

PROGRESS REPORT

AUGUST 2026

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



Preliminary:

- City of Houston / HR Green Sports Complex Support:
 - Benefit Evaluation
 - B/C Ratio: 1.15
 - SBISD Board Communication Coordination:
 - City of Houston reinitiated contact with SBISD on 8/17/2026
 - Initiate boundary survey for easement documents
 - Coordinate survey work with school in session
 - Next Steps
 - Update appraisal with new survey boundaries
 - Present Purchase and Sales agreement (offer) to SBISD
 - HR Green/City to re-present the project and the easement to the SBISD Board
 - SBISD to vote on easement offer or counter
 - Barryknoll Realignment
 - Completed modifications to roadway layout to accommodate owner changes
 - Revised design meets current City of Houston criteria
- Detention Basin C (Northwest HPD and HFD Public Safety Complex and Detention):
 - PER and Schematic Design
 - Tour of the Houston Fire Department (HFD) and Houston Police Department (HPD) Facilities was conducted on August 7, 2026
 - Programing with GSD and HPD/HFD is on-going. One meeting with HPD and one meeting with HFD have been conducted through August 17, 2026.
 - Draft Desktop Fault Study completed and under review
 - Geophysical Exploration of Fault to begin in late August
 - Preliminary Concepts for Underground Detention complete and coordinated with the structural engineer
 - Construction Manager at Risk (CMAR) Request For Proposals (RFP) has been drafted and is currently under final review

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- Demolition:
 - All Buildings are demolished
 - Next activities
 - Cleanout the site
 - Grading work
 - Conduct substantial completion walkthrough
 - Issue certificate of substantial completion with punch list items
 - Address punch list items
 - Conduct final completion walkthrough
 - Close out the project
 - Pay App and Progress Report Document
- Memorial Drive – Phase II:
 - Memorial Green
 - No objections to schematic
 - Lantern Lane Shopping Center
 - Awaiting response
 - Memorial Management District
 - Consider annexing Memorial Drive to be able to match Phase I amenities
 - Approach Lantern Lane to see if they want to join the mgmt. district
 - The level of landscaping amenities and ped lighting will need to be coordinated with the district during the design phase
 - Design is ongoing
- W140 Briar Branch Detention Basin Expansion
 - Remobilization is in progress
 - Work will resume August 24
 - CM/I Supplement