# MEMORIAL CITY REDEVELOPMENT AUTHORITY, TIRZ NO. 17, City of Houston



Agenda and Agenda Materials Meeting of the Board of Directors

August 29, 2017

#### 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, August 29, 2017**, at **8:00** a.m., at Four Points by Sheraton, 10655 Katy Freeway, Wycliffe Room, Houston, Texas 77024, open to the public, to discuss and adopt such orders, resolutions or motions, and take direct or indirect 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.
- 3. Approve Minutes of the June 27, 2017, regular meeting and Minutes of the July 14, 2017, special meeting.
- 4. Street Light Agreement for North Gessner.
- 5. Agreed-Upon Procedures report for T&C Way Partners, LLC.; authorize appropriate action.
- 6. FY2018 Budget.
- 7. CIP Committee.
  - a. Project Update Report from LAN.
    - i. Proposal for preliminary engineering analysis of Memorial Drive from Tallowood to City Limits for inclusion in TIP application.
    - b. Project Update Report from Klotz Associates.
    - c. Project Update Report from Goodman Corporation.
    - d. Project Update Report from SWA.
- 8. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney, with regard to pending or contemplated litigation; and Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property.
- 9. Reconvene in Open Session and authorize appropriate actions regarding private consultation with attorney; and reconvene in Open Session and authorize appropriate actions with regard to pending or contemplated litigation and regarding the purchase, exchange, lease or value of real property.
- 10. Adjournment.

Executive Director for Authority

#### 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 of the June 27, 2017, regular meeting and Minutes of the July 14, 2017 special 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

#### June 27, 2017

#### 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 on Tuesday, June 27, 2017, at 8:00 a.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 – Marshall B. Heins Position 2 – John Rickel Position 3 – David P. Durham 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 Director Heins, thus constituting a quorum. Also present were Scott Bean, Linda Clayton and Elisa Rodriguez, all with Hawes Hill & Associates, LLP; Jessica Holoubek, Allen Boone Humphries Robinson, LLP; and Michelle Lofton, ETI Bookkeeping Services. Others attending the meeting were Council Member Greg Travis and Monica Aizpurua, District G; Amy Peck, District A; Muhammad Ali, LAN; Bart Standley and Natalie Weiershausen, both with Klotz Associates; Emily Anderson, Halff Associates; Jack Valinski, COH; Ben Gillis, Memorial City Management District; Karen Glynn, City of Bunker Hill Village; Mike Vandewater, HCFCD; Virginia Gregory; Kay Haslam, Jim Shroff; Bruce Nichols; Cynthia Neely; John Jackson; Kelly Lawdweumeger; Dean Bixler; Lois Myers; Ed Browne; and David Tresch. Chair Givens called the meeting to order at 8:00 a.m.

#### **RECEIVE PUBLIC COMMENTS.**

Virginia Gregory commented on the TIRZ 17 website, public records, de-annexation of Springrock and the W140 straws. Kay Haslam commented on the Memorial Drive project and standards of Rebuild Houston and the hope that the TIRZ would follow those standards. She also commented on the Memorial Drive Preliminary Engineer's Report. Bruce Nichols commented on a public comment made at the last meeting and wanted to correct that statement. He stated Frostwood is not a member of RAF. He stated we do respect RAF for their long campaign to raise awareness; however, this was before the lawsuit was filed and Frostwood has stayed out of the lawsuit. He stated Frostwood appreciates the TIRZ's new direction and Frostwood remains supportive. Ed Browne stated the Frostwood board voted to donate \$1,000 to RAF and therefore Frostwood is a member of RAF since it donated funds. He made comments regarding Detention A, the lawsuit, CIP and time extension of TIRZ. Lois Myers commented on rain, drainage and flooding, and the proposed detention at the playing fields.

#### APPROVE MINUTES OF MAY 30, 2017, REGULAR MEETING.

Upon a motion duly made by Director Rickel, and being seconded by Director Freels, the Board voted unanimously to approve the May 30, 2017, Board meeting, as presented.

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

Ms. Lofton presented the Bookkeeper's Report and went over invoices, included in the Board agenda materials. She reported check #2719 is being voided and reissued to City Centre North Venture Partners. Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to accept the Bookkeeper's report and approved payment of invoices, as amended, voiding check #2719 and reissuing the check to be made payable to City Centre North Venture Partners.

#### **REVIEW ARBITRAGE REBATE REPORT FOR THE SERIES 2009 BONDS.**

Ms. Holoubek reviewed the Arbitrage Rebate Report for the Series 2009 Bonds. She reported there is no rebate due to the IRS and no action is required.

#### **CIP COMMITTEE.**

#### a. Proposed FY2018 CIP.

Mr. Bean reported he has nothing new to report on the FY2018 CIP. No action from the Board was required or taken.

#### b. Project Update Report from LAN.

Mr. Ali provided an update on the Town & Country and Memorial Drive projects. A copy of LAN's project report is included in the Board agenda materials. No action from the Board was required.

#### c. Project Update Report from Klotz Associates.

Mr. Standley provided an update on the N. Gessner project. He reported a draft of the Preliminary Engineers Report has been submitted to the City for review and comments. He provided an update on the Briar Branch project. A copy of the project reports is included in the Board agenda materials. No action from the Board was required.

#### d. Project Update Report from Goodman Corporation.

Mr. Bean reported The Goodman Corporation's report is included in the Board agenda materials for review.

#### e. Project Update Report from SWA.

Mr. Bean reported SWA's report is included in the Board agenda materials for review.

#### CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY, WITH REGARD TO

#### PENDING OR CONTEMPLATED LITIGATION; AND CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

An Executive Session was called at 8:27 a.m.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING PRIVATE CONSULTATION WITH ATTORNEY; AND RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS WITH REGARD TO PENDING OR CONTEMPLATED LITIGATION AND REGARDING THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

The Board reconvened in Open Session at 8:38 a.m. No action was taken.

#### ADJOURNMENT

The Board discussed combining the July and August meeting and agreed the next regular meeting scheduled is for Tuesday, August 29, subject to room availability.

There being no further business to come before the Board, Chairman Givens adjourned the meeting at 8:42 a.m.

Secretary

#### 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

#### July 14, 2017

#### 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 special joint meeting on Friday, July 14, 2017, at 8:00 a.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 – Marshall B. Heins	Position 5 – Zachary R. Hodges
Position 2 – John Rickel	Position 6 – Brad Freels, Vice-Chair
Position 3 – David P. Durham	Position 7 – Glenn E. Airola, Secretary
Position 4 – Ann T. Givens, <i>Chair</i>	-

and all of the above were present, with the exception of Director Hodges, thus constituting a quorum. Also present were Scott Bean and Linda Clayton, both of Hawes Hill & Associates, LLP. Others attending the meeting were Gwen Tillotson and Jennifer Curley, COH - Economic Development Dept.; Amy Peck, District A; Karen Glynn and Laurie Rosenbaum, both of City of Bunker Hill; Muhammad Ali, LAN; Morena Arredondo, RPS; Jim Webb, The Goodman Corporation; Ben Gillis and Pat Walters, both of Memorial Management District; Mike Vandewater, HCFCD; Debbie Sieck; Virginia Gregory; Jim Shroff; Kay Haslam; Stephanie and Bruce Newell; Richard Leader; Donald Ray; John Fosseen; Candie Hanlon; Bill Hopkiwt; Leonard Meador; Cynthia Neely; Wilfred Bullock; Dean Bixler; Ginny Abiassi; Robert Benz; David Tresch; Lois Myers; David Caddy; Ed Browne; Donna Freedman; Roger Gingell; Les Peterson; Bruce Nichols and Daphne Scarbrough. Chair Givens called the meeting to order at 8:00 a.m.

#### **RECEIVE PUBLIC COMMENTS.**

Debbie Sieck commented on flooding and drainage. Kay Haslam stated she was protesting the proposed plan to divert the Sam Houston trunk line into W153; Roger Gingell commented on the Zone's amended project plan; Bruce Nichols commented that Frostwood is in support of the amended plan for reconstruction of Memorial Drive and stated Frostwood believes the plan will help in providing additional drainage. Bruce Newell commented on drainage and is in support of the work TIRZ is planning. Donna Freedman commented on flooding, board members and the need of detention ponds. Ed Browne commented on drainage and the path of drainage on Memorial Drive. Lois Myers commented on flooding and drainage and the need of a town hall meeting. David Caddy commented he was supportive of the widening of Memorial Drive, but stated the section near Pilgrim Cleaners does not need to be widened; however, it does need walkways and bikeways. He also commented on the Bunker hill modifications near Gessner and Memorial and stated he feels it is a waste of money; and he stated he believes it would be of significant impact if the debris was cleaned out of the drains.

## THIRD AMENDMENT TO THE TIRZ 17 PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN.

A revised Third Amendment to the Project Plan and Reinvestment Zone Financing Plan was distributed, a copy is attached as Exhibit A. Upon a motion duly made by Director Rickel, and being seconded by Director Heins, the Board voted unanimously to approve the Third Amendment to the TIRZ 17 Project Plan and Reinvestment Zone Financing Plan, as presented.

#### AGREEMENT WITH THE GOODMAN CORPORATION.

Mr. Webb reviewed the Goodman Corporation proposal to provide services to complete grant applications and pursue funding for Memorial Drive and Gessner Road projects, and answered questions. Upon a motion duly made by Director Rickel, and being seconded by Director Freels, the Board voted unanimously to approve the agreement with The Goodman Corporation, as presented.

## AUTHORIZE BOARD CHAIR TO EXECUTE LETTER TO H-GAC WITH REGARD TO NORTH GESSNER MOBILITY PROJECT.

Mr. Webb reviewed the letter to H-GAC regarding the North Gessner mobility project, included in the Board agenda materials. He reported the letter was requested by H-GAC to state the TIRZ agrees with the option to federalize the Gessner project with the understanding that all additional costs over and above the current programmed funding related to the project will be the responsibility of the TIRZ. Upon a motion duly made by Director Durham, and being seconded by Director Rickel, the Board voted unanimously to authorize the Board Chair to execute the letter to H-GAC regarding the North Gessner mobility project, as presented.

#### STREET LIGHT AGREEMENT FOR NORTH GESSNER.

This item was tabled.

#### ASSIGNMENT OF STREET LIGHT AGREEMENT.

Mr. Bean reviewed the Assignment of Street Light Agreement. He reported the Agreement assigns the continuing obligations and responsibilities of the Street Light Agreement dated April 7, 2009 to the Memorial Management District for South Gessner. Upon a motion duly made by Director Rickel, and being seconded by Director Freels, the Board voted to approve the Assignment of Street Light Agreement. Director Airola abstained. The motion passed.

#### ADJOURNMENT

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

Secretary

List of Exhibits:

a. Third Amendment to the TIRZ 17 Project Plan and Reinvestment Zone Financing Plan

#### 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. Street Light Agreement for North Gessner.

#### 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	A greed I have procedures report for T&C Way Partners, I.I.C. authorize appropriate				

 Agreed-Upon Procedures report for T&C Way Partners, LLC; authorize appropriate action.

#### RECEIPT

Memorial City Redevelopment Authority (the "Authority") was organized and created by the City of Houston, Texas, to aid, assist and act on behalf of Tax Increment Reinvestment Zone No. 17 (the "Zone"); and

T&C Way Partners, LLC ("Midway") is an owner of land within the Zone; and

The Authority and Midway entered into a Development Agreement (the "Development Agreement") for the purpose of financing the acquisition of land for the construction of street and detention improvements for the extension of Town & Country Way from Town & Country Boulevard west toward Beltway 8 (the "Project"), more particularly described in the developer reimbursement report prepared by McCall Gibson Swedlund Barfoot PLLC dated August 25, 2016, attached hereto (the "Report"); and

Midway has paid certain costs for 0.4959 acres (the "Land") for public improvements as described in the Report and the Development Agreement;

NOW, THEREFORE, Midway acknowledges the receipt of the sum of \$1,649,592.51 (the "Payment") as partial payment under the Development Agreement for funds advanced for the Project described in the Development Agreement and as described in the Report. The Authority is entitled to rely on this Receipt.

Midway represents and warrants that (1) the Payment is for funds advanced under the Development Agreement; (2) it is the proper party to whom the payment for the matters reimbursed herein should be paid by the Authority; and (3) that there are no other parties that could claim a right to payment of the reimbursement. IN CONSIDERATION OF THE PAYMENT TO MIDWAY BY THE AUTHORITY AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, AND IN LIGHT OF MIDWAY'S WARRANTY THAT IT IS THE PROPER PARTY TO RECEIVE THE PAYMENT DESCRIBED HEREIN, MIDWAY HEREBY AGREES TO PROTECT, INDEMNIFY, DEFEND, AND HOLD THE AUTHORITY HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, OR LAWSUITS ASSERTED BY ANY PARTY, OR ANY SUCH PARTY'S SUCCESSOR IN INTEREST OR ASSIGNEE, REGARDING THE DEVELOPMENT AGREEMENT AND THE AUTHORITY'S REIMBURSEMENT TO MIDWAY DESCRIBED HEREIN. THIS INDEMNITY AND HOLD HARMLESS AGREEMENT RUNNING IN FAVOR OF THE AUTHORITY IS SPECIFICALLY INTENDED TO COVER ALL COSTS TO THE AUTHORITY OF ANY FUTURE LITIGATION, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, OTHER DEFENSE COSTS, AND THE COSTS OF ENFORCING THE INDEMNITY.

EFFECTIVE as of <u>August 154</u>, 2017.

.

T&C WAY PARTNERS, LLC, a Texas limited liability company

By: Midway Interests, Inc., a Delaware corporation, its sole member

<By:\_ Hantesse Name: VP Title:

SUBJECT TO CHANGE

.

#### MEMORIAL CITY REDEVELOPMENT AUTHORITY

.

.

ł

.

### REPORT ON APPLYING AGREED-UPON PROCEDURES TO PUBLIC IMPROVEMENT LAND COSTS REIMBURSABLE TO T&C WAY PARTNERS, LLC (COMPANY) AUGUST 29, 2017

McCALL GIBSON SWEDLUND BARFOOT PLLC Certified Public Accountants

.

SUBJECT TO CHANGE

#### MEMORIAL CITY REDEVELOPMENT AUTHORITY

## REPORT ON APPLYING AGREED-UPON PROCEDURES TO PUBLIC IMPROVEMENT LAND COSTS REIMBURSABLE TO T&C WAY PARTNERS, LLC (COMPANY) AUGUST 29, 2017

.

#### TABLE OF CONTENTS

-

.

.

.

.

•

SUBJECT TO CHANGE

÷

	<u>SCHEDULE</u>
INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURES	
SCHEDULE OF PUBLIC IMPROVEMENT LAND COSTS REIMBURSABLE TO T&C WAY PARTNERS, LLC (COMPANY)	A
SCHEDULE COMPARING ACTUAL REIMBURSABLE COSTS WITH ESTIMATES FROM THE DEVELOPMENT AGREEMENT	В

.

.

-

#### McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

13100 Wortham Center Drive Suite 235 Houston, Texas 77065-5610 (713) 462-0341 Fax (713) 462-2708 E-Mail: <u>mgsb@mgsbpllc.com</u>

9600 Great Hills Trail Suite 150W Austin, Texas 78759 (512) 610-2209 www.mgsbpllc.com

August 29, 2017

DRAFT SUBJECT TO CHANGE

Board of Directors Memorial City Redevelopment Authority City of Houston, Texas

Independent Accountant's Report on Applying Agreed-Upon Procedures

We have performed the procedures enumerated below, which were agreed to by the Board of Directors of Memorial City Redevelopment Authority (the "Authority") on the invoices and schedules updated for T&C Way Partners, LLC (the "Company") for funds advanced to the Authority for the purpose of acquiring land for Public Improvements. The responsible parties for this report are the intended users of the report. This agreed-upon procedures engagement is for the purpose of complying with the requirements of the Agreement and was performed solely to assist you in evaluating the reasonableness of those costs. This report is not to be used for any other purpose.

This engagement to apply agreed-upon procedures was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of the Board of the Authority or the City of Houston (the "City"). Consequently, we make no representation regarding the sufficiency of the procedures either for the purpose for which this report has been requested or for any other purpose. The procedures performed are summarized as follows:

A. We reviewed certain schedules and supporting documents submitted on behalf of the Company in substantiation of the costs to be reimbursed. Our review included all documentation supporting items, amounts, and proof of payment for which reimbursement was requested. In addition, we reviewed all agreements provided to us relative to the reimbursement request. Board of Directors Memorial City Redevelopment Authority



August 29, 2017 Page 2

- B. We prepared a schedule to calculate interest at the interest rate in the Authority's Development Agreement, and updated the prior report based on the Exchange Agreement and land exchange.
- C. We prepared a reimbursement report for the benefit of the Authority, including the accountant's report and schedule of amounts reimbursable to the Company, and have compared the amounts for approved costs with the actual reimbursable costs to complete the project.

The attached Schedule A, titled "Schedule of Public Improvement Land Costs Reimbursable to T&C Way Partners, LLC (Company)", sets forth their reimbursable costs. This reimbursement is in accordance with the terms and conditions of the Development Agreement between the Authority and the Company dated March 14, 2014. An Exchange Agreement dated June 13, 2014 between the Authority, SFP Hotel Investors, L.P. and SFP Hotel Partners, L.P., and the First Amendment to Exchange Agreement dated June 30, 2014, provided that 50% of the net sales proceeds would be due to the Company.

Under the Development Agreement, the Company contribution of \$4,500,000 for public improvement land costs was to be reimbursed from available tax increment in the project area. The First Amendment to Exchange Agreement provided a reduction in the amount due to the Developer, resulting in a decrease of principal of \$722,799.66 paid at closing. We originally calculated interest on the principal due as \$499,869.86 at 4.5% through August 31, 2016. A prior year payment of \$880,321.70 included that interest amount and a principal payment of \$380,451.84. The adjustment to the prior balance and current interest resulted in current net interest calculation of \$86,429.49, for a total due of \$3,483,177.99. The tax preparer indicated the current amount available from tax increment is \$1,649,592.51.

The following changes were made to the original schedule:

1. We calculated interest in accordance with the Development Agreement. In that agreement, the interest rate is to be the lesser of 4.5% or the rate of interest imposed by the Company's lender. The Company has indicated that 4.5% is the rate to be used. We adjusted the prior amount to the agreement date, and updated the interest calculation through August 29, 2017. That calculation resulted in an increase of \$86,429.49.

We reviewed the increment calculation provided by the tax collector for the current reimbursement. We have calculated the current reimbursement amount of \$1,649,592.51, applying interest of \$86,429.49 and principal of \$1,563,163.02. The balance of principal due after the current payment is applied is \$1,833,585.48.

If the reimbursement is not made on August 29, 2017, we have calculated a per diem of \$418.78 to be added to the amount of interest in the report.

Board of Directors Memorial City Redevelopment Authority SUBJECT RAFT CHANGE August 29, 2017 Page 3

Schedule B compares the actual reimbursable costs due the Company with the Development Agreement estimated land costs. Additional Annual Payments are to be made for 10 years from the effective date based on Project Tax Increment Revenue or until the principal balances reaches zero.

We were not engaged to and did not conduct an audit, the objective of which would be the expression of an opinion on the aforementioned reimbursable costs. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the use of the Board of Directors and is not intended to be and should not be used by anyone other than this specified party. However, this report is a matter of public record and its distribution is not limited. This report should not be associated with the presentation of any financial data of the City or the Authority except to comply with filing requirements as required by the respective agreements.

McCall Gibson Swedlund Barfoot PLLC Certified Public Accountants Houston, Texas

AUP Report 2017 T&C Reimb

#### MEMORIAL CITY REDEVELOPMENT AUTHORITY SCHEDULE OF PUBLIC IMPROVEMENT LAND COSTS REIMBURSABLE TO T&C WAY PARTNERS, LLC (COMPANY) AUGUST 29, 2017

SUBJECT TO CHANGE

# (SEE ACCOMPANYING DISCLAIMER OF OPINION AND EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTIÓN	RI	TOTAL EIMBURSABLE COST
Company Contribution for Public Improvement Land		
0.4959 Acres for Public Improvement		
Extension of Town & Country Way from Town		
& Country Bivd. west toward Beitway 8	r	
Amount Paid by Developer	S	4,500,000.00
Exchange Agreement for Land Transfer		
Paid on March 14, 2014 - Tract C	<u></u>	(722,799.66)
Subtotal	\$	3,777,200.34
	ι,p	5,777,200.34
Authority Reimbursement on		
August 31, 2016		(380,451.84)
Adjust Interest for 2016 Based on Reduced		
Principal for Tract C Exchange		
Current Interest Calcuated Through		
August 29, 2017		
TOTAL AMOUNT REIMBURSABLE TO		
T&C WAY PARTNERS, LLC AS OF AUGUST 29, 2017	\$	3,396,748.50
Limitation to Available Increment		(1,833,585.48)
TOTAL AMOUNT PAYABLE TO	<del></del>	
T&C WAY PARTNERS, LLC AS OF AUGUST 29, 2017		
	<u></u>	1,563,163.02
k funda un de la		

\* Interest rate in accordance with the Development Agreement dated March 14, 2014

SUBJECT TO CHANGE

•

<del></del> ,	ACCRUED INTEREST AT 4.5%*	RE	TOTAL IMBURSABLE
\$	499,869.86	\$	4,999,869.86
			(722,799.66)
\$	499,869.86	\$	4,277,070.20
	(499,869.86)		(880,321.70)
	(65,586.64)		(65,586.64)
<u> </u>	152,016.13		152,016.13
\$	86,429.49	\$	3,483,177.99
·			(1,833,585.48)
\$	86,429.49	<u> </u>	1,649,592.51

.

.

~

.

Schedule A Page 2 of 2

#### MEMORIAL CITY REDEVELOPMENT AUTHORITY SCHEDULE COMPARING ACTUAL REIMBURSABLE COSTS WITH ESTIMATES FROM THE DEVELOPMENT AGREEMENT AUGUST 29, 2017

٠

.

SUBJECT TO CHANGE

,

.

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

.

DESCRIPTION PROJECT ITEMS	E	STIMATED COSTS	T&C W	BURSABLE TO AY PARTNERS, LLC UGUST 31, 2016	T&C W	BURSABLE TO 'AY PARTNERS, LLC NUGUST 29, 2017
Company Contribution for Public Improvement Land Cost	\$	3,777,200	2	380,452	\$	1,563,163
Developer Interest	<u></u>			499,870		86,429
TOTAL PROJECT ITEMS	<u></u>	3,777,200	S	880,322	<u> </u>	1,649,592

٠

.

.

.



.

.

ESTIMATED ADDITIONAL COST TO COMPLETE		TOTAL ACTUAL COSTS TO DATE AND ESTIMATED ADDITIONAL COST TO COMPLETE		ACTUAL OVER (UNDER) ESTIMATE		
\$	1,833,585	\$	3,777,200	\$	-	
			586,299		586,299	
<u> </u>	1,833,585	<u> </u>	4,363,499	<u>s</u>	586,299	

-

.

.

#### 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. FY2018 Budget.

**CITY OF HOUSTON** Fund Summary ECONOMIC DEVELOPMENT DIVISION Fund Name: Memorial City Redevelopment Authority FISCAL YEAR 2018 BUDGET PROFILE **TIRZ: 17** Fund Number: 7565/50 Base Year: 1999 Ρ Base Year Taxable Value: \$ 509,671,530 R Projected Taxable Value (TY2017): \$ 3,444,922,599 0 Current Taxable Value (TY2016): \$ 3,375,327,369 F Acres: 984.98 1 Administrator (Contact): Scott Bean L **Contact Number:** (713) 595-1213 Е

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 Lumpkin Road Improvements project, including renovation and increased detention capacity at the Westview Detention Pond.

A T Completed construction of Town and Country at Queensbury interestion improvements and signalization through a development agreement.

Completed detailed design of Town & Country West Drainage and Mobility project and publicly bid the project.

V Completed preliminary design and commenced detailed design of W-140-01 Channel Improvements project.

E Commenced detailed design of Gessner Road reconstruction from Interstate 10 to Long Point Road, and Memorial Drive from Beltway 8 to Tallowood.

Completed a drainage analysis on the feasibility of a detention basin on the south side of Interstate 10 known as Detention Basin A.

P		Total Plan	Cumulative Expenses (to 6/30/16)		Variance	
Capital Projects:						
Roadway and Sidewalk Improvements	\$	53,429,681	\$	34,932,000	\$	18,497,681
Public Utility Improvements		120,856,453		33,126,448	1.1	87,730,005
Parks and Recreational Facilities		11,889,119		326,966	1	11,562,153
		-		-	1	-
Total Capital Projects	\$	186,175,253	\$	68,385,414	\$	117,789,839
Affordable Housing		-		-		(a
School & Education/Cultural Facilities				-		77
Financing Costs		25,000,000		23,881,693		1,118,307
Administration Costs/ Professional Services	.	-		-		54 54 <u>-</u>
ICreation Costs		5,952,851		4,663,754		1,289,097
Total Project Plan	\$	217,128,104	\$	96,930,861	\$	120,197,243

	Additional Financial Data		FY2017 Budget	22-2	FY2017 Estimate	0.623	FY2018 Budget
	Debt Service	\$	4,358,253	\$	4,358,253	\$	3,764,846
	Principal	\$	2,870,000	\$	2,870,000	\$	3,100,000
D	Interest	\$	1,488,253	\$	1,488,253	\$	664,846
E		調整	Balance as of 6/30/16	P	Projected Balance as of 6/30/17	P	rojected Balance as of 6/30/18
BT	Year End Outstanding (Principal) Bond Debt	\$	39,325,000	\$	36,455,000	\$	33,355,000
2	Bank Loan	\$	-	\$	-	\$	-
	Line of Credit	\$	•	\$	-	\$	-
	Developer Agreement	\$	<del></del> 0	\$	-	\$	5 <del>0</del>
	Other	\$	-	\$	-	\$	-

Zone Purpose:

N A R

#### CITY OF HOUSTON ECONOMIC DEVELOPMENT DIVISION FISCAL YEAR 2018 BUDGET DETAIL

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

TIRZ Budget Line Items	F	2017 Budget	FY	2017 Estimate	F	2018 Budget
RESOURCES						
RESTRICTED Funds - Capital Projects	\$		\$		\$	1977 - 1977 -
RESTRICTED Funds - Affordable Housing	\$	-	\$	-	\$	
RESTRICTED Funds - Bond Debt Service	\$	4,366,399	\$	4,366,399	\$	4,205,67
UNRESTRICTED Funds	\$	20,763,988	\$	23,516,168	\$	25,993,88
Beginning Balance	\$	25,130,387	\$	27,882,567	\$	30,199,55
City tax revenue	\$	15,073,959	\$	15,731,173	\$	16,599,074
County tax revenue	\$	-	\$	-	\$	
ISD tax revenue	\$	-	\$	-	\$	
ISD tax revenue - Pass Through	\$	-	\$	-	\$	
Community College tax revenue	\$	-	\$	-	\$	
Incremental property tax revenue	\$	15,073,959	\$	15,731,173	\$	16,599,074
Miscellaneous revenue	\$		\$	-	\$	
COH TIRZ interest	\$	-	\$	•	\$	
Interest Income	\$	36,969	\$	36,969	\$	36,96
Other Interest Income	\$	36,969	\$	36,969	\$	36,96
	\$	Plata data in	\$		\$	
					\$	3,400,000
Grant Proceeds	\$		\$		\$	3,400,000
	<u>\$</u> \$	-	<u>\$</u>		\$	
Proceeds from Bank Loan	\$		\$		\$	
Series 2018					\$	73,300,000
Contract Revenue Bond Proceeds	\$	•	\$		\$	73,300,000
TOTAL AVAILABLE RESOURCES	S	40,241,315	S	43,650,709	S	123,535,600

#### CITY OF HOUSTON ECONOMIC DEVELOPMENT DIVISION FISCAL YEAR 2018 BUDGET DETAIL

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

TIRZ Budget Line Items	F	2017 Budget	FY:	2017 Estimate	F	Y2018 Budget
EXF	ENDITURES					
Accounting	\$	10,500	\$	10,800	\$	10,80
Administration Salaries & Benefits	\$	100,000		90,000	\$	96.00
Auditor	\$	19,500	\$	20,000	\$	20,00
Bond Services/Trustee/Financial Advisor	\$	14,300	\$	3,200	\$	3,20
Insurance	\$	3,500	s	1.290	\$	1,29
Office Administration	\$		\$	1,200	\$	3,00
TIRZ Administration and Overhead	\$	147,800	\$	125,290	\$	134,29
Engineering Consultants	\$	30,000	\$	17,500	\$	20,00
Legal	\$	175,000	\$	115,000	\$	150,00
Construction Audit	\$	10,000	\$	7,000	\$	10,00
Planning Consultants	\$	50,000	\$		\$	
Program and Project Consultants	\$	265,000	\$	139,500	\$	180,00
Management consulting services	\$	412,800	\$	264,790	\$	314,29
Capital Expenditures (See CIP Schedule)	\$	16,710,000	\$	2,150,024	\$	12,042,100
TIRZ Capital Expenditures	\$	16,710,000	\$	2,150,024	\$	12,042,10
T&C Way Partners, LLC	\$	-	\$	880,332	\$	1,649,593
MetroNational - Detention & Roadway Construction	\$	1,119,241	\$	1,086,092	\$	
Town Center Partners, Ltd	\$		\$	1,008,259	\$	
Developer / Project Reimbursements	\$	1,119,241	\$	2,974,683	\$	1,649,593
Bond Debt Service (Series 2008)						
Principal	\$	470,000	\$	470,000	\$	490,000
Interest	\$	311,722	\$	311,722	\$	57,40
Bond Debt Service (Series 2011)						
Principal	\$	575,000	\$	575,000	\$	600,000
	\$	271,492	\$	271,492	\$	249,872
Bond Debt Service (Series 2011A)		4 005 000		4 005 000		
Principal Interest	\$	1,825,000 905,039	\$	1,825,000	\$	1,895,000
	Φ	905,039	Þ	905,039	\$	357,569
Bond Series (Series 2016)					1	
Principal	\$	1,691,417	\$		\$	115,000
Interest	\$	-	\$	Save Sugar	\$	431,330
Trustee Fee	\$	9,500	\$	9,500	\$	9,500
Cost of Issuance						
Loan debt service			1000		2	*******
Principal	\$	-	\$	near theory proves	\$	17
Interest	\$	-	\$		\$	
Line of Credit			-		-	No. of the American States of the American St
Principal	S		s		\$	
Interest	\$	-	9 53	and the second second		
		-	\$		\$	
Convenience Fee	\$	•	\$		\$	
System debt service	\$	6,059,170	\$	4,367,753	\$	4,205,67
TOTAL PROJECT COSTS	\$	24,301,211	\$	9,757,250	\$	18,211,659

# CITY OF HOUSTON ECONOMIC DEVELOPMENT DIVISION FISCAL YEAR 2018 BUDGET DETAIL

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

TIRZ Budget Line Items	F	2017 Budget	FY:	2017 Estimate	F	2018 Budget
Payment/transfer to ISD - educational facilities	\$	-	\$	-	\$	
Payment/transfer to ISD - educational facilities (Pass Through)	\$	-	\$		\$	
Adminstration Fees:						
City	\$	753,698	\$	786,559	\$	829,954
County	\$	-	\$	-	\$	
ISD	\$	1 <del></del> .	\$		\$	
HCC	\$	-	\$	-	\$	
Affordable Housing:						
City	\$	-	\$	-	\$	
County	\$	-	\$	7	\$	
ISD to City of Houston	\$	-	\$	-	\$	
Municipal Services Charge	\$	2,256,619	\$	2,256,619	\$	2,256,619
Municipal Services - Supplemental	\$	-	\$	490,000	\$	
Total Transfers	\$	3,010,317	\$	3,533,178	\$	3,086,573
Total Budget	\$	27,311,528	\$	13,290,428	\$	21,298,232
RESTRICTED Funds - Capital Projects	\$		\$	-	\$	
RESTRICTED Funds - Affordable Housing	\$	-	\$	-	\$	-
RESTRICTED Funds - Bond Debt Service	\$	9,432,913	\$	4,366,399	\$	11,196,999
UNRESTRICTED Funds	\$	3,496,875	\$	25,993,882	\$	91,040,369
Ending Fund Balance	\$	12,929,788	\$	30,360,281	\$	102,237,368
Total Budget & Ending Fund Balance	\$	40,241,315	S	43,650,709	S	123,535,600

Notes:

# 2018 - 2022 CAPITAL IMPROVEMENT PLAN TIRZ NO.17 - MEMORIAL CITY REDEVELOPMENT AUTHORITY

		1									Cismilative
District	No.	- LUGARCE	Through 2018	Projected 2017	2018	2019	2020	2021	2022	FYIE-FY22 Total	Total (To Cata)
9	1-1701	Gessiner Wildening Batryknoll to F-10	\$ 11,029,427	358	•	•	t	-	4		11,029,785
۷	T-1702	Bunker Hill Widening I-10 to Long Point	\$ 8,089,259			•			•		6,099,258
Å	T-1709	Improvement to Lumpkin from I+10 to Northbrook	\$ 15,697,168	808,085	•	•	•		•	•	17,505,253
σ	T-1712	Bunker Hill South of tH 10 Mobility Improvements	\$ 1,857	•		1	т. 		•		1,857
ø	T-1714	Frostwood Drive and Kingsride Drainage Improvements	\$ 24,023	I	1	400,060	400,000	8,000,000	·	8,800,000	8,824,023
σ	T-1715A	Barryknoll East Drainage improvements	\$ 7,322,178	4	,	•			•	•	7,322,178
o	T-1715B	Barryknoß West Drainage improvements	\$ 38,374	•			•	800,000	2,000,000	2,800,000	2,836,374
0	T-1716	Queensbury Drainage improvements	\$ 545,088	•	۰	•	•	•		ŀ	545,086
Ċ	T-1717	Town and Country West Drainage and Mobility Improvements	\$ 3,399,366	439,360	3,520,060	8,190,000			T	ê,710,000	13,548,726
υ	T-1718	Kimberty near Beltway 8 Drainage Improvements	\$ 1,442,725	•	t	•	1			•	1,442,725
U	T-1718	Kingsride East Bound at Gessner	\$ 669,167	•	t	•	1	-	•	•	669,167
υ	T-1722	Town and Country Blvd. at Queensbury Signalization	\$ 7,902	5,163	1	1	•	•	•	•	13,065
0	T-1724	Gessner at Barryknoil Intersection Improvements	5	-	k	,	ŀ	•	1	-	
A,G	T-1725	Park and Green Space improvements	\$ 150,599	13,387	125,000	125,000	100,000	100,000	•	450,000	613,993
o	T-1726	West Bough Roadway Improvements	\$ 5,073	1	•	1	•	1			5,873
<	T-1727	N. Gessner Preikminary Engineering	\$ 18,548	123	•	ŀ	•	*	•	8	18,669
۲	T-1728	Westview and Lumpkin enhenced sidewalk/bus		•	*	•	•	•	•	•	•
4	T-1731A	T-1731A Detention Basin and W-140	\$ 10,544,091	10,284	-	·	•	•	•	•	10,554,355
~	T-1731B	T-17318 Memorist Orive Drainage and Mobility	•	240	4	•	,	•			240
<		N. Gessner Drainage and Mobility Improvement, H10 to Longpoint	\$ 511,989	338,445	597,100	15,150,000	·	•	•	15,747,100	16,597,534
<	T-1732B	N. Gessner Drainage Phase 2 • (cambined with T • 1732A)	\$ 72,654	•	•	•	ł	•			72,854
<	T-1733A	N. Witta Drainage and Mobility improvement - Phase 1	\$ B1,041	•	•	•	1	•	4	•	81.041
۷	T-1733B	N. Write Drainage and Mobility improvement - Phase 2	\$ 73,280	•	8	•	•	3	•	F	73,280
<	T-1734	W140 Channel Improvements with Bridge and Straws	\$ 1,274,207	286,847	6,315,000	12,865,000	•	•	•	18,980,000	20,541,054
۲	1-17348	Bunker Hill Bridge and Straws (Combined with T-1734)		•		•	•	•	•	•	
ø	T-1735	Detention Basin A	•	116,724	1,000,000	6,250,000	28,000,000	•	•	35,250,000	35,386,724
0	T-1735A	Detention Basin B	•	•		•		•	750,000	750,000	750,000
υ		Memorial Drive Drainage and Mobility Improvement Project - Phase 1	\$ 335,038	131,018	400,000	17,985,000	•	•	1	18,385,000	18,851,056
IJ		oject - Phase 2**	·	•	50,060	500,000	500'005	000'000'8	T	10,050,000	10,050,000
A.G		/ Engineering**	۰ ن	٩	•	•	•	•		-	
A.G	T-1799	Concrete Panel Replecement Program	\$	•	35,000	35,000	35,000	35,000	35,000	175,000	175,000
			\$ 60,341,847	\$ 2,160,024	\$ 12,042,100	\$ 59,300,000	\$ 29,035,000	\$ 17,835,000	2,785,000	121.097.100	143.588.971

• NOTE: CIP 7-1735 and CIP 7-1735A reflects the Memorial City Redevelopment Authoritys commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region.

\*\* NOTE:

200		<u>.</u>	~~		-		<u></u>
認識	8		162,572,823	1	21,000,000	1	60,341,847 2,133,878 12,042,100 59,300,000 29,035,000 17,835,000 2,785,000 121,097,100 183,572,823
調整	Cumulative Total (To Date)		572,		g		572
	Lo I		62,		ភ្		83,
		Ŵ	<u>۳</u>			]	
		氮	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
	3		8	'	8	ĺ '	8
	FY18 - FY22 Total		97,		21,000,000		97,
	÷₽		0,0		2		2
	[ ``		100,097,100		~		
							223
		新聞	2,785,000	'	'	· '	8
	2022	18 M	85,0				88
	8		2,7				27
擲	200 C	1998			1		
			0		6		0
			10,735,000		7,200,000		8
20 20	2021		735		20		168
Į			10,		<sup>►</sup>		
Į Š							
Ş		No.	29,035,000	'	'	1	8
pau	2		35,0				6,6
<b>U</b>	2020	調整	0.0				0.0
4 18			Ň				Ň
Ye				<u> </u>			
Fiscal Year Planned Appropriations		1900 1900 1900	45,500,000	'	13,800,000	•	8
Ē	2019		000		00		8
國際	2		<b>45</b> ,5		13,8		30.3
			×				
	STORA	53		•	•	1	
			2,10				2.10
	2018		12,042,100				3
			12,				7
	110		2,133,876	•	'	1	2
200	2 P		33,8				8
	ecte		2,15				1
124	S S						
			-				NESK XOSSI
	501	邋遢	84	·	· '		8
	S <b>ug</b>		341,				ž
99 W	hrough 2016 Projected 2017	2002	60,341,847				60
38 19							
	1212012						
		1000					
399) 189							
		S.					
	Source of Funds						Project Total
	10						
	2 2		Į				<u>Sec</u>
	25						- <b>L</b>
		1998					
5							
				5			
			ş	Just			
	54497.A.		IRZ Funds	City of Houston	ŝ		233
			Ы	° ≩	Grants	Other	
	and Pixes Confection	2021					

.

i,

	Project:	-rostwood Dri	Frostwood Drive and Kingsride Drainage Improvements	e urainage Im	provements	City Cour	<b>City Council District</b>	Key Map:					
						Location:	0	Geo. Ref.:		WBS.:		T-1714	
	- 1					Served:	ŋ	Neighborhood:	16				
Descr	Description: S	Storm sewer im	Storm sewer improvements on Frostwood Drive and Kingsride	rostwood Drive	and Kingsride			Operating and Maintenance Costs: (\$ Thousands)	aintenance Cost	s: (\$ Thousand	ls)		
		between IH-10	between IH-10 and Gessner. Improvements are intended to	provements ar	e intended to		2018	2019	2020	2021	2022		Total
	0		provide benefit to study area and adjacent neighborhood.	adjacent neigi	nbornood.	Personnel	•	1				69 1	1
						Supplies	1	1	1	I		<del>6</del>	•
Justif	Justification: D	Drainage impro	Drainage improvement needed to adequately convey storm	o adequately c	onvey storm	Svcs. & Chgs.	1	1	ı	1		69 1	1
	٥	sewer water to	sewer water to a regional detention basin	on basin		Capital Outlay	1	1	7	T			1
						Total	۲ ج	۲ ۲	۱ ج	۰ ج	¢	69 1	
						FTEs							1
							Fiscal Ye	Fiscal Year Planned Expenses	xpenses				
ш.	Project Allocation	llocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total		Cumulative Total (To Date)
	Phase	se										-	
-	Planning		1	•	•	•	1	•	1	-	\$	69	1
2	Acquisition	_	-	•	•		•	•	•		69	6 <del>0</del>	•
m	Design		23,643	•		1	400,000	400,000	1	1	\$ 800,000	\$ 0	823,643
4	Construction	uo	T	•	•	1	•		8,000,000		\$ 8,000,000	ŝ	8,000,000
S	Equipment		•		•	T	•	1	1		Ф	69 I	1
9	Close-Out		1	•	•	1		-	•	ľ	s	69 1	
~	Other		380	•	•		•	1	1	•	€9	6 <del>9</del>	380
			-	•	1	•	•	-	1		s	69 1	1
			-	•	-	-	-	-	1	8	S	60 1	1
			-	•	-	-	-	-	1	1	\$	60 1	•
		C.1. T.4.1.		•			•		•		в	69 1	'
		Outer Sub-Lotal:	380	•	1	•	•	•	•	Ţ	в	<del>69</del>	380
	Total Allocations	cations	\$ 24,023	•	ı چ	•	\$ 400,000	\$ 400,000	\$ 8,000,000	۲ ج	\$ 8,800,000	ŝ	8,824,023
	Source of Funds	f Funds				1						-	
TIRZ Funds	-unds		24,023	1		•	400,000	400,000	8,000,000	'	\$ 8.800.000	69	8.824.023
City of	City of Houston		1		-	-	1	-	1	1	1.	69	
Grants			-		1		1	•	•	-		6 <del>9</del> 1	1
	Total Eurole					•				1		÷	'
		Snun	\$ 24,023	•	۰ ۲	S -	\$ 400,000	\$ 400,000	\$ 8,000,000	۰ ا	\$ 8,800,000	ŝ	8.824.023

PITAL IMPROVEMENT PLAN	EMORIAL CITY REDEVELOPMENT AUTHORITY
2018 - 2022 CAPITAL IMPROVEMENT PI	TIRZ NO.17 - MEMORIAL (

ements existing drainage system with la way west to intersect with Beltwa about to eliminate treed improvements to eliminate freed improve traffic flow e. 57% of projected floon Expenses thru 201 6/30/16 175,691 201 6/30/16 2,173 201 inter 2,173 2,100,000 c otal: 2,100,000 otal: 2,100,000 otal: 2,100,000 otal: 2,100,000 otal: 2,173 2,173 otal: 2,173 otal: 2,1339,366 \$		Ly L	City Count	City Council District	Key Map:				
ription: ription: Phoject A Planning Acquisition: Constructor Other Close-Ou Other Source Close-Ou Other Source Close-Ou Close-Ou Source Close-Ou Other Source Close-Ou Source Close-Ou Close-Ou Close-Ou Source Close-Ou			Location:	U	Geo. Ref.:		WBS.:	1-1-1	T-1717
ription: ription: Project A Project A Project A Planning Closs-Ou Other Closs-Ou Other Closs-Ou Other Funds Source C			Served:	9	Neighborhood:	16			
Project / Project / Phanning Phanning Acquisition: Equipment Close-Ou Other Other Other Other Other Source Other Source Other Source Close-Ou	em with large boxes. I			0	perating and M	aintenance Cos	Operating and Maintenance Costs: (\$ Thousands)	s)	
Itcatton: Phoistic Phoistic Phonsing Acquisitic Construc Con	ith Beltway 8 NB front feat in N & S Town at	age road. Build		2018	2019	2020	2021	2022	Total
Project A Planning Ph Planning Ph Planning Ph Planning Construc Close-Ou Other Close-Ou Other Close-Ou Other Source o Source o So	placed		Personnel	1	1	1	1	1	69
Project A Phanning Acquisition Close-Ou Other Other Other Other Other Source o			Supplies	•	1	1	1	•	69
Phoject A Phoject A Phousturing Phouston Phouston Phouston Other Phouston Source o	inate frequent street f	ooding/ponding	Svcs. & Chgs.	•	-		1		69
Phanning Phanning Phanning Phanning Phanning Phanning Phanning Acquisition Construct Acquisition Design Other Close-Ou Other Other Phanning Phannin	wn and Country Blvd	g road to BVV 8	Capital Outlay	1	ſ	-	1	I	69
Project Allocation     Projected 6/30/16       Project Allocation     Expenses thru       Planning     175,691       Acquisition     2,100,000       Design     1,121,502       Acquisition     2,100,000       Design     1,121,502       Construction     2,100,000       Design     1,121,502       Construction     2,103       Construction     2,173       Other     2,173       Other Sub-Total:     2,173       Other Sub-Total:     2,173       Source of Funds     \$ 3,399,366       Funds     3,339,366       Funds     3,339,366       Funds     3,339,366		-	Total	۔ ج	- \$	، ج	' ج	•	69
Project Allocation     Projected (\$30/16     Projected (\$30/16     201       Phase     175,691     201       Planning     175,691     1,121,502       Acquisition     2,100,000     1,121,502       Design     1,121,502     2       Construction     1,121,502     2       Design     2,173     2       Construction     2,173     2       Other     2,173     2       Other     2,173     2       Other Sub-Total:     2,173       India     3,399,366       Funds     3,399,366       Funds     3,399,366       Funds     3,399,366       Funds     3,399,366			FTES						
Project Allocation     Projected 6/30/16     201       Phase     6/30/16     201       Planning     7/5,691     201       Acquisition     2,100,000     1,121,502       Design     1,121,502     1,121,502       Construction     2,100,000     1,121,502       Design     1,121,502     1       Construction     2,173     1       Close-Out     2,173     1       Other     2,173     1       Other Sub-Total:     2,173     1       Other Sub-Total:     2,173     1       Indis     3,399,366     \$       Funds     3,399,366     1       Funds     3,399,366     1       Funds     3,399,366     1				Fiscal Ye	Fiscal Year Planned Expenses	Expenses			
Planning         T75,691         Zulos           Planning         1,121,502         1,121,502           Acquisition         2,100,000         1,121,502           Design         1,121,502         1           Construction         2,100,000         1           Design         1,121,502         1           Construction         2,173         1           Construction         2,173         1           Close-Out         2,173         1           Other         2,173         1           Other         2,173         1           Other         2,173         1           Other         2,173         1           Other Sub-Total:         2,173         1           Cotal Allocations         \$ 3,399,366         \$           Funds         3,399,366         1           Source of Funds         3,399,366         1								FY18 - FY22	Cumulative
Phase         175,691           Planning         175,691           Acquisition         2,100,000           Design         1,121,502           Construction         1,121,502           Equipment         1,121,502           Construction         2,100,000           Design         1,121,502           Construction         2,173           Close-Out         2,173           Other         2,173           Other         2,173           Other         2,173           Other         2,173           Other         2,173           Industriation         2,173           Source of Funds         3,339,366           Funds         3,339,366           Funds         3,339,366           Funds         3,339,366	nru 2017 Buaget	2017 Estimate	2018	2019	2020	2021	2022	Total	Total (To Date)
Planning         175,691           Acquisition         2,100,000           Design         1,121,502           Construction         1,121,502           Equipment         -           Equipment         -           Close-Out         2,173           Close-Out         2,173           Other         2,173           Other         2,173           Other         2,173           Image: Close-Out         2,173           Image: Close-Out         2,173           Other         2,173           Image: Close-Out         2,173									
Acquisition         2,100,000           Design         1,121,502           Construction         1,121,502           Equipment         -           Equipment         -           Equipment         -           Construction         2,103           Close-Out         -           Close-Out         2,173           Other         2,173           Other         2,173           Other Sub-Total:         2,173           Cother Sub-Total:         2,173           Cotal Allocations         \$ 3,399,366           Funds         3,399,366           Funds         3,399,366           Funds         3,399,366           Funds         3,399,366			8	•		1	1	•	\$ 175,691
Design         1,121,502           Construction         -           Equipment         -           Equipment         -           Close-Out         2,173           Other         2,173           Other         2,173           Other         2,173           Other         2,173           Image: Close-Out         2,173           Other Sub-Total:         2,173           Image: Close-Out         3,399,366           Image: Close-Other         3,	- 000	1	•	1	I	1	1	י א	\$ 2,100,000
Construction         -           Equipment         -           Close-Out         -           Close-Out         -           Other         2,173           Other         2,173           Other         2,173           Other         2,173           Dother Sub-Total:         2,173           Total Allocations         \$ 3,399,366           Funds         3,399,366           Funds         3,399,366           Funds         3,399,366		439,360		710,000	1	•		\$ 710,000	
Equipment         -           Close-Out         -           Other         2,173           Other         2,173           Other         2,173           Other Sub-Total:         2,173           Total Allocations         \$ 3,399,366           Funds         3,399,366           Funds         3,399,366           Funds         3,399,366           Funds         3,399,366	- 3,500,000		3,520,000	5,480,000		1	2	\$ 9,000,000	\$ 9,000,000
Close-Out         -           Other         2,173           Other Sub-Total:         2,173           Other Sub-Total:         2,173           Other Sub-Total:         2,173           Other Sub-Total:         2,173           Cotal Allocations         \$ 3,399,366           Funds         3,399,366           Funds         3,399,366           Funds         3,399,366           S         3,399,366	•		1			,	1	ч Ф	s
Other         2,173           Other Sub-Total:         2,173           Other Sub-Total:         2,173           Total Allocations         \$ 3,399,366           Funds         3,399,366           Funds         3,399,366           Funds         3,399,366           Funds         3,399,366           Funds         3,399,366	•	1	1	ı		ľ	T	۲ ۲	s
Other Sub-Total:         2,173           Other Sub-Total:         2,173           Total Allocations         \$ 3,399,366           Funds         \$ 3,399,366           Funds         3,399,366           Funds         3,399,366           Funds         3,399,366		1	1	•	•	1	•	۲ ه	\$ 2,173
Other Sub-Total:     2,173       Other Sub-Total:     2,173       Total Allocations     \$ 3,399,366       Funds     3,399,366       Funds     3,399,366       Funds     3,399,366       Funds     3,399,366       S     3,399,366	1	1	•	1	T	1	1	•	¢
Other Sub-Total:     2,173       Other Sub-Total:     2,173       Total Allocations     \$ 3,399,366       Source of Funds     3,399,366       Funds     3,399,366       Funds     3,399,366       S     3,399,366	•	1	1		•		1	۲ ج	\$
Other Sub-Total:     2,173       Other Sub-Total:     2,173       Total Allocations     \$ 3,399,366       Source of Funds     3,399,366       Funds     3,399,366       Funds     3,399,366       Funds     3,399,366       Funds     3,399,366	1	1	-	1	•	1	1	•	s
Other Sub-Total:     2,173       Total Allocations     \$ 3,399,366       Source of Funds     3,399,366       Funds     3,399,366       Funds     3,399,366       f Houston     -	•	1	•	1				۰ ه	\$
Total Allocations\$ 3,399,366\$Source of Funds3,399,366Funds3,399,366Funds-s-		•	•	•	•	E	•	۰ ج	\$ 2,173
Source of Funds 3,399,366 Funds 3,399,366 f Houston -		\$ 439,360	\$ 3,520,000	\$ 6,190,000	69	69	ч -	\$ 9.710.000	\$ 13.548.726
Source of Funds 3,399,366 1 Houston 5									1
Funds 3,399,366 F Houston									
f Houston	66 3,500,000	439,360	3,520,000	6,190,000		•		\$ 9,710,000	\$ 13,548,726
60		1	1	-	-	1	1		1000
		1		•	•			۲ ه	S
					•	1			1993
10tal Funds   \$ 3,399,366   \$ 3,50	-	\$ 439,360	\$ 3,520,000	\$ 6,190,000	۰ ج	۰ ج	•	\$ 9,710,000	\$ 13,548,726

Page 11 of 21

Description:		Lain allu olecii opace ilipi overileile	sments		City Council District	cil District	Key Map:					_
Descripti					Location:	A,G	Geo. Ref.:		WBS.:	4	T-1725	
Descripti					Served:	A,G	Neighborhood:	10, 16				
		Provide pedestrian friendly environment throughout the	onment through	nout the TIRZ.		0	Operating and Maintenance Costs: (\$ Thousands)	aintenance Cos	ts: (\$ Thousano	s)		
	This includes p	This includes pedestrian trails, bikeways, and public green	keways, and pi	ublic green		2018	2019	2020	2021	2022	Total	=
	shace.				Personnel	1	1	1			÷	•
					Supplies	1	1	1	1	1	ω	1
Justification:		Projects include funding for route studies, design,	studies, desig	n,	Svcs. & Chgs.			1	1		69	1
	construction, al	construction, and KOW acquisition.	.uo		Capital Outlay	-	-	1	-	•	\$	1
					Total	۰ ج	' ج	۰ ج	' ج	۰ ج	÷	'
					FTES							'
						Fiscal Ye	Fiscal Year Planned Expenses	xpenses				
Pro	Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)	ative al ate)
	Phase											
1 Pla	Planning	•		•	T			-	1	•	G	
	Acquisition	1	•		•	1	1	•	1	\$	69	1
3 De	Design	90,438	25,000	13,397	25,000	25,000	1	•	•	\$ 50,000	\$	153,835
	Construction	60,000	100,000	1	100,000	100,000	100,000	100,000	1	\$ 400,000	\$ 460	460,000
	Equipment	•		1	•	•			T	•	÷	•
	Close-Out	,		1	•		1	1		۰ ب	÷	1
2	Other	158	•	,	•	1	1	1	•	•	¢	158
		1	•	1	1	1	•	•		۰ ج	ø	•
		1	•	1	•	1	1	1		۱ د	¢	•
			•	1	,	1	•	•	I	۲ د	ю	1
		1		•	ľ			1	•	۲ ج	\$	•
	Other Sub-Total:	158	•	•	•		•		1	۰ ج	\$	158
Tot	<b>Total Allocations</b>	\$ 150,596	\$ 125,000	\$ 13,397	\$ 125,000	\$ 125,000	\$ 100,000	\$ 100,000	- \$	\$ 450,000	\$ 613	613,993
Sol	Source of Funds											
TIRZ Funds	ds	150,596	125,000	13,397	125,000	125,000	100,000	100,000	•	\$ 450,000	\$ 613	613,993
City of Houston	uston	-		1	1	-	-	1	1			'
Other		1		1	•	-	-		-		€9 6	1
1	Total Funds	\$ 150.596	\$ 125.000	\$ 13.397	\$ 125,000	\$ 125,000	* 100 000	\$ 100 000			A 4	
*NOTE:		- nonline					9		Ð	400,000	A	013,993

T-1725

۲

ption: cation: cation: Ph Planning Acquisitic Design Construc Close-Ou Other Other Nouston Houston	Longpoint Reconstruct N. Gessner between IH-10 and Westview with new pavement, improved drainage, and access management mobility improvements. Project includes updated traffic signals at Westview. Documented issues with drainage, mobility, access management, and pavement condition.	IH-10 and Wei e, and access cludes updated		Location:	A	Can Daf.		WBS.:	T-17	T-1732A	
	Gessner between improved drainage ements. Project inc sues with drainage and pavement conc Proiected	IH-10 and We: e, and access i cludes updated			A REAL PROPERTY OF A REAL PROPER	Geo. Ket.:					
	Gessner between improved drainage ements. Project inc sues with drainage and pavement conc Proiected	IH-10 and Wes e, and access I cludes updated		Served:	A	Neighborhood:	10				
	improved drainage ements. Project inc sues with drainage and pavement conc	e, and access r cludes updated	stview with			Operating and I	Operating and Maintenance Costs: (\$ Thousands)	sts: (\$ Thousan	lds)		
	ements. Project index and pavement conclusion of the pavement conclusion of	ciudes updated	management		2018	2019	2020	2021	2022	Total	g
	auth drainage and pavement conc Protected			Personnel	1	1	1	•	•	69	1
	sues with drainage and pavement conc Protected			Supplies	1	ļ	•	1		69	1
	Projected	e, mobility, acce		Svcs. & Chgs.		1		1		69	
Project Allocation       Project Allocation       1     Planning       2     Acquisition       3     Design       4     Construction       5     Equipment       6     Close-Out       7     Other       0     Other Sub-Total:       Total Allocations	Projected	Ition.		Capital Outlay	1	1	1	1		69	1
Project Allocation       Project Allocation       1     Planning       2     Acquisition       3     Design       4     Construction       5     Equipment       6     Close-Out       7     Other       7     Other Sub-Total:       Total Allocations       Close of Funds       Close of Funds       Close of Funds	Projected			Total	ı ص	ч Ф	۰ ده	۱ دە	1 69	\$	,
Project Allocation       Phase       1     Planning       2     Acquisition       3     Design       4     Construction       5     Equipment       6     Close-Out       7     Other       7     Other Sub-Total:       Construction       5     Equipment       6     Close-Out       7     Other Sub-Total:       Total Allocations       City of Houston	Projected		-	FTEs							'
Project Allocation       Phase       1     Planning       2     Acquisition       3     Design       4     Construction       5     Equipment       6     Close-Out       7     Other       1     Other Sub-Total:	Projected				Fiscal Ye	Fiscal Year Planned Expenses	Expenses				
Phase       1     Planning       2     Acquisition       3     Design       4     Construction       5     Equipment       6     Close-Out       7     Other       1     Other Sub-Total: <b>Total Allocations</b> TIRZ Funds       City of Houston	5	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)	lative al
1     Planning       2     Acquisition       3     Design       4     Construction       5     Equipment       6     Close-Out       7     Other       7     Other       7     Other       7     Other       7     Other       7     Other       7     Other Sub-Total:       7     Total Allocations       7     Other Sub-Total:											i
2     Acquisition       3     Design       4     Construction       5     Equipment       6     Close-Out       7     Other       7     Other       8     Close-Out       7     Other	69,204		1		T	1	1	•	•	\$	69,204
3     Design       4     Construction       5     Equipment       6     Close-Out       7     Other       7     Other   Other close-Out       7     Other   Close-Out       7     Other   Close-Out       7     Other   Close-Out       7     Other   Close-Out       7     Other   Close-Out       7     Other   Close-Out       7     Other   Close-Out       7     Other   Close-Out       7     Other   Close-Out       7     Other	1	8	•	•		1	1	•	6		•
4     Construction       5     Equipment       6     Close-Out       7     Other       7     Other       7     Other       7     Other Sub-Total:       Total Allocations       TiRZ Funds       City of Houston	433,954	I	338,445	597,100	150,000	1	1		\$ 747,100		1,519,499
5     Equipment       6     Close-Out       7     Other       9     Other       1     Other       1     Other Sub-Total:       1     Total Allocations       1     IRZ Funds       1     City of Houston	•	4,100,000	1	1	15,000,000	•	•		\$ 15,000,000	\$ 15,00	15,000,000
6 Close-Out 7 Other Other Sub-Total: Cother Sub-Total: Total Allocations Source of Funds City of Houston	1	1	1	1	•	•	•	•	1	¢	1
7 Other Other Sub-Total: Total Allocations Source of Funds City of Houston	1	1	1	1		•	1	-	\$	G	1
Other Sub-Total: Other Sub-Total: Total Allocations Source of Funds TIRZ Funds City of Houston	8,831		-	1	1	1	1	•	1 69	¢	8,831
Other Sub-Total: Total Allocations Source of Funds TIRZ Funds City of Houston	1	1	1	•	•	1	1	1	۲ ج	S	1
Other Sub-Total: Total Allocations Source of Funds TIRZ Funds City of Houston	-	•	-	-	-	•	1	•	•	<del>6</del> 9	•
Other Sub-Total: Total Allocations Source of Funds TIRZ Funds City of Houston	-	•	•	•	-	-	•	1		S	•
Total Allocations Source of Funds City of Houston	' 700 0	1		L		1	1	•	' Ф	Ф	1
Total Allocations Source of Funds TIRZ Funds City of Houston	0,031	•	•	•	•	1	T	•	۲ ج	\$	8,831
Source of Funds TIRZ Funds City of Houston	\$ 511,989	\$ 4,100,000	\$ 338,445	\$ 597,100	\$ 15,150,000	۱ در	۱ نۍ	•	\$ 15,747,100	\$ 16,55	16,597,534
TIRZ Funds City of Houston											
City of Houston	511,989	4,100,000	338,445	597,100	11,750,000	T	1	•	\$ 12,347,100	\$ 13,15	13, 197, 534
			1	-	1			1			
Grants	1	•		1	3,400,000	1	1	-			3,400,000
		-		•		and the second second	Ţ	•	۲ ا		1
I otal Funds	\$ 511,989	\$ 4,100,000	\$ 338,445	\$ 597,100	\$ 15,150,000	•	•	•	\$ 15,747,100	\$ 16,55	16,597,534

Page 13 of 21

Fredet:         A         Geo. Ref.:         A         Regination or and the stand	Project:	ct:	N. Gessner Dra	N. Gessner Drainage Phase 2 - (combined with T - 1	(combined wi	th T - 1732A)	City Coun	City Council District	Key Map:	450W				Γ	
Pation:         Reconstruct N. Gessner between Westview and Long Point with mew pavement, improved drainage, and access muth mew pavement, improved drainage, and access muth mew pavement.         Served:         Access math memory access muth mew pavement, improved drainage, and access muth mew pavement, and pavement condition.         Served:         Access math memory math memory access muth memo							Location:	A	Geo. Ref.:		WBS.:	T-17	T-1732B		
Priori         Reconstruct NL Gessine between Westview and Long Point With new parement, improved drainage, and access management mobility improvements. Supplies         Percent Supplies         Accent Supplies           attion:         Documented issues with drainage, and access management, and pavement condition.         Supplies         Supplies           attion:         Documented issues with drainage, and access management, and pavement condition.         Supplies         Supplies           restored         Projected         2017 Budget         2018         2019           restored         stavids         2017 Budget         2018         2019           Phase         69.204         -         -         -         -           Planning         69.204         -         -         -         -           Destign         3450         -         -         -         -           Distruction         3450         -         -         -         -           Distruction         -         -         -							Served:	A	Neighborhood:						
with rew prevenent, improved drainage, and access management mobily improvements.2016 <t< td=""><td>Descr</td><td>ription:</td><td>Reconstruct N.</td><td>Gessner betweer</td><td>Westview and</td><td>Long Point</td><td></td><td>5</td><td><b>Operating and M</b></td><td>aintenance Cost</td><td>ts: (\$ Thousand</td><td>ls)</td><td></td><td></td></t<>	Descr	ription:	Reconstruct N.	Gessner betweer	Westview and	Long Point		5	<b>Operating and M</b>	aintenance Cost	ts: (\$ Thousand	ls)			
$\label{eq:alphanetical_subsection} \label{eq:alphanetical_subsection} \label{eq:alphanetical_subsection} \label{eq:alphanetical_subsection} \label{eq:alphanetical_alphanetical_alphanetical} \label{eq:alphanetical_alphanetical} \label{eq:alphanetical_alphanetical} \label{eq:alphanetical_alphanetical} \label{eq:alphanetical_alphanetical_alphanetical} \label{eq:alphanetical_alphanetical_alphanetical} \label{eq:alphanetical_alphanetical_alphanetical} eq:alphanetical_alphaneticalphaneticalphanetical_alphanetic$			with new paven	lent, improved dr	ainage, and acc	Sess			2019	2020	2021	2022	Total	a l	
Biological contribution         Biological co				opility improveme	curs.		Personnel						\$	•	
Declination         Declination <thdeclination< th=""> <thdeclination< th=""></thdeclination<></thdeclination<>							Supplies	1		1	I	1	G	1	
Introduction         Contract on province of the control of the	Justif	fication:	Documented is:	sues with drainag	e, mobility, acc		Svcs. & Chgs.	ľ		1	I	1	<del>с</del> я	•	
TotalTotalSSSSSrolectedProjectedString rowspan="1"String rowspan="1"String rowspan="1" <td rowspa<="" td=""><td></td><td></td><td>management, a</td><td>na pavement con</td><td>Idition.</td><td></td><td>Capital Outlay</td><td>1</td><td></td><td>1</td><td>1</td><td>1</td><td><del>ග</del></td><td></td></td>	<td></td> <td></td> <td>management, a</td> <td>na pavement con</td> <td>Idition.</td> <td></td> <td>Capital Outlay</td> <td>1</td> <td></td> <td>1</td> <td>1</td> <td>1</td> <td><del>ග</del></td> <td></td>			management, a	na pavement con	Idition.		Capital Outlay	1		1	1	1	<del>ග</del>	
Frisa         Fris         Frisa         Frisa <thf< td=""><td>na danagan.</td><td></td><td></td><td></td><td></td><td></td><td>Total</td><td></td><td>\$</td><td></td><td>۲ چ</td><td>۰ ج</td><td>Ś</td><td>'</td></thf<>	na danagan.						Total		\$		۲ چ	۰ ج	Ś	'	
Fiscal Year Planned Expenses           Fiscal Year Planning           Planning         Sold Sold         Sold Sold         Sold Sold           Planning         Sold Sold         Sold Sold         Sold Sold         Sold Sold           Destign         3450         Sold Sold         Sold Sold         Sold Sold Sold         Sold Sold Sold Sold Sold Sold Sold Sold							FTEs							'	
Projected (beta MlocationProjected (statistic)Projected 								Fiscal Ye	ar Planned E	Expenses					
Phase         Phase         Seg204         ·        <	) dan	Project ,	Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)	lative al ate)	
Planning         69,204         -		đ	lase										-	•	
Acquisition         Acquisition         Solution	-	Planning		69,204	•	E		•	•	1		ч Ф	9 \$	69,204	
Design         3,450         ·	2	Acquisiti	lon			•	ı	•		1	1	۰ ج		•	
Construction         500,000	ო	Design		3,450	1	1	1	1		1	1	•	\$	3,450	
Equipment         Equipment         Equipment         Equipment         Equipment           Close-Out         - <td< td=""><td>4</td><td>Construc</td><td>ction</td><td>•</td><td>500,000</td><td></td><td>1</td><td></td><td></td><td></td><td>1</td><td>•</td><td>÷</td><td>1</td></td<>	4	Construc	ction	•	500,000		1				1	•	÷	1	
Olses-Out         -	ດ	Equipme	ant	8	1	1		•	1	•	1	ı ج	<del>69</del>	4	
Other         Other         -	ဖ	Close-O	t	1	1	•	I.	1	1	1		۰ ج	¢	•	
Other Sub-Total:         ·	~	Other		•	•	1	1	1	•	•	•	۲ د	ø	•	
Other Sub-Total:         2         5					•	•	ı		•			۰ ج	θ		
Other Sub-Total:       -				•	•	1	•	1	•	1	1	ч Ф	Ф	1	
Other Sub-Total:         -				•	1	•	1	•		•	T	۲ و	÷	1	
Other Sub-Total:       -			1	•	1	I					1	۰ ه	÷		
Otal Allocations       \$ 72,654       \$ 500,000       \$ -       > -       \$ -       > -		Oth	er Sub-Total:	1		•	•	1		ĩ		۔ ج	÷	1	
iource of Funds       72,654       500,000       -		Total Al	locations	L					ø		۰ ب	، ب	\$	72,654	
Inds       72,654       500,000       -		Source	of Funds												
Houston       Control	TIRZF	Funds		72.654	500 000	1								1000	
Total Funds       \$       72.654       \$       500.000       \$       1       \$       5       1       \$       1       3       1       3       1 <td>City of</td> <td>F Houston</td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>12,000</td>	City of	F Houston		-	-	-	1							12,000	
Total Funds         \$         72.654         \$         500.000         \$         -	Grants	CD		-		1	1	-	-	-			<del>,</del> 6	•	
\$ 72.654 \$ 500.000 \$ - \$ - \$ - \$ - \$ - \$	Other				•		T	1	1	ĩ	1		<del>,</del> 69		
			Funds	\$ 72,654	\$ 500,000	-	-	•	•	' ه	•	ч Ф		72,654	

Descri					Cuano a	CITY COUNCIL DISTRICT	כון הופוווהר	rey map:				
Descri	<u>i</u>	Straws				Location:	A	Geo. Ref.:		WBS.:	T-1734	734
Descri	1					Served:	A	Neighborhood:				
	Description: W	V140-01 Chanr	W140-01 Channel from Gessner Drive to the Briar Branch	Drive to the Br	iar Branch		0	Operating and Maintenance Costs: (\$ Thousands)	aintenance Cost	ts: (\$ Thousand	s)	
	<u> </u>	Detention Basin to the east.	to the east.				2018	2019	2020	2021	2022	Total
						Personnel	•	1	1	1	1	ج
						Supplies		1	1	1	1	
Justifi	Justification: In	ncrease capaci	Increase capacity of W140-01 Channel to reduce floodi	hannel to reduc	ng and	Svcs. & Chgs.		I	1	1	1	• ص
	SI	treet ponding II	street ponding in surrounding areas. Will provide	eas. Will provide	e activity to the	Capital Outlay	-	I	t	-	1	
	n NS	system.			2 2	Total	۲ ج	۰ ج	י \$	•	ı ج	<del>.</del>
						FTEs						
							Fiscal Ye	Fiscal Year Planned Expenses	xpenses			
<b>C</b> .	Project Allocation	location	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
	Phase	se										
	Planning		ı	1		•	1	1			۱ ج	6
	Acquisition	_	1	,	•		•	•	•		•	\$
	Design		1,260,619	100,000	286,847	130,000	1,250,000		-	-	\$ 1,380,000	\$ 2,927,466
	Construction	uo	r	5,500,000	1	6,185,000	11,315,000	T		1	\$ 17,500,000	\$ 17,500,000
	Equipment		•	•	1		•	1.	•	•	ч 49-	
	Close-Out		•		1	1	1	1	-	-	۱ د	•
~	Other		13,588	•	-	•	100,000	I	1	1	\$ 100,000	\$ 113,588
			•		1	•	•	•	1		۲ د	• •
			-	•	-	1		-	1	-	•	Ф
			•		•	-	•	•	-	-	•	
			1	1	•	•	1	I		1		θ
	Other	Other Sub-Total:	13,588	'	Î		100,000	1	•	T	\$ 100,000	\$ 113,588
	<b>Total Allocations</b>	cations	\$ 1,274,207	\$ 5,600,000	\$ 286,847	\$ 6,315,000	\$ 12,665,000	•	' ج	۰ ج	\$ 18,980,000	\$ 20,541,054
0)	Source of Funds	f Funds										
TIRZ Funds	-unds		1,274,207	5,600,000	286,847	6,315,000	12,665,000		1	1	\$ 18,980,000	\$ 20.541.054
City of	City of Houston		1	I	1	1	1	•	-	1	1	100
Grants			1	1	2	•	-	1	-	*	۱ G	•
Other	Total P.		-					T	1	1	- 1	ج
	I otal Funds	unds	\$ 1,274,207	\$ 5,600,000	\$ 286,847	\$ 6,315,000	\$ 12,665,000	-	۹ ۹	۔ ج	\$ 18,980,000	\$ 20,541,054

infrastructure associated with W-140 Cl ments. if fooding and improve drainage in areas if solving in areas if	nker Hill Bri	Bunker Hill Bridge and Straws (Combined with T-1734)	(Combined wi	th T-1734)	City Coun-	City Council District	Kev Map:				
Iption:       Improve infrastructure associated with W-140 Clannel.         Inprovements.       Improve infrastructure associated with W-140 Clannel.         Ication:       Mitigate flooding and improve drainage in areas         Ication:       Mitigate flooding and improve drainage in areas         Ication:       Channel.         Project Allocation       Expenses thru         Project Allocation       Expenses thru         Project Allocation       100,000         Construction       100,000         Construction       100,000         Construction       100,000         Equipment       100,000         Construction       100,000         Icotal Allo		,			Location:	A	Geo. Ref .:		WBS.:	T-1734B	34B
Tiption:       Improve infrastructure associated with W-140 Clannel.         Improvements.       Improve drainage in areas         Traition:       Mitigate flooding and improve drainage in areas         Project Allocation       Projected         Project Allocation       Expenses thru         Project Allocation       Expenses thru         Project Allocation       Expenses thru         Project Allocation       100,000         Construction       100,000         Coute- Sub-Total:       100,000					Served:	A	Neighborhood:				
Intervolution     Projected       Project Allocation     Projected       Project Allocation     Expenses thru       Channel.     017 Budget       Project Allocation     6/30/16       Planning     -       Particle     -       Other     -       Indication     -       Design     -       Other     -       Other     -       Indications     \$       Source of Funds     \$       Funds     -       Funds     -	orove infrastr	ucture associate	d with W-140 C	hannel		0	<b>Derating and M</b>	aintenance Cost	Operating and Maintenance Costs: (\$ Thousands)	s)	
Ication:     Mitigate flooding and improve drainage in areas       Project Allocation     Projected       Project Allocation     Expenses thru       Project Allocation     Image       Project Allocation     Image       Project Allocations     Image	orovements.					2018	2019	2020	2021	2022	Total
Teation:     Mitigate flooding and improve drainage in areas       Project Allocation     Projected       Project Allocation     Expenses thru       Phase     100,000       Project Allocation     100,000       Construction     100,000       Equipment     1       Close-Out     1       Other     1       Other     1       Other     1       Other Sub-Total:     1       Indis     3       Indis     3					Personnel	1	1	•	1	•	ч •
Ication: Mitigate flooding and improve drainage in areas Project Allocation Expenses thru 2017 Budget 6(30/16 Phase 0.17 Budget 6(30/16 Phase 1.100,000 Planning 1.100,000 Construction 2.100,000 Construction 2.100,000					Supplies	1	1	1	1	1	н 1
Project Allocation     Projected     Projected       Project Allocation     Expenses thru     2017 Budget       Allocation     Expenses thru     2017 Budget       Planning     -     -       Planning     -     -       Acquisition     -     -       Design     -     -       Construction     -     -       Design     -     -       Other     -     -       Other     -     -       Other Sub-Total:     -     -       Cuds     \$     \$       Source of Funds     -     -       Funds     -     -	igate flooding	and improve dra	ainage in areas	-140	Svcs. & Chgs.	•	1	T	ł	1	ı ب
Project Allocation     Projected     Projected       Project Allocation     Expenses thru     2017 Budget       Phase     6/30/16     100,000       Planning     -     -       Acquisition     -     100,000       Design     -     -       Design     -     -       Construction     -     -       Design     -     -       Design     -     -       Other     -     -       Other     -     -       Other Sub-Total:     -     -       Indice     \$     \$       Source of Funds     \$     \$       Funds     -     -	annel.				Capital Outlay	-	-	-	1	1	Ф
Project Allocation     Projected     2017 Budget       Project Allocation     Expenses thru     2017 Budget       Planning     -     -       Planning     -     -       Acquisition     -     -       Design     -     -       Construction     -     -       Equipment     -     -       Close-Out     -     -       Close-Out     -     -       Other     -     -       Other     -     -       Other     -     -       Outer     -     -       Decome     -     -       Close-Out     -     -       Duber Sub-Total:     -     -       Source of Funds     \$     850,000       Funds     -     -       Funds     -     -       Funds     -     -       Funds					Total	ч <del>С</del>	ч 69	۱ دو	ч 69	۱ دو	۲ د
Project Allocation     Projected     Projected       Project Allocation     Expenses thru     2017 Budget       Planning     -     -       Planning     -     -       Pacquisition     -     -       Design     -     -       Construction     -     -       Design     -     -       Design     -     -       Construction     -     -       Design     -     -       Design     -     -       Other     -     -       Other     -     -       Other     -     -       Other Sub-Total:     -     -       Potal Allocations     \$     \$					FTEs						1
Project Allocation         Projected 6/30/16         Projected 6/30/16         2017 Budget 6/30/16           Planning         0.010         2017 Budget 6/30/16         2017 Budget 6/30/16         2017 Budget 6/30/16           Planning         -         -         -         -         -         -           Planning         -						Fiscal Ye	Fiscal Year Planned Expenses	Expenses			
Planning         -<	ocation	Projected Expenses thru 6/30/16	States and the second second	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
Planning         -<	a										
Acquisition       -       -       100,000         Design       -       750,000       -         Construction       -       750,000       -         Equipment       -       -       750,000       -         Equipment       -       -       750,000       -       -         Construction       -       -       -       750,000       -       -         Close-Out       -<		1	1	•		•			1	י א	69
Design       -       100,000         Construction       -       750,000         Equipment       -       -         Close-Out       -       -         Close-Out       -       -         Close-Out       -       -         Close-Out       -       -         Other       -       -         Other       -       -         Other       -       -         Other Sub-Total:       -       -         Other Sub-Total:       -       -         India       \$       \$         Funds       -       -       -         Funds       -       -       -       -         Funds       -       -       -       -       -         Funds       -       -       -       -       -       -         Funds       -       -       -       -       -       -       -       -			•	•	•	1	-	•	1	۰ ج	۲ دی
Construction       750,000         Equipment       -         Close-Out       -         Close-Out       -         Other       -         Other Sub-Total:       -         India       \$         Source of Funds       *         Funds       -         Funds       -		1	100,000	•	1		1	1	1	ı ج	•
Equipment       -	-		750,000		1	•	•	1	I	۰ ه	•
Close-Out       -					1	•	1	1	1	۱ چ	۲ ا
Other       - <td></td> <td>1</td> <td>•</td> <td>1</td> <td>·</td> <td>1</td> <td>1</td> <td>1</td> <td>T</td> <td>I GA</td> <td>۱ د</td>		1	•	1	·	1	1	1	T	I GA	۱ د
Cother Sub-Total:       -		-		1	ı	1	1	1	1	۲ ج	•
Cother Sub-Total:     -       Other Sub-Total:     -       Other Sub-Total:     -       Dotal Allocations     \$       Source of Funds     \$       Flunds     -       Flunds     -       Source of Funds     -       Source of Funds     -				1	•	,	1	•		<del>с</del>	ı ج
Other Sub-Total:     - <td></td> <td>-</td> <td>T</td> <td>-</td> <td>T</td> <td>•</td> <td>•</td> <td>1</td> <td>T</td> <td>۱ د</td> <td>1 69</td>		-	T	-	T	•	•	1	T	۱ د	1 69
Other Sub-Total:       -        -		•	1	1	,	-	-	T	1	•	•
Other Sub-Total:         -          -         -		1	I			1				۔ \$	۲ ک
Total Allocations         \$         \$         850,000         \$           Source of Funds         *         *         850,000         *         *           Funds         *         *         *         850,000         *         *           Funds         *         *         *         *         *         *         *           Fluotston         *         *         *         *         *         *         *	ub-Total:	'	1	land.		•	a D	•		۱ ج	۱ وې
Source of Funds Funds F Houston S	ations			۱ ا	' %	•	۰ ب	•	1 S	•	
Source of Funds         850,000           Funds         -         850,000           Flouston         -         -         -           *         -         -         -         -											
Funds - 850,000	Funds										
F Houston   -     S   -		1	850,000	•	1	•	•		1	۱ دې	۱ ډۍ
			ų.	1	-	T	•		-	•	6
• •		-	•	•	-	1	1	1	1	•	۰ ه
	-			1		1	1	•		۱ د	۰ ب
- \$ 850,000	nds	ı ھ	\$ 850,000	۲ دی	•	۰ ج	۰ ج	۰ ب	•	•	\$
## 2018 - 2022 CAPITAL IMPROVEMENT PLAN TIRZ NO.17 - MEMORIAL CITY REDEVELOPMENT AUTHORITY

Project	Detention basin A	U A			City Council District	cil District	Key Map:				
					Location:	G	Geo. Ref.:		WBS.:	Ļ	T-1735
					Served:	9	Neighborhood:				
Description:	Detention Basin A. Project may involve multiple phases.	A. Project may i	involve multiple				Operating and	Operating and Maintenance Costs: (\$ Thousands)	s: (\$ Thousand	s)	
						2018	2019	2020	2021	2022	Total
0,70,90					Personnel	1	1		L	1	
					Supplies	1	1	1	1		н 
Justification:		age needed for f	Regional Drain		Svcs. & Chgs.	I	1	1	1	1	•
	fecommendations specific to 100-year flood event. Mitigate	recommendations specific to 100-year flood event. Mitiga	-year flood even		Capital Outlay	-	1	1	1	1	69
					Total	۲ 9	، ج	۰ ج	י ج	ч 69	69
					FTEs						
						Fiscal <b>)</b>	Fiscal Year Planned Expenses	penses			
Project	Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
۵.	Phase										
1 Planning	D		1,000,000		1,000,000	1		•	1	\$ 1,000,000	\$ 1.116.724
	tion	1	1		1	6,250,000	ſ	•	•		69
3 Design		I			1	1		•	1	69	
	uction	1	1		1	•	28,000,000	-	•	\$ 28,000,000	\$ 28,000,000
	lent	1	•		1	ſ	1	1	•	•	ч в
	Dut	1	•		1	1	1	1		•	۰ ب
7 Other		1			1	1	•	•	•	•	\$
		1	•	1	1		-		•	•	6
		•	•		•	1	1	1	1	1 5	۰ ج
		-	1	•	•	1	1	1	•	1 69	۲ د
		Ĩ	1		•	1	•		•	۰ ج	•
Ott	Other Sub-Total:	Ĩ	•	•	1		•	•		۰ ج	۱ S
A 1-4-1	11										
I OLAI A	I OTAI AIIOCATIONS	•	\$ 1,000,000	\$ 116,724	\$ 1,000,000	\$ 6,250,000	\$ 28,000,000	۰ ه	•	\$ 35,250,000	\$ 35,366,724
Source	Source of Funds										
TIRZ Funds		1	1,000,000		1,000,000	6,250,000	28,000,000	•	1	\$ 35,250,000	\$ 35,366,724
City of Houston	_	1	I	1	1	-	•		I		
Grants		1	•	1	1	•	•	1	1	•	л (9)
Other					•		1	1		\$ -	\$
Tota	Total Funds	، ج	\$ 1,000,000	\$ 116,724	\$ 1,000,000	\$ 6,250,000	\$ 28,000,000	- \$	•	\$ 35,250,000	\$ 35,366,724
NOTE: CIP T-17:	NOTE: CIP T-1735 reflects the Memorial City Redevelopment Authority's commitment to the acquisition design and construction of detention basins to provide drainance solutions in the provide	al City Redevelopmu	ent Authority's co.	mmitment to the ac-	nuisition designan	d construction of r	Hatantion basins to non-	ide dreinere colutione	in the region		

commitment to the acquisition, design and construction of detention basins to provide drainage solutions in the region. ≧

Project may involve multiple phases.         Location:         G         Geo. Ret:         A           Project may involve multiple phases.         Served:         G         Meighbornod:         2000	Project:	Detention Basin B	nB			City Coun	City Council District	Key Map:					Γ
Iption:         Detention Basin B.         Project may involve multiple phases.         Served:         C           Iption:         Some water storage needed for Regional Drainage Study.         Bersonnel         2018           Iption:         Some water storage needed for Regional Drainage Study.         Bersonnel         2018           Iption:         Some water storage needed for Regional Drainage Study.         Bersonnel         Bersonnel           Iption:         Some water storage needed for Regional Drainage Study.         Bersonnel         Bersonnel           Iption:         Some water storage needed for Regional Drainage Study.         Bersonnel         Bersonnel           Iption:         Equilibrition         Eveneses thru         2017 Budget         2018         2019           Phase         Equilibrition         Eveneses thru         2017 Budget         2018         2019           Phase         Equilibrition         Eveneses thru         2017 Estimate         2018         2019           Phase         Equilibrition         Equilibrition         Equilibrition         Endo         Endo           Detestion         Econstruction         Econstruction         Econstruction         Econstruction         Econstruction           Detestion         Econstruction         Econscuru         Econs						Location:	IJ	Geo. Ref.:		WBS.:	Ļ	T-1735A	
iption::       Detention Basin B, Project may involve multiple phases.         iption::       Storm water storage needed for Regional Drainage Study         ication:       Storm water storage needed for Regional Drainage Study         recommendations specific to 100-year flood event. Mitigate food multiple phases.       Expanses frudy         frooding in surrounding residential and commercial areas.       Expanses frud         Project Allocation       Frojected         Project Allocation       Expanses frud         Detelign       2017 Estimate         Planning       Equipment         Detelign       2018         Detelign       Construction         Detelign       Construction         Construction       Construction         Detelign       Construction         Construction       Construction         Detelign       Construction         Construction       Construction         Dotter       Construction         Construction       Construction         Detelign       Construction         Detelign       Construction         Diose-Out       Construction         Diose-Out       Construction         Diose-Out       Construction         Diose-Out       Constructi						Served:	U	Neighborhood:		-			
Iteration:         Some water storage needed for Regional Drainage Study leation:         Personel         2018           Iteration:         Storm water storage needed for Regional Drainage Study recommendations specific to 100-year flood event. Mitigate score (Cruss.         Reserver         Reserver <td>Description:</td> <td>Detention Basin</td> <td>B. Project may i</td> <td>nvolve multiple</td> <td>e phases.</td> <td></td> <td>U</td> <td><b>Derating and M</b></td> <td>aintenance Cos</td> <td>ts: (\$ Thousand</td> <td>s)</td> <td></td> <td></td>	Description:	Detention Basin	B. Project may i	nvolve multiple	e phases.		U	<b>Derating and M</b>	aintenance Cos	ts: (\$ Thousand	s)		
Fraction:         Encount								2019	2020	2021	2022	Total	al
Image         Supplies         <						Personnel				3		\$	1
Image: control of the contro						Supplies	ł	1				\$	•
Incommendation surrounding residential and commercial areas.         Central cuts         Capacity	Justification:	******	age needed for I	Regional Drain	age Study	Svcs. & Chgs.		1		-		<del>.</del>	1
Total Transmission         Total T		flooding in surro	inding residentia	-year nood eve	ent. Mittigate	Capital Outlay	1	1	1	1		G	1
Fresh         Fresh <th< td=""><td></td><td></td><td></td><td></td><td></td><td>Total</td><td>•</td><td>•</td><td>، ج</td><td>- \$</td><td></td><td>\$</td><td>•</td></th<>						Total	•	•	، ج	- \$		\$	•
Project Allocation         Project Allocation         Fiscal Year Planned Expenses           Project Allocation         Expenses thru         2017 Budget         2017 Budget         2017 Budget         2017 Budget         2011         2021						FTEs							'
Project AllocationExpense thru solot2017 Budget2017 Budget2017 Estimate201820202021 $\cdot$ PlantingExpenses thru2017 Budget2017 Estimate201720202021 $\cdot$ $\cdot$ PlantingExpenses thru2017 Estimate2018201820202021 $\cdot$ $\cdot$ PlantingExpenses thru2017 Estimate201820202021 $\cdot$ $\cdot$ $\cdot$ PesitionExplorentExplorentExplorentExplorent $\cdot$ $\cdot$ $\cdot$ $\cdot$ $\cdot$ $\cdot$ DesitionExplorentExplorentExplorentExplorentExplorent $\cdot$ $\cdot$ $\cdot$ $\cdot$ $\cdot$ $\cdot$ ConstructionExplorentExplorentExplorentExplorent $\cdot$ <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>Fiscal Ye</th> <th>ar Planned I</th> <th>Expenses</th> <th></th> <th></th> <th></th> <th></th>							Fiscal Ye	ar Planned I	Expenses				
Phase         Phase <th< td=""><td>Project</td><td>Allocation</td><td>Projected Expenses thru 6/30/16</td><td>2017 Budget</td><td>2017 Estimate</td><td>2018</td><td>2019</td><td>2020</td><td>2021</td><td>2022</td><td>FY18 - FY22 Total</td><td>Cumulative Total (To Date)</td><td>ative al ate)</td></th<>	Project	Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)	ative al ate)
Planning         -<	ā	hase											ī
Acquisition         Enclusion		D	1	-		•	•	•	•	750,000	\$ 750,000	\$	750,000
Design         Design         Image: section construction         Image: section consteconstruction         Image: section construction		ion	1		8	•			•		\$	s	1
Construction         Construction<			1		1	1	•	-	1	1	69	\$	•
Equipment         •		ction	•	•					•	•	69	\$	•
Close-Out         ·		ent	1	•	1	•	•			•	•	69	1
Other         Other         I		Jut	•	1	1	1	1	1		1	۰ ډ	÷	
Total Funds         5 <th< td=""><td></td><td></td><td></td><td></td><td>1</td><td></td><td>1</td><td>1</td><td>1</td><td>1</td><td>s</td><td>¢</td><td>•</td></th<>					1		1	1	1	1	s	¢	•
Other Sub-Total:         ·			1	•	-	-	1	-	•	1	s S	θ	1
Other Sub-Total:       -			1	•	-	-	1	-	-	1		<del>69</del>	•
Other Sub-Total:       -			•	•		1	•	-	•	1	\$		•
Total Allocations       \$       -		or Sub Total.	•	•	1		1	1	•	1		<del>ю</del> (	•
Total Allocations       \$       -       \$       \$       -       \$       1	0	101001-0001				•	•	1	•	1	A	æ	'
Source of Funds       -	Total A	llocations		- F2			ı <del>G</del>			\$ 750,000	\$ 750,000	69	750,000
Funds       - <td>Source</td> <td>of Funds</td> <td></td>	Source	of Funds											
Houston     -     -     -     -       S     -     -     -     -     -       S     -     -     -     -     -       S     -     S     -     -     -	TIRZ Funds		•		•			1	•	750,000	\$ 750,000	\$ 75	750,000
Total Funds     5     -	City of Houston		-	I	1	•	1	-	-	-		. w	'
Total Funds         5         -         5         - <th< td=""><td>Grants</td><td></td><td></td><td>1</td><td>-</td><td>-</td><td>-</td><td>1</td><td>•</td><td>1</td><td>י א</td><td></td><td>'</td></th<>	Grants			1	-	-	-	1	•	1	י א		'
		-			1		•	•		I	\$		1
	Tota	Funds	-	۰ ه	۰ ج	•	' ج	•	•	\$ 750,000	\$ 750,000	69	750,000

Project:		Memorial Drive Drainage and Mobility Improvement	inage and N	<b>Iobility Impro</b>	vement	City Cour	City Council District	Key Map:				
	Proje	Project - Phase 1				Location:	g	Geo. Ref.:		WBS.:	1-1	T-1738A
	8				_	Served:	U	Neighborhood:				
Description:		The installation of dual 10'x10' concrete boxes to reduce overland	0'x10' concrete	boxes to reduce	overland flows to			<b>Operating and M</b>	Operating and Maintenance Costs: (\$ Thousands)	ts: (\$ Thousand	ls)	
	medial	medians to improve mobility and access management. Wider sidewalks	ility and accest	s management. V	Vider sidewalks		2018	2019	2020	2021	2022	Total
	added	added to promote pedestrian friendly envir	trian friendly er	Tvir		Personnel	1	•	1	1	1	69
						Supplies	•	•	1	T	1	، ص
Justification:		Improve Safety, mobility & drainage. Improve rdwy to meet current standards. Drainage improvements to convex storm weter to reduce	& drainage. Im	Iprove rdwy to me	set current	Svcs. & Chgs.			-	-	-	69
	freque	frequent street flooding. Provide 10+ ac-ft detention. Add sidewalks &	Provide 10+ ac	Fit detention. Add	l sidewalks &	Capital Outlay	1	-		1	-	ч Ю
	shared	shared use path. (Drainage - 60% of project cost)	ige - 60% of pr	oject cost)		Total	۱ ج	' ج	۲ د	۲ دی	۰ ج	۰ ص
						FTES						
							Fieral Ve	Fieral Vear Dianned Evnenses	Evnancae			
							1 12001		LAPCIISCS			
Ţ	Project Allocation		Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
	Phase											
-	Planning		119,491	-	8	•			•	•	ч м	\$ 119.491
2 A	Acquisition		1	•			-	•	-		1	
0 8	Design		210,136	1,000,000	131,018	400,000	485,000	•	•		\$ 885,000	\$ 1,226,154
	Construction		1	•		•	17,500,000	•		1	\$ 17,500,000	\$ 17,500,000
1	Equipment		1	•	1		•	-	•	1	•	ч (с)
	Close-Out		1	1	1	•	•	•	•	1	۰ ج	69
0 ~	Other		5,411	•	1	1	I	•	1	1	•	\$ 5,411
		****	1	•	1	•		1	•	1	ۍ ۲	•
			-	•	-	•	1	•	1	1	•	•
				•	1	-	1	-	1	1	۲ ا	۲ ه
				•	1		E	•	1		•	، چ
	Other Sub-Total:	o-Total:	5,411		1	•	•	•	-	'	۰ ه	\$ 5,411
ľ	<b>Total Allocations</b>	ions \$	335,038	\$ 1,000,000	\$ 131.018	\$ 400.000	\$ 17.985.000	69	e:	÷.	\$ 18 385 000	\$ 18 851 D56
				1				•				
ŭ	Source of Funds	Inds										
TIRZ Funds	nds		335,038	1,000,000	131,018	400,000	7,585,000			•	\$ 7,985,000	\$ 8,451,056
City of Houston	ouston		-	•			1	1	1	1	•	۱ د
Grants			-	1		-	10,400,000	-	-	-	\$ 10,400,000	\$ 10,400,000
CILICI			_							•	۰ چ	ч Ф
	I otal Funds	S	335,038	\$ 1,000,000	\$ 131,018	\$ 400,000	\$ 17,985,000	۰ ج	' Ө	<mark>،</mark> گ	\$ 18,385,000	\$ 18,851,056

Description: Justification: Phoject / Planning 2 Acquisitio		Project - Phase 2**			I	c	Gen Ref.		- OCIM	1	T-1738B
Description Justificatio					Location:	2			WBS.:		200
Description Justificatio					Served:	ŋ	Neighborhood:	16			
Proje Proje	and improve mob	Flooding and drainage improvements based on recommendations of	ts based on recoi	mmendations of		0	Operating and Maintenance Costs: (\$ Thousands)	aintenance Cos	ts: (\$ Thousand	s)	
Proje Proje		lity and pedestrian	ress flooding on t	the W153-00 rial Drive within		2018	2019	2020	2021	2022	Total
Proje Proje	the boundaries of	the boundaries of the TIRZ.			Personnel	E	1	1		1	\$
Justificatio	T				Supplies	L	1	1		1	÷
	•••••	Project will improve storm water drainage system and	drainage syster		Svcs. & Chgs.			1	1	•	G
	l imite)	reconstruct Memorial Drive (Tallowood to Bunker Hill Ci Limite)	DWOOD TO BUNKE	Δ	Capital Outlay	1	1	1	•	1	es la construction de la constru
	-/miii				Total	י 9	' ج	۱ د	۰ دی	۰ ج	\$
					FTEs						
						Fiscal Ye	Fiscal Year Planned Expenses	xpenses			
	Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
	Phase										
	ning	3		ł	50,000	1	•	1	•	\$ 50,000	\$ 50,000
	Acquisition		•	I.S	,	•	•	1	1	۰ ا	s
T	ß	•	1	1	1	500,000	500,000	-	1	\$ 1,000,000	\$ 1,000,000
	Construction	•	•	1	1	•		9,000,000	1	\$ 9,000,000	\$ 9,000,000
	Equipment	•	•	1	•	•		1	•	•	G
1	Close-Out		,	1	1	L	1	•	1	•	\$
7 Other	-	-	1		•	1	-	1	•	ч Ф	S
		-		1	•	1	1	T	1	۱ ب	¢
		-	•	1	,	1	•	1	1	ч 69	Ø
		•	•	•	•	•	-	-	1	ee ee	÷
	Other Cut Total.	•				1		1	•	ч Ф	69
	Outel out-lotal.	-		-	•	•	L	'	1	и 69	ω
Tota	Total Allocations	۰ ب	۰ ب	۲ چ	\$ 50,000	\$ 500,000	\$ 500,000	\$ 9,000,000	۱ چ	\$ 10,050,000	\$ 10,050,000
Sour	Source of Funds			1							
TIRZ Funds		•	1	T	50,000	500,000	500,000	1,800,000		\$ 2.850.000	\$ 2.850.000
City of Houston	ston	1		1	1	1		-	-		
Grants		•	1	1	•	•	1	7,200,000		\$ 7,200,000	\$ 7,200,000
Other			ì	1	•	L	-	-			
T	Total Funds	' ج	۰ ه	۰ ج	\$ 50,000	\$ 500,000	\$ 500,000	\$ 9,000,000	י א	\$ 10,050,000	\$ 10,050,000

Page 20 of 21

T-1738B

# 2018 - 2022 CAPITAL IMPROVEMENT PLAN TIRZ NO.17 - MEMORIAL CITY REDEVELOPMENT AUTHORITY

Project:	L.	Concrete Pane	<b>Concrete Panel Replacement Program</b>	rogram		City Coun	City Council District	Kev Map:					
						Location:	A,G	Geo. Ref.:		WBS.:	Ϋ́	T-1799	
						Served:	A,G	Neighborhood:					
Description:	iption:	Street maintenance program	ance program				5	Operating and Maintenance Costs: (\$ Thousands)	aintenance Cosi	ts: (\$ Thousand	s)	S.	
						-	2018	2019	2020	2021	2022	Total	tal
						Personnel	3	•	•	I		\$	
						Supplies	ı	•	•	•		ø	•
Justifi	Justification:	Mobility improv	Mobility improvements to extend life of roads.	life of roads.		Svcs. & Chgs.		•		I		в	•
						Capital Outlay	•	I	T	1		\$	•
						Total	•	•	۔ \$	•	•	<del>69</del>	•
						FTEs							1
							Fiscal Ye	Fiscal Year Planned Expenses	xpenses				
۵.	roject /	Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)	lative tal
	Ч	Phase											Ī
	Planning			8	1	1	•	1			۰ ا	\$	
2	Acquisition	on	6	•		•	•	1	1	1	۰ ه	÷	•
ო	Design		1	1		•	1	1	1	•	ı ه	69	•
	Construction	stion	1	•		T.		1	•	1	•	G	•
	Equipment	ant	1	•	1	•	•	1	•	•	•	в	L
	Close-Out	rt	1	•	•	•	•	•	•	•	۲ چ	69	•
~	Other		2	•	-	35,000	35,000	35,000	35,000	35,000	\$ 175,000	\$ 17	175,000
				•	•	•	1	1	,	1	۲ د	в	•
			-	•	-	-	1	•	1	1	ı ج	s	•
			•	•	1	-	1		T	1	۲ ج	¢	•
			1	-		1	•		•	•	۱ ج	s	I.
	Othe	Other Sub-Total:	T			35,000	35,000	35,000	35,000	35,000	\$ 175,000	\$ 17	175,000
F	I A I A	Total Allassitians	•										
		IOCALIOUS	•	+ A	ч Э	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 175,000	\$ 17	175,000
	Source	Source of Funds				•							
TIRZ Funds	spun			•	•	35,000	35,000	35,000	35,000	35,000	\$ 175,000	\$ 17	175,000
City of	City of Houston		1		1	ł	1	1	-	1			-
Grants			-	•	ł	•	-	-	-	•	ч Ф	s	1
Jano			1	1		•	1	•		T	ۍ ۲	¢	1
	lotal	Total Funds	•	•	•	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 175,000	\$ 17	175,000

T-1799

#### MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ NO. 17, HOUSTON, TEXAS

	Agenda Memorandum
TO:	Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors
FROM:	Executive Director
SUBJECT:	Agenda Item Materials
7.	CIP Committee
	a. Project Update Report from LAN

- i. Proposal for preliminary engineering analysis of Memorial Drive from Tallowood to City Limits for inclusion in TIP application
- b. Project Update Report from Klotz Associates
- c. Project Update Report from Goodman Corporation
- d. Project Update Report from SWA



Memorial City Redevelopment Authority - TIRZ 17 One-Page Monthly Consultant Report August 2017

Sub-regional Detention Analysis Project Number: 120-11972-002

No updates

Memorial Drive Improvements- (BW 8 Frontage Road to Tallowood Rd) Project Number: 120-11972-000

#### **Ongoing Activities:**

Item	Description	
1	No updates	

#### **Items Affecting Schedule:**

Item	Description
1	The Execution of the Advanced Funding Agreement (AFA)

Memorial Drive Improvements – Tallowood Rd to City of Houston/City of Bunker Hill Village boundary

Project Number: 120-11972-000

#### **Ongoing Activities:**

Item	Description
1	Council approved Annexation limits
2	Provide Goodman Corp with necessary preliminary engineering work for TIP application

#### Town & Country Reconstruction

Project Number: 120-11972-0004

#### **Ongoing Activities:**

Item	Description
1	Received letter from City to conclude the ROW swap, subject to property owner providing an acceptance letter and City Council approval.
2	Pre-Con meeting to be scheduled first week of September

#### **Items Affecting Schedule:**

Item	Description	
1	Joint Referral Committee Process (JRC)	



Lockwood, Andrews & Newnam, Inc.

August 24, 2017

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

### Re: Memorial Drive from Tallowood Road to City of Houston/City of Bunker Hill Village limits – Planning Analysis (T-1738B)

Dear Mr. Givens,

Lockwood, Andrews and Newnam, Inc. (LAN) is pleased to submit this proposal for planning level services consisting of the following items for inclusion in the next Transportation Improvement Program (TIP) application for the H-GAC:

- · Conceptual roadway alignment design (10% alignment)
- Conceptual Proposed Drainage Conditions
- Conceptual Typical Sections
- Opinion of Probable Construction Cost

We propose to perform the planning services for a Lump Sum amount of \$34,000. A detailed Scope of Services can be found in Exhibit "A". Exhibit "B" provides a detailed breakdown estimate of the fees for the basic engineering services and expenses.

We are prepared to begin this work immediately. Please feel free to contact me at (713) 266-6900 if you have any questions or need additional information.

Sincerely, P.E.

Muhammad Ali/P.E Senior Associate Accepted for Memorial City Redevelopment Authority

Signature

Date

MA:rg

Print

Accepted for City of Houston

Signature

Date

Print

Attachments: Exhibit A - Scope of Services, Exhibit B - Fee Schedule

#### Exhibit A

#### TIRZ 17/Memorial City Redevelopment Authority

#### Memorial Drive Mobility and Drainage Improvements (T-1738B)

#### From Tallowood Rd to City of Houston/City of Bunker Hill Village limits

#### Planning Analysis – Scope of Services

This proposal is for providing preliminary engineering services for the following items for inclusion in the next Transportation Improvement Program (TIP) application for the H-GAC:

- Conceptual roadway alignment design (10% alignment)
- Conceptual Proposed Drainage Conditions
- Conceptual Typical Sections
- Opinion of Probable Construction Cost

The details of the scope are as follows:

#### **Basic Services**

- 1. Data Collection:
  - a) Obtain available record drawings, aerial photographs and pertinent project information from City's GIMS
  - b) Field visit will be performed to assist in confirming the aerial information and drainage area boundary determination, and to verify the available data collected for the existing storm sewer system.
  - c) Field visit will also confirm existing geometry, sidewalks, trees, driveways, wheel chair ramps, striping, pavement type/condition, and any other critical feature of potential impact to study findings.
- 2. Drainage Analysis:
  - a) Existing Conditions

The 2D model prepared as part of the Regional Drainage Study will be revised to provide additional detail to the storm sewer systems within the Memorial Drive project corridors. Additional information is expected to be obtained from record drawings and field visits. LAN will analyze the region for the 2-, 10-, and 100-year, 24-hour storm events.

- b) Proposed Conditions
  - The existing conditions model will be evaluated to identify the core problem areas and the infrastructure deficiencies that cause the problems. A conceptual improvement alternative will be developed to address the identified deficiencies and evaluate the potential benefit.
  - Identified improvement alternative will be modeled in the dynamic 2D hydraulic model for the project area. Model development for the proposed alternative will build upon the existing conditions modeling effort.
- 3. Preliminary Roadway Corridor:

Preliminary roadway alignment will be developed using current aerial photography. Alignment shall depict future roadway alignment, sidewalks, driveways, and bicycle facilities. (Bicycle alignment will also be coordinated with City's Houston Bike Plan)



4. Proposed typical sections:

Existing horizontal dimensions, proposed pavement structure makeup and thickness, right-of-way and easements, sidewalks will be shown for each of the identified alternatives and for the existing conditions.

5. Private and Public Utilities Assessment:

Develop corridor maps documenting existing private and public utilities such as storm, water and wastewater infrastructure, existing underground electrical and communication service lines, and locations of existing overhead power and communication lines and poles. Infrastructure that is visibly damaged, nearing the end of useful lifespan, or undersized per current City requirements will be identified.

- a) Collect all available digital public utility information from City of Houston, TxDOT, and Harris County Flood Control for the purposes of documenting within GIS.
- b) Collect available digital data through requests from CenterPoint Energy and ATT
- c) Field collect visible above ground utility locations with a GIS GPS data collector. Visible attributes such as photos, potential utility type, and location will be collected. Subsurface measurements will not be collected.
- 6. Opinion of Probable Construction Cost:

Develop an Opinion of Probable Construction Cost (OPCC) that will include the necessary level of detail for the TIP application. The estimates shall include all major project items such as inlet counts, storm sewer linear footages, major utility relocations and proposed pavement or concrete replacement with a contingency. Unit costs from recent comparable projects will be used.

7. General Project Management/Project Controls

Project management activities are ongoing throughout the period of the contract and include items such as internal project management, kickoff meeting, monthly progress reports, invoices, and coordination with client and agencies.

8. Quality Assurance/Quality Control:

A thorough Quality Assurance/Quality Control (QA/QC) Plan will be implemented to initially ensure overall project constructability, cost estimate accuracy, and design conformance with industry standards and client-specific requirements and preferences are met. This effort is in accordance with LAN's standard QA/QC procedures.



Exhibit B	Memorial Drive - from Tallowood Drive to City of Houston/City of Bunker Hill City limits (T-1738B)	Feasibility Study – LEVEL OF EFFORT
-----------	--	-------------------------------------

.

<ul> <li>A. Feasibility Study - Basic Services</li> <li>1 Data Collection</li> </ul>	NUR	MGR	ENGINEER	ENGINEER	CADD TECH	ASST	HOURS	LABOR COSTS
1 Data Collection	Sector Sector							
			2	4	8		14	\$1,620.00
2 Drainage Analysis								
a. Existing Conditions		2	4	80			14	\$1,920.00
b. Proposed Conditions	1	2	12	60			75	\$9,590.00
3 Preliminary Roadway Corridor	2	4	12	24	40		82	\$10,060.00
4 Proposed Typical Sections			4	8	12		25	\$3,000.00
5 Private/Public Utilities Assessment		-	4	8	16		29	\$3,420.00
6 Opinion of Probable Construction Cost		Sec. 1. 18	9	12			19	\$2,520.00
7 Project Management/Coordination/Projects Control	2	4				2	80	\$1,370.00
8 Quality Assurance/Quality Control	1	4					5	\$950.00
Total	9	19	44	124	76	2	271	\$34,450.00
TOTAL HOURS	9	19	44	124	76	2	271	
Contract Labor Rate	\$230.00	\$180.00	\$150.00	\$120.00	\$105.00	\$95.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$1,380.00	\$3,420.00	\$6,600.00	\$14,880.00	\$7,980.00	\$190.00		\$34,450.00

REIMBURSABLE EXPENSES	QUANTITY	UNIT	COST	TOTAL
Printing and Reproduction	1	LS	\$450.00	\$440.00
2 Mileage	200	MILE	\$0.55	\$110.00
TOTAL REIMBURSABLE EXPENSES		Sa on the state	- All and a second	\$550.00

FEASIBILITY STUDY TOTAL	DY TOTAL
Basic Services	\$34,450.00
. Reimbursables	\$550.00
PROJECT TOTAL	\$35,000.00

C	)
C	2
00	;
C	
\$35,000 00	5
ŧ,	•
_	
₫	
TOTA	)
F	
0	
2	
BRA	1
_	



1160 Dairy Ashford, Suite 500, Houston, Texas 77079 T 281 589 7257 W rpsgroup.com/usa

## **Monthly Progress Report**

#### Project: Memorial City Redevelopment Authority / TIRZ 17

N. Gessner Drainage and Mobility Improvements – IH10 to Long Point CIP No: T-1732A & T-1732B

Period: Through August 29, 2017 RPS Klotz Assoc. Project No: 1111.004.000

#### **Activities Completed this Period**

- 1. Ph I PER Update Authorization received dated 12-16-16.
  - a. Completed review of previous draft PERs for update.
  - b. Submitted updated draft PER to CoH for review and approval, 6-23-17.
    - 1.) Received CoH comments on 7-27-17.
    - 2.) Received CoH Wastewater Ops comments on 8-9-17.
- 2. Ph II Final Design Authorization received dated 11/14-14 & 12-16-16.
  - a. Basic and Additional Services
    - 1.) Updated N. Gessner SWMM model to incorporate A&B as one project and Updated draft Drainage Impact Report for CoH review and approval.
    - 2.) Continue development of design plans as one construction project.
    - 3.) Continue ESA II study, FC 120 Categorical Exclusion.
    - 4.) Continue coordination with SWA for streetscape design.
    - 5.) Received draft Geotechnical Investigation Report, 4-11-17.
      - i. Submitted to CoH for Review on 6-23-17
      - ii. CoH comments received on 7-21-17.
      - iii. Comments submitted to Subconsultant on 7-24-17. Pending updates for final submittal to CoH.
    - 6.) Received updated Survey, 6-14-17.
      - i. Pending updates to survey
    - 7.) Performed estimate of Overhead power line relocation cost on 8-14-2017.
    - Continue to address CoH Drainage Model comments received during the meeting on 7-13-17. Pending receipt of additional comments from the City.
  - b. Meetings
    - 1.) Attended meeting with TIRZ 17 to review Drainage Improvements and Overhead powerline relocations on 8-15-17.
    - 2.) Project meetings with SWA as required.
    - 3.) Additional Project Team Meetings as required.
    - 4.) Project Review Meetings with CoH as required.
    - 5.) Progress Mtgs. with TIRZ Executive Director as requested.
    - 6.) Attended and provided update at TIRZ Board & CIP Committee Meetings.



1160 Dairy Ashford, Suite 500, Houston, Texas 77079

 ⊤ 281 589 7257 W rpsgroup.com/usa

#### Activities Planned for Next Period

- 1. Ph I PER Update
  - a. Review and address Updated PER CoH review comments.
  - b. Prepare for CoH Technical Review Committee Meeting for TRC approval.
- 2. Ph II Final Design.
  - a. Basic and Additional Services
    - 1.) Submit proposal to obtain a Fault Study for the existing Fault Line along the project limits.
    - 2.) Submit Final Geotech Report to CoH for review and approval.
    - 3.) Complete development of draft design plans as one construction project
    - 4.) Continue tasks for ESA II and FC 120 Categorical Exclusion.
    - 5.) Continue coordination with SWA for streetscape design.
  - b. Meetings
    - 1.) Project Team Meetings and Additional meetings with TIRZ as required.
    - 2.) Provide project update at TIRZ CIP Committee and Board Meetings.
    - 3.) Project Team Meeting with SWA.

#### Issues and Information we are waiting to receive - Final approval/execution of AFA

for TxDOT Grant for project.



1160 Dairy Ashford, Suite 500, Houston, Texas 77079 T 281 589 7257 E email@klotz.com W www.rpsgroup.com | www.klotz.com

## **Monthly Status Report**

Project: Memorial City Redevelopment Authority / TIRZ 17 Briar Branch (W140-01-00) Channel Improvements & Briar Branch 'Straws' and Bunker Hill Bridge

CIP No: T-1734A & T-1734B Period: Through August 29, 2017 RPS Klotz Assoc. Project No: 1111.002.000 / 006314

#### **Activities This Period**

- 1. Ph II Final Design Authorization received dated 03/07/14, 09/06/16
  - a. Basic and Additional Services
    - 1.) Geotechnical Investigation and ESA 1 for 'Straws' complete.
    - 2.) Continue development of 'Straws' plans and incorporating into Briar Branch plans and documents for one construction project.
    - 3.) Updated Drainage Impact Study draft report submitted to HCFCD for review and approval. Initial HCFCD comments received dated 03-30-17. Responses to comments complete and resubmitted to HCFCD for review and approval. Additional comments received 07-13-17. Responses to additional comments complete and resubmitted to HCFCD for review and approval.
    - 4.) Updated Drainage Impact Study draft report submitted to the City of Houston for review and approval.
    - 5.) Updated model information submitted to the City of Houston for concurrent review. Initial COH comments received dated 06-21-17. Meeting held 07-13-17 to resolve comments. Responses to comments complete and resubmitted to COH for review and approval.
  - b. Meetings
    - 1.) Project Team Meetings as required.
    - 2.) Additional meetings with TIRZ, SWA and CoH as required.
    - 3.) Attended and provided project updates at TIRZ Board Meeting and TIRZ Board CIP Committee Meeting as requested.

#### Activities Planned for Next Period

- 1. Ph II Final Design.
  - a. Basic and Additional Services
    - 1.) Continue development of plans and documents for one construction package
    - 2.) Updated Plans will be submitted to HCFCD and CoH upon approval of Drainage Impact Report by HCFCD & CoH.
    - 3.) Respond to comments and questions from HCFCD, CoH and TIRZ.



I 160 Dairy Ashford, Suite 500, Houston, Texas 77079 T 281 589 7257 E email@klotz.com W www.rpsgroup.com | www.klotz.com

- b. Meetings
  - 1.) Project Team Meetings as required.
  - 2.) Additional meetings with TIRZ and SWA as required.
  - 3.) Coordination meetings with HCFCD and CoH as required.
  - 4.) Attend and provide project update at TIRZ Board Meeting.

#### Issues and Information we are waiting to receive - None



 HOUSTON:
 AUSTIN:

 3200 Travis Street
 911 W. Anderson Lane

 Suite 200
 Suite 200

 Houston, TX 77006
 Austin, TX 78757

 (713) 951-7951
 (512) 236-8002



THE GOODMAN CORPORATION

THEGOODMANCORP.COM

To:	Scott Bean, Memorial City Redevelopment Authority Executive Director
	Karen Glynn, P.E., City of Bunker Hill Administrator
From:	Donnie Arbeau, Greg Goodman
Date:	September 1, 2017
Re:	Pursuit of Funding for Memorial Drive Related Projects (BUN100) - August 2017

Task	Previous % Complete	Current % Complete
1 – Completion of Project Planning Documentation in Support of a Full Grant Application	0%	5%

Comment: Initially, TGC met with project partners, staff, and support agencies for the project. This meeting provided the framework for the development process for the overall project. TGC has continued to coordinate with the entire project team on the joint funding pursuit by the City of Bunker Hill and Memorial City Redevelopment Authority for the redevelopment project along Memorial Drive and Gessner.

In July and August, TGC worked to gather information from project partners (and project engineers) regarding initial design plans and cost estimates for the project. As part of that effort, TGC reviewed preliminary schematics for the Bunker Hill (RPS) section of Memorial / Gessner improvement for compliance with TxDOT design standards. Work on that initial review is complete and follow-up activities are on-going. TGC has also held discussions with LAN concerning the MCRA portion of the project (Memorial Drive) to help expedite that process for a preliminary design and a cost estimate.

TGC has also developed a draft Inter-local Agreement to outline project partner roles for the joint pursuit of funding in the 2019-2022 Houston-Galveston Area Council (H-GAC) Transportation Improvement Program (TIP) Call for Projects. The ILA has been forwarded to the project partners for their review, feedback, and finalization. The ILA will be included with the pending TIP application submission to H-GAC.

2 – Project Support, Pursuit of Funding, and Grant Application	<b>A</b> 9/	00/
Preparation	0%	0%

Comment: TGC staff continues to monitor H-GAC for developments regarding the next discretionary Callfor-Projects. Understanding H-GAC's vision, goals, development framework, ranking criteria, and cost/benefits, are key to submit competitive and fundable projects.

The anticipated timeline for kick-off of the next discretionary opportunity has not been changed from the proposed timeline of Fall 2017. We will continue to monitor and provide updates as they become available.



 HOUSTON:
 AUS

 3200 Travis Street
 911

 Suite 200
 Suite

 Houston, TX 77006
 Aus

 (713) 951-7951
 (512)

AUSTIN: 911 W. Anderson Lane Suite 200 Austin,TX 78757 (512) 236-8002

## **PROGRESS REPORT**

THE GOODMAN CORPORATION

THEGOODMANCORP.COM

- To: Scott Bean, Executive Director
- From: Jim Webb
- Date: September 1, 2017
- Re: TIP Project Assistance and Oversight (MCT101) August 2017

Task	Previous % Complete	Current % Complete
1 – Program Management, Oversight, and Intergovernmental Coordination for Memorial Drive	34%	40%
<ul> <li>Comments:</li> <li>Respond to request for information from City of Houston Econor</li> <li>Complete quarterly TIP reporting process.</li> <li>Coordinate with TxDOT in initiation of AFA.</li> </ul>	nic Development l	Department.
2 – Program Management, Oversight, and Intergovernmental Coordination for North Gessner	45%	48%

Comments:

- Complete quarterly TIP reporting process.
- · Coordination with RPS regarding new Project Manager.
- Coordination with TxDOT and MCRA Board Chair regarding Docusign process for AFA.
- Affirm completion of executed AFA with MCRA Administrator and Board Chair.
- Coordinate initial payment between TxDOT and MCRA.



 HOUSTON:
 A

 3200 Travis Street
 9

 Suite 200
 Si

 Houston.TX 77006
 A

 (713) 951-7951
 (5)

#### AUSTIN: 911 W. Anderson Lane Suite 200 Austin,TX 78757 (512) 236-8002

## **PROGRESS REPORT**

THE GOODMAN CORPORATION

THEGOODMANCORP.COM

- To: Scott Bean, Executive Director
- **From:** Stephanie Kirschner **Date:** September 1, 2017
- Re: Environmental Studies for Categorical Exclusion Memorial Drive (Beltway 8 to Tallowood Road) (MCT102) August 2017

Task	Previous % Complete	Current % Complete
1 – Purpose and Need	0%	0%
Comment: No activity.		
2 – Alternative Analysis	15%	15%
Comment: No activity.		
3.1 – Socioeconomic Analysis	15%	15%
Comment: No activity.		
3.2 – Water Quality Conditions	0%	0%
Comment: No activity.		
3.3 – Plant Communities and Wildlife Habitat	45%	45%
Comment: No activity.		
3.4 – Waters and Wetlands Identification	10%	10%
Comment: No activity.		
3.5 – Air Quality Assessment	0%	0%
Comment: No activity.		
3.6 – Floodplains Assessment	10%	10%
Comment: No activity.		
3.7 – Cultural Resource Identification	15%	15%
Comment: No activity.	-	
3.7a – Historical Resource Analysis	0%	0%

.

Comment: No activity.

3.8 – Hazardous Materials Comment: No activity.	50%	50%
3.9 – Historical Resource Identification Comment: No activity.	5%	5%
3.9A – Indirect Impacts Assessment Comment: No activity.	0%	0%
3.10 – Cumulative Impacts Assessment Comment: No activity.	0%	0%
4 – Draft and Final EA	0%	0%

Comment: Pending completion of Advance Funding Agreement prior to completing additional task work.

#### SWA Houston

1245 W 18<sup>th</sup> Street Houston, Texas 77008 +1.713.868.1676 www.swagroup.com

#### **PROJECT STATUS REPORT BY SWA**

SCOPE:	LANDSCAPE ARCHITECTURE FOR MEMORIAL CITY
	REDEVELOPMENT AUTHORITY
PROJECTS:	TIRZ #17 CIP
DATE:	29 August 2017

#### **CURRENT PROJECTS STATUS**

- W-140 BRIAR BRANCH DRAINAGE IMPRVTS (SWA WO#05 / #08)
  - SWA is responding to RPS on design issues, as requested. SWA will coordinate construction phase services for the grading and minimal landscape work as construction begins.
- N. GESSNER DRAINAGE AND MOBILITY IMPRVTS PH 1 (T-1732A) (SWA WO#12)
  - SWA is coordinating the design of the streetscape with RPS as well as the partnering management districts that will be maintaining the improvements (Memorial Management and Spring Branch Management Districts).

3. MEMORIAL DRIVE DRAINAGE AND MOBILITY IMPROVEMENTS - (T1731B)(SWA WO#13)

- SWA is coordinating the start date for design with LAN pending completion of the AFA.
- 4. ON-CALL (SWA WO#15)
  - SWA is working with stakeholders (TIRZ 20, City of Houston, TxDOT, Memorial Management District, H-GAC) on the Beltway 8 Pathway connecting Buffalo Bayou and Memorial Drive.
- TOWN & COUNTRY WEST DRAINAGE AND MOBILITY IMPRVTS (T-1717) (SWA WO#16)
  - SWA is conducting construction phase services in cooperation with LAN on the project for the streetscape improvements.

#### **NEW PROPOSED PROJECTS STATUS**

NO NEW APPROVED // PROPOSED PROJECTS TO REPORT

Gerdo P Aquino Kinder Baumgardner David Berkson Rene Sihan Scott Cooper Jeffrey Craft Marco Esposito Tom Fox David R Gal Cinda Gilliland Ying-Yu Hung Richard K Law Hui-Li Lee James Lee Margaret Leonard Chih-Wei Lin John Loomis Ye Luo Charles S McDaniel Ross Nadeau Sean O'Malley Timothy Peterson Lawrence Reed R Joseph Runco Kevin Shanley Elizabeth Shreeve David P Thompson James Vick John L Wong Xiao Zheng

END OF REPORT