	\$112,938	\$667,079
Oct-25	\$0	\$0		\$0
Nov-25	\$0	\$0		\$0
Dec-25	\$0	\$0		\$0
Jan-26	\$0	\$0		\$0
Feb-26	\$0	\$0		\$0
Mar-26	\$0	\$0		\$0
Jun-26	\$0	\$0		\$0
\$	\$1,095,908	\$184,318	\$244,510	\$667,079
%	7.94%	1.34%	1.77%	4.83%
GOAL		9.00%	8.00%	11.00%

Contract Amount: \$13,797,688
 Goal % 20.00%
 Projected Goal% 7.94%
 Goal \$ \$2,759,538
 Project Goal \$ \$1,095,908

	Project Goal	To Date Utilization
MBE	17.00%	3.11%
WBE	11.00%	4.83%
SBE	0.00%	
TOTAL	28.00%	7.94%

Memorial City Redevelopment Authority Status Update

As of October 28, 2025

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

- All disbursements complete.
- EPA grant close-out pending final project completion (March/April 2026) to include a walkthrough by EPA.
- TGC has invited participation from Representative Dan Crenshaw's office at the final project walkthrough and to facilitate a ribbon cutting event.

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

- Task orders approved by Bunker Hill Village.
- TGC grant management to begin.

Detention Basin C (Funding Pursuit)

- TGC has identified a funding opportunity made available through the United States Economic Development Administration (EDA). TGC is proposing the development of an application to support the detail design of the Detention Basin C project. TGC estimates that a request of up to \$5M would be considered by the EDA. TGC is working with HR Green to receive and review the project's benefits as they relate to the grant program.

A RESOLUTION SUPPORTING THE MEMORIAL CITY REDEVELOPMENT
AUTHORITY’S (AUTHORITY) APPLICATION TO THE ECONOMIC DEVELOPMENT
ADMINISTRATION

WHEREAS, the U.S. Economic Development Administration (EDA) has issued a Notice of Funding Opportunity for eligible units of local government to apply for funding under the Fiscal Year 2025 Disaster Supplemental Grant Program;

WHEREAS, these funds may be used to support an Implementation Path application for the development of the Westview Detention Basin project, and such a project is consistent with the region’s Comprehensive Economic Development Strategy (CEDS), and will benefit a disaster-declared area impacted by Hurricane Beryl in July 2024 and the Derecho in May 2024;

WHEREAS, the Authority has been tasked with the development and implementation of regional flood mitigation projects intended to address significant flooding issues in west Houston; and

WHEREAS, the Authority is a local government corporation, established by the City of Houston, with the stated purpose to aid, assist and act on behalf of the City in the performance of the City’s government and proprietary functions, and thus, an eligible applicant for and recipient of, EDA funding.

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

1. The Authority commits to providing, at least, a 20% local match toward the proposed project, affirming that such funds are committed, available as needed, and unencumbered and unrestricted.
2. The Board of Directors authorizes the development and submission of the grant application and further authorizes the Board Chair to execute all necessary documents in connection therewith.

DULY PASSED AND APPROVED by a majority vote of the Board of Directors of the Memorial City Redevelopment Authority on this 28th day of October 2025.

APPROVED BY:

ATTEST:

Ann T. Givens
Board Chair

Director



October 28, 2025

Mr. Jorge Ayala
Regional Director
U.S. Economic Development Administration – Austin Regional Office
903 San Jacinto, Suite 206
Austin, TX 78701

Re: *Memorial City Redevelopment Authority - FY25 Disaster Supplemental Letter of Funding Commitment*

On behalf of the Memorial City Redevelopment Authority (the “Authority”), I am writing to confirm our commitment of local matching funds for the Authority’s application to the U.S. Economic Development Administration (EDA) under the Fiscal Year 2025 Disaster Supplemental Grant Program.

The Authority hereby commits local matching funds toward the proposed project, representing at least 20% of the total project cost. These funds will be drawn from tax revenue, generated through tax increment finance. These resources are dedicated to advancing the Authority’s economic development and capital infrastructure purposes.

We affirm that these matching funds are:

1. **Committed** specifically to this project;
2. **Available as needed** to align with EDA’s period of performance;
3. **Unencumbered and unrestricted**, with no conditions that would limit or delay their use; and
4. **Consistent with federal cost principles** and eligible as a local match under EDA regulations.

The Authority is a local government corporation, established by the City of Houston, with the stated purpose to aid, assist, and act on behalf of the City in the performance of the City’s government and proprietary functions, and thus, an eligible applicant for and recipient of, EDA funding.

We appreciate EDA’s consideration of our application and look forward to the opportunity to partner in advancing recovery efforts in Houston and Harris County, Texas.

Sincerely,

Ann T. Givens
Chair, Board of Directors
Memorial City Redevelopment Authority

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

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

AGENDA MEMORANDUM

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

5. Approve Amended FY2026 Budget reflecting the Municipal Services Fee.



CITY OF HOUSTON

Economic Development

John Whitmire

Mayor

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

T. 832-393-0937
F. 832-393-0844
www.houstontx.gov

October 20, 2025

Memorial City Redevelopment Authority for
Tax Increment Redevelopment Zone No. 17
Executive Directors, Administrators, Chairman of Board

RE: Municipal Services Charge Adjustment Effective FY2026

In 2017, the Mayor's Office of Economic Development, collectively with the Finance Department, developed a legally defensible model to calculate an annual municipal services charge imposed on Tax Increment Reinvestment Zones. The imposed fees, described as a "shared sacrifice" was essential to close the then \$160M budget gap but also resulted in a "shared" responsibility of municipal costs given the city's generous participation of 100% of property tax revenue collected within the zones. Additionally, the Municipal Services Charge (MSC) strengthened the City's credit rating with the credit agencies, which was an important step in the long-term strategy towards financial stability. The MSC is invoiced annually, and the payments are transferred to the city's general fund to pay for the cost of municipal services, pursuant to the authority granted to the City by Section 311.010(i) of the TIRZ statute.

Since 2017, the Mayor's Office of Economic Development, the Finance Department and the leadership of the administration, continued to assess the impact of the MSC to support city services. While there was consideration to adjust the charge annually to reflect inflation and population, a decision was made to keep the MSC flat to allow the TIRZs time to generate revenue and for the RDA to reset priorities based on the change in revenue.

Effective with the FY26 budget and CIP, the MSC will be adjusted to the 2021 rate. If the increase from the FY2017 to FY2021 rate is less than \$400,000 annually, the FY26 budget template approved by the board will not require an amendment. The "tri-party" agreement allows for the Chief Economic Development Officer to approve changes less than \$400,000. For an increase that exceeds \$400,000, the TIRZ/RDA board must approve the amended FY26 budget. The 2017 and 2021 MSC for TIRZ 17 is reflected in the table below:

TIRZ 17- Memorial City	2017 Calculated Charge	2021 Calculated Charge
Municipal Services Charge	\$2,256,619	\$3,313,425

Thank you for supporting the mayor, the MOED and the city at large to ensure financial sustainability and long-term financial stability of the City.

Thank you,

Gwendolyn Tillotson-Bell

Gwendolyn Tillotson-Bell

**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 F I L E	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	Zone Purpose:
	Tax Increment Reinvestment Zone Number Seventeen, City of Houston, Texas was created to provide plans and programs needed to address blighted conditions in the Memorial City area associated with failing infrastructure, lack of utility capacity, increased traffic congestion and declining retail sales resulting from increased competition to older inner-city malls and shopping centers from suburban retail centers.
	Completed construction of the W-140-01 Channel Improvements project.
	Gessner Road reconstruction from Interstate 10 to Long Point Road is complete.
	Reconstruction of Memorial Drive from Beltway 8 to Tallowood is 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
	Capital Projects:			
	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
		-	-	-
	Total Capital Projects	\$ 186,175,253	\$ 147,704,997	\$ 38,470,256
	Affordable Housing	-	-	-
	School & Education/Cultural Facilities	-	-	-
	Financing Costs	25,000,000	53,695,857	(28,695,857)
	Administration Costs/ Professional Services	-	-	-
A N	Creation Costs	5,952,851	15,898,249	(9,945,398)
	Total Project Plan	\$ 217,128,104	\$ 217,299,103	\$ (170,999)

D E B T	Additional Financial Data	FY2025 Budget	FY2025 Estimate	FY2026 Budget
	<u>Debt Service</u>	\$ 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
		Balance as of 6/30/24	Projected Balance as of 6/30/25	Projected Balance as of 6/30/26
	<u>Year End Outstanding (Principal)</u>			
	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
RESOURCES			
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
Beginning Balance	\$ 39,067,840	\$ 40,901,163	\$ 67,831,859
City tax revenue	\$ 19,211,699	\$ 19,396,400	\$ 20,133,254
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 19,211,699	\$ 19,396,400	\$ 20,133,254
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 781,357	\$ 818,023	\$ 1,356,637
Other Interest Income	\$ 781,357	\$ 818,023	\$ 1,356,637
	\$ -	\$ -	\$ -
	\$ 4,420,000	\$ -	\$ -
Grant Proceeds	\$ 4,420,000	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Bond Proceeds	\$ 136,599,520	\$ 28,397,605	\$ 122,824,678
Contract Revenue Bond Proceeds	\$ 136,599,520	\$ 28,397,605	\$ 122,824,678
TOTAL AVAILABLE RESOURCES	\$ 200,080,416	89,513,191	212,146,428

**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
EXPENDITURES			
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	\$ -	\$ -	\$ -
TIRZ Administration and Overhead	\$ 187,750	167,470	190,750
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	
Program and Project Consultants	\$ 140,000	\$ 124,000	\$ 115,000
Management consulting services	\$ 327,750	291,470	305,750
Capital Expenditures (See CIP Schedule)	\$ 39,690,259	\$ 7,781,299	\$ 38,025,867
TIRZ Capital Expenditures	\$ 39,690,259	7,781,299	38,025,867
T&C Way Partners, LLC	\$ -	\$ -	\$ -
MetroNational - Detention & Roadway Construction	\$ 3,013,460	\$ 3,013,460	\$ 3,275,406
Town Center Partners, Ltd	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 3,013,460	3,013,460	3,275,406
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	\$ -	\$ -	\$ 932,765
Interest	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -
System debt service	\$ 7,368,664	7,368,664	8,293,088
TOTAL PROJECT COSTS	\$ 50,400,133	\$ 18,454,893	49,900,111
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	\$ 3,313,425
Municipal Services - Supplemental	\$ -	\$ -	\$ -
Total Transfers	\$ 3,217,204	3,226,439	4,320,088
Total Budget	\$ 53,617,337	21,681,332	54,220,199
RESTRICTED Funds - Capital Projects	\$ 131,176,784	\$ 60,540,837	\$ 149,633,141
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 15,286,295	\$ 7,291,022	\$ 8,293,088
Ending Fund Balance	\$ 146,463,079	67,831,859	157,926,229
Total Budget & Ending Fund Balance	\$ 200,080,416	89,513,191	212,146,428

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY26 - FY30 Total	Cumulative Total (To Date)
			Through 2024	Projected 2025	2026	2027	2028	2029	2030			
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	\$ -	-	-	-	-	1,000,000	3,500,000	4,500,000	4,500,000	
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	\$ -	-	400,000	60,000	60,000	60,000	60,000	640,000	640,000	
Totals			\$ 62,009,211	\$ 7,781,299	\$ 38,025,867	\$ 19,676,232	\$ 89,786,422	\$ 75,726,422	40,262,922	263,477,865	\$ 333,268,375	

* 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	38,025,867	14,396,232	58,369,452	44,309,452	40,262,922	195,363,925	243,621,081
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
Project Total	62,009,211	7,781,299	38,025,867	19,676,232	89,786,422	75,726,422	40,262,922	263,477,865	333,268,375

Project: Park and Green Space Improvements				City Council District		Key Map:				WBS.:	T-1725			
				Location:		A,G		Geo. Ref.:						
				Served:		A,G		Neighborhood:					10, 16	
Description	Provide pedestrian friendly environment throughout the TIRZ. This includes pedestrian trails, bikeways, and public green space.			Operating and Maintenance Costs: (\$ Thousands)										
					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	-	-	-	-	-	-	1,000,000	3,500,000	\$ 4,500,000	\$ 4,500,000		
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -		
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 3,500,000	\$ 4,500,000	\$ 4,500,000		
Source of Funds													
TIRZ Funds		-	-	-	-	-	-	1,000,000	3,500,000	\$ 4,500,000	\$ 4,500,000		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 3,500,000	\$ 4,500,000	\$ 4,500,000		

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	-	400,000	60,000	60,000	60,000	60,000	\$ 640,000	\$ 640,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	60,000	-	400,000	60,000	60,000	60,000	60,000	\$ 640,000	\$ 640,000
Total Allocations		\$ -	\$ 60,000	\$ -	\$ 400,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 640,000	\$ 640,000
Source of Funds											
TIRZ Funds		-	60,000	-	400,000	60,000	60,000	60,000	60,000	\$ 640,000	\$ 640,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 60,000	\$ -	\$ 400,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 640,000	\$ 640,000

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	\$ 3,158,525	\$ 3,141,972	\$ 2,068,043	\$ 1,029,343
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 20,172,116	\$ 20,214,423	\$ 21,489,891	\$ 39,700,750	\$ 57,006,586	\$ 47,177,348	\$ 26,028,603
ISD Education Set-Aside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing							
City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ 2,067,101	\$ 2,256,619	\$ 3,313,425	\$ 3,313,425	\$ 3,313,425	\$ 3,313,425	\$ 3,313,425
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	\$ 4,320,088	\$ 4,376,536	\$ 4,435,807	\$ 4,498,042	\$ 4,563,388
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			\$ 932,765	\$ 1,405,000	\$ 1,405,000	\$ 1,405,000	\$ 2,160,625
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	\$ 7,247,765	\$ 15,362,500	\$ 15,652,500	\$ 18,402,531	\$ 11,973,156
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	\$ 8,293,088	\$ 16,169,859	\$ 16,175,040	\$ 18,582,156	\$ 11,973,156
TOTAL EXPENSES	\$ 7,595,201	\$ 7,660,134	\$ 8,598,838	\$ 16,475,609	\$ 16,480,790	\$ 18,887,906	\$ 12,278,906

TIRZ 17	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
CASH FLOW FROM OPERATIONS	\$ 9,589,225	\$ 9,327,850	\$ 8,570,965	\$ 18,848,605	\$ 36,089,989	\$ 23,791,400	\$ 9,186,309
BEGINNING FUND BALANCE (7)	\$ 34,845,877	\$ 40,901,164	\$ 67,831,860	\$ 157,926,230	\$ 157,098,602	\$ 103,402,169	\$ 51,467,148
DEBT ISSUANCE (**PROJECT FUND ONLY**)	\$ -	\$ 28,397,605	\$ 122,824,678	\$ -	\$ -	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 44,435,102	\$ 78,626,619	\$ 199,227,503	\$ 176,774,834	\$ 193,188,591	\$ 127,193,570	\$ 60,653,457
Projects							
T&C Way Partners, 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 Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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 L...	\$ -	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 3,500,000
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
T-1799 Sidewalk Improvement Program	\$ -	\$ -	\$ 400,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
CAPITAL PROJECTS	\$ 520,479	\$ 7,781,299	\$ 38,025,867	\$ 19,676,232	\$ 89,786,422	\$ 75,726,422	\$ 40,262,922
TOTAL PROJECTS	\$ 3,533,938	\$ 10,794,759	\$ 41,301,273	\$ 19,676,232	\$ 89,786,422	\$ 75,726,422	\$ 40,262,922
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - 2022 Bond Debt Service Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ 7,368,664	\$ 8,293,088	\$ 16,169,859	\$ 16,175,040	\$ 18,582,156	\$ 18,582,156	\$ 18,582,156
Unrestricted Funds/Net Current Activity	\$ 33,532,500	\$ 59,538,772	\$ 141,756,371	\$ 140,923,562	\$ 84,820,013	\$ 32,884,992	\$ 1,808,379
Ending Fund Balance	\$ 40,901,164	\$ 67,831,860	\$ 157,926,230	\$ 157,098,602	\$ 103,402,169	\$ 51,467,148	\$ 20,390,535

Taxpayer Impact Statement- TIRZ #17 Memorial City Redevelopment Authority

	Current Budget Fiscal Year Ending June 30 2026	Proposed Revised Budget Fiscal Year Ending June 30 2026	No-New-Revenue Tax Rate Budget
Estimated District Operations and Maintenance Tax Bill on Average Homestead	\$0	\$0	\$0

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

Memorial City Redevelopment Authority / TIRZ No. 17

Cash Management Report

September 30, 2025

ETI BOOKKEEPING SERVICES

17111 ROLLING CREEK DRIVE SUITE 108

HOUSTON TX 77090

TELEPHONE 281 444 3384 FAX 281 440 8304

Fiscal Year End: June 30, 2026

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	36,149,951.04	26,961,840.22	1,598,664.54	64,710,455.80
Revenue	882,118.79	51,009.65	5,533.12	938,661.56
Expenditures	4,083,740.01	18,925,427.43	0.00	23,009,167.44
Ending Balance	32,948,329.82	8,087,422.44	1,604,197.66	42,639,949.92

NOTES:

Debt Service Payments due in Fiscal Year End 2026:

Date	Series	Principal	Interest	Total
9/1/2025	2016R	3,200,000.00	85,253.75	3,285,253.75
9/1/2025	2019	3,115,000.00	495,625.00	3,610,625.00
9/1/2025	2025		230,263.89	230,263.89
3/1/2026	2016R		46,693.75	46,693.75
3/1/2026	2019		417,750.00	417,750.00
3/1/2026	2025		702,500.00	702,500.00
			Total FYE 2026	8,293,086.39

General Operating Fund

BEGINNING BALANCE: 36,149,951.04

REVENUE:

Checking Interest - Wells Fargo	203.45
Texpool Interest	114,605.57
Wells Fargo/TexSTAR (Surplus Funds) Interest	6.14
Due from CPF Series 2025	767,303.63
Voided Check(s)	0.00

Total Revenue: 882,118.79

DISBURSEMENTS:

Checks Presented At Last Meeting	806,164.30
Checks Written at/after Last Meeting	2,500.00

Num	Name	Amount
3689	McCall Gibson Swedlund Barfoot PLLC	-2,500.00
Total		-2,500.00

Lipex Properties (Metro) Wire	3,275,075.71
Bank Fees	0.00

Total Expenditures 4,083,740.01

Ending Balance: 32,948,329.82

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	1.0800	7,630.77
TexPool	*0001	4.2520	32,938,934.36
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	4.1519	1,764.69
		Total	32,948,329.82

Memorial City Redevelopment Authority
Checks Presented
October 28, 2025

Num	Name	Description	Amount
3690	Allen Boone Humphries Robinson LLP	Legal Fees	-15,150.00
3691	Equi-Tax, Inc	Tax Assessor/ Collector	-400.00
3692	ETI Bookkeeping Services	Bookkeeping Fee	-1,219.28
3693	Gauge Engineering, LLC	Engineering	-2,825.00
3694	Hawes Hill & Associates	Professional Consultant	-10,000.00
3695	The Goodman Corporation Inc	Consultant Fee	-2,000.00
3696	TML Intergovernmental Risk Pool	Insurance	-1,908.06
3697	Gauge Engineering, LLC	Engineering - Capital Projects	-42,391.28
3698	HR Green	Engineering - Capital Projects	-3,571.64
3699	Reytec Construction Resources, Inc.	Channel Improvements - Capital Projects	-1,426,561.93
3700	The Goodman Corporation Inc	Consultant Fee - Capital Projects	-5,851.11
Total			-1,511,878.30

Capital Projects Fund

BEGINNING BALANCE 26,961,840.22

REVENUE

Bond Proceeds 0.00
TexPool Interest 51,009.65
Voided Check(s) 0.00

Total Revenue 51,009.65

EXPENDITURES

Land Purchase for Detention Basin C 18,158,123.80
Transfer to GOF 767,303.63
Bank Fees 0.00

Total Expenditures 18,925,427.43

ENDING BALANCE 8,087,422.44

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	4.2520	8,087,422.44
		Total	8,087,422.44

Debt Service Fund

BEGINNING BALANCE 1,598,664.54

REVENUE

TexPool DSF Interest	13.24
Wells Fargo/TexSTAR (2008 DSF) Interest	5,467.10
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	52.78

Total Revenue 5,533.12

EXPENDITURES

2008 Debt Service Interest Payment	0.00
2008 Debt Service Principal Payment	0.00
Trustee Fee	0.00

Total Expenditures 0.00

ENDING BALANCE 1,604,197.66

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	4.1519	1,585,104.94
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	4.1519	15,293.22
TexPool	*0004	4.2520	3,799.50
		Total	1,604,197.66

Memorial City Redevelopment Authority
Investment Report
September 30, 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	4.2520	36,093,859.44	1.00012	36,089,600.87	114,605.57	(3,265,272.08)	32,944,863.37	1.00018	32,938,934.36
DSF	TexPool	4.2520	3,786.71	1.00012	3,786.26	13.24	(0.00)	3,800.18	1.00018	3,799.50
GOF	Wells Fargo/ TexStar	4.1519	1,758.76	1.00012	1,758.55	203.45	(197.31)	1,765.12	1.00025	1,764.69
CPF	TexPool	4.2520	26,965,021.72	1.00012	26,961,840.22	51,009.65	-18,925,427.43	8,088,878.18	1.00018	8,087,422.44
DSF	Wells Fargo/ TexStar DSF	4.1519	1,579,822.97	1.00012	1,579,637.84	5,467.10	(0.00)	1,585,494.88	1.00025	1,585,104.94
DSF	Wells Fargo/ TexStar PI Rev	4.1519	15,242.23	1.00012	15,240.44	52.78	(0.00)	15,296.98	1.00025	15,293.22

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	58,591.62	203.45	(51,164.30)	7,630.77

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	7,630.77	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
September 2025

	September			Year to Date (3 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
1000 · Income							
6001 · City Tax Revenue	1,619,437	1,677,771	-58,334	4,858,311	5,033,313	-175,002	20,133,254
8223 · Interest Income	171,358	113,053	58,305	667,732	339,159	328,573	1,356,637
8930 · Bond Proceeds	0	0	0	27,684,206	32,824,678	-5,140,472	122,824,678
Total 1000 · Income	1,790,795	1,790,824	-29	33,210,249	38,197,150	-4,986,901	144,314,569
6-4350 · Grants	0	0	0	653,388	0	653,388	0
Total Income	1,790,795	1,790,824	-29	33,863,637	38,197,150	-4,333,513	144,314,569
Expense							
3335 · Management Consulting Services							
6320 · Legal	15,150	4,167	10,983	25,643	12,500	13,143	50,000
6322 · Eng Consultant/General Prof.Svc	4,825	5,995	-1,170	11,975	15,320	-3,345	60,000
6334 · Planning Consultings	0	0	0	2,500	0	2,500	0
6337 · Construction Audit	0	417	-417	0	1,250	-1,250	5,000
6343 · Other	0	0	0	30	0	30	0
Total 3335 · Management Consulting Services	19,975	10,579	9,396	40,148	29,070	11,078	115,000
5650 · Transfers							
6420 · COH Administration Fee	0	0	0	1,006,663	1,006,663	0	1,006,663
6430 · Municipal Services	0	0	0	2,129,093	2,256,619	-127,526	2,256,619
Total 5650 · Transfers	0	0	0	3,135,756	3,263,282	-127,526	3,263,282
5707 · Principal	0	0	0	6,315,000	7,739,514	-1,424,514	7,739,514
5708 · Interest	0	0	0	811,143	522,662	288,481	1,045,323
Total 5706 · Debt Service	0	0	0	7,126,143	8,262,176	-1,136,033	8,784,837
6300 · Administration & Overhead							
6321 · Auditor	0	0	0	15,250	18,500	-3,250	21,500
6333 · Bookkeeping/Accounting	1,636	1,833	-197	7,047	5,500	1,547	22,000
6340 · Administration Salaries/Benefit	10,000	10,000	0	30,000	30,000	0	120,000
6344 · Bond Svcs/Trustee/FA	0	0	0	0	1,750	-1,750	25,000
6353 · Insurance	1,908	2,250	-342	1,908	2,250	-342	2,250
Total 6300 · Administration & Overhead	13,544	14,083	-539	54,205	58,000	-3,795	190,750
7000 · Capital Expenditure							
1725 · Parks & Green Space Improv.	0	10,417	-10,417	0	31,250	-31,250	125,000
1735(1) · Detention Basin A	0	833,710	-833,710	0	2,501,130	-2,501,130	10,004,520
1737 · MetroNational - Detention/Roads	0	0	0	3,275,076	3,275,406	-330	3,275,406
1738A · Memorial Dr Drain & Mobility 1	0	41,362	-41,362	0	124,087	-124,087	496,347
1738B · Memorial Dr Drain & Mobility 2	1,305	0	1,305	5,230	0	5,230	0
1741 · W140 Detention Basin Extensions	1,473,499	583,333	890,166	2,446,471	1,750,000	696,471	7,000,000
1742 · Detention Basin C	18,161,695	18,166,667	-4,972	18,390,695	18,500,000	-109,305	20,000,000
1799 · Sidewalk Improvement Program	0	33,333	-33,333	0	100,000	-100,000	400,000
Total 7000 · Capital Expenditure	19,636,499	19,668,822	-32,323	24,117,472	26,281,873	-2,164,401	41,301,273
Total Expense	19,670,018	19,693,484	-23,466	34,473,724	37,894,401	-3,420,677	53,655,142
Net Income	-17,879,223	-17,902,660	23,437	-610,087	302,749	-912,836	90,659,427

ABHR

Allen Boone Humphries Robinson LLP

October 14, 2025

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

Invoice No. 167670
Client No. MEM001
Matter No. 01

Billing Attorney: Vinson, Alia

General

REMITTANCE PAGE

BALANCE DUE THIS INVOICE

\$ 15,150.00

All checks should be made payable to:

(Please return this remittance page with payment.)

Allen Boone Humphries Robinson LLP

PO Box 4346

Department 90

Houston, TX 77210-4346

For payment by wire or ACH in USD:

Amegy Bank - checking account

Account: #0003280756

ABA Routing: #113011258

In the addendum please include name of
your entity and invoice #

Please reference: Invoice No.167670

INVOICES ARE PAYABLE UPON RECEIPT

SB

Code No. 6320
10-20-2025

HOUSTON

3200 Southwest Freeway, Suite 2600
Houston TX 77027
(713) 860-6400

CENTRAL TEXAS

919 Congress Avenue, Suite 1500
Austin TX 78701
(512) 518-2424

NORTH TEXAS

4514 Cole Avenue, Suite 1450
Dallas, TX 75205
(972) 823-0800

abhr.com

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
10/1/2025	64085

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 jl@equitaxinc.com Fred King at bkp2@etiaccounting.com Scott Bean at sbean@haweshill.com Linda Clayton at lclayton@haweshill.com	

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

SB

Code No. 6333
10-2-2025

Code No. 6333
10-2-2025



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

October 20, 2025
 Project No: 2501778-0000
 Invoice No: 194134
Invoice Total: 2,825.00

Project 2501778-0000 TIRZ 17 - On-call Engineering - 2024/2025

Professional Services Through September 30, 2025

Phase 001 On-call Engineering

Professional Personnel

	Hours	Rate	Amount
Senior Project Manager			
Qaddo, Karam	4.00	200.00	800.00
Principal			
Ali, Muhammad	2.00	225.00	450.00
St John, Derek	7.00	225.00	1,575.00
Totals	13.00		2,825.00
Total Labor			2,825.00

Billing Limits

	Current	Prior	To-Date
Total Billings	2,825.00	18,100.00	20,925.00
Limit			25,000.00
Remaining			4,075.00

Total this Phase 2,825.00

Total this Invoice 2,825.00

SB

Code No. 6322
 10-21-2025

HAWES HILL & ASSOCIATES
LLP



PO BOX 22167

Houston, TX 77227-2167

INVOICE

BILL TO
Memorial City Redevelopment Authority/TIRZ #17

INVOICE 2589
DATE 10/01/2025

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: September 2025	10,000.00

BALANCE DUE

\$10,000.00

SB

Code No. 6340
10-20-2025

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

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

Date	Invoice #
9/30/2025	9-2025-91

Terms	Project
	MCT115

[illegible]

Total	\$2,000.00
Balance Due	\$2,000.00

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

SB

Code No. 6322
10-2-2025

BILLING STATEMENT

Questions? Please
contact us at
billing@tmlirp.org

**Texas Municipal League
Intergovernmental Risk Pool**
www.tmlirp.org • 512-491-2300
Billing Payment Address:
P.O. Box 388
San Antonio, Texas 78292-0388

Memorial City Redevelopment Authority
Attn: Linda Clayton
PO BOX 22167
Houston, Texas 77227-2167

Statement Date	10/01/2025 *
Due Date	DUE UPON RECEIPT
Contract Number	6676 .

New Charges Detail

10/01/2025	General Liability	\$864.00
10/01/2025	Errors & Omissions Liability	\$1,083.00
Subtotal - Contribution Installment		\$1,947.00
Subtotal - Contribution Changes		\$0.00
10/01/2025	Pre-Payment Discount/Discount Adj	(\$38.94)
Subtotal - Other Charges / (Credits)		(\$38.94)
Grand Total - New Charges / (Credits)		\$1,908.06

Account Recap

Balance from Previous Statement:	\$0.00
Total Payments Received:	\$0.00
Total New Charges / (Credits):	\$1,908.06
Balance:	\$1,908.06

RETURN THIS PORTION WITH YOUR PAYMENT

[illegible]

Submit address/contact changes to:
billing@tmlirp.org

Memorial City Redevelopment Authority
Linda Clayton
PO BOX 22167
Houston, Texas 77227-2167

Please send your payment to:

TML Intergovernmental Risk Pool
PO Box 388
San Antonio, TX 78292-0388



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

October 06, 2025
Project No: 2501797-0000
Invoice No: 193492
Invoice Total: 26,443.50

Project 2501797-0000 W140 Expansion - CM-I.

Professional Services Through September 26, 2025

Phase 001 Construction Management & Inspection

Professional Personnel

	Hours	Rate	Amount
Project Manager			
Greaney, David	2.00	180.00	360.00
Senior Inspector			
Chapa, Roberto	192.00	130.00	24,960.00
Totals	194.00		25,320.00
Total Labor			25,320.00

Billing Limits	Current	Prior	To-Date
Total Billings	25,320.00	188,870.80	214,190.80
Limit			463,710.00
Remaining			249,519.20
Total this Phase			25,320.00

Phase 002 Expenses

Reimbursable Expenses

Mileage	1,123.50
Total Reimbursables	1,123.50

Billing Limits	Current	Prior	To-Date
Total Billings	1,123.50	6,042.40	7,165.90
Limit			18,700.00
Remaining			11,534.10
Total this Phase			1,123.50

Total this Invoice 26,443.50

SB

Code No. 1741
10-21-2025



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

October 06, 2025
Project No: 2501799-0000
Invoice No: 193495
Invoice Total: 3,050.00

Project 2501799-0000 W140 Expansion - CPS -
Professional Services Through September 26, 2025

Phase 001 Construction Phase Services
Professional Personnel

	Hours	Rate	Amount
Morrow, William	9.50		0.00
Project Engineer			
Osman, Ammar	9.50	160.00	1,520.00
Project Manager			
Greaney, David	8.50	180.00	1,530.00
Totals	27.50		3,050.00
Total Labor			3,050.00

Billing Limits	Current	Prior	To-Date
Total Billings	3,050.00	31,787.50	34,837.50
Limit			132,100.00
Remaining			97,262.50

Total this Phase 3,050.00

Total this Invoice 3,050.00

SB

Code No. 1741
10-21-2025



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

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

October 20, 2025
 Project No: 2503415-0000
 Invoice No: 194135

Project Manager Muhammad Ali

Project 2503415-0000 TIRZ 17 - Structures Demolition - Detention Basin C

Professional Services from September 01, 2025 to September 30, 2025

Fee

Billing Phase	Contract Amount	Percent Complete	Earned to Date	Previously Billed	Current Billing
Project Management	30,790.00	11.60	3,571.64	0.00	3,571.64
QA/QC	6,260.00	0.00	0.00	0.00	0.00
Bid Phase	8,600.00	0.00	0.00	0.00	0.00
PGAL	39,061.00	0.00	0.00	0.00	0.00
Berg & Oliver	29,018.00	0.00	0.00	0.00	0.00
Expenses	4,721.00	0.00	0.00	0.00	0.00
Total Fee	118,450.00		3,571.64	0.00	3,571.64
Total Fee					3,571.64
Total this Invoice					<u>\$3,571.64</u>

SB

Code No. 1742
 10-21-2025



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

► HRGREEN.COM

October 20, 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. 09

Dear Ms. Givens,

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. ⁰⁹~~08~~ in the amount of ^{1,426,561.93}~~\$506,896.73~~ for construction services rendered through September 30, 2025. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$1,426,561.93** 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.

Muhammad Ali, PE
Project Manager

SB

Code No. 1741
10-22-2025

Enclosures: Reytec Pay Est. No. 09



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

MEMO

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

To: Memorial City Redevelopment Authority
Attn: Ann Givens, Board Chair
From: Cynthia Cruz
Subject: W-140 Detention Basin Improvements Project
EPA Grant 02F25701 - 1
Construction Contract Pay Estimate #9
Date: October 21, 2025

This memo serves as notification of approval of Pay Estimate #9 for the subject Project. The pay application submitted by Reytec Construction Resources, Inc., reflects work completed during the period from 9/1/2025 to 9/30/2025. 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 \$1,426,561.93 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 has fully drawn down the balance of the EPA funding allocated to this project in accordance with the grant agreement. The Authority share is now 100% of each pay estimate through completion. 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 project procurement file.

Please feel free to contact me with any questions or requests for additional information at (713) 714-3573 or ccruz@thegoodmancorp.com.

Encl:
Certified Pay Estimate Packet
Work Change Directives
DBE Contractor Payment Report

C:
HR Green, Inc., 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
#6 (6/1/25-6/30/25)	\$379,406.25	\$27,200.00	\$352,206.25
#7 (7/1/25-7/31/25)	\$354,304.88	\$412.00	\$353,892.88
#8 (8/1/25-8/31/25)	\$506,896.72	\$0.00	\$506,896.72
#9 (9/1/25-9/30/25)	\$1,426,561.93	\$0.00	\$1,426,561.93
Running Totals	\$8,001,164.23	\$3,394,000.00	\$4,607,164.23

The amount of the EPA grant for this project is \$3,394,000.00, which has been fully expended. The share amounts above reflect the appropriate eligible work items as detailed in the project budget in the grant agreement. All future work completed will be paid with 100% Authority share.

The work completed during this period, including materials on-hand (MOH), corresponds to approximately 11.2% of the bid schedule, bringing the project earned value to 61.3%. Elapsed contract time is 260 of 470 calendar days (55.3%). There have been no approved changes to the contract. Payment for MOH includes the following pump station components: 12' pipe gate, vertical pumps, and wet well, valve vault, intake and control building structural steel. 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 Reinforced Concrete Pavement	18.67%	39.30%
Traffic Control	Traffic Control and Regulation Move Low Profile Concrete Barrier	10.73%	71.86%
Drainage	TxDOT C-1 Inlet with One Extension 7'x7' & 7'x4'RCB by Open-Cut w/ trench safety	35.95%	43.63%
Detention Basin	Excavation, Stockpile, and Re-Use Soil	0.06%	86.21%
Pump Station	Structural – Valve Vault w/ appurtenances	4.95%	37.43%
Extra Unit Price Items	Temporary Basin Pumping	4.88%	47.56%
Cash Allowance Items	Work Change Directives: No. 1 (Cast-in-place Structures) No. 2 (Relocation of Utilities) No. 3 (PPCA Testing)	4.37%	4.37%

Estimate No. 9
Cut off Date 09/30/25
Estimate Date 10/20/25

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 : 56.81% In Place : 58.49%
Date Insurance Exp. : 9/30/2025 Drug Policy Due Date: N/A
M/SBE : 21.43%
Current M/SBE : 3.11%
WBE : 6.78%
Current WBE : 4.83%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 470
Approved Extensions : 0
Total Contract Time : 470
Days Used to Date : 267
Days Remaining to Date : 203
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 58.49% Complete
2- Material Stored on Site \$333,993.05
3- Material Stored in Place \$0.00
4- Balance-Materials Accepted Not in Place \$392,933.00 @ 85%
5- Work Change Directives - In Place \$0.00

TOTAL EARNINGS TO DATE **\$8,070,706.50**

B. DEDUCTIONS

1- Retainage 5% Of \$8,070,706.50 \$403,535.33
2- Retainage Release 0% Of \$8,070,706.50 \$0.00
3- Total Retainage \$403,535.33
4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00
5- Assessments \$0.00
6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS **\$403,535.33**

C. AMOUNT DUE THIS PERIOD

1- Total Earnings to Date \$8,070,706.50
2- Total Deductions \$403,535.33
3- Total Payments Due \$8,001,164.22
4- Less Previous Payments \$6,574,602.30
5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$1,426,561.93

BALANCE REMAINING \$5,726,981.50

Prepared By David G. Greaney 10/20/2025
David G. Greaney, P.E. Date

Reviewed By Muhammad Ali 10/20/2025
Muhammad Ali, P.E. Date

Approved By: _____
TIRZ 17 Date

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
General Items												
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 8ID \$55-HR)	HR	1000	\$ 55.00	\$ 55,000.00	217.50	90.00	307.50	\$ 4,950.00	\$ 16,912.50	31%	
4	12" PIPE GATE	EA	2	\$ 5,000.00	\$ 10,000.00	0.00		0.00	\$ -	\$ -	0%	
Demolition Items												
5	REMOVE EXIST ASPHALT PAVEMENT BY MILLING	SY	1986	\$ 5.00	\$ 9,930.00	1986.00		1986.00	\$ -	\$ 9,930.00	100%	
6	REMOVE AND DISPOSE OF REINFORCED CONC PAV W/ W/O ASPHALT	SY	3785	\$ 12.00	\$ 45,420.00	557.00	1479.75	2046.75	\$ 17,757.00	\$ 24,951.00	54%	
7	REMOVE AND DISPOSE OF EXIST CONC CURB	LF	2200	\$ 1.50	\$ 3,300.00	291.00		291.00	\$ -	\$ 436.50	13%	
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	80.00		80.00	\$ -	\$ 1,600.00	12%	
11	REMOVE AND DISPOSE OF EXIST MANHOLES	EA	7	\$ 850.00	\$ 5,950.00	1.00		1.00	\$ -	\$ 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%	
Traffic Control Items												
14	TRAFFIC CONTROL AND REGULATION	LS	1	\$ 112,500.00	\$ 112,500.00	0.80	0.10	0.90	\$ 11,250.00	\$ 101,250.00	90%	
15	FURNISH AND INSTALLING PRECAST LPCB TYP 1&2	LF	560	\$ 30.00	\$ 16,800.00	75.00		75.00	\$ -	\$ 2,250.00	13%	
16	MOVE PRECAST LPCB TYP 1&2	LF	880	\$ 15.00	\$ 13,200.00	0.00	329.00	329.00	\$ 4,935.00	\$ 4,935.00	37%	
17	REMOVE PRECAST LPCB TYP 1&2	LF	560	\$ 15.00	\$ 8,400.00	0.00		0.00	\$ -	\$ -	0%	
Roadway Items												
18	HYDRATED LIME (SLURRY) OR COMMERCIAL LIME SLURRY	TON	97	\$ 365.00	\$ 35,405.00	0.00		0.00	\$ -	\$ -	0%	
19	6" LIME TREATED STABILIZED SUBGRADE	SY	4368	\$ 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%	
Pavement Marking Items												
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%	
Drainage Items												
35	BRICK PILE 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	2.00	2.00	\$ 15,000.00	\$ 15,000.00	40%	
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 9x9" JUNCTION BOX	EA	3	\$ 30,000.00	\$ 90,000.00	0.00		0.00	\$ -	\$ -	0%	
41	DESIGN, FURNISH, AND INSTALL 9x9" JUNCTION BOX W/ 4x3" RESTRICTOR	EA	1	\$ 30,000.00	\$ 30,000.00	1.00		1.00	\$ -	\$ 30,000.00	100%	
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	7x7" RCB BY OPEN CUT	LF	2248	\$ 900.00	\$ 2,023,200.00	121.00	940.00	1061.00	\$ 645,000.00	\$ 954,900.00	47%	
47	7x5" RCB BY OPEN CUT	LF	40	\$ 1,300.00	\$ 52,000.00	27.00		27.00	\$ -	\$ 35,100.00	68%	
48	7x4" RCB BY OPEN CUT	LF	110	\$ 1,250.00	\$ 137,500.00	18.00	47.00	65.00	\$ 58,750.00	\$ 81,250.00	59%	
49	TRENCH SAFETY SYSTEM	LF	2563	\$ 5.00	\$ 12,815.00	166.00	987.00	1153.00	\$ 4,535.00	\$ 5,755.00	45%	
SWPPP Items												
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	66.00		66.00	\$ -	\$ 1,650.00	18%	
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	48.00		48.00	\$ -	\$ 2,000.00	37%	
54	STABILIZED CONSTRUCTION ACCESS	SY	110	\$ 35.00	\$ 3,850.00	66.00		66.00	\$ -	\$ 2,310.00	60%	
Water Line Items												
55	HAND DIG FOR WATER LINE INSTALLATION	LS	1	\$ 5,000.00	\$ 5,000.00	1.00		1.00	\$ -	\$ 6,000.00	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	335	\$ 10.00	\$ 3,350.00	325.00		325.00	\$ -	\$ 3,250.00	82%	
59	WTR MAIN PIPE (PVC) 8-INCH, BY OPEN CUT	LF	207	\$ 250.00	\$ 51,750.00	179.00		179.00	\$ -	\$ 44,750.00	86%	
60	WTR MAIN PIPE (PVC) 12-INCH, BY OPEN CUT	LF	188	\$ 350.00	\$ 65,800.00	146.00		146.00	\$ -	\$ 51,100.00	78%	
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%	
Sanitary Sewer Items												
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%	
Illumination Items												
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%	

Detention Basin Items															
73	PIEZOMETER	EA	1	\$	7,500.00	\$	7,500.00	1.00	1.00	\$	-	\$	7,500.00	100%	
74	TYP "C" 6-FOOT DIA PRECAST ROUND CONC MANHOLE	EA	1	\$	30,000.00	\$	30,000.00	1.00	1.00	\$	-	\$	30,000.00	100%	
75	REMOVE AND DISPOSE OF SHEET PILE WEIR	SF	315	\$	10.00	\$	3,150.00	0.00	0.00	\$	-	\$	-	0%	
76	REMOVE AND DISPOSE OF CHANNEL LINING	SY	162	\$	10.00	\$	1,620.00	1458.00	1458.00	\$	-	\$	14,590.00	95%	
77	REMOVE AND DISPOSE OF EXIST CONC AND CURB/GUTTER	LF	80	\$	5.00	\$	300.00	0.00	0.00	\$	-	\$	-	0%	
78	REMOVE AND DISPOSE OF EXIST BACKSLOPE INTERCEPTOR STRUCTURE	EA	2	\$	300.00	\$	600.00	2.00	2.00	\$	-	\$	600.00	100%	
79	REMOVE AND DISPOSE OF WATER VALVE	EA	3	\$	350.00	\$	1,050.00	3.00	3.00	\$	-	\$	1,050.00	100%	
80	REMOVE AND DISPOSE OF WATER METER	EA	5	\$	350.00	\$	1,750.00	5.00	5.00	\$	-	\$	1,750.00	100%	
81	REMOVE AND DISPOSE OF SPRINKLER	EA	5	\$	250.00	\$	1,250.00	5.00	5.00	\$	-	\$	1,250.00	100%	
82	REMOVE AND DISPOSE OF METAL POST WITH POST/IV BOX	EA	2	\$	250.00	\$	500.00	2.00	2.00	\$	-	\$	500.00	100%	
83	REMOVE STOCKPILE AND RE-INSTALL STONE RIPRAP	SY	740	\$	70.00	\$	51,800.00	370.00	370.00	\$	-	\$	25,900.00	50%	
84	COARSE FILTER TOE DRAIN (CONC GRAVEL)	LF	1272	\$	35.00	\$	44,520.00	0.00	0.00	\$	-	\$	-	0%	
85	TOE DRAIN WASHOUT STRUCTURE (PVC)	EA	1	\$	1,500.00	\$	1,500.00	0.00	0.00	\$	-	\$	-	0%	
86	CRUSHED LIMESTONE - 6" DEPTH (ALL WEATHER ACCESS ROAD)	SY	4104	\$	20.00	\$	82,080.00	0.00	0.00	\$	-	\$	-	0%	
87	GRANULAR FILL 3"x5" (8-INCH DEPTH) (150 LB/CY) INCL. GEOGRID	TON	2044	\$	80.00	\$	163,520.00	0.00	0.00	\$	-	\$	-	0%	
88	24" ALUMINIZED STEEL TYPE 2 CMP BY OPEN CUT	LF	249	\$	128.00	\$	29,880.00	249.00	249.00	\$	-	\$	29,880.00	100%	
89	36" ALUMINIZED STEEL TYPE 2 CMP BY OPEN CUT	LF	124	\$	150.00	\$	18,600.00	124.00	124.00	\$	-	\$	18,600.00	100%	
90	URBAN INTERCEPTOR STRUCTURE	EA	2	\$	5,000.00	\$	10,000.00	2.00	2.00	\$	-	\$	10,000.00	100%	
91	CARE AND CONTROL OF WATER	LS	1	\$	60,000.00	\$	60,000.00	0.95	0.95	\$	-	\$	57,000.00	95%	
92	EXCAVATION AND OFFSITE DISPOSAL	CY	57400	\$	20.00	\$	1,148,000.00	51660	51660	\$	-	\$	1,033,200.00	90%	
93	EXCAVATION, STOCKPILE, AND RE-USE SOIL	CY	200	\$	30.00	\$	6,000.00	100	100	\$	200.00	\$	6,000.00	100%	
94	IMPORTED CLAY (CAP OVER SLURRY WALL)	CY	227	\$	50.00	\$	11,350.00	1810.36	1810.36	\$	-	\$	90,518.00	81%	
95	CONCRETE CHANNEL LINING, 5" (PILOT CHANNEL)	SY	1093	\$	150.00	\$	163,950.00	965	965	\$	-	\$	147,750.00	90%	
96	CONCRETE CHANNEL LINING, 6" (WEIR)	SY	2385	\$	80.00	\$	190,800.00	0	0.0000	\$	-	\$	-	0%	
97	CONCRETE CHANNEL LINING REPAIR, 6" (WEIR)	SY	270	\$	200.00	\$	54,000.00	0	0.00	\$	-	\$	-	0%	
98	RIPRAP (GRADE NO. 1) (18")	SY	164	\$	120.00	\$	19,680.00	0	0.00	\$	-	\$	-	0%	
99	SUBSURFACE BARRIER WALL (FURNISH AND INSTALL)	SF	157500	\$	20.00	\$	3,150,000.00	157500	157500	\$	-	\$	3,150,000.00	100%	
100	6" PVC (SDR26)	LF	120	\$	50.00	\$	6,000.00	120	120	\$	-	\$	6,000.00	100%	
Pump Station Items															
101	GROUND WATER CONTROL FOR OPEN CUT CONSTRUCTION	LS	1	\$	5,000.00	\$	5,000.00	0	0.00	\$	-	\$	-	0%	
102	TRENCH SAFETY SYSTEMS FOR TRENCH EXCAVATION	LF	450	\$	5.00	\$	2,250.00	391	391	\$	-	\$	1,955.00	87%	
103	4x4' PRECAST REINFORCED CONCRETE BOX SEWERS	LF	130	\$	600.00	\$	66,000.00	114	114	\$	-	\$	57,000.00	88%	
104	(PAINTING) PAINTING FOR PIPING, VALVES	LS	1	\$	20,000.00	\$	20,000.00	0	0.00	\$	-	\$	-	0%	
105	VERTICAL SINGLE STAGE, NON-CLOG CENTRIFUGAL PUMPS	LS	1	\$	450,000.00	\$	450,000.00	0	0.00	\$	-	\$	-	0%	
106	AIR RELEASE VALVE FOR PUMPING SYSTEM FORCE MAIN PIPING	EA	4	\$	15,500.00	\$	62,000.00	0	0.00	\$	-	\$	-	0%	
107	PUMP STATION PIPING - 12-INCH RISER PIPING, INCL. VALVES	LS	1	\$	165,000.00	\$	165,000.00	0	0.00	\$	-	\$	-	0%	
108	PIPE STATION PIPING - 18-INCH RISER PIPING, INCL. VALVES	LS	1	\$	85,000.00	\$	85,000.00	0	0.00	\$	-	\$	-	0%	
109	STRUCTURAL - WET WELL	LS	1	\$	-	\$	-	0	0.00	\$	-	\$	-	0%	
109.1	STRUCTURAL - WET WELL (ENGINEERING)	LS	1	\$	50,000.00	\$	50,000.00	1	1.00	\$	-	\$	50,000.00	100%	
109.2	STRUCTURAL - WET WELL (EXCAVATION PUMP STATION PAD)	LS	1	\$	50,000.00	\$	50,000.00	1	1.00	\$	-	\$	50,000.00	100%	
109.3	STRUCTURAL - WET WELL (26 DIA LINER PLATE SHAFT)	LS	1	\$	250,000.00	\$	250,000.00	1	1.00	\$	-	\$	250,000.00	100%	
109.4	STRUCTURAL - WET WELL (CIP WET WELL CONC PLUG)	LS	1	\$	100,000.00	\$	100,000.00	1	1.00	\$	-	\$	100,000.00	100%	
109.5	STRUCTURAL - WET WELL (CIP WET WELL BOTTOM SECTION)	LS	1	\$	300,000.00	\$	300,000.00	0.9	0.90	\$	-	\$	270,000.00	90%	
109.6	STRUCTURAL - WET WELL (CIP WET WELL TOP SECTION)	LS	1	\$	300,000.00	\$	300,000.00	0.9	0.90	\$	-	\$	270,000.00	90%	
109.7	STRUCTURAL - WET WELL (CIP WET WELL TOP)	LS	1	\$	75,000.00	\$	75,000.00	0	0.00	\$	-	\$	-	0%	
109.8	STRUCTURAL - WET WELL (CIP WET WELL INTERNAL SUPPORT COLUMNS)	LS	1	\$	50,000.00	\$	50,000.00	0	0.00	\$	-	\$	-	0%	
109.9	STRUCTURAL - WET WELL (DEBRIS SCREEN/METAL COMPONENTS)	LS	1	\$	100,000.00	\$	100,000.00	0	0.00	\$	-	\$	-	0%	
109.10	STRUCTURAL - WET WELL (BACKFILL STRUCTURE)	LS	1	\$	25,000.00	\$	25,000.00	0	0.00	\$	-	\$	-	0%	
110	STRUCTURAL - VALVE VAULT	LS	1	\$	-	\$	-	0	0.00	\$	-	\$	-	0%	
110.1	STRUCTURAL - VALVE VAULT (CIP CONC BOTTOM)	LS	1	\$	100,000.00	\$	100,000.00	0	1	1.00	\$	100,000.00	\$	100,000.00	100%
110.2	STRUCTURAL - VALVE VAULT (CIP CONC WALLS)	LS	1	\$	100,000.00	\$	100,000.00	0	0.6	0.60	\$	60,000.00	\$	60,000.00	60%
111.3	STRUCTURAL - VALVE VAULT (INSTALL SCREEN/PLATFORM)	LS	1	\$	50,000.00	\$	50,000.00	0	0.00	\$	-	\$	-	0%	
111	STRUCTURAL - INTAKE STRUCTURE	LS	1	\$	35,000.00	\$	35,000.00	0	0.00	\$	-	\$	-	0%	
112	STRUCTURAL - RETAINING WALL MODIFICATIONS	LS	1	\$	30,000.00	\$	30,000.00	0	0.00	\$	-	\$	-	0%	
113	STRUCTURAL - CMU CONTROL BUILDING W/ PRECAST ROOF	LS	1	\$	-	\$	-	0	0.00	\$	-	\$	-	0%	
113.1	STRUCTURAL - CMU CONTROL BUILDING (CIP FOUNDATION/STAIRS)	LS	1	\$	33,000.00	\$	33,000.00	0	0.00	\$	-	\$	-	0%	
113.2	STRUCTURAL - CMU CONTROL BUILDING (BRICK WALLS)	LS	1	\$	27,500.00	\$	27,500.00	0	0.00	\$	-	\$	-	0%	
113.3	STRUCTURAL - CMU CONTROL BUILDING (ROOF)	LS	1	\$	27,500.00	\$	27,500.00	0	0.00	\$	-	\$	-	0%	
113.4	STRUCTURAL - CMU CONTROL BUILDING (INTERIOR FINISHES)	LS	1	\$	22,000.00	\$	22,000.00	0	0.00	\$	-	\$	-	0%	
114	ELECTRICAL - CONTROL PANEL AND PANEL INSTRUMENTATION	EA	1	\$	10,000.00	\$	10,000.00	0	0.00	\$	-	\$	-	0%	
115	ELECTRICAL - LIGHTING CONTRACTOR	EA	1	\$	3,000.00	\$	3,000.00	0	0.00	\$	-	\$	-	0%	
116	ELECTRICAL - LIGHTING/DISTRIBUTION PANEL	EA	1	\$	20,000.00	\$	20,000.00	0	0.00	\$	-	\$	-	0%	
117	ELECTRICAL - AUTODIALER OR MOTOROLA ACE3600	EA	1	\$	10,000.00	\$	10,000.00	0	0.00	\$	-	\$	-	0%	
118	ELECTRICAL - MISCELLANEOUS ELECTRICAL INSTRUMENTATION	EA	1	\$	250,000.00	\$	250,000.00	0	0.00	\$	-	\$	-	0%	
119	ELECTRICAL - OTHER LIGHTING INCL. ELECTRICAL BUILDING	EA	1	\$	20,000.00	\$	20,000.00	0	0.00	\$	-	\$	-	0%	
120	ELECTRICAL - LEVEL INDICATING TRANSMITTER FOR CONTROL PANEL	EA	2	\$	5,000.00	\$	10,000.00	0	0.00	\$	-	\$	-	0%	
121	ELECTRICAL - CONDUIT AND CABLE	EA	1	\$	20,000.00	\$	20,000.00	0	0.00	\$	-	\$	-	0%	
122	ELECTRICAL - NEW ELECTRICAL SERVICE	EA	1	\$	160,000.00	\$	160,000.00	0	0.00	\$	-	\$	-	0%	
123	ELECTRICAL - MOTOR CONTROL CENTER W/ MTS	EA	1	\$	100,000.00	\$	100,000.00	0	0.00	\$	-	\$	-	0%	
124	ELECTRICAL - 1KVA 1-PHASE TRANSFORMER	EA	1	\$	7,500.00	\$	7,500.00	0	0.00	\$	-	\$	-	0%	
125	ELECTRICAL - 15KVA 1-PHASE TRANSFORMER	EA	1	\$	20,000.00	\$	20,000.00	0	0.00	\$	-	\$	-	0%	
126	ELECTRICAL - FIELD INSTRUMENTATION (2 X HYDRANGER UNITS)	EA	2	\$	10,000.00	\$	20,000.00	0	0.00	\$	-	\$	-	0%	
Tree Protection Items															
127	Install Root Pruning Trench	LF	275	\$	10.00	\$	2,750.00	0	0.00	\$	-	\$	-	0%	
128	Install Zero Curb Cutback	LF	810	\$	15.00	\$	12,150.00	0	0.00	\$	-	\$	-	0%	
Landscaping Items															
129	BERMUDA SOD (INCL. TOPSOIL)	SY	2432	\$	5.00	\$	12,160.00	0	0.00	\$	-	\$	-	0%	
130	HYDRMULCH SEEDING	AC	7	\$	1,500.00	\$	10,500.00	0	0.00	\$	-	\$	-	0%	
Extra Work Items															
131	TEMPORARY BASIN PUMPING	MO	15	\$	1,000.00	\$	15,000.00	8	1	9.00	\$	1,000.00	\$	9,000.00	60%
132	CLEARANCE PRUNE TREE	EA	10	\$	150.00	\$	1,500.00	5	5	\$	-	\$	750.00	50%	
133	CROWN CLEANING PRUNE	EA	10	\$	250.00	\$	2,500.00	0	0.00	\$	-	\$	-	0%	
134	ROOT STIMULATION	EA	10	\$	150.00	\$	1,500.00	0	0.00	\$	-	\$	-	0%	
Cash Allowance Items															
135	Street Cut Permit	CA	1	\$	5,000.00	\$	5,000.00	0	0.00	\$	-	\$	-	0%	
136	Street Lights	CA	1	\$	10,000.00	\$	10,000.00	0	0.00	\$	-	\$	-	0%	
137	Work Change Directives	CA	1	\$	477,504.50	\$	477,504.50	0	0.00	\$	-	\$	-	0%	
137.01	WCD No. 1 call in place structures	LS	1	\$	12,552.25	\$	12,552.25	1	1.00	\$	-	\$	12,552.25	100%	
137.02	WCD No. 2 relocation of utilities Windhover	LS	1	\$	4,455.10	\$	4,455.10	1	1.00	\$	-	\$	4,455.10	100%	
137.03	WCD No. 3 soil contamination testing	LS	1	\$	5,488.15	\$	5,488.15	1	1.00	\$	-	\$	5,488.15	100%	

\$ 13,797,688.00

This Month's Billings	\$	1,150,072.50
------------------------------	-----------	---------------------

STORED MATERIALS

PROJECT: Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements
 CONTRACTOR: Reytec Construction Resources, Inc.
 PROJECT NO: N-T17000-0021-3

PAYMENT REQUEST NO. 9
 FROM: 9/1/25
 TO: 9/30/25

Pay Item No.	Material	Vendor Invoice No. Invoice No.	Unit Price	Previous Inventory		Received this Period		Installed this Period		Current Inventory	
				Quantity	Invoice Cost	Quantity	Invoice Cost	Quantity	Invoice Cost	Quantity	Invoice Cost
105	Vertical, single stage, non-clog centrifugal pumps	122626	\$ 264,734.00			1	\$ 264,734.00			1	\$ 264,734.00
4	(3) lump sump price		\$ 3,900.00			1	\$ 3,900.00			1	\$ 3,900.00
109	12' Pipe gate		\$ 49,105.97			1	\$ 49,105.97			1	\$ 49,105.97
110	Wet well		\$ 49,105.98			1	\$ 49,105.98			1	\$ 49,105.98
111	Valve vault		\$ 20,918.00			1	\$ 20,918.00			1	\$ 20,918.00
113	Intake structure		\$ 5,169.05			1	\$ 5,169.05			1	\$ 5,169.05
	CMU control building										
TOTALS				\$	-	\$	392,933.00	\$	-	\$	392,933.00

COH Allowance 85% \$ 333,993.05

Actual Level of Effort
Remaining Work
Milestone
Page 1 of 2
TASK filter: All Activities
Actual Work
Critical Remaining Work
summary
Letti Hernandez

Classic Schedule Layout

13-Oct-25 11:58

 Actual Level of Effort
 Remaining Work
 Milestone
 Actual Work
 Critical Remaining Work
 summary

MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORMLegal 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)

10/08/2025

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: 10/13/2025

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)

MWSDBE Utilization Schedule



Status as of: Tuesday, September 30, 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)	PA Berrios Trucking (MBE)	Access Data (WBE)
Jan-25	\$0	\$0		\$0
Feb-25	\$0	\$0		\$0
Mar-25	\$0	\$0		\$0
Apr-25	\$0	\$0		\$0
May-25	\$0	\$0		\$0
Jun-25	\$0	\$0		\$0
Jul-25	\$49,589	\$49,589		\$0
Aug-25	\$203,811	\$72,239	\$131,572	\$0
Sep-25	\$842,508	\$62,491	\$112,938	\$667,079
Oct-25	\$0	\$0		\$0
Nov-25	\$0	\$0		\$0
Dec-25	\$0	\$0		\$0
Jan-26	\$0	\$0		\$0
Feb-26	\$0	\$0		\$0
Mar-26	\$0	\$0		\$0
Jun-26	\$0	\$0		\$0
\$	\$1,095,908	\$184,318	\$244,510	\$667,079
%	7.94%	1.34%	1.77%	4.83%
GOAL		9.00%	8.00%	11.00%

Contract Amount: \$13,797,688
 Goal % 20.00%
 Projected Goal% 7.94%
 Goal \$ \$2,759,538
 Project Goal \$ \$1,095,908

	Project Goal	To Date Utilization
MBE	17.00%	3.11%
WBE	11.00%	4.83%
SBE	0.00%	
TOTAL	28.00%	7.94%

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 #
9/30/2025	9-2025-86

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	39.9%	5.00%	1,952.85
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	43,221.00	24%	6.00%	2,593.26
	W140 Detention Basin				

Total	\$4,546.11
Balance Due	\$4,546.11 "

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

SB Code No. 1741
 10-2-2025

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	Invoice #
9/30/2025	9-2025-92

Terms	Project
	MCT116

Item	Description	Rate	Prior %	Current %	Amount
Contract Services	Task 1 – Grant Initiation and Execution	20,000.00	100%	0.00%	0.00
Contract Services	Task 2 – National Environmental Policy Act (NEPA)	1,500.00	100%	0.00%	0.00
Contract Services	Task 3 – Procurement Assistance	17,500.00	100%	0.00%	0.00
Contract Services	Task 4 – Project/Contract Management	31,500.00	0%	3.00%	945.00
Contract Services	Task 5 – Lifecycle Reporting and Disbursement Assistance	36,000.00	5%	1.00%	360.00
	Memorial Dr. Phase 2				

Total \$1,305.00

Balance Due \$1,305.00

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

SB

Code No. 1738B
 10-2-2025