MINUTES OF THE MEETING OF THE TIRZ 17 REDEVELOPMENT AUTHORITY/MEMORIAL CITY REDEVELOPMENT AUTHORITY CITY OF HOUSTON, TEXAS BOARD OF DIRECTORS

September 14, 2015

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority, City of Houston, Texas, held a special meeting on Monday, September 14, 2015, at 2:30 p.m., at the Four Points by Sheraton, 10655 Katy Freeway, Wycliffe Room, Houston, Texas 77024, inside the boundaries of the TIRZ, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 – David A. Hamilton Position 2 – John Rickel Position 3 – Bob Tucker, Asst. Secretary Position 4 – Ann T. Givens, Chair

Position 5 – Zachary R. Hodges Position 6 – Brad Freels, *Vice-Chair* Position 7 – Glenn E. Airola, *Secretary*

and all of the above were present, with the exception of Directors Hamilton and Hodges, thus constituting a quorum. Also present were consultants Scott Bean and Linda Clayton, both of Hawes Hill Calderon, LLC; and Jessica Holoubek, Allen Boone Humphries Robinson, LLP. Others attending the meeting were Muhammad Ali, Lockwood Andrews & Newman, Inc.; Gary Struzick and Edward Conger, both of Klotz Associates, Inc.; Ramesh Gunda, Gunda Corporation; Jennifer Curley, COH - Economic Development; Pat Walters, Memorial Management District; Virginia Gregory, Donna Freedman, Hugh Rawl, Cynthia Neely, John Jackson, Beverley Martin, Robin Foster, Mike Murray, Karen Kleypas, Marge Adams, Cyd Dillahunty and West Ford, all residents. Chair Givens called the meeting to order at 2:30 p.m.

RECEIVE PUBLIC COMMENTS.

Virginia Gregory discussed the Conrad Sauer detention basin and TIRZ17 CIP. She presented photographs of Gessner Rd. at Westview and discussed area flooding issues and functionality of detention. Donna Freedman discussed the adhoc committee previously formed for concerned citizens in the area and the need for community representatives.

RECEIVE AND CONSIDER PROPOSED CIP.

Director Rickel reported the CIP Committee met on September 2nd to discuss the proposed CIP. He provided an overview of CIP scenario #4 and the noted changes. There was general discussion regarding changing T1735A Detention Basin (South B) from FY2023 to FY2020. Upon a motion duly made by Director Rickel, and being seconded by Director Givens, the Board voted unanimously to adopt proposed CIP scenario #4, with one amendment reflecting T1735A Detention Basin (South B) to begin in FY2020. There was general discussion regarding having a permanent CIP sub-committee. Upon a motion duly made by Director Rickel, and being seconded by Director Tucker, the Board voted unanimously to appoint Directors Airola, Freels and Rickel to the CIP sub-committee to review the CIP on an ongoing basis, with the option that if one member is unavailable for a meeting another board member may be substituted for a committee meeting.

DISCUSSION ON BENEFIT COST ANALYSIS FOR AUTHORITY PROJECTS.

There was general discussion as to whether there was a need for a benefit cost analysis for projects since the CIP has been adopted. Ms. Curley reported Public Works requested the benefit cost analysis to demonstrate how a specific project benefits the area. She reported benefit cost analyses were going to be

required by Public Works beginning fiscal year 2017. Mr. Bean reported the benefit cost analysis on the projects had been submitted to Public Works last week. No action from the Board was required.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 3:01 p.m.

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Secretary

Attachments: Proposed CIP Benefit Cost Analysis ·

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	Memorial City Redevelopment Authority		INCREMENT REVENUES [1]	TOTAL RESOURCES	Municipal Services	Administrative Fees	CITY TRANSFERS		Management contuints services Bond Series (Series 2008)	Principal	Bond Series (Series 2011)	Principal	Interess Rood Servies (Servies 2011A)	Principal	Bond Series (Series 2017)	Debt Service Cost of Internate	Bond Scriter (Series 2019)	Debt Service	Cast of Istuance Total Debt & Consultant Services	TOTAL EVERATES		CASH FLOW FROM OPERATIONS	DEUT ISSUANCE [2]	FUNDS AVARABLE FOR PROJECTS	Developer Agreements	T&C Way Parnter, LLC	Macconsumative was inscend	Total Developer Agreaments	T-1709 improvement to tumplin from f-10 to Westview	T-1712 Bunker Hill South of H 10 Mobility Improvements T-1713 Exceptional Drive and Khotefild Dickhaue Improvements	7-17158 Barryknell West Drainage Improvements	T-1717 Town and Country West Drainage and Mobility Improvements T-1725 Park and Green Space Improvements	7-1726 West Bough Roadwey Improvements	T-1732A N. Gessner Drainage and Mobility Improventent - Phate 1 T-1732B N. Gessner Drainage and Mobility Improvement - Phate 2	T-1734 W140 Channel Dipprovements	T-17345 BUARET PULLER AFOLE AFOL FACTO FROOD MILES HOUT JULIAS BUARDET	T-1735A Detention Basin (South 8)	T-1738A Memodal Drive Oranage and Mobulty Improvement Project - Total Projects			BEGINNING FUND BALANCE	Change in Fund Barace Existing FUND BALANCE	Tend Example reterations and the standard and and and and and and and and and an	CONTRACTOR DE LA CONTRACTÓRIA DE LA	NOJEST TAV ØDWIN IS BESURES BANA PER YEAR, AUS BAD AULO VEREN INNUUS Project T-1732A Aisumes Tikt 17 receives \$2.7 million of federal grant money.	

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TIRZ 17 CIP Scenario 4

Noted Changes

• <u>North Gessner is funded in its entirety from I-10 to Long Point</u>. The anticipated \$2.7M TIP grant funding for North Gessner is incorporated, and estimated North Gessner construction costs are now less than anticipated in the previous CIP scenarios.

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- <u>Funding for the reconstruction of Memorial Drive is reduced</u>. TIRZ 17 will seek to repackage the project as a complete reconstruction project from Beltway 8 to Gessner, and will seek additional local government partners and additional TIP funds for the project through H-GAC.
- <u>Funding for the acquisition of land and construction of South Detention Basin A is included</u> <u>starting this fiscal year</u>. The conveyance system along Kingsride and Frostwood that is necessary to bring storm water to the basin is also funded starting in 2019 to coincide with completion of the basin.
- <u>Funding for W-140 improvements is maintained</u> along with Bunker Hill Bridge adjustments and the straws project.
- <u>Funding for South Detention Basin B is pushed back</u>. The project will not be undertaken until FY2023 on this CIP, but make be started earlier if future increment allows.
- <u>The Lipex Agreement is paid out over time.</u> 4% annual interest is added to the amounts owed the developer per the development agreement.
- <u>Funding for Town and Country Boulevard is broken up and sequenced over 2 years</u> due to delays from drainage design changes.

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MAJOR TOROUGHFARE AND COLLECTOR (NO CHANGE IN CLASSIFICATION) CANDIDATE PROJECT PRIORITY SCORE

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Memorial Drive from Beltway 8 to Tallowood Drive 1 Lockwood, Andrews, & Newnam, Inc. 09/2015

Need Area Alternative Firm Date

Infrastructure Category	Weight	SubCategory	Point Range	Comment	Points Sub-Category	Total
Streets	75%	Pavement Condition Trraffic Level of Service	0-60 0-15	Replacing Asphalt Pvmt with 11" Thick Concrete Pvmt		60.00 10.0
Drainage	15%		0-15			
-		Extrema Evant Level of Service Design Evant Level of Service	0-5 0-10			т 10
-Drainage Key PA	Inadequate Adequate Partialiy Adequate			AVERAGE 13.00		
Water	%5	WIRP Rank	ъ 0	Replacing All Lateral 489G/489H Connections	3.00 3.00 3.00	3.00
Wastewater	5%	Sanitary Sewer Overflows or Agreed Order Point Repair Age of Pipe	0-5	Replacing All Damaged/Old Lines		1.00
				Service Are	Service Area Benefit Factor	87.00
Benefitted Population	ation	35% Current ADT + 65% Future ADT + Current Metro Ridership	Metro Ridership	35% of Current ADT≕ 65% of Current ADT≕ Metro Ridership≕	7800 17400 414	25614
Candidate Project	t Priority Score = Sen	Candidate Project Priority Score = Service Area Benefit Factor x (Benefitted Population,	/City ReBuild Hous	x (Benefitted Population/City ReBuild Houston Funds) X Project Center Line Miles		
Service Area Benefit Factor = Benefitted Population =	it Factor = on =	87.00 25,614				

25,614 16,000.00 1.00 ₩ TIRZ 17 Funds= Project Center Line Miles =

139.28 Candidate Project Priority Score=

Need Area:	Kingsride/I	Frostwood				
Alternative:	No.1					
Firm: Date:		iy, August 26,	2015		• • • • • • • • • • • • • • • • • • • •	
Infrastructure Category	Weight	Criteria	Measurement of Calculation	Point Range	Points	
Streets	60%	Pavement Condition	Pre-Project PCR = 59 0.5 X (100 - PCR)	0-50	20.5	
		Pavement Width	Width < 28' = 0 Width 28' to 40' = 5 Width > 40' = 10	0-10	10	
Drainage	20%	Extreme Event	Does not convey extreme event = 0 Partially conveys extreme event = 6 Conveys extreme event = 12	0-12	12	
		Design Event	Does not convey design event = 0 Partially conveys design event = 4 Conveys design event = 8	0-8	8	
Water	10%	WIRP Rank	Replaced since 2000 = 0 (Total WIPR Areas - WIRP Rank)/ Total WIRP Areas	0-10	10	Replacing all
Wastewater	10%	Overflows	No overflows = 0 Sanitary Overflows = 1 Repeat Overflows = 2	0-3	3	Replacing Sa
		Maintenance	Less than 5 Repairs = 0 5-10 Repairs = 1 More than 10 Repairs = 2	0-4	4	Replacing Sa
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City Rebuild H					8,000,000	•

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Need Area:	Town & Co	ountry				
Alternative:	No.1					
Firm: Date:	LAN, Inc. Wednesda	y, August 26,	2015			
Infrastructure Category		Criteria	Measurement of Calculation	Point Range	Points	
Streets	60%	Pavement Condition	Pre-Project PCR = 59 0.5 X (100 - PCR)	0-50	20.5	
		Pavement Width	Width < 28' = 0 Width 28' to 40' = 5 Width > 40' = 10	0-10	10	
Drainage	20%	Extreme Event	Does not convey extreme event = 0 Partially conveys extreme event = 6 Conveys extreme event = 12	0-12	12	
		Design Event	Does not convey design event = 0 Partially conveys design event = 4 Conveys design event = 8	0-8	8	
Water	10%	WIRP Rank	Replaced since 2000 = 0 (Total WIPR Areas - WIRP Rank)/ Total WIRP Areas	0-10	10	Replacing all WL's
Wastewater	10%	Overflows	No overflows = 0 Sanitary Overflows = 1 Repeat Overflows = 2	0-3	3	Replacing San Swr Pi
		Maintenance	Less than 5 Repairs = 0 5-10 Repairs = 1 More than 10 Repairs = 2	0-4	4	Replacing San Swr Pi
		Age of Pipe	30 Years or less = 0 More than 30 years = 2 Agreed Order = 3	0-3	3	Replacing San Swr Pi
Service Area	Benefit Facto	or		· · · · · · · · · · · · · · · · · · ·	70.5	
Benefitted Po	pulation (AD	ſ)			11597	
City Rebuild H	louston Fund	ls		\$	8,000,000	
Priorily Score				· · · · · · · · · · · · · · · · · · ·	102.20	

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CANDIDATE PROJECT PRIORITY SCORE Calculations

Need Area TIR2 17 Alternative North Gessner - IH 10 to Long Point (T-1732 A & B)

Date 9/9/2015

	unrastructure Category	Weight	SubCategory		Point Range	Formula			Points Sub-Category To	Total
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Need Area: Alternative: Date:	Candidate Project Priority Score Determina TIRZ 17 Briar Branch - T-1734 9/10/2015	ILION
nfrastructure Category	Calculation	Point Range Points Note
Drainage	Pre-Project Post-Project Extreme Event Design Event Extreme Event Design Event	0-75 50.00
	Totals 0.0 0.0 25.0 25.0	
	0.0 50.0	
Streets	No Roadway Improvements Pre-Project Post-Project 0.00 0.00	0-15 0.00
Water	No Water Line Improvements	0-5 0.00
Wastewater	No Wastewater Improvements Overflows 0 Point Repair Criteria 0 Age of Pipe 0	0-5 0.00
Service Area Benefit Factor		50.000
Benefitted Population /		2787
TIRZ 17 CIP Funds	(in \$1,000s)	\$14,811
Score		9408,558

BENEFIT/COST RATIO (South Detention A and B)

Background

The City currently doesn't have a 'Candidate Project Priority Score Formula'.

Per the City of Houston's Capital Improvement Plan Process Manual for Infrastructure Programs, Section 3.5 A – Storm Drainage Prioritization Criteria – Area Drainage "<u>Sub-regional detention</u> <u>project are identified in response to solution development of prioritized storm drainage needs or in</u> <u>coordination with other agencies and infrastructure improvements projects. The SWEET</u> <u>Programming Tool is not currently used to prioritize and rank region detention projects.</u>"

Below is the Benefit/Cost Ratio analysis for South Detention A and B Basins.

Benefits

- Approximately 766 acres are removed from flooding in the 100-year event.

- Approximately 300 inundated structures are being removed from flooding.

- Proposed basin plus associated storm sewer reconfigurations remove 180 acres from directly contributing to HCFCD W153-00.

- HCFCD W151 watershed also receives relief.

<u>Cost</u>

\$55 million - Includes South Detention A and B basins, and Basin Interconnect

Benefit/Cost Ratio (method used by FEMA and RDS update)

Inside TIRZ = 1.44Outside TIRZ = 0.98

TOTAL: 2.42

