

**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**

January 27, 2026

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 at Hawes Hill & Associates LLP, 9600 Long Point Road, Spring Branch District Conference Room, Suite 250, Houston, Texas 77055, open to the public on Tuesday, January 27, 2026, at 8:00 a.m., and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 – Andy Iversen

Position 2 – John Rickel, *Vice-Chair*

Position 3 – David P. Durham, *Secretary*

Position 4 – Ann T. Givens, *Chair*

Position 5 – Zachary R. Hodges, *Asst. Secretary*

Position 6 – Brad Freels

Position 7 – Dan Moody III

and all of the above were present, with the exception of Director Rickel, thus constituting a quorum. Also present were Scott Bean, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLC; Alia Vinson, and Kachi Aghasili, Allen Boone Humphries Robinson, LLP; and Jennifer Landreville, and Sean Stepanik, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; James Rains, District G; Alan Roman, District A; Muhammad Ali and Derek St. John, HR Green; Jim Webb, The Goodman Corporation; John Pratt, Buker Hill Village; and Andrew Moore. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Andrew Moore.

APPROVE MINUTES FROM DECEMBER 9, 2025, MEETING.

Upon a motion made by Director Iversen, and seconded by Director Durham, the Board voted unanimously to approve the Minutes from the December 9, 2025, Board meeting, as presented.

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Receive update from HR Green.

HR Green's Progress Report is included in the Board materials.

i. Sports Complex, Detention Basin A.

Mr. St. John provided an update on the Sports Complex/Detention Basin A project. He reported the project is a City of Houston project and HR Green is the engineer of record for the City. He reported 90% plans will be submitted to the City for review mid-February. No action from the Board was required.

ii. Westview, Detention Basin C.

Mr. Ali provided an update on the abatement and demolition of the apartments at 10157 Westview. He reported the contractor will be mobilizing in early February and anticipates the abatement and demolition will be complete in 6 months.

1) Consider Interlocal Agreement with City of Houston.

Ms. Vinson reviewed the Interlocal Agreement with the City of Houston regarding the property located at 10157 Westview Drive. She provided an overview of the project description on Exhibit "A." She reported under the Interlocal Agreement the City has agreed to contribute \$2 Million towards the abatement and demolition of the apartments. She provided an overview of the Authority's and City's duties under the Agreement regarding the design and construction of the facilities for the HPD and HFD and upon completion the Authority will convey to the City the joint police and fire station, improvements and property which shall be owned and maintained by the City of Houston. Upon a motion made by Director Durham, and seconded by Director Moody III, the Board voted unanimously to approve the Interlocal Agreement.

iii. Memorial Drive, Phase 2.

Mr. Ali reported design kicked off January 20. No action from the Board was required.

iv. W-140 Briar Branch Expansion

Mr. Ali provided an update on the W-140 Briar Branch Detention project, a copy of the Progress Report is included in the Board materials. He reported the project is 90% complete.

1) Pay Application No. 11, W-140 Detention Basin, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 11, W-140 Detention Basin, from Reytec Construction in the amount of \$686,082.87. He reported he has reviewed the pay application and concurs with the amount and quantities and is recommending it for approval. Upon a motion made by Director Durham, and seconded by Director Hodges, the Board voted unanimously to approve Pay Application No. 11, W-140 Detention Basin, from Reytec Construction in the amount of \$686,082.87, as presented.

b. Receive update from The Goodman Corporation.

Mr. Webb presented Goodman Corporation's Status Report, included in the Board materials. He reported all EPA grant funds have been disbursed for the W-140 Detention Basin expansion project. He provided information on the grant application in pursuit of EDA funding requesting \$5 Million for the design phase of the Westview Detention Basin C project. He reported receipt of a cost reconciliation from TxDOT on the Memorial Drive Phase 1 project in the amount of \$1.1 Million. He reported Goodman is requesting financial assistance from H-GAC. No action from the Board was required.

CONSIDER RESOLUTION RELATING TO ISSUANCE OF BONDS REQUESTING AUTHORIZATION FROM CITY FOR INCREASE IN BOND CAPACITY.

Ms. Vinson reviewed the Resolution Relating to Issuance of Bonds, included in the Board materials. She reported the resolution is requesting authorization from the City to increase the Authority's bond capacity to \$250,000,000. Ms. Magon answered questions regarding the bonding capacity calculated by the financial advisor. Upon a motion made by Director Freels, and seconded by Director Moody III, the Board voted unanimously to approve the Resolution Relating to Issuance of Bonds.

RECEIVE FINANCIAL AND BOOKKEEPER'S REPORT, INCLUDING APPROVAL OF PAYMENT OF INVOICES, REIVEW OF INVESTMENTS, AND PROJECT CASH FLOW REPORTS.

Ms. Landreville presented the Bookkeeper's Report, Quarterly Investment Report, and current invoices for payment, included in the Board materials. Upon a motion made by Director Iversen, and seconded by Director Durham, the Board voted unanimously to accept the Bookkeeper's Report and Quarterly Investment Report; and approved payment of invoices, as presented.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:36 a.m.



Secretary