TIRZ 17 Redevelopment Authority Memorial City Redevelopment Authority Houston, TX

The Board of Directors of the TIRZ 17 Redevelopment Authority (aka the Memorial City Redevelopment Authority) will hold a special meeting on Thursday, September 5, 2013, at 1:00 p.m., in the HEB Community Room, 9710 Katy Freeway, Houston TX 77055, to discuss, and if appropriate, act upon the following items:

- 1. Call meeting to order, take attendance, and verify a quorum is present.
- 2. Adopt revised budget for fiscal year end June 30, 2014 and authorize submittal to the City.
- 3. Review and approve task order for engineering services from Klotz and Associates to perform independent review of Regional Drainage Study.
- 4. Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, or value of real property.
- 5. Reconvene in Open Session and authorize appropriate action regarding the purchase, exchange, lease, or value of real property.

Attoiney for the Authority

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact Don Huml at (713) 829-5720 or <u>donhuml@houstontirz17.org</u> at least 72 hours prior to the meeting so that appropriate arrangements can be made. For complaints or concerns regarding compliance with the Americans with Disabilities Act, please contact Don Huml, Executive Director for the Authority.

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

Base Year:	 1999	
Base Year Taxable Value:	\$ 509,671,530	
Projected Taxable Value (TY2013):	\$ 1,876,547,739	
Current Taxable Value (TY2012):	\$ 1,778,780,620	
Acres:	944.31	
Administrator (Contact):	Don Huml	
Contact Number:	(713) 829-5720	

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. Ν Α in FY2014 the capital improvement program consists of six active projects totaling \$14,005,510 in projected expenditures. These projects include R design and construction services for drainage and mobility improvements to Lumpkin Road and Barryknoll Drive. Also scheduled are drainage R improvements for W-140 detention basin and channel. There is \$500,000 allocated in the budget for signalization and crosswalk improvements at the Queensbury and Town & Country intersection. There is \$500,000 allocated in the budget for parks and greenspace improvements planning. In Α FY2105 the capital improvement program consists of ten active projects totaling \$15,835,000 in projected expenditures. These projects include Т design and construction services for drainage and mobility improvements to Lumpkin Road, Bunker Hill Drive, Frostwood Drive, Barryknoll Drive, Town & Country Lane, West Bough Roadway, Memorial Drive, and North Gessner Road. The budget also includes \$5 million towards W-140 channel 1 improvements. In FY2016 - 2017 the capital improvement program completes the drainage and mobility projects initiated in earlier years (with the ν exception of Memorial Drive) with projected expenditures of \$14,185,000 and \$12,355,000 respectively. Also, included are new drainage and Ε mobility projects and improvements to North Witte Road. In FY2018 the capital improvement program completes the Memorial Drive and North Witte Road projects totaling \$6.1 million in projected expenditures. There are no plans to raise additional capital funds in the proposed FY2014 – 2018 budget.

		Total Plan	Cur	nulative Expenses (to 6/30/12)	Variance
Р	Capital Projects:				
R	Roadway and Sidewalk Improvements	\$ 53,429,681	\$	18,172,450	\$ 35,257,231
	Public Utility Improvements	43,194,163		15,801,110	27,393,053
0	Parks and Recreational Facilities	11,889,119		243,474	11,645,645
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2		-		-	-
1		-		-	-
	Total Capital Projects	\$ 108,512,963	\$	34,217,034	\$ 74,295,929
P					
	Affordable Housing	-		-	-
	School & Education/Cultural Facilities	-		-	-
Α	Financing Costs	25,000,000		7,287,828	17,712,172
N	Administration Costs/ Professional Services	3,352,851		2,976,580	376,271
	Creation Costs	-		-	 -
ł	Total Project Plan	\$ 136,865,814	\$	44,481,442	\$ 92,384,372

	Additional Financial Data	FY2013 Budget		FY2013 Estimate		FY2014 Budget
	Debt Service	\$ 3,265,085	\$	2,256,925	\$	2,734,373
	Principal	\$ 1,595,000	\$	1,100,000	\$	1,630,000
	Interest	\$ 1,670,085	\$	1,156,925	\$	1,104,373
D		 Balance as of 6/30/12	1	Projected Balance as of	F	Projected Balance as of
E				6/30/13		6/30/14
В	Year End Outstanding (Principal)					
Т	Bond Debt	\$ 48,920,000	\$	47,820,000	\$	46,190,000
`	Bank Loan	\$ -	\$	-	\$	-
1	Line of Credit	\$ -	\$	-	\$	-
	Developer Agreement	\$ -	\$	-	\$.
	Other	\$ -	\$	-	\$	• .

Fund Summary

Fund Name: Memorial City Redevelopment Authority TIRZ: 17

Fund Number: 7565/50

TIRZ Budget Line Items	E)	2013 Budget	FY2	2013 Estimate	FY	2014 Budget
RESOURCES	······································					
RESTRICTED Funds - Capital Projects	\$	30,250,000	\$	23,038,744	\$	20,782,969
RESTRICTED Funds - Affordable Housing	\$	-	\$	-	\$	-
RESTRICTED Funds - Bond Debt Service	\$	2,519,457	\$	3,501,848	\$	3,501,848
UNRESTRICTED Funds	<u>\$</u>	7,549,497	<u>\$</u>	13,143,143	\$	16,170,410
Beginning Balance	\$	40,318,954	\$	39,683,735	\$	40,455,227
City tax revenue	\$	7,238,097	\$	8,104,002	\$	10,170,258
County tax revenue	\$	-	\$		\$	
ISD tax revenue	\$	-	\$	-	\$	•
ISD tax revenue - Pass Through	\$	-	\$		\$	-
Community College tax revenue	<u>\$</u>		\$	-	\$	-
Incremental property tax revenue	\$	7,238,097	\$	8,104,002	\$	10,170,258
Miscellaneous revenue	\$	arthur (f. 1999) a sea à c'hain suid d'ha an a c'hain a sa a c'hain suid d'ha a sa a c'hain a sa a sa a sa a s Bana d'hang de an teo gen a sang gade (h. 1977) a sta a c'hain a sa	\$	•	\$	-
COH TIRZ interest	\$	4,480	\$	-	\$	
Interest Income	\$	300,000	\$	56,516	\$	69,533
Other Interest Income	\$	304,480	\$	56,516	\$	69,533
	\$		\$		\$	-
Grant Proceeds	<u>\$</u>		<u>\$</u> \$	<u>an an ann an Anna Anna Anna</u> T	<u>\$</u> \$	
Grant Flocteus	·				• • • • • • • • •	
Proceeds from Bank Loan	<u>\$</u> \$		\$ \$	-	<u>\$</u> \$	
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Contract Revenue Bond Proceeds	\$	•• 	<u>></u> \$		<u>*</u>	
TOTAL AVAILABLE RESOURCES	\$	47,861,531	\$	47,844,253	\$	50,695,017

Fund	l Sum	mary
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Fund Name: Memorial City Redevelopment Authority TIRZ: 17

Fund Number: 7565/50

	EXPENDITURE	s				
	ay 1		[
Accounting	\$	10,500	\$	10,507	\$	10,500
Administration Salaries & Benefits	\$	137,200	\$ °.	80,065	\$	142,000
Auditor	\$	17,000	\$	16,500	\$	17,000
Bond Services/Trustee/Financial Advisor	\$	4,800	\$	4,800	\$	4,800
Insurance	\$	3,000	\$	43,592	\$	45,000
Office Administration	<u>\$</u>	38,782	<u>\$</u>	10,031	<u>\$</u>	30,000
TIRZ Administration and Overhead	******	211,282	\$	165,495	\$	249,300
Engineering Consultants	\$	-	\$		\$	50,000
Legal	\$	25,000	\$	59,765	\$	40,000
Construction Audit	\$	-	\$		\$	10,000
Planning Consultants	\$	-	\$	23,891	\$	-
Program and Project Consultants	<u>\$</u>	25,000	<u>\$</u>	83,656	\$	100,000
Management consulting services	\$	236,282	\$	249,151	\$	349,300
Capital Expenditures (See CIP Schedule)	\$	17,202,000	\$	2,255,775	\$	14,005,510
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TIRZ Capital Expenditures		17,202,000	\$	2,255,775	\$	14,005,510
Developer / Project Reimbursements	\$	•	\$	-	\$	•
Bond Debt Service (Series 2008)		ana anti-characteristic and a state of the state of the state	19 pd ; me 81 days () days () o	in an	1998-1997 (1997) 1997 - 1997 (1997)	
Principal	\$	375,000	\$	390,000	\$	410,000
Interest	\$	405,284	\$	388,263	\$	370,462
Bond Debt Service (Series 2011)						
Principal	\$	1,220,000	\$	120,000	\$	520,000
Interest	\$	1,264,801	\$	343,712	\$	331,936
Bond Debt Service (Series 2011A)						
Principal	\$	-	\$	1,100,000	\$	1,630,000
Interest	\$	-	\$	1,156,925	\$	1,104,373
Cost of Issuance	\$	-	\$		\$: 2012 - 12 E
System debt service	\$	3,265,085	\$	3,498,900	\$	4,366,771
TOTAL PROJECT COSTS	\$	20,703,367	\$	6,003,826	\$	18,721,581

Fund Summary

Fund Name: Memorial City Redevelopment Authority TIRZ: 17

Fund Number: 7565/50

			<u> </u>	47,844,253		
Ending Fund Balance	\$	26,306,259	\$	40,455,227	\$	30,974,923
	\$	14,003,887	\$	16,170,410	\$	18,495,616
RESTRICTED Funds - Bond Debt Service	Ś	2,519,457	\$	3,501,848	\$	3,501,848
RESTRICTED Funds - Affordable Housing	\$	•	\$		\$	
RESTRICTED Funds - Capital Projects	\$	9,782,915	\$	20,782,969	\$	8,977,459
Total Budget	\$	21,555,272	\$	7,389,026	\$	19,720,094
Total Transfers	5	851,905	\$	1,385,200	\$	998,513
Municipal Services (Payable to COH)	<u> </u>	490,000	<u> </u>	980,000	4	490,000
ISD to City of Houston	\$	-	4 ¢	-	\$ ¢	-
County	\$	-)	•	\$	•
	<u></u>	-	\$	-	\$	-
Affordable Housing:						
	\$	-	\$	-	\$	-
ISD	\$	-	\$	-	\$	-
County	\$	-	\$	-	\$	-
City	\$	361,905	\$	405,200	\$	508,513
Adminstration Fees:						
Payment/transfer to ISD - educational facilities (Pass Through)	\$	-	\$	-	\$	-
Payment/transfer to ISD - educational facilities	\$	-	\$	•	\$	·

Notes:

2014 - 2018 CAPITAL IMPROVEMENT PLAN MEMORIAL CITY TIRZ 17 CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM Economic Development Division

2018 FV14 - F - - - - - - - - - - - 000 - - - - - - - 5 - - - - - - - 5 - - - - - - - - - 5 - <							Fiscal	Fiscal Year Planned Appropriations	propriations			
1.7101 1.7102 1.710	Council District	No.	Project	Through 2012			2015	2016	2017	2018	FY14 - FY18 Total	Cumulative Total (To Date)
1.1102 Bunerial Woeleg 5 40002 1 <td></td> <td>T-1701</td> <td>Gessner Widening</td> <td></td> <td></td> <td>1</td> <td>-</td> <td>-</td> <td>3</td> <td>-</td> <td>1</td> <td>11,029,427</td>		T-1701	Gessner Widening			1	-	-	3	-	1	11,029,427
7.176 Important of Limber of Comportant 5 1.03 2.0000 4.00000 4.00000 4.0000 <td></td> <td>1-1702</td> <td>Bunker Hill Widening</td> <td></td> <td></td> <td></td> <td>1</td> <td>1</td> <td>•</td> <td>-</td> <td>1</td> <td>6,099,259</td>		1-1702	Bunker Hill Widening				1	1	•	-	1	6,099,259
1111 Buschellschungerlichtweiterlicht 2 3.3.6.27 3.3.6.27 3.4.0.00		1-1709					4,500,000		1	1	6,200,000	6,617,798
1.713 1.81266 1.81266 1.81		T-1712					400,000	-	•		400,000	401,326
11114 Revolutione and Negative Develope 5 745.05 5 216.000 5 2.045.000 5 2.045.000 5 3.045.000 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5<		T-1713					ſ	•	•	1	•	329,627
1-17168 Burynerd East Dreinege Improvements 5 76,16 5 1,65,00 5 <		T-1714	Frostwood Drive and Kingsride Drainage	\$	98,500	'	200,000	2,120,000	2,045,000	-	4,365,000	4,463,500
1-17168 Buryneur Weet Chainage Improvements 5 66,066 5 16,000 5 16,000 5		T-1715A	Barryknoll East Drainage improvements		6 4	\$	- 5	-	ہ ب		6,183,510	7,703,893
1-1716 Gueenstory Drailingge Improvements 5 945.066		T-1715B	Barryonoli West Drainage Improvements	÷		s					3,316,000	3,481,000
1-1717 Town and Country West Drainage and Moelly 5 2.800 2.8000 1.600.000 760.000 770.000 770.000 770.000 770.000 <		T-1716				•		1	1	t	1	545,086
1-1715 Numery rane following Drainage Improvements 5 14,33,60 10,000 - <td>-</td> <td>T-1717</td> <td>Town and Country West Drainage and Mobility</td> <td></td> <td></td> <td> </td> <td>1,800,000</td> <td>750,000</td> <td>t</td> <td></td> <td>4,750,000</td> <td>4,967,491</td>	-	T-1717	Town and Country West Drainage and Mobility			 	1,800,000	750,000	t		4,750,000	4,967,491
1-1719 Mognide East Bound of Ceastrer 5 666, 167 600,000 ~	σ	T-1718					3	1	ł	1	1	1,443,581
1-1722 Town and Country Bwd. at Queensbury Signatization 5 600,000 <td></td> <td>T-1719</td> <td></td> <td>Ľ</td> <td></td> <td>•</td> <td>'</td> <td>1</td> <td>1</td> <td>I</td> <td>•</td> <td>669,167</td>		T-1719		Ľ		•	'	1	1	I	•	669,167
1-1724 Gasare at Barryfond Intersection Improvements 5 <t< td=""><td></td><td>T-1722</td><td></td><td></td><td>· ·</td><td>500,000</td><td>1</td><td>'</td><td>•</td><td>1</td><td>500,000</td><td>500,000</td></t<>		T-1722			· ·	500,000	1	'	•	1	500,000	500,000
1-1726 Park and Green Space Improvements 5 67,966 ··· 600,000 3,200,000 ··· </td <td></td> <td>T-1724</td> <td></td> <td>s</td> <td>· ·</td> <td></td> <td>-</td> <td>1</td> <td>•</td> <td>1</td> <td>•</td> <td></td>		T-1724		s	· ·		-	1	•	1	•	
T-1726 West Bough Rookewy Improvements 5 6,873 ··· ·		T-1725				- 500,000	-	•	-	•	500,000	567,966
T-172 N. Gessner Area Throughtare Inprovement Plant \$ 18,646	U	1-1726			-		400,000	3,200,000	•	•	3,600,000	3,605,873
T-1728 Werkview and Lumphöln enhanced sidewalkbus \$ >	×	1-1727					1		-	•	1	18,546
T-0029 FUTURE CIP PROJECT \$ - <td></td> <td>T-1728</td> <td></td> <td>\$</td> <td></td> <td></td> <td>•</td> <td>1</td> <td>-</td> <td>1</td> <td>,</td> <td></td>		T-1728		\$			•	1	-	1	,	
Image: function of the control of the contr		T-0029	_				4	1	•	1	•	
1-1731A Detention Basin and W-140 \$ 7,307,266 44,900 2,200,000 6 0,000 3,500,000 1,173 N	o	T-0030	FUTURE CIP PROJECT	\$		T	-	3		•	,	
1-17318 Memorial D: Draimage and Mobility Improvement \$ 288,065 ~ - 350,000 3,500,000 1,173 N <td></td> <td>T-1731A</td> <td>Detention Basin and W-140</td> <td></td> <td></td> <td></td> <td>•</td> <td>-</td> <td>T</td> <td>1</td> <td>2,200,000</td> <td>9,552,166</td>		T-1731A	Detention Basin and W-140				•	-	T	1	2,200,000	9,552,166
1-1732A N. Cessner Drainage and Mobility Improvement- \$ 69,204 270,800 - 1,510,000 2,800,000 -		T-1731B	Memorial Dr. Drainage and Mobility improvement				350,000	200'000	3,500,000	3,500,000	7,850,000	8,138,065
T-1732B N. Cessner Drainage and Mobility Improvement- \$ 69,204 276,000 885,000 2,950,000 -		T-1732A	N. Gessner Drainage and Mobility Improvement -				1,510,000	2,800,000	-	-	4,310,000	4,650,004
T-1733A N. Witte Drainage and Mobility Improvement- \$ 69,204 29,300 - - 380,000 3,600,000 - </td <td></td> <td>T-1732B</td> <td>N. Gessner Drainage and Mobility improvement -</td> <td></td> <td></td> <td></td> <td>75,000</td> <td>885,000</td> <td>2,950,000</td> <td>-</td> <td>3,910,000</td> <td>4,255,204</td>		T-1732B	N. Gessner Drainage and Mobility improvement -				75,000	885,000	2,950,000	-	3,910,000	4,255,204
T-1733B N. Write Drainage and Mobility improvement- \$ 69,204 31,750 - - - 260,000 2,600,000		T-1733A	N. Witte Drainage and Mobility Improvement -				-	380,000	3,600,000	-	3,980,000	4,078,504
T-1734 W140 Channel Improvements \$\$ - 243,000 556,000 5,000,000 2,000,000 - <td></td> <td>T-1733B</td> <td>N. Witte Drainage and Mobility improvement -</td> <td></td> <td>-</td> <td></td> <td></td> <td>1</td> <td>260,000</td> <td>2,600,000</td> <td>2,860,000</td> <td>2,960,954</td>		T-1733B	N. Witte Drainage and Mobility improvement -		-			1	260,000	2,600,000	2,860,000	2,960,954
150000 \$ 12,00000 \$ 12,00000 \$ 12,000,000 \$ 12,0000 \$ 12,0000 \$ 12,0000 \$ 12,0000 \$ 6,100,000 \$	A	T-1734	W140 Channel Improvements	φ.	243,000			2,000,000	-	•	7,556,000	000'662'2
					4	47	47			1	\$ 62,480,510	\$ 93,877,437

* Note: * Note: ** Note: CITY OF HOUSTON

2014;2018 CAPITAL IMPROVEMENT PLAN TIRZ NO. 17 MEMORIAL CITY ZONE

Vay Vay Vay Serv. Serv. Serv.	II AILU CUUIUTY WEST DIS	Town and Country West Drainage and Mobility	ity	City Council District	il District	Key Map:				
Storm sever improvements on Town and Country Way Storm sever improvements on Town and Country Way four-lane undivided roadway west to intersect with Beltway 8 Person four-lane undivided roadway west to intersect with Beltway 8 Person Drainage improvement needed to adequately convery storm Sever Drainage improvement needed to adequately convery storm Sever east-west traffic flow. Projected Allocation Projected ast-west traffic flow. 2000,000 ion 32,500 ion 32,500 ion 33,500 ion 33,500 ion 33,500 ion 2,000,000 ion - ion 33,500 ion - inform - ion -	rovements			Location:	U	Geo. Ref.:		WBS.:	<u> </u>	Т-1717
Storm sever improvements on Town and Country Blvd. Extend existing four-lame undivided roadway west to intersect with Beltway 8 northbound frontage road. Person Supplement Server west traffic flow. Drainage improvement needed to adequately convey storm sever water during the two-year design storm event. Improve fast-west traffic flow. Server Server water during the two-year design storm event. Improve fast-west traffic flow. Allocation Projected 6/30/12 2013 Budget 8/30/12 2013 Estimate 7013 Estimate Allocation 22,000,000 9,300 Drainage 1/75,691 - - Drainage 1/75,691 - - - Drainage 22,000,000 9,300 - - - Drainage 1/75,691 2,000,000 - - - Drainage 1/75,691 - - - - - Drainage 22,000,000 3,32,500 -				Served:	ß	Neighborhood:	16			
between IH-10 and Town and Country Blvd. Extend existing four-larne undivided roadway west to intersect with Beltway 8 northbound frontage road. Person Supplement Supplement sever water during the two-year design storm event. Improve family grant and the two-year design storm event. Improve sever water during the two-year design storm event. Improve sever water during the two-year design storm event. Improve family grant and the two-year design storm event. Improve sever water during the two-year design storm event. Improve sever water during the two-year design storm event. Improve family grant and the two-year design storm event. Improve sever water during the two-year design storm event. Improve difficulting the two-year design storm event. Improve family grant and the two-year design storm event. Improve grant and grant and gr	m sewer improvements on	Town and Countr	y Way		0	Operating and Maintenance Costs: (\$ Thousands)	aintenance Co	sts: (\$ Thousa	inds)	
Iouri-lare undivided roadway west to intersect with beitway 8 Period Drainage improvement meeded to adequately convey storm sever water during the two-year design storm event. Improve east-west traffic flow. Sweat Projected Projected 2013 Budget 2013 Estimate Allocation Expenses thru 2013 Estimate Expenses Mase 175,691 - - - Name 2000,000 9,300 - - Nut - - - - Inctations \$ 200	een IH-10 and Town and	Country Blvd. Ext	end existing		2014	2015	2016	2017	2018	Total
Inormbound ironage road. Supplement Drainage improvement needed to adequately convey storm sever water during the two-year design storm event. Improve east-west traffic flow. Sweat Sever Allocation Projected 6/30/12 Projected 6/30/12 Soft a Budget 2013 Estimate 6/30/12 Soft a Budget 7 teal Allocation Expenses thru 6/30/12 2000,000 9,300 Direction 32,500 0 9,300 Direction 32,500 0 0 Direction 2,000,000 9,300 0 Direction 2,000,000 \$ 9,300 0 Stite - - - - Directions \$ 208,191 \$ 2,000,000 \$ 9,300 Ilocations \$ 208,191 \$ 2,000,000 \$ 9,300 Direction - - -	lane undivided roadway w	est to intersect wit	h Beltway 8	Personnel	a land a land a second and a second a s		and a second a second a second		•	
Drainage improvement needed to adequately convey storm event. Improve content sever water during the two-year design storm event. Improve content mercled to adequately convey storm event and content event. Improve content event. Improve content event. Improve event	npouna ironiage roau.			Supplies	1	1	,	1	-	
Projected least-west traffic flow. Projected flow flow Projected flow <td>nage improvement needec</td> <td>I to adequately cor</td> <td>ivey storm</td> <td>Svcs. & Chgs.</td> <td>1</td> <td>1</td> <td>•</td> <td>-</td> <td>5</td> <td>н с</td>	nage improvement needec	I to adequately cor	ivey storm	Svcs. & Chgs.	1	1	•	-	5	н с
Treat Total oject Allocation Projected 2013 Estimate Total Phase 175,691 2,000,000 - - Phase 175,691 - - - - Phase 175,691 - - - - - - Phase 32,500 2,000,000 - <td>er water during the two-ye</td> <td>ar design storm ev</td> <td>ent. Improve</td> <td>Capital Outlay</td> <td>1</td> <td>-</td> <td></td> <td>-</td> <td>•</td> <td></td>	er water during the two-ye	ar design storm ev	ent. Improve	Capital Outlay	1	-		-	•	
Free Projected 2013 Budget 2013 Estimate Free oject Allocation Expenses thru 2013 Estimate 2300/12 2 Phase 175,601 2,000,000 - Planning 175,601 2,000,000 - Planning 175,601 2,000,000 - Planning 175,601 2,000,000 - Ocquisition 32,500 2,000,000 - Design 32,500 - - Combutuction 32,500 - <td< td=""><td>-west trainic now.</td><td></td><td></td><td>Total</td><td>' ج</td><td>ь В</td><td>\$</td><td>\$</td><td>ч 9</td><td>ч 49</td></td<>	-west trainic now.			Total	' ج	ь В	\$	\$	ч 9	ч 49
Projected istimate Projected s(30/12 Projected s(30/12 2013 Estimate Phase 1/75,691 2,000,000 - - Planning 1/75,691 2,000,000 - - Planning 1/75,691 2,000,000 - - - Planning 1/75,691 2,000,000 9,300 -				FTES						1
Projected 6/30/12 Projected 7 Project					Fiscal Ye	Fiscal Year Planned Expenses	Expenses			
Phase 1/75,661 - <t< td=""><td></td><td></td><td>2013 Estimate</td><td>2014</td><td>2015</td><td>2016</td><td>2017</td><td>2018</td><td>FY14 - FY18 Total</td><td>Cumulative Total (To Date)</td></t<>			2013 Estimate	2014	2015	2016	2017	2018	FY14 - FY18 Total	Cumulative Total (To Date)
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klotz 🚯 associates

1160 Dairy Ashford, Suite 500 Houston, Texas 77079 T 281.589.7257 F 281.589.7309 houston.office@klotz.com

September 5, 2013

Mr. Don Huml Executive Director Memorial City Redevelopment Authority 8955 Katy Freeway, Suite 215 Houston, Texas 77024

Re: Proposal to review the latest TIRZ 17 Drainage Study

Dear Mr. Huml:

We understand that you would like to have an independent review of the latest TIRZ 17 drainage study. We have a copy of the LAN study, and this proposal is based on our understanding of the contents of the study. We have a good understanding of the various watersheds that have been evaluated or included within the study. Our review will include our understanding of the watersheds and contrast the findings and recommendations from the report against our knowledge to evaluate if the results of the study are generally consistent with the watersheds. This proposal is based on conducting a high level review of the report including text, tables, exhibits, appendices, attachments and running some of the computer models. We know that study has recently been completed and it includes a larger drainage area than those that were included in the previous study. Because the drainage study included a larger drainage area we understand that the cost for the recommended projects has also increased. We will run the existing condition models and the recommended models and review the results of the models.

Listed below are our anticipated steps to use in conducting our review of the report:

- 1. Obtain the report and doing a quick review of the executive summary and of the report.
- 2. Participating in an initial meeting with LAN or others to discuss the report and receive any additional information useful in our review of the report.
- 3. Conduct a review of the text, tables, exhibits, appendices and attachments.
- 4. Develop other ideas, concepts or solutions to address drainage issues that are not included in the current LAN study.
- 5. Obtain the computer model, run the various models and review the results for reasonableness and for consistency with our knowledge of the area and our knowledge of the watersheds.
- 6. Compare the latest drainage study to the previous drainage study and not any significant differences.
- 7. Preparing a summary letter that documents our observations and comments from our review of the report. Our summary letter may also include some of the text, tables, exhibits or other data for use in our summary letter.

Mr. Don Huml September 5, 2013 Page 2 of 2

8. Meeting with Don Huml and others to provide an initial summary of our review.

9. Present our review comments in a meeting with LAN.

10. Present our review comments with the TIRZ 17 board.

We can complete our review of the report for a lump sum fee of \$48,000. This proposal is based on the understanding that the needed software and key will be supplied to us from LAN within 2 working days. We anticipate that the report will be made available along with any needed supporting data. We can complete our review of the report and preparation of our summary letter report within 60 days.

This work authorization request is tied to the Master Service Agreement dated July 30, 2013.

We appreciate the opportunity to submit this proposal to the TIRZ 17 board, and look forward to working with you, the board and with LAN. If you have any questions of this proposal please call or email me.

Sincerely,

Gary L. Struzick, P.E., CFM Vice President

GLS:azm

Accepted for Memorial City Redevelopment Authority

Signature

Date

Print

TIRZ 17 Review of the latest LAN Drainage Study Klotz Associates Project No. 0000.000 28-Aug-13

Task No.	Subtask Descriptions	Prin.	Project	Project	Engr.	Designer	Cler.		Total labor Subs /	Subs /	Total
		_	Mgr.	Engr.	_			Hours		Expenses	
-	Obtain the report and doing a quick review of the executive summary, and of the report	8			7		2	12	\$2,440		
2	Participating in an initial meeting with LAN or others	З		3				7	\$1,250		
m	Preparing our review of the text, tables, exhibits, appendices and attachments	26			6			33	\$7,430		
4	Obtain computer program, run models, review the results, compare results to LAN data	24		~	88		12	132	\$18,720		
5	Compare the latest drainage study to the previous drainage study	16			12		1	29	\$5,600		
2	Prenaring a summary letter that documents our observations and comments	12		8	15	15	9	56	\$7,995		
2	Meeting with Don Hinml and others to provide an initial summary of our review	2		9			2	7	\$1,075		
~~~	Present our review comments in a meeting with LAN	4		۳			2	6	\$1,585		
0	Present our review comments with the TIRZ 17 board	3		3			7	8	\$1,330		
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		Cost	\$ 24,990	\$ '	\$ 3,780	\$ 14,760	\$ 1,575	\$ 2,320	\$ 47,425
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