



TAX INCREMENT REINVESTMENT ZONE NUMBER TWO (TIRZ NO. 2), ALSO KNOWN AS
SHADOW CREEK RANCH,
CITY OF PEARLAND TEXAS
REGULAR MEETING TIRZ NO.2,
MONDAY, SEPTEMBER 26, 2016 | 5:15 P.M.
FIRST FLOOR CONFERENCE ROOM | PEARLAND CITY HALL | 3519 LIBERTY DRIVE
281.652.1600

I. CALL TO ORDER AND ROLL CALL

II. PURPOSE OF THE MEETING:

1. **Consideration and Possible Action** – Regarding The Approval of the Regular Meeting Minutes of the August 8, 2016, Tax Increment Reinvestment Zone Number 2 (TIRZ No. 2) Board of Directors Meeting. *TIRZ No. 2.*
2. **Consideration and Possible Action – Resolution No. RTIRZ 2016-01** – A Resolution of the Tax Increment Reinvestment Zone No. 2 (TIRZ), Ratifying Invoices that were paid from June 2016 through September 2016 and approving invoices for payment.
3. **Board Discussion and Approval** – To receive preliminary update on recapitulation of remaining Developer Reimbursements, and approve any Developer Reimbursement Audits for outstanding reimbursements, if any.
4. **Board Discussion and Approval** – To receive report on terms of Directors, recognize appointment by Senator Larry Taylor of new Director to Position 1, and approve new Invoice Committee.
5. **Board Discussion and Approval** – Discussion and update on Tax Increment Series 2016 Bonds.
6. **Board Discussion and Approval** – Discuss and approve contract with Marsh Darcy Partners, Inc. to serve as Zone Administrator through December 31, 2017.

IV. ADJOURNMENT

All agenda supporting documents are available at pearlandtx.gov

MINUTES OF A REGULAR MEETING OF THE TAX INCREMENT REINVESTMENT ZONE NUMBER TWO (TIRZ # 2), ALSO KNOWN AS SHADOW CREEK RANCH, CITY OF PEARLAND TEXAS, HELD ON MONDAY, AUGUST 8, 2016, AT 4:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

Vice Chairman Gary Cook called the meeting to order at 4:00 p.m. with the following present:

Vice Chair	Gary Cook
Boardmember	Tommy King
Boardmember	Herb Fain
Boardmember	Mike Pyburn
Boardmember	Ali Hasanali
Boardmember	Larry Loessin

Absent: Boardmembers Phillips, Coleman, and Knight

Others in attendance: Tom Reid Mayor of the City Jon Branson, Deputy City Manager City of Pearland, Claire Bogard retired City Finance Director; Cynthia Pearson, Director of Finance City of Pearland; Rick Overgaard, Assistant Director of Finance City, Maria E. Rodriguez Deputy City Secretary, City Lynne Humphries Allen Boone Humphries Robinson LLP, Taylor Baumgartner LJA Engineering, Allen Crosswell, NewQuest Crosswell.

CALL TO ORDER AND ROLL CALL

PURPOSE OF THE MEETING:

Board Action – Regarding The Approval of the Regular Meeting Minutes of the June 22, 2015, Tax Increment Reinvestment Zone Number 2 (TIRZ No. 2) Board of Directors Meeting. *TIRZ No. 2.*

Boardmember Pyburn made the motion, seconded by Boardmember Hasanali, to approve the Regular Meeting Minutes of June 22, 2015.

Voting “Aye” Boardmembers, King, Fain, Cook, Pyburn, Hasanali and Loessin

Voting “No” None.

Motion Passed 6 to 0, with Boardmembers Phillips, Knight, and Coleman absent.

Board Action – Resolution No. RTIRZ 2016-02 – A Resolution of the Tax Increment Reinvestment Zone No. 2 (TIRZ), accepting the 2015 Annual Financial Report for the Fiscal Year ending September 30, 2015.

Boardmember Pyburn made the motion, seconded by Boardmember King, to approve the Resolution No. RTIRZ 2016-02.

Rick Overgaard stated per State law, the City shall have its records and accounts audited annually and shall have an annual financial statement prepared base on the audit. He provided the Board with an overview of the City's Financial Report for the period ending September 2015 as prepared by the accounting firm of Whitley Penn, L.L.P.

Voting "Aye" Boardmembers, King, Fain, Cook, Pyburn, Hasanali and Loessin

Voting "No" None.

Motion Passed 6 to 0, with Boardmembers Phillips, Knight, and Coleman absent.

Board Action – Resolution No. RTIRZ 2016-03 – A Resolution of the Tax Increment Reinvestment Zone No. 2 (TIRZ), Adopting an Amended Investment Policy, Investment Strategy and Approved Brokers in accordance with Chapter 2256 of the Government Code ("Public Funds Investment Act").

Boardmember Loessin made the motion, seconded by Boardmember Fain, to approve the Resolution No. RTIRZ 2016-03.

Rick Overgaard Assistant Finance Director stated the Public Funds Investment Act requires that the Board review their investment policy, strategy and broker dealers annually. The investment policy contains one proposed change as a result of the State Legislature approving a change to the PFIA this past session. The hours of training that an investment officer is required to attend every two years changed from 10 hours to 8 hours. The initial training when taking office or assuming duties still remains at 10 hours. The Board typically approves the City of Pearland Investment policy and the changes are made to reflect the Tax Increment Reinvestment Zone No. 2 in the document. There are no changes from the policies from the previous year.

Discussion ensued Rick Overgaard noted Section 4.01 of the Investment Broker/Dealers minor change from the top six to seven firms shall be selected to appear on the TIRZ approved list has been changed to up to ten firms shall be selected to appear on the TIRZ approved list.

Voting "Aye" Boardmembers, King, Fain, Cook, Pyburn, Hasanali and Loessin

Voting "No" None.

Motion Passed 6 to 0, with Boardmembers Phillips, Knight, and Coleman absent.

Board Action – Resolution No. RTIRZ 2016-04 – A Resolution of the Tax Increment Reinvestment Zone No. 2 (TIRZ), accepting the Financial Report for the period ending May 31, 2016.

Boardmember Hasanali made the motion, seconded by Boardmember Pyburn, to approve the Resolution No. RTIRZ 2016-04 as presented.

Rick Overgaard Assistant Finance Director provided the Board with a detailed report of the Annual Financial Report for the period ending May 31, 2016.

Voting “Aye” Boardmembers, King, Fain, Cook, Pyburn, Hasanali and Loessin

Voting “No” None.

Motion Passed 6 to 0, with Boardmembers Phillips, Knight, and Coleman absent.

Board Action – Resolution No. RTIRZ 2016-05 – A Resolution of the Tax Increment Reinvestment Zone No. 2 (TIRZ), accepting the Investment Report for the Quarters Ending June 2015, September 2015, December 2015 and March 2016.

Boardmember King made the motion, seconded by Boardmember Pyburn, to approve the Resolution No. RTIRZ 2016-05.

Rick Overgaard Assistant Finance Director provided the Board with a detailed report of the Investment Report for the Quarters Ending June 2015, September 2015, December 2015 and March 2016.

In response to a question from Boardmember Hasanali Rick Overgaard said the EMS payments and the Health Claims shown on the March 31, 2016 report have nothing to do with TIRZ No. 2, it is only part of the City’s report.

Discussion ensued between Boardmembers and Lynne Humphries Allen Boone Humphries Robinson LLP, regarding a possible option to do a Depository Pledge Agreement with the bank in order to invest all or portions of the Alvin Independent School District suspense fund for under one year, and the Financing and Cash Reimbursements to be placed on the next TIRZ No. 2 meeting agenda for discussion.

Voting “Aye” Boardmembers, King, Fain, Cook, Pyburn, Hasanali and Loessin

Voting “No” None.

Motion Passed 6 to 0, with Boardmembers Phillips, Knight, and Coleman absent.

Board Action – Resolution No. RTIRZ 2016-06 – A Resolution of the Tax Increment Reinvestment Zone No. 2 (TIRZ), Ratifying Invoices that were paid from June 2015 through May 2016 and approving invoices for payment.

Boardmember Fain made the motion, seconded by Boardmember Hasanali, to approve the Resolution No. RTIRZ 2016-06.

Rick Overgaard Assistant Finance Director provided the Board with a detailed report stating since the last meeting the invoice committee has reviewed and approved for payment invoices totaling \$22,386.46. At this time the Board also has four invoices pending payment approval totaling \$5,740.97 bringing the total operating expenses for FY2016 to date will total \$28,127.43.

Discussion ensued between the Board and Lynne Humphries regarding placing an item for consideration at the next TIRZ No. 2 agenda meeting to appoint a new Invoice Committee.

Voting “Aye” Boardmembers, King, Fain, Cook, Pyburn, Hasanali and Loessin

Voting “No” None.

Motion Passed 6 to 0, with Boardmembers Phillips, Knight, and Coleman absent.

Board Action – Resolution No. RTIRZ 2016-07 – A Resolution of the Tax Increment Reinvestment Zone No. 2 (TIRZ), approving the 2015 Annual Report.

Boardmember Pyburn made the motion, seconded by Boardmember King, to approve the Resolution No. RTIRZ 2016-07 subject to table “E” amendment to include all debt service.

Claire Bogard reviewed the Pearland Tax Increment Reinvestment Zone 2015 Annual Report as required by State law. She stated the Report is in the same format and style as seen in the past. Ms. Bogard stated that after the Board’s approval this evening the Report is being presented to Council, and then to Brazoria County, the Alvin Independent School District, and Fort Bend County. Mrs. Bogard stated Table E will be corrected and replaced in the 2015 Annual Report. The Board is being asked to approve the Report contingent upon Staff correcting and replacing Table E to reflect the total debt outstanding, and to also include the interest.

Discussion ensued Consultant Claire Bogard and Boardmember Hasanali regarding the drop in revenue to the City of Pearland in Table C and the timing of Tax Payments.

Discussion ensued Boardmembers and Lynne Humphries Allen Boone Humphries Robinson LLP regarding development in the District.

Voting “Aye” Boardmembers, King, Fain, Cook, Pyburn, Hasanali and Loessin

Voting “No” None.

Motion Passed 6 to 0, with Boardmembers Phillips, Knight, and Coleman absent.

Board Action – To discuss and take necessary action regarding acceptance of Engineering Report and approval of Letter Financing Agreement for Roadway to Serve Reserve at Shadow Creek.

Boardmember Pyburn made the motion, seconded by Boardmember Fain, to approve and accept the Engineering Report and approval of Letter Financing Agreement for Roadway to Serve Reserve at Shadow Creek.

Lynne Humphries Allen Boone Humphries Robinson LLP stated James Ross could not attend this meeting but Taylor Baumgartner LJA Engineering Inc., is attending on his behalf. This is a Letter of Finance Agreement for CCAC Reserve Holdings, Inc., which is developing commercial property between Shadow Creek Proper and 288 for roadways that serve Reserve at Shadow Creek. She stated this is the same Letter of Finance Agreement format that the TIRZ No. 2, has used in the past, but there is no third-party agreement because this is the developer’s first and only project. There is a report from the Engineering firm establishing the Budget for this project.

Taylor Baumgartner LJA Engineering Inc., stated it is a collector street. Which matches the City of Pearland standards and requirements. The street is 36 feet wide it will be good for traffic, and it will have a center turn lane and a connection onto 288 and it does fit within the TIRZ budget and Project and Financing Plan.

Allen Crosswell, NewQuest Crosswell stated he purchased these 45 acres in the TIRZ several years ago. Currently in this area there is a medical office building being planned. The traffic that will be generated will need a collector street to run through the middle and divide the property properly. Discussions with TxDot are underway for the curb cut to allow for more circulation.

By building this road it will provide relief on Business Center Drive, help economically, and help with traffic circulation.

Voting “Aye” Boardmembers, King, Fain, Cook, Pyburn, Hasanali and Loessin

Voting “No” None.

Motion Passed 6 to 0, with Boardmembers Phillips, Knight, and Coleman absent.

Tom Reid, Chairman of the Development Board, and the Mayor of the City entered the meeting and reminded everyone that the City Council will be renewing expiring terms of all Boards and Commissions in November 2016. He reminded the Boardmembers to check with their appointing authority to see if they will be getting reappointed to the TIRZ No. 2, Board. The Board asked Lynne Humphries to provide them with information on terms.

ADJOURNMENT

Meeting was adjourned at 5:00 p.m.

Minutes approved as submitted and/or corrected this the 26th day of September, A.D., 2016.

GARYCOOK
VICE CHAIR

ATTEST:

MIKE PYBURN
SECRETARY

**AGENDA REQUEST
TAX INCREMENT REINVESTMENT ZONE NO. 2
PEARLAND, TEXAS**

AGENDA OF: 09/26/2016	ITEM NO.: RTIRZ 2016-01
DATE SUBMITTED: 9/21/2016	REPRESENTING: City of Pearland
PREPARED BY: Rick Overgaard	PRESENTOR: Rick Overgaard
REVIEWED BY: Cynthia Pearson	REVIEWED DATE: September 22, 2016
SUBJECT: RTIRZ 2016-01 - A Resolution of the Tax Increment Reinvestment Zone No. 2 (TIRZ), Ratifying Invoices that were paid from June 2016 through September 2016 and Approving Invoices for Payment	
EXHIBITS: Resolution RTIRZ 2016-01 A-List of Invoices for Ratification B-List of Pending Invoices for Approval	
EXPENDITURE REQUIRED: \$16,372.18. PROJECT: N/A	

EXECUTIVE SUMMARY

The Invoice Committee exists to review and approve the payment of invoices as they are submitted. Invoice are then ratified by the full TIRZ Board when they meet. The committee consists of three members, and is currently down to one.

Since the last meeting in August 2016, the board and invoice committee reviewed and approved for payment invoices totaling \$7,142.72 (Exhibit A). The board also has four invoices pending payment for approval totaling \$9,229.46 (Exhibit B). Upon payment, total operating expenses for FY2016 to date will total \$38,758.64.

RECOMMENDED ACTION

Consideration and approval of a Resolution ratifying invoices already paid totaling \$7,142.72 and approving an invoice to be paid totaling \$9,229.46.

RESOLUTION NO. RTIRZ 2016-01

**A Resolution of the Tax Increment Reinvestment Zone No. 2 (TIRZ),
Ratifying Invoices that were paid from June 2016 through September
2016 and approving invoices for payment.**

BE IT RESOLVED BY TIRZ BOARD OF DIRECTORS:

Section 1. That the TIRZ hereby ratifies invoices that were paid from
June 2016 through September 2016 pursuant to Exhibit A.

PASSED, APPROVED, AND ADOPTED this _____ day of
_____. A.D 2016.

TIRZ CHAIRMAN

ATTEST:

TIRZ SECRETARY



Ratification of Invoices

Payment Date Range 06/01/16 - 09/30/16

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 930 - TIRZ #2 Shadow Creek										
Department 610 - TIRZ #2 Shadow Creek Ranch										
Division 100 - Administration										
Account 5400.160 - Professional/Contractual Services Miscellaneous										
9016 - Assessments Of The Southwest Inc.	5932	TIRZ 2 - Estimated Value as of January 1, 2016	Paid by Check # 243027		07/01/2016	07/13/2016	07/07/2016		07/07/2016	200.00
2731 - LJA Engineering & Surveying, Inc.	201607592	TIRZ #2 Professional Services	Paid by Check # 244628		08/05/2016	08/24/2016	08/15/2016		08/18/2016	1,201.75
4914 - Allen Boone Humphries LLP	80780	Professional Fees for services through May 13, 2016	Paid by Check # 244833		08/20/2016	08/24/2016	08/20/2016		08/24/2016	3,304.46
4914 - Allen Boone Humphries LLP	81522	Professional Fees for services through June 24, 2016	Paid by Check # 244833		08/20/2016	08/24/2016	08/20/2016		08/24/2016	1,333.75
4914 - Allen Boone Humphries LLP	82164	Professional Fees for services through July 15, 2016	Paid by Check # 244833		08/20/2016	08/24/2016	08/20/2016		08/24/2016	347.50
2731 - LJA Engineering & Surveying, Inc.	201607082	Professional Services	Paid by Check # 244894		07/01/2016	08/24/2016	08/20/2016		08/24/2016	755.26
Account 5400.160 - Professional/Contractual Services Miscellaneous Totals								Invoice Transactions	6	<u>\$7,142.72</u>
Division 100 - Administration Totals								Invoice Transactions	6	<u>\$7,142.72</u>
Department 610 - TIRZ #2 Shadow Creek Ranch Totals								Invoice Transactions	6	<u>\$7,142.72</u>
Fund 930 - TIRZ #2 Shadow Creek Totals								Invoice Transactions	6	<u>\$7,142.72</u>
Grand Totals								Invoice Transactions	6	<u>\$7,142.72</u>

V# 9016

V# 9016

Assessments of the Southwest, Inc.

Assessments of the Southwest, Inc.
P.O. Box 1368
Friendswood, TX 77549-1368

(281)482-0216
aswmail@aswtax.com

RECEIVED
FINANCE DEPARTMENT

2016 JUL -5 PM 1:49

Invoice

Date	Invoice #
07/01/2016	5932
Terms	Due Date
Net 30	07/31/2016

Bill To
City of Pearland TIRZ 2 c/o Claire Bogard 3519 Liberty Drive Pearland, TX 77581

Amount Due	Enclosed
\$200.00	

Please detach top portion and return with your payment.

Activity	Quantity	Rate	Amount
• TIRZ 2 - Estimated Value as of January 1, 2016	1	200.00	200.00
Total			\$200.00

RECEIVED
FINANCE DEPARTMENT
2016 JUL 23 PM 1:40

7.6.16

Approved:		Date:
Acct#	Project#	Amt.
Acct#	Project#	Amt.

LJA Engineering, Inc.



2929 Briarpark Drive Phone 713.953.5200
 Suite 600 Fax 713.953.5026
 Houston, TX 77042 www.ljaengineering.com

Claire Manthei
 Pearland TIRZ #2
 c/o City of Pearland
 3519 Liberty Drive
 Pearland, TX 77581

August 05, 2016
 Project No: 1546-0000
 Invoice No: 201607592

Project 1546-0000 Pearland TIRZ #2 Prj. Coord. Services

For Services Rendered Through 7/29/2016

Phase 010 - Coordination (TIRZ)

Engineering Services

	Billed Hours	Billing Rate	Current Billing
Department Head			
Ross, James	8.00	143.00	\$1,144.00
	8.00		\$1,144.00
Total Labor			\$1,144.00
		Total This Phase	\$1,144.00

Phase 101 - Maps & Exhibits

Engineering Services

	Billed Hours	Billing Rate	Current Billing
Clerical			
Wiley, Ebony	.75	77.00	\$57.75
	.75		\$57.75
Total Labor			\$57.75
		Total This Phase	\$57.75
		Total Amount Due	\$1,201.75

930-610-100.5400.160

CITY OF PEARLAND
 PURCHASING DEPARTMENT
 16 AUG 11 PM 2:46

Approved By: James Ross
 James Ross

Account	Project#	Amt

Billing Backup

Friday, August 05, 2016

LJA Engineering, Inc.

Invoice 201607592 Dated 07/29/16

10:02 AM

Project 1546-0000

Project 1546-0000

Phase 010 - Coordination (TIRZ)

Engineering Services

		Billed Hours	Billing Rate	Current Billing
Department Head				
91	Ross, James	7/5/2016 1.50	143.00	\$214.50
New TIRZ LFA for thoroughfare in Reserve at Shadow Creek				
91	Ross, James	7/7/2016 1.50	143.00	\$214.50
New TIRZ LFA for thoroughfare in Reserve at Shadow Creek				
91	Ross, James	7/19/2016 2.50	143.00	\$357.50
New TIRZ LFA for thoroughfare in Reserve at Shadow Creek				
91	Ross, James	7/21/2016 2.50	143.00	\$357.50
New TIRZ LFA for thoroughfare in Reserve at Shadow Creek				
			8.00	\$1,144.00
Total Labor				\$1,144.00
Total This Phase				\$1,144.00

Phase 101 - Maps & Exhibits

Engineering Services

		Billed Hours	Billing Rate	Current Billing
Clerical				
970	Wiley, Ebony	7/20/2016 .75	77.00	\$57.75
			.75	\$57.75
Total Labor				\$57.75
Total This Phase				\$57.75
Total Amount Due				\$1,201.75

V #4914

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Treasurer ID 74-3081731

May 26, 2016

930-610-100.
5400.070

REINVESTMENT ZONE NO. 2, CITY OF PEARLAND, TEXAS

Mr. Rick Overgaard
Pearland Economic Development Corporation
3519 Liberty Drive
Pearland, TX 77581

Client/Matter: PRZ002-01
Statement Number: 80780
Billing Attorney: Lynne B. Humphries

General

Professional Fees

Fees for services posted through May 13, 2016, as follows:

Date	Professional		Hours
04/19/16	SHARED FEES	Services related to analysis and implementation of 2015 Texas legislation affecting tax increment reinvestment zones, including HB1295 requirements regarding new contracts and contract amendments, extensions, and renewals, research, ongoing conferences with Texas Ethics Commission, work with Texas Ethics Commission new website for FORM 1295 filings, preparation of memorandum to Board of Directors detailing new law and regulatory requirements and providing compliance procedures, extensive conferences with representatives of all consultant, vendor, and proposing entities regarding requirement for presentation of HB1295 at time of Board's action on proposed contract; establish individual client accounts with Texas Ethics Commission to meet HB1295 filing requirements; including HB23 amendments to Chapter 176 conflict disclosures.	2.00
04/22/16	Tracie Brownlee	Research, review, and comment on draft of annual report	2.75
04/22/16	Janelle N. Hedges	Research and forward various requested documents and information	1.25
04/22/16	Susan Hostetler	Review draft Zone annual report for 2015	0.25
04/25/16	Tracie Brownlee	Continue review of annual report, including research and email correspondence with Records Department	1.75
04/25/16	Janelle N. Hedges	Research and follow-up regarding contract with McGrath & Co. and interlocal agreements	0.75
04/25/16	Lynne B. Humphries	Receive and review email from Emily Kirchner in Representative Thompson's office regarding appointment of replacement director to replace Gary Davis, who has	0.25

		submitted his recommendation	
04/25/16	Beth King	Research, locate and forward requested document. Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy	0.25
04/26/16	Tracie Brownlee	Review documents to update District records. Research District files and email correspondence to respond to request regarding appointment of Director, Position Two from the office of the state representative.	1.75
04/26/16	Janelle N. Hedges	Assist with researching documents regarding director appointment	0.75
04/26/16	Lynne B. Humphries	Receive and review and revise and draft language at request of St. Representative Thompson regarding resignation of Director Davis and procedures for appointment of his replacement director by Representative Thompson	0.50
04/26/16	Beth King	Research location of requested document	1.00
04/26/16	Trey Lary	Work with Representative Thompson's office regarding appointment of Director	0.25
04/27/16	Lynne B. Humphries	Receive and review Annual Report for 2015.	0.50
04/28/16	Tracie Brownlee	Email correspondence and telephone conference regarding appointment of Director, Position No. 2, comments on 2015 Annual Report, and request for agenda item at upcoming meeting	1.00
04/29/16	Tracie Brownlee	Telephone conference, research, and email correspondence regarding appointment of Director, Position 2 and application of Texas Local Government Code, Chapter 176	0.75
04/29/16	Susan Hostetler	Telephone conference regarding action items for next Board of Directors meeting	0.25
05/09/16	Tracie Brownlee	Review mail and update District files in accordance with Records Management Act. Communication regarding reimbursement of construction projects	0.25
05/09/16	Lynne B. Humphries	Discussions regarding getting a meeting set up to approve annual report and to approve any new LFAs or reimbursement audits	0.25
05/10/16	Tracie Brownlee	Email correspondence regarding the scheduling of a meeting of the Board of Directors	0.25
05/12/16	Lynne B. Humphries	Telephone conference with James Ross, engineer for Pearland TIRZ No. 2 about upcoming agenda items; draft and send email to City of Pearland, Texas Secretary regarding agenda items needed for meeting	0.50
Total Fees:			3,304.46

RATE SUMMARY

<u>Professional</u>	<u>Title</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Tracie Brownlee	Legal Assistant	170.00	8.50	1,445.00
SHARED FEES		273.48	2.00	546.96
Janelle N. Hedges	E-Filer	95.00	2.75	261.25
Susan Hostetler	Legal Assistant	300.00	0.50	150.00
Lynne B. Humphries	Partner	355.00	2.00	710.00
Beth King	E-Filer	95.00	1.25	118.75
Trey Lary	Partner	290.00	0.25	72.50

Total Fees:	\$	3,304.46
Total Expenses and Other Items:	\$	0.00
Total Amount Due:	\$	3,304.46

730-610-100.5400.070

ALLEN BOONE HUMPHRIES ROBINSON LLP

To contact the ABHR Billing Department, please call 713-860-6400 or email at billing@abhr.com

May 26, 2016

REINVESTMENT ZONE NO. 2, CITY OF PEARLAND, TEXAS

General	Client/Matter:	PRZ002-01
	Statement Number:	80780
	Billing Attorney:	Lynne B. Humphries

REMITTANCE PAGE

Fees for services posted through May 13, 2016	3,304.46
Expenses and Other Items posted through May 13, 2016	0.00
Total Amount Due:	\$3,304.46

Please return this page with your payment to the remittance address below:

**Allen Boone Humphries Robinson LLP
PO Box 4346
Department 90
Houston, TX 77210-4346**

*Checks should be made payable to Allen Boone Humphries Robinson LLP
Please include the invoice number on your check
Total amount payable in U.S.dollars*

V# 4914

RECEIVED
FINANCE DEPARTMENT

ABHR

JUL -8 AM 11:39

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

July 02, 2016

REINVESTMENT ZONE NO. 2, CITY OF PEARLAND, TEXAS

Mr. Rick Overgaard
Pearland Economic Development Corporation
3519 Liberty Drive
Pearland, TX 77581

Client/Matter: PRZ002-01
Statement Number: 81522
Billing Attorney: Lynne B. Humphries

General

Professional Fees

Fees for services posted through June 24, 2016, as follows:

<u>Date</u>	<u>Professional</u>		<u>Hours</u>
05/17/16	Lynne B. Humphries	Receive and review additional comments by James Ross with LJA Engineering regarding the annual report and correction that still must be made	0.25
06/02/16	Tracie Brownlee	Communication to obtain information to draft letter financing agreement	0.50
06/02/16	Lynne B. Humphries	Receive and review and exchange of emails with Darrin Coker, the City of Pearland Attorney, regarding need for TIRZ No. 2 meeting and items for agenda and forward for action to legal assistant to prepare agenda; telephone conference with owner of property in the TIRZ No. 2 regarding procedure for Letter Financing Agreement for construction of TIRZ improvements and refer him to Engineer regarding items included in the TIRZ project and financing plan; follow up instructions regarding Letter Financing Agreement preparation	0.75
06/07/16	Tracie Brownlee	Email correspondence regarding schedule of annual meeting	0.25
06/10/16	Tracie Brownlee	Provide requested information to City of Pearland official. Email correspondence and research to compile chart of valuation of the tax increment reinvestment zone	0.75
06/10/16	Janelle N. Hedges	Research and forward audits as requested. Research and request archived files as requested.	0.50
06/10/16	Lynne B. Humphries	Receive and review and exchange of emails regarding preparing chart of base year value vs each year of growth in value	0.25
06/13/16	Tracie Brownlee	Compile data for chart on base value of Pearland taxing entities. Review and revise first draft of chart	0.75

Allen Boone Humphries Robinson LLP

July 02, 2016

06/13/16	Sharon Cook	Create Base Market Value by Jurisdiction chart	0.50
06/13/16	Janelle N. Hedges	Research and forward annual reports from archived files as requested.	0.50
06/14/16	Tracie Brownlee	Review and revise chart of base values of Pearland Tax Increment Reinvestment Zone No. 2 and send to City of Pearland. Update chart with additional values and send to City of Pearland. Update District's file in accordance with Record's Management Act	0.75
06/14/16	Sharon Cook	Create Base Market Value by Jurisdiction chart	0.50
06/15/16	Janelle N. Hedges	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy.	0.25
06/15/16	Lynne B. Humphries	Receive and review and exchange of emails regarding chart of increased value in the TIRZ and provide instructions regarding same	0.25
06/15/16	Beth King	Review, sort, and add documents into district records in accordance with Records Management Act and Records Management Policy	0.25
06/20/16	Beth King	Review, sort, and add documents into district records in accordance with Records Management Act and Records Management Policy	0.25

Total Fees: 1,333.75

RATE SUMMARY

Professional	Title	Rate	Hours	Amount
Tracie Brownlee	Legal Assistant	170.00	3.00	510.00
Sharon Cook	Word Processor	125.00	1.00	125.00
Janelle N. Hedges	E-Filer	95.00	1.25	118.75
Lynne B. Humphries	Partner	355.00	1.50	532.50
Beth King	E-Filer	95.00	0.50	47.50

Total Fees:	\$	1,333.75
Total Expenses and Other Items:	\$	0.00
Total Amount Due:	\$	1,333.75

ALLEN BOONE HUMPHRIES ROBINSON LLP

To contact the ABHR Billing Department, please call 713-860-6400 or email at billing@abhr.com

July 02, 2016

REINVESTMENT ZONE NO. 2, CITY OF PEARLAND, TEXAS

General

Client/Matter: PRZ002-01
Statement Number: 81522
Billing Attorney: Lynne B. Humphries

REMITTANCE PAGE

Fees for services posted through June 24, 2016	1,333.75
Expenses and Other Items posted through June 24, 2016	0.00
Total Amount Due:	\$1,333.75

Arnae 7-8-16

Approved:		Date:
Acct#	Project#	Amt.
Acct#	Project#	Amt.

Please return this page with your payment to the remittance address below.

Allen Boone Humphries Robinson LLP
PO Box 4346
Department 90
Houston, TX 77210-4346

Checks should be made payable to Allen Boone Humphries Robinson LLP
Please include the invoice number on your check
Total amount payable in U.S.dollars

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

July 21, 2016

REINVESTMENT ZONE NO. 2, CITY OF PEARLAND, TEXAS

Mr. Rick Overgaard
 Pearland Economic Development Corporation
 3519 Liberty Drive
 Pearland, TX 77581

Client/Matter: PRZ002-01
 Statement Number: 82164
 Billing Attorney: Lynne B. Humphries

General

Professional Fees

Fees for services posted through July 15, 2016, as follows:

<u>Date</u>	<u>Professional</u>		<u>Hours</u>
06/29/16	Lynne B. Humphries	Follow up and work related to upcoming Board of Directors meeting and agenda items	0.25
06/30/16	Tracie Brownlee	Review district email regarding action needed on agenda.	0.25
06/30/16	Lynne B. Humphries	Follow up regarding hiring an administrator, or hiring someone to assist with certain administrative duties for the Tax Increment Reinvestment Zone	0.25
07/07/16	Tracie Brownlee	Email correspondence regarding date of annual meeting	0.25
07/12/16	Tracie Brownlee	Review and forward email correspondence regarding schedule of annual meeting	0.25
07/14/16	Tracie Brownlee	Telephone conference regarding drafting of letter financing agreement.	0.25

Total Fees: 347.50

RATE SUMMARY

<u>Professional</u>	<u>Title</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Tracie Brownlee	Legal Assistant	170.00	1.00	170.00
Lynne B. Humphries	Partner	355.00	0.50	177.50

Total Fees:	\$	347.50
Total Expenses and Other Items:	\$	0.00
Total Amount Due:	\$	347.50

ALLEN BOONE HUMPHRIES ROBINSON LLP

To contact the ABHR Billing Department, please call 713-860-6400 or email at billing@abhr.com

July 21, 2016

REINVESTMENT ZONE NO. 2, CITY OF PEARLAND, TEXAS

General

Client/Matter: PRZ002-01
Statement Number: 82164
Billing Attorney: Lynne B. Humphries

REMITTANCE PAGE

Fees for services posted through July 15, 2016	347.50
Expenses and Other Items posted through July 15, 2016	0.00
Total Amount Due:	\$347.50

Please return this page with your payment to the remittance address below.

**Allen Boone Humphries Robinson LLP
PO Box 4346
Department 90
Houston, TX 77210-4346**

*Checks should be made payable to Allen Boone Humphries Robinson LLP
Please include the invoice number on your check
Total amount payable in U.S.dollars*

V# 2731

LJA Engineering, Inc.

RECEIVED
FINANCE DEPARTMENT



2929 Briarpark Drive
Suite 600
Houston, TX 77042

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com

2016 JUL 11 PM 1:39

Claire Manthei
Pearland TIRZ #2
c/o City of Pearland
3519 Liberty Drive
Pearland, TX 77581

Arnae 7-12-16

Approved: <i>[Signature]</i>	Date: July 01, 2016
Acct# 930-610.100 5422.160	Project# Amt. Project No: 1546-0000 Invoice No: 201607082
Acct#	Project# Amt. Services

Project 1546-0000

Pearland TIRZ #2 Prj. Coord.

For Services Rendered Through 6/24/2016

Phase 010 - Coordination (TIRZ)

Engineering Services

	Billed Hours	Billing Rate	Current Billing
CADD Technician Dimas, Omar	2.00	52.71	\$105.42
Department Head Ross, James	3.50	143.00	\$500.50
	5.50		\$605.92
Total Labor			\$605.92
		Total This Phase	\$605.92

Phase 101 - Maps & Exhibits

Engineering Services

	Billed Hours	Billing Rate	Current Billing
CADD Technician Dimas, Omar	1.00	79.69	\$79.69
	1.00		\$79.69
Total Labor			\$79.69
		Total This Phase	\$79.69

Phase Z99 - Reimbursable Expenses

Reimbursable Expenses

Postage/Delivery		\$69.65	
Total Reimbursables		\$69.65	\$69.65
		Total This Phase	\$69.65
	Total Amount Due		\$755.26

Approved By: James Ross
James Ross

Billing Backup

Thursday, July 07, 2016

LJA Engineering, Inc.

Invoice 201607082 Dated 06/24/16

01:41 PM

Project 1546-0000

Project 1546-0000

Phase 010 - Coordination (TIRZ)

Engineering Services

		Billed Hours	Billing Rate	Current Billing	
Department Head					
091	Ross, James	6/20/2016	1.50	143.00	\$214.50
				New TIRZ LFA for thoroughfare in Reserve at Shadow Creek	
091	Ross, James	6/23/2016	2.00	143.00	\$286.00
				New TIRZ LFA for thoroughfare in Reserve at Shadow Creek	
CADD Technician					
828	Dimas, Omar	3/28/2016	2.00	52.71	\$105.42
				LFA	
				13-06-002	
				14-06-001	
				14-06-002	
			5.50		\$605.92
Total Labor					\$605.92
Total This Phase					\$605.92

Phase 101 - Maps & Exhibits

Engineering Services

		Billed Hours	Billing Rate	Current Billing	
CADD Technician					
828	Dimas, Omar	6/10/2016	1.00	79.69	\$79.69
				TIRZ- 14-06-001 13-06-002	
			1.00		\$79.69
Total Labor					\$79.69
Total This Phase					\$79.69

Phase Z99 - Reimbursable Expenses

Reimbursable Expenses

Postage/Delivery

P107895

6/16/2016 Ticket 776485300517

\$69.65

Total Reimbursables**\$69.65****\$69.65****Total This Phase****\$69.65****Total Amount Due****\$755.26**

PEARLAND TIRZ #2
APPROVAL OF INVOICES FOR PAYMENT
Sep-16

EXHIBIT B

<u>VENDOR</u>	<u>INVOICE NUMBER</u>	<u>INVOICE DATE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
LJA Engineering, Inc	201505688	06/18/2015	Engineering services	\$ 2,604.95
FedEx	5-509-26533	08/11/2016	Package Delivery	93.90
LJA Engineering, Inc	201608831	09/02/2016	Engineering services	121.94
ABHR	83213	09/20/2016	Legal Services	<u>6,408.67</u>
Total				\$ 9,229.46

Invoices Attached

LJA Engineering, Inc.



2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, TX 77042 www.ljaengineering.com

Claire Manthei
Pearland TIRZ #2
c/o City of Pearland
3519 Liberty Drive
Pearland, TX 77581

June 18, 2015
Project No: 1546-0000
Invoice No: 201505688

Project 1546-0000 Pearland TIRZ #2 Prj. Coord. Services

For Services Rendered Through 6/12/2015

Phase 010 - Coordination (TIRZ)

Engineering Services

	Billed Hours	Billing Rate	Current Billing	
CADD Technician				
Dimas, Omar	15.00	49.73	\$745.95	
Department Head				
Ross, James	13.00	143.00	\$1,859.00	
	28.00		\$2,604.95	
Total Labor				\$2,604.95
		Total This Phase		\$2,604.95
		Total Amount Due		\$2,604.95

Approved By: 
James Ross

Billing Backup

Thursday, June 18, 2015

LJA Engineering, Inc.

Invoice 201505688 Dated 06/12/15

11:41 AM

Project 1546-0000

Project 1546-0000

Phase 010 - Coordination (TIRZ)

Engineering Services

			Billed Hours	Billing Rate	Current Billing
CADD Technician					
828	Dimas, Omar	6/1/2015	8.00	49.73	\$397.84
TIRZ LFA # 12-06-001					
828	Dimas, Omar	6/2/2015	2.00	49.73	\$99.46
TIRZ LFA # 12-06-001					
828	Dimas, Omar	6/3/2015	1.00	49.73	\$49.73
TIRZ LFA # 12-06-001					
828	Dimas, Omar	6/8/2015	1.00	49.73	\$49.73
LFA_12-06-001					
828	Dimas, Omar	6/10/2015	1.00	49.73	\$49.73
LFA_12-06-001					
828	Dimas, Omar	6/11/2015	2.00	49.73	\$99.46
LFA_12-06-001					
Department Head					
091	Ross, James	6/1/2015	4.00	143.00	\$572.00
LFA 12-06-001 Reimbursement Submittal					
091	Ross, James	6/2/2015	1.50	143.00	\$214.50
LFA 12-06-001 Reimbursement Submittal					
091	Ross, James	6/3/2015	3.00	143.00	\$429.00
LFA 12-06-001 Reimbursement Submittal					
091	Ross, James	6/8/2015	2.00	143.00	\$286.00
Back-up documentation for LFA 12-06-001					
091	Ross, James	6/9/2015	2.50	143.00	\$357.50
Back-up documentation for LFA 12-06-001					
			28.00		\$2,604.95
Total Labor					\$2,604.95
Total This Phase					\$2,604.95
Total Amount Due					\$2,604.95



TIRE

FedEx Billing Online

Tracking ID Details

[Back](#)

Tracking ID Summary

[Help](#) [Hide](#)

Billing Information

Tracking ID no. 804117671222
 Invoice no. 5-509-26533
 Account no. 1176-4278-0
 Ship date 08/04/2016
 Invoice date 08/11/2016
 Due date 08/26/2016
Tracking ID Balance due \$93.90
 Status Past Due

Messages

Package Delivered to Recipient Address - Release A [Read More..](#)
 Distance Based Pricing, Zone 6
 Fuel Surcharge - FedEx has applied a fuel surcharg [Read More..](#)

[View Invoice History](#)

[View signature proof of delivery](#)

Transaction Details

[Help](#) [Hide](#)

Sender Information

CITY OF PEARLAND
 3519 LIBERTY DR
 PEARLAND TX 77581-5416
 US

Recipient Information

GARY COOK
 -
 8 LUCKY STAR
 PARK CITY UT 84060
 US

Shipment Details

Ship date 08/04/2016
 Payment type Shipper
 Service type FedEx First Overnight

Charges

Transportation Charge 83.96
 Declared Value Charge 0.00
 Fuel Surcharge 2.29

Zone 06
 Package type FedEx Pak
 Weight 1.00 lbs
 Pieces 1
 Meter No.
 Declared value \$10.00

Courier Pickup Charge 4.00
 Residential Delivery 3.65
 Weekday Delivery 0.00
Total charges \$93.90

[Enter promo code](#)

Original Reference

Customer reference no. NO REFERENCE INFORMATION
 Department no.
 Reference #2
 Reference #3

Proof of Delivery

Delivery date 08/05/2016 10:50
 Service area code A5
 Signed by see above

[View signature proof of delivery](#)

Updated Reference [Edit](#)

Customer reference no.
 Department no.
 Reference #2
 Reference #3

Cost Allocation Reference [Edit](#)

Cost allocation
 Shipment Notes

[Back](#)

LJA Engineering, Inc.



2929 Briarpark Drive Phone 713.953.5200
 Suite 600 Fax 713.953.5026
 Houston, TX 77042 www.ljaengineering.com

Claire Manthei
 Pearland TIRZ #2
 c/o City of Pearland
 3519 Liberty Drive
 Pearland, TX 77581

September 02, 2016
 Project No: 1546-0000
 Invoice No: 201608831

Project 1546-0000 Pearland TIRZ #2 Prj. Coord. Services

For Services Rendered Through 8/26/2016

Phase 010 - Coordination (TIRZ)

Engineering Services

	Billed Hours	Billing Rate	Current Billing	
Grad Engineer I				
Dimas, Omar	1.50	81.29	\$121.94	
	1.50		\$121.94	
Total Labor				\$121.94
		Total This Phase		\$121.94
		Total Amount Due		\$121.94

Approved By: James Ross
 James Ross

Aracae *9.6.16*

Approved:		Date:
Acct#	Project#	Amt.
Acct#	Project#	Amt.

RECEIVED
 OFFICE DEPARTMENT
 09/06 SEP -6 PM 1:42

Billing Backup

Thursday, September 01, 2016

LJA Engineering, Inc.

Invoice 201608831 Dated 08/26/16

10:56 AM

Project 1546-0000

Project 1546-0000

Phase 010 - Coordination (TIRZ)

Engineering Services

		Billed Hours	Billing Rate	Current Billing	
Grad Engineer I					
828 Dimas, Omar	8/3/2016	1.50	81.29	\$121.94	
	LFA # 14-06-002	1.50		\$121.94	
Total Labor					\$121.94
Total This Phase					\$121.94
Total Amount Due					\$121.94



ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

September 20, 2016

REINVESTMENT ZONE NO. 2, CITY OF PEARLAND, TEXAS

Mr. Rick Overgaard
Pearland Economic Development Corporation
3519 Liberty Drive
Pearland, TX 77581

Client/Matter: PRZ002-01
Statement Number: 83213
Billing Attorney: Lynne B. Humphries

General

Professional Fees

Fees for services posted through August 31, 2016, as follows:

Table with 4 columns: Date, Professional, Description, Hours. Rows include entries for Tracie Brownlee, Susan Hostetler, Lynne B. Humphries, and Beth King, detailing various professional services and their corresponding hours.

		meeting	
07/25/16	Lynne B. Humphries	Receive and review and exchange of emails regarding agenda for the upcoming August 8, 2016 Board of Directors meeting of the TIRZ	0.25
07/28/16	Tracie Brownlee	Telephone conference with engineer regarding developer information to complete letter financing agreement for Roadway to serve Reserve at Shadow Creek	1.00
07/28/16	Susan Hostetler	Work on information needed for upcoming Board of Directors meeting and financing agreements for Zone projects	0.50
07/28/16	Lynne B. Humphries	Work related to preparation or the Board of Directors meeting on August 11, 2016.	0.25
07/29/16	Tracie Brownlee	Email correspondence regarding developer information for Roadway to Serve Reserve at Shadow Creek	0.25
08/01/16	Tracie Brownlee	Review information for completion of letter of financing agreement; email correspondence regarding same	0.25
08/01/16	SHARED FEES	Ongoing communication with State Comptroller's Office regarding website preparation for annual filings pursuant to HB1378 related to fiscal transparency; internal development of procedures and training for same	0.25
08/01/16	Lynne B. Humphries	Provide instructions regarding the Letter Financing Agreement needed to be approved at the Board of Directors meeting on August 8, 2016	0.25
08/02/16	Tracie Brownlee	Research and email correspondence regarding letter financing agreement for Roadway to Serve Reserve at Shadow Creek; revise draft of same	1.00
08/02/16	Lynne B. Humphries	Review and revise the Letter Financing Agreement with CCAS Reserve Holdings LLC for roadway to serve reserve at Shadow Creek Ranch; follow up with District's engineer.	0.25
08/03/16	Tracie Brownlee	Research to compile attachment for letter financing agreement for Roadway to Serve Shadow Creek; update Zone's file in accordance with Record's Management Act; send completed letter financing agreement to City of Pearland for meeting	1.50
08/03/16	Lynne B. Humphries	Work on the agenda request needed for the August 8, 2016 Board of Directors meeting	0.25
08/04/16	Tracie Brownlee	Draft agenda request to City of Pearland, including research Zone files and telephone conference with previous Zone legal assistant	1.00
08/05/16	Tracie Brownlee	Review Zone email and update file in accordance with Record's Management Act	0.25
08/05/16	Susan Hostetler	Assist in preparation for Board of Directors meeting and documents for same	0.25
08/08/16	Tracie Brownlee	Review mail and update files in accordance with Records Management Act	0.25
08/08/16	Lynne B. Humphries	Discussions regarding changes that need to be made to the Annual Report; Prepare for, review the meeting and action files, and attend regular Board of Directors meeting; follow	2.75

		up notes regarding pending Tax Increment Reinvestment Zone business and action items; make notes for preliminary agenda items for next Board of Directors meeting; discussions with City of Pearland, Texas Attorney regarding changes to the Annual Report presented to City of Pearland, Texas Council tonight; follow up with Assistant City Manager Jon Branson regarding same; attend portion of City of Pearland, Texas Council meeting where the Annual Report is presented	
08/09/16	Hannah Brook	Follow up regarding director matters, review of information regarding director terms and appointments. Follow up with respect to review of information for annual report. Attention to additional information for agenda items for discussion at upcoming Board meeting. Follow up with respect to developer reimbursement information and related auditor information. Follow up regarding bank information for depository pledge agreement	1.00
08/09/16	Tracie Brownlee	Review agenda packet and attorney's notes for annual meeting of August 8, 2016; follow up on Director matters, agenda items for next meeting, and updates for 2016 annual report; email correspondence to provide requested information to Zone consultant	2.25
08/09/16	Lynne B. Humphries	Follow up from Board of Directors meeting regarding action items requested by the Board, and the City, including director terms, director replacements for resigned directors, agenda items for next meeting, reimbursement update needed from auditor, getting City of Pearland, Texas to consider options for investment of ISD suspense funds using a Depository Pledge Agreement, improvements to Annual Report, and presentations needed to participant tax entities	1.00
08/10/16	Hannah Brook	Follow up regarding director matters, review of information regarding director terms and appointments. Follow up regarding bank information for depository pledge agreement	0.50
08/10/16	Tracie Brownlee	Request documents from City of Pearland regarding resignation and appointment of director; research regarding directors terms; request final version of 2015 Annual Report; telephone conference and research regarding Depository Pledge Agreement with local banks	1.50
08/10/16	Lynne B. Humphries	Receive and review final version of the Annual Report to be given to all participants	0.25
08/10/16	Hope Jeffers	Provide Legal Assistant with guidance regarding Depository Pledge Agreement forms and procedures	0.25
08/11/16	Hannah Brook	Follow up with information related to director terms and appointment of directors. Follow up regarding depository information for possible use of bank for deposit of funds	0.50
08/11/16	Tracie Brownlee	Review form for Depository Pledge Agreement with Heritage Bank; update District's file in accordance with Record's Management Act; prepare Depository Pledge Agreement form and send to City of Pearland	0.50

08/11/16	Lynne B. Humphries	Follow up with City of Pearland, Texas Finance Director regarding possibilities for investing the Alvin ISD suspense funds and forms of Depository Pledge Agreement used with Heritage Bank, as well as others who might be interested in funds	0.25
08/11/16	Hope Jeffers	Provide information regarding Heritage Bank for Depository Pledge Agreement planning	0.25
08/12/16	Tracie Brownlee	Review email received for Zone	0.25
08/12/16	Lynne B. Humphries	Receive and review and exchange of emails with Rick Overgaard at the City of Pearland, Texas regarding contact information at Heritage Bank	0.25
08/26/16	Hannah Brook	Follow up with respect to information for director inquiry regarding committee	0.25
08/29/16	Tracie Brownlee	Work on attempt to appoint new director to the Board of the City of Pearland Tax Increment Reinvestment Zone No. 2; review document outlining appointments and terms of Board members; draft chart of Zone directors and terms, including research Zone's files; email correspondence to request review of draft minutes from most recent Board meeting and documentation of recent resignation and appointment of Director	1.75
08/30/16	Lynne B. Humphries	Discussion with Director Cook regarding a meeting of the zone; Review summary of activity from last month and instruction to legal assistant regarding additional action to be taken.	0.25
08/31/16	Tracie Brownlee	Review email correspondence regarding application of House Bill 1295 to tax increment reinvestment zone	0.25
08/31/16	Marguerite Sharp	Review, sort, and add documents into zone records in accordance with Records Management Act	0.25

Total Fees: 6,255.32

Expenses and Other Items

Expenses and Other Items posted through August 31, 2016, as follows:

06/10/16	JNH	Archive Retrieval	152.75
08/02/16		Photocopy Charges	0.60
Total Expenses and Other Items:			153.35

RATE SUMMARY

<u>Professional</u>	<u>Title</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Hannah Brook	Attorney	430.00	2.25	967.50
Tracie Brownlee	Legal Assistant	170.00	13.75	2,337.50
SHARED FEES		72.12	0.25	18.03
SHARED FEES		104.16	0.25	26.04
Susan Hostetler	Legal Assistant	300.00	1.50	450.00
Lynne B. Humphries	Partner	355.00	6.50	2,307.50
Hope Jeffers	Legal Assistant	170.00	0.50	85.00
Beth King	E-Filer	95.00	0.25	23.75
Marguerite Sharp	E-Filer	160.00	0.25	40.00

Total Fees:	\$	6,255.32
Total Expenses and Other Items:	\$	153.35
Total Amount Due:	\$	6,408.67

ALLEN BOONE HUMPHRIES ROBINSON LLP

To contact the ABHR Billing Department, please call 713-860-6400 or email at billing@abhr.com

September 20, 2016

REINVESTMENT ZONE NO. 2, CITY OF PEARLAND, TEXAS

Client/Matter: PRZ002-01
Statement Number: 83213
Billing Attorney: Lynne B. Humphries

General

REMITTANCE PAGE

Fees for services posted through August 31, 2016	6,255.32
Expenses and Other Items posted through August 31, 2016	153.35
Total Amount Due:	\$6,408.67

Please return this page with your payment to the remittance address below:

**Allen Boone Humphries Robinson LLP
PO Box 4346
Department 90
Houston, TX 77210-4346**

*Checks should be made payable to Allen Boone Humphries Robinson LLP
Please include the invoice number on your check
Total amount payable in U.S.dollars*

**AGENDA REQUEST
TAX INCREMENT REINVESTMENT ZONE NO. 2
PEARLAND, TEXAS**

AGENDA OF: 09/26/2016	ITEM NO.: NB No. 3
DATE SUBMITTED: 9/21/2016	REPRESENTING: ABHR
PREPARED BY: Cynthia Pearson	PRESENTOR: Lynne Humphries
SUBJECT: Receive preliminary update on recapitulation of remaining Developer Reimbursements, and approve any Developer Reimbursement Audits for outstanding reimbursements, if any.	
EXHIBITS: Chart of outstanding LFAs to be provided at the meeting	
EXPENDITURE REQUIRED: Will be discussed at the meeting PROJECT: N/A	

EXECUTIVE SUMMARY

The Tax Increment Reinvestment Zone(TIRZ) has approved many Reimbursement Agreements and Letter Financing Agreements with multiple developers and with the City of Pearland to wherein such parties agreed to pre-finance design and construction of Zone improvements. As construction of these projects is completed, the engineer, auditor, and legal counsel review the construction projects and approve them for reimbursement. Once such approval is obtained, the projects are placed in line, waiting for reimbursement to be made as increment becomes available to either make cash reimbursement from the Zone's funds or to issue bonds payable from Zone Increment Revenue. In accordance with all prior agreements between the Zone and the City of Pearland, priority is given to reimbursement of the Master Developer, Shadow Creek Ranch Development Company. After the Master Developer is reimbursed, further reimbursements are made in the order the projects are completed. Currently, the Zone auditor keeps a list of outstanding reimbursement due.

RECOMMENDED ACTION

Consideration and approval of developer reimbursement audits for outstanding reimbursements, if any.

**AGENDA REQUEST
TAX INCREMENT REINVESTMENT ZONE NO. 2
PEARLAND, TEXAS**

AGENDA OF: 09/26/2016	ITEM NO.: NB No. 4
DATE SUBMITTED: 9/21/2016	REPRESENTING: Senator Larry Taylor
PREPARED BY: Cynthia Pearson	PRESENTOR: Lynne Humphries
SUBJECT: Receive report on terms of Directors, recognize appointment by Senator Larry Taylor of new Director to Position 1, and approve new Invoice Committee.	
EXHIBITS: Resume	
EXPENDITURE REQUIRED: None PROJECT: N/A	

EXECUTIVE SUMMARY

The Tax Increment Reinvestment Zone (TIRZ) operates with 9 directors. Directors in Positions 3-9 serve 2-year terms. Position 3 is appointed by the Mayor, subject to City Council approval, for a one-year term. Positions 1 and 2 are appointed by the State Senator and Representative, and therefore, term limits do not apply.

The Invoice Committee exists to review and approve the payment of invoices as they are submitted. Invoice are then ratified by the full TIRZ Board when they meet. The committee consists of three members, and is currently down to one.

RECOMMENDED ACTION

Recognition of Florida Dotson, Senator Larry Taylor's appointment to Position 1 Director. Consideration and approval of Invoice Committee.

Florida S. Dotson

P.O. Box 84718
Pearland, Texas 77584

PROFESSIONAL EXPERIENCE

Pathway Consulting Services **Pearland, Texas** **1995 - Present**

Utility Consultant

- Provide utility project management services to coordinate the installation of power, natural gas and communication facilities in right-of-way and easements within commercial and residential developments.
- Oversee the review of utility adjustment requirements and resolve challenging project technical and compliance issues.
- Evaluate alternatives, research issues, minimize construction costs and prepare reports.
- Interpret utility policies and develop practices to enhance developer activities and ensuring compliance with utility, municipality and other regulatory requirements
- Monitor construction and removal requirements, estimates and project schedules.
- Address and resolve conflicts as required to create, maintain and improve project coordination efforts.
- Identify and implement processes and procedures to improve process coordination, implementation and increase efficiency.
- Assist in planning, identifying and acquiring necessary easements for utility installations.

Real Estate Broker **Houston, Texas** **2002 - Present**

- Initiate and monitor commercial, residential and land acquisition, sales and lease transactions.
- Develop, review and negotiate property offers and counter offers.
- Review appraisals, land surveys and title documents for property transactions.

Enron Energy Services **Houston, Texas** **1997 - 1999**

Project Manager – Power

- Managed a client portfolio comprised of over 26 major Lucent Technologies sites nationwide, serving as primary contact for all functional areas of Enron.
- Negotiated contracts investigated and advised client regarding savings opportunities leading to contracts representing energy savings totaling \$5.4 million annually.

Houston Lighting and Power Co. **Houston, Texas** **1981 - 1995**

District Manager

- Directed the operation of one of the largest district offices to provide electric utility service within a four city area.
- Planned, scheduled and monitored district construction activities for residential, commercial and industrial customers to ensure compliance with company procedures and policies and meet customer requirements.
- Supervised project management, construction, customer service and bill payment center personnel developing and maintaining key relationships with developers, contractors and city officials.

EDUCATION

University of Texas at El Paso

El Paso, Texas

Bachelor of Science in Electrical Engineering

LICENSES

Texas Real Estate Broker

COMMUNITY INVOLVEMENT

Shadow Creek Ranch / Village of Biscayne Bay HOA (2014 - Present)

President (2016)

Architectural Review Committee / Chairperson (2015 – Present)

Pearland Municipal Management District No. 1 / Secretary (2009 – Present)

Pearland ISD Board of Trustees / President (2006 – 2009)

Rotary Club of 288 Corridor (2005 – 2013)

Pearland Area Chamber / Board of Directors (2003 – 2006)

**AGENDA REQUEST
DEVELOPMENT AUTHORITY OF PEARLAND
PEARLAND, TEXAS**

AGENDA OF: 9/26/2016	ITEM NO.: NB No. 5
DATE SUBMITTED: 9/21/16	REPRESENTING: City of Pearland
PREPARED BY: Cynthia Pearson	PRESENTOR: John Robuck
SUBJECT: Discussion and update on Tax Increment Series 2016 Bonds	
EXHIBITS: Overview Presentation	
EXPENDITURE REQUIRED: None PROJECT: N/A	

EXECUTIVE SUMMARY

Pursuant to a Tri-Party Agreement with the City, the Tax Increment Reinvestment Zone (TIRZ) #2, and the Development Authority, (Resolution R2004-170) dated October 11, 2004, the Development Authority facilitates the TIRZ plan and assists with the reimbursement to the developers of certain project costs that are identified in the TIRZ plan through the issuance of bonds or other monies available to the Authority.

The Authority uses the TIRZ property tax increments that are provided by the participating entities in the zone; the City, Alvin ISD, Brazoria County, and Fort Bend County, to finance the reimbursements to the developers. Letter of Financing Agreements between the TIRZ and the developers are approved pursuant to the project plan and the amount for reimbursement is placed in line for reimbursement upon completion of the infrastructure, audit of the actual expenditures, and approval by the TIRZ Board.

As of June 2016, there is \$173,694,345 in actual costs, excluding interest, that have been approved for reimbursement, of which \$141,822,560 has been paid through a combination of issuing bonds or using cash on hand, leaving a balance of \$31,871,785 yet to be reimbursed, excluding interest due.

BACKGROUND

Each year, BOSC Inc., the Authority's financial advisor, analyzes the property values and subsequent tax increment, to determine if the valuation on the ground will support the issuance of additional debt. Based on property values estimated as of 7/01/2016 and financial analysis prepared by BOSC, Inc, the Authority can competitively bid a private placement sale in the estimated amount of \$11,910,000 based on 2.75% indicative pricing. A private placement keeps bond closing costs to a minimum and negates the need for a reserve on the bonds, which increases the amount available to the developer. Estimated

amount to the developer under a competitive private placement is \$11,722,500, net of \$187,500 for bond issuance costs.

BOSC Inc. the Authority's financial advisor will present the financial analysis, estimated savings, and total sources and uses of funds.

Based on the boards direction, bid forms and term sheets will be prepared and distributed with competitive bids due on Friday October 7, 2016. Approval of the bond sale with the Authority and City Council would be on Monday, October 10th with bond closing on November 15, 2016.

The actual amount of bonds sold will be determined on the day of sale, based on the competitive bids received.

RECOMMENDED ACTION

Review and discussion on potential bond sale Series 2016.



Development Authority of Pearland

Overview of:

\$11,910,000* Tax Increment Contract Revenue Bonds, Series 2016

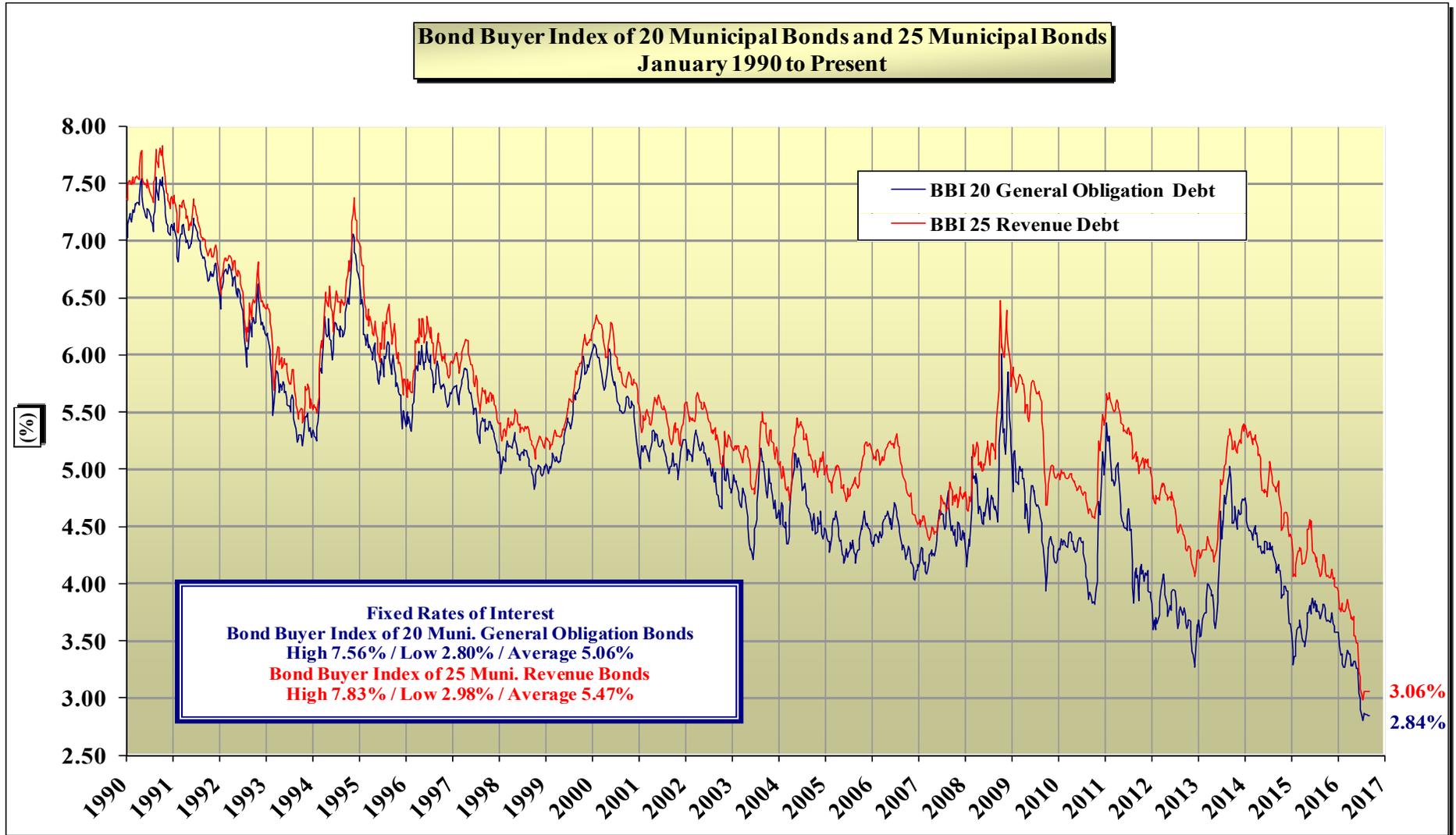
September 26, 2016

* Preliminary, subject to change.



Development Authority of Pearland

Current Market Conditions



The BBI 20 is published every Thursday. The rate consists of general obligation bonds maturing in 20 years with an average rating equivalent to Moody's "Aa2" and S&P's "AA." The BBI 25 is also published every Thursday. The rate consists of revenue bonds maturing in 30 years with an average rating equivalent to Moody's "A1" and S&P's "A+".



Development Authority of Pearland

Estimated Sources and Uses of Funds

Private Placement (Market Indication)

Principal Amount of the Bonds:		\$11,910,000
Less: Expenses:		(187,500)
Co-Bond Counsel (Andrews Kurth LLP)	55,000	
Co-Bond Counsel (ABHR LLP)	55,000	
Financial Advisor	53,500	
Attorney General Fee	9,500	
Paying Agent/Trustee	6,000	
Bank Counsel	3,500	
Miscellaneous	5,000	
Total Proceeds (Developer Reimbursement):		\$11,722,500

"All Cost" True Interest Rate (a): **2.997%**

Average Life: 7.317 Years

Sale Date: October 10, 2016
 Delivery Date: November 15, 2016

(a) Includes transaction costs.



Development Authority of Pearland

Estimated Debt Service Requirements

Fiscal Year Ending (9/30)	Current Total Debt Service	Plus: The Series 2016 Bonds			Total Debt Service
		Principal *	Interest (a)	Total	
2016	\$7,136,659				\$7,136,659
2017	7,443,144	\$280,000	\$260,200	\$540,200	7,983,344
2018	7,440,158	965,000	319,825	1,284,825	8,724,983
2019	7,442,997	985,000	293,288	1,278,288	8,721,284
2020	7,041,437	855,000	266,200	1,121,200	8,162,637
2021	7,041,317	880,000	242,688	1,122,688	8,164,005
2022	7,041,885	900,000	218,488	1,118,488	8,160,372
2023	7,045,427	925,000	193,738	1,118,738	8,164,165
2024	7,041,254	955,000	168,300	1,123,300	8,164,554
2025	7,042,133	980,000	142,038	1,122,038	8,164,170
2026	7,042,790	1,005,000	115,088	1,120,088	8,162,877
2027	7,043,088	1,030,000	87,450	1,117,450	8,160,538
2028	7,042,840	1,060,000	59,125	1,119,125	8,161,965
2029	7,041,856	1,090,000	29,975	1,119,975	8,161,831
Totals	\$99,886,981	\$11,910,000	\$2,396,400	\$14,306,400	\$114,193,381

* Preliminary, subject to change. Generates \$11,722,500 in proceeds to the Authority.

(a) Interest estimated at 2.75% based on an indication rate as of September 13, 2016. For illustrative purposes only.



Development Authority of Pearland

Debt Service Requirements: Bond Issue Parameters and Coverage Requirements For Fiscal Year 2017 - Based on Certified Appraised Values as of January 1, 2016 For Years 2018 – 2029 – Based on Estimated Appraised Values as of July 1, 2016

Year Ending 9/30	City of Pearland			Brazoria County			Fort Bend County			Total Collections	Coverage 125%	DAP Current Debt	Plus: \$11,910,000 Series 2016 (a)	Total Debt Requirements
	Participation	Tax Rate	Collections	Participation	Tax Rate	Collections	Participation	Tax Rate	Collections					
			Estimated Value: \$2,629,902,934			Estimated Value: \$1,903,297,299			Estimated Value: \$475,465,311					
			1998 Base Year Value: (7,172,980)			1998 Base Year Value: (4,143,160)			1998 Base Year Value: (3,029,820)					
			Est. Captured Value: \$2,622,729,954			Est. Captured Value: \$1,899,154,139			Est. Captured Value: \$472,435,491					
2016	36%	0.255000	5,196,569	38%	0.135900	2,076,460			0.468075	1,652,214	8,925,243	7,140,195	7,136,659	7,136,659
2017	36%	0.255000	5,715,104	38%	0.135900	2,309,847			0.468075	1,958,356	9,983,308	7,986,646	7,443,144	7,983,344
2018	36%	0.255000	6,353,563	38%	0.135900	2,451,903			0.468075	2,100,785	10,906,251	8,725,001	7,440,158	8,724,983
2019	36%	0.255000	6,353,563	38%	0.135900	2,451,903	2019-2028	0.312050	2,100,785	10,906,251	8,725,001	7,442,997	1,284,825	8,721,284
2020	36%	0.255000	6,353,563	38%	0.135900	2,451,903		0.312050	1,400,523	10,205,989	8,164,792	7,041,437	1,278,288	8,162,637
2021	36%	0.255000	6,353,563	38%	0.135900	2,451,903		0.312050	1,400,523	10,205,989	8,164,792	7,041,317	1,121,200	8,164,005
2022	36%	0.255000	6,353,563	38%	0.135900	2,451,903		0.312050	1,400,523	10,205,989	8,164,792	7,041,885	1,122,688	8,160,372
2023	36%	0.255000	6,353,563	38%	0.135900	2,451,903		0.312050	1,400,523	10,205,989	8,164,792	7,045,427	1,118,488	8,164,165
2024	36%	0.255000	6,353,563	38%	0.135900	2,451,903		0.312050	1,400,523	10,205,989	8,164,792	7,041,254	1,118,738	8,164,554
2025	36%	0.255000	6,353,563	38%	0.135900	2,451,903		0.312050	1,400,523	10,205,989	8,164,792	7,042,133	1,123,300	8,164,170
2026	36%	0.255000	6,353,563	38%	0.135900	2,451,903		0.312050	1,400,523	10,205,989	8,164,792	7,042,790	1,122,038	8,162,877
2027	36%	0.255000	6,353,563	38%	0.135900	2,451,903		0.312050	1,400,523	10,205,989	8,164,792	7,043,088	1,120,088	8,160,538
2028	36%	0.255000	6,353,563	38%	0.135900	2,451,903		0.312050	1,400,523	10,205,989	8,164,792	7,042,840	1,117,450	8,161,965
2029	36%	0.255000	6,353,563	38%	0.135900	2,451,903		0.312050	1,400,523	10,205,989	8,164,792	7,041,856	1,119,125	8,161,831
Total:											\$99,886,981	\$14,306,400	\$114,193,381	

(a) Generates \$11,722,500 in proceeds to the Authority. Based on an estimated rate of 2.75%.
Collection rate of 95%. Appraised value estimates provided by Assessments of the Southwest.

Average Annual: 8,156,670



Development Authority of Pearland

Tentative Schedule of Events

\$11,910,000*

Tax Increment Contract Revenue Bonds, Series 2016

September - 2016						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October - 2016						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

November - 2016						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

<u>Date</u>	<u>Action</u>	<u>Role</u>
Tuesday, September 20 th	Prepare Private Placement Bid Form / Term Sheet	BOKF, ABHR, AK, DAP
Monday, September 26 th	DAP Meeting to Review Schedule of Events	BOKF, DAP
Tuesday, September 27 th	Distribute Private Placement Bid Form / Term Sheet	BOKF, ABHR, AK, DAP
Friday, October 7 th	Private Placement Bids Due	BOKF
Monday, October 10 th	DAP Board Approves Sale (Bond Pricing) City Council Meeting to Approve Sale	BOKF, ABHR, AK, DAP
Tuesday, November 15 th	Bond Closing	BOKF, ABHR, AK, DAP

PARTICIPANTS

DAP – Development Authority of Pearland
 BOKF – BOK Financial Securities, Inc.
 ABHR – Allen Boone Humphries Robinson LLP
 AK – Andrews Kurth LLP

* Preliminary, subject to change.

**AGENDA REQUEST
TAX INCREMENT REINVESTMENT ZONE NO. 2
PEARLAND, TEXAS**

AGENDA OF: 09/26/2016	ITEM NO.: NB No. 6
DATE SUBMITTED: 9/21/2016	REPRESENTING: TIRZ Board
PREPARED BY: Cynthia Pearson	PRESENTOR: Lynne Humphries
SUBJECT: Discuss and approve contract with Marsh Darcy Partners, Inc. to serve as Zone Administrator through December 31, 2017.	
EXHIBITS: Contract Fee Schedule	
EXPENDITURE REQUIRED: Amount to be determined PROJECT: N/A	

EXECUTIVE SUMMARY

Tax Increment Reinvestment Zones have received some negative press recently in the Texas Legislature, and each session there are many “tweaks” in the TIRZ law. The normal role of the TIRZ attorneys is to give legal advice and review documents. In the past, ABHR has been performing these tasks, such as assistance with agenda review and preparation, the annual report, and the TIRZ reimbursements. They have been asked to perform services related to determining amounts owed and keeping up with them. This contract provides for the Zone Administrator to undertake the role related to full administration and allow the attorneys to provide a more traditional review instead of taking the lead, which will result in a reduction of legal fees. Recently, Tax Increment Reinvestment Zones have received some negative press in the Texas Legislature, and each session there are many “tweaks” in the TIRZ law. Marsh Darcy is a firm that specializes in staying up with the TIRZ laws as they change to properly satisfy the TIRZ obligations and to make it as efficient as it can be.

RECOMMENDED ACTION

Consideration and approval of contract with Marsh Darcy Partners, Inc. to serve as Zone Administrator through December 31, 2017.

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

This Agreement for Professional Consulting Services ("Agreement") is made this ___ day of _____, 2016, between Marsh Darcy Partners, Inc., a Texas Corporation ("MDP") and Tax Increment Reinvestment Zone No. 2, City of Pearland, Texas ("Client" or "TIRZ 2"). In consideration of the mutual promises set forth herein, the parties agree as follows:

SCOPE OF SERVICES / PROJECT OBJECTIVES

MDP will provide professional consulting services ("Project") more fully described in the Scope of Work, Attachment A, attached hereto and made a part of this Agreement.

TERMS AND CONDITIONS

FEES

The labor fee rates to be charged for work to be performed in accordance with the Scope of Services are described in Attachment B (the "Fee Schedule").

REIMBURSABLE EXPENSES

In addition to the labor fees above, the Client agrees to pay MDP monthly for all standard reimbursable expenses incurred by MDP while providing services. Reimbursable expenses incurred by MDP will include, but not be limited to: printing, copying, postage, long distance phone calls, and mileage (maximum allowable IRS rates apply). The Client agrees to pay MDP for actual invoice cost plus 10 % bookkeeping and processing cost.

BILLING/PAYMENT

MDP will invoice monthly based on the hourly fee rates in the Fee Schedule attached. The Client hereby agrees to pay within sixty (60) days receipt of such invoice. In the event any portion of an account remains unpaid ninety (90) days after the invoice date, the Client agrees to immediately pay any and all costs incurred to collect the outstanding balance, including collection and attorney fees.

TERMINATION

This Agreement may be terminated at any time by MDP or Client by giving thirty (30) days written notice by such termination by registered mail to the either party's principal place of business. If this Agreement is terminated, MDP shall be paid in accordance with the provisions of this Agreement for all work performed up to the date of termination, including all reimbursable expenses and reasonable termination expenses.

ENTIRE AGREEMENT

This written Agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties regarding this Agreement. This Agreement may not be amended or modified unless approved in writing by both parties.

ACCEPTANCE

When executed by both parties this Agreement shall evidence the entire agreement between MDP and Client. This document is being executed in two (2) counterpart originals, each of which has the full force and effect of an original.

AGREED AND ACCEPTED THIS ____ DAY OF _____, 2016

Marsh Darcy Partners, Inc.

Tax Increment Reinvestment Zone #2

Sue Darcy

Name: Sue Darcy
Title: President

Name: Kenneth R. Phillips
Title: Chair of the Board of Directors

Attachment "A" (Scope of Work)
Attachment "B" (Fee Schedule)

Attachment “A”

SCOPE OF WORK

PROJECT OBJECTIVES/DESCRIPTION:

MDP has been asked to submit an “on call” services agreement to TIRZ 2 to assist in the administration of the TIRZ.

SERVICES/DELIVERABLES:

Task 1) Assistance in coordinating preparation of agendas, quorums, and staffing of meetings of the board of directors;

Task 2) From time to time, update financial projections of the TIRZ; confirm record of letter of finance agreements (“LFA’s”) and establish tracking system for reimbursed and non-reimbursed; provide estimate of potential funding capacities based on update TIRZ revenue, outstanding debt service requirements, and unreimbursed LFA’s;

Task 3) Coordinate production of the TIRZ 2 Annual Report; distribute Annual Report to participating jurisdictions and State agencies as required by statute;

Task 4) Provide other such services as may be requested by Client from time to time

FEES:

MDP will invoice Client on the hourly fee rates shown on Attachment “B”

Attachment B

FEE SCHEDULE

Effective Date: January 1, 2016

Consultation, Research, and Analysis Hourly Rate per below

Additional Services, as authorized Hourly Rate per below

Reimbursable Expenses

Sub-Contract work	Cost + 10%
All non-labor expenses	Cost + 10%
Photocopies (black and white)	\$0.05 per page
Photocopies (color) 8.5"x11"	\$0.40 per page
Photocopies (color) over 8.5"x11"	\$0.75 per page
Art Supply Fee, if applicable	1% of Labor Fee as Invoiced
Vehicle travel per mile	Maximum 2016 IRS allowable rate

Hourly Rate

President/Vice President	\$215/hour
Project Manager	\$195/hour
Senior Planner	\$180/hour
Planner/Analyst	\$150/hour
Planner Associate	\$110/hour
Special District Coordinator	\$95/hour
Administrative	\$80/hour