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 28, 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 LLC, 9600 Long Point Road, Spring Branch District Conference Room, Suite 250, Houston, Texas 77055, open to the public on Tuesday, July 28, 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, *Vice-Chair*
Position 2 – Alex Massa, *Asst. Secretary*
Position 3 – Marlen J. Trujillo
Position 4 – Ann T. Givens, *Chair*
Position 5 – Zachary R. Hodges, *Secretary*
Position 6 – Ben Pisklak
Position 7 – Pete DeLongchamps

and all of the above were present, with the exception of Directors Iversen, and DeLongchamps, thus constituting a quorum. Also present were Scott Bean, Naina Magon, Linda Clayton, and Don Huml, Hawes Hill & Associates, LLC; Alia Vinson, Allen Boone Humphries Robinson, LLP; and Jennifer Landreville, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; James Rains, District G; Council Member Amy Peck, District A; Sonia Soto, Councilmember Carter's Office; Deanna Harrington, District 133; Muhammad Ali, Derek St. John, and Scott Cunningham, HR Green; Sam Hopper, Goodman Corporation; Walker Agnew; Elizabeth Trent; Andrew Halphen; Lois Myers; and Joseph Buie. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.
Public comments were received from Lois Myers.

APPROVE MINUTES FROM JUNE 23, 2026, MEETING.
Upon a motion made by Director Hodges, and seconded by Director Pisklak, the Board voted unanimously to approve the Minutes of the June 23, 2026, Board meeting, as presented.

RECEIVE HR GREEN UPDATES AND RECOMMENDATIONS:
HR Green's Progress Report is included in the Board materials.

a. Sports Complex, Detention Basin A (City of Houston project)
Mr. St. John provided an update regarding the Sports Complex Detention project. He reported the City's contractor expects the benefit cost ratio to be completed by the end of this month. Mr. Ali provided an update on the Barryknoll realignment from Plantation to Gessner. No action from Board was required.

b. Detention Basin C (Westview – Northwest HPD and HFD Public Safety Complex)

Mr. Ali provided an update on the abatement and demolition of the apartments on the property. A copy of the Progress Report is included in the Board materials.

i. Consider Pay Application No. 5, Park on Westview Demolition, from RNDI Companies

Mr. Ali reviewed Pay Application No. 5, Park on Westview Demolition, from RNDI Companies in the amount of $191,619.03. 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 Hodges, and seconded by Director Massa, the Board voted unanimously to approve Pay Application No. 5, Park on Westview Demolition, from RNDI Companies in the amount of $191,619.03, as presented.

ii. Consider HR Green Task Order for CMAR Procurement services.

Upon a motion made by Director Pisklak, and seconded by Director Hodges, the Board voted unanimously to approve HR Green Task Order for CMAR (Construction Manager at Risk) services for the Northwest HPD and HFD Public Safety Complex in the amount of $165,555.25, as presented.

c. Memorial Drive, Phase 2.

Mr. Ali provided an update on Phase 2 Memorial Drive project. No action from Board was required.

d. W-140 Briar Branch Detention Basin.

i. Consider Change Order No. 1, W140 Detention, from Reytec Construction.

Mr. Ali reviewed Change Order No. 1, W140 Detention, from Reytec Construction in the amount of $0. He reported the change order provides for a time extension for an additional 184 days for building code enforcement approvals and inspections for the pump station. Upon a motion made by Director Pisklak, and seconded by Director Hodges, the Board voted unanimously to approve Change Order No. 1, W140 Detention, from Reytec Construction for an additional 184 days in the amount of $-0-.

RECEIVE THE GOODMAN CORPORATION REPORT.

Mr. Hopper presented Goodman Corporation's Status Report included in the Board materials. No action form Board was required.

AUTHORIZE ADDITIONAL EXPENDITURE FOR SECURITY SITE LOCATED AT 1057 WESTVIEW DRIVE TO THE END OF JULY; AUTHORIZE TERMINATION OF SERVICES EFFECTIVE JULY 31.

Upon a motion made by Director Pisklak, and seconded by Director Massa, the Board voted unanimously to (i) authorize additional funds for security services through July 31, 2026; and (ii) approved terminating contract with SEAL Security effective July 31, 2026.

RECEIVE BOOKKEEPER'S REPORT; AND APPROVE PAYMENT OF INVOICES.

Ms. Landreville presented the Bookkeeper's Report and Quarterly Investment Report; and reviewed invoices for payment. Upon a motion made by Director Hodges, and seconded by Director Pisklak, the Board voted unanimously to accept the Bookkeeper's Report and Quarterly Investment Report; and approved payment of invoices, as presented.

CONVENE IN EXECUTIVE SESSION PURSUANT TO (i) DISCUSS OR DELIBERATE REGARDING ECONOMIC DEVELOPMENT PURSUANT TO SECTION 551.087, TEXAS GOVERNMENT CODE; AND (ii) CONSULTATION WITH ATTORNEY PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE.

The Board convened in Executive Session at 8:32 a.m. pursuant to Section 551.071, for a private consultation with attorney.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION.

The Board reconvened in Open Session at 8:50 a.m. Upon reconvening, no action was taken.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:50 a.m.

Secretary