

**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**

September 22, 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, September 22, 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 Director Pisklak, thus constituting a quorum. Also present were Scott Bean, Linda Clayton, and Don Huml, Hawes Hill & Associates, LLC; Alia Vinson, Allen Boone Humphries Robinson, LLP; Jennifer Landreville and Sean Stapanik, ETI Bookkeeping Services; and Joseph Ellis, McCall Gibson. Others attending the meeting were Austin Buthod and Thien-Tam Do, COH - Economic Development Dept.; Gerardo Barrera, City of Bunker Hill; Muhammad Ali and Derek St. John, HR Green; Jim Webb, Goodman Corporation; Lois Myers; and Andrew Moore. Vice-Chair Iversen called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Lois Myers and Andrew Moore.

APPROVE MINUTES FROM AUGUST 25, 2026, MEETING.

Upon a motion made by Director Massa, and seconded by Director DeLongchamps, the Board voted unanimously to approve the Minutes of the August 25, 2026, Board meeting, as presented.

APPROVE FY2026 ANNUAL FINANCIAL REPORT AND AUDIT.

Mr. Ellis presented the FY2026 Annual Financial Report and Audit, included in the Board materials. He reviewed the Independent Auditor's Report and reported the Authority received an unmodified (clean) opinion. He reviewed the Management's Discussion and Analysis; Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances; Notes to the Financial Statements; and Budgetary Comparison Schedule and answered questions. Upon a motion made by Director Hodges, and seconded by Chair Givens, the Board voted unanimously to approve the FY2026 Annual Financial Report and Audit.

RECEIVE HR GREEN UPDATES AND RECOMMENDATIONS:

A copy of 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 on the sports complex detention project. Mr. Ali provided an update on the Barryknoll realignment and answered questions. No action from Board was required.

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

Mr. St. John provided an update on the facilities and underground detention for the HPD and HFD Public Safety Complex project. He reported responses to the RFP for Construction Manager at Risk (CMAR) are due Friday. Mr. Ali provided an update on the demolition of the Park on Westview apartments.

i. Consider Change Order No. 1, Park on Westview Demolition, from RNDI Companies.

Mr. Ali reviewed Change Order No. 1, Park on Westview Demolition, from RNDI Companies, for a time extension. He reported he has reviewed the change order and is recommending it for approval.

ii. Consider Pay Application No. 7, Park on Westview Demolition, from RNDI Companies.

Mr. Ali reviewed Pay Application No. 7, Park on Westview Demolition, from RNDI Companies in the amount of \$98,232.90. 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 Chair Givens, and seconded by Director Hodges, the Board voted unanimously to (i) approve Change Order No. 1, Park on Westview Demolition, from RNDI Companies, for a time extension in the amount of \$-0-, as amended; and (ii) approve Pay Application No. 7, Park on Westview Demolition, from RNDI Companies in the amount of \$98,232.90, as presented.

c. Memorial Drive, Phase 2.

Mr. Ali provided an update on the Memorial Drive Phase 2 project and anticipates 60% plans being submitted in November. No action from Board was required.

d. W-140 Briar Branch Detention Basin.

Mr. Ali provided an update on the W-140 Briar Branch Detention Basin project and reported the contractor has remobilized. No action from Board was required.

RECEIVE THE GOODMAN CORPORATION REPORT.

Mr. Webb presented Goodman Corporation's Status Report, included in the Board materials.

a. Goodman Corporation Task Order, W-140 Detention, supplemental grant compliance and management services.

Mr. Webb reviewed the Goodman Corporation Task Order for supplemental grant compliance and management services for the W-140 Detention project in the amount of \$9,000. Upon a motion made by Chair Givens, and seconded by Director DeLongchamps, the Board voted unanimously to approve

the Goodman Corporation Task Order, W-140 Detention, supplemental grant compliance and management services in the amount of \$9,000, as presented.

b. Goodman Corporation Task Order ongoing pursuit of funding and application services.

Mr. Webb reviewed the Goodman Corporation Task Order for the ongoing pursuit of funding and application services. He reported the Task Order has a two-year term at \$2,250 per month, with a grant application budget of \$150,000. Upon a motion made by Chair Givens, and seconded by Director Hodges, the Board voted unanimously to approve the Goodman Corporation Task Order for ongoing pursuit of funding and application services, as presented.

c. Resolution Supporting Application to US Dept of Transportation for Funding for Memorial Drive Phase 2 project.

Mr. Webb reviewed the Resolution supporting an application to the U.S. Department of Transportation PROTECT grant program for funding for the Memorial Drive Phase 2 project. He reported the grant requires a 20% local match and the cost of the application is \$50,000 under Goodman Corporation's Tier 5. Upon a motion made by Chair Givens, and seconded by Director Hodges, the Board voted unanimously to approve the Resolution Supporting Application to the US Department of Transportation for Funding for the Memorial Drive Phase 2 project, as presented.

WEBSITE:

Ms. Clayton reviewed the Master Services Agreement and Task Orders with Busy Bee Creatives for website services, included in the Board materials.

- a. Master Services Agreement with Busy Bee Creatives for website services.**
- b. Busy Bee Creatives Task Order for development and monthly maintenance of website.**
- c. Busy Bee Creatives Task Order for ADA Compliance services for website.**

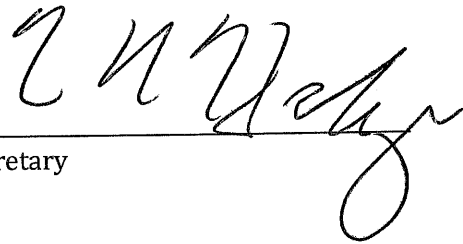
Upon a motion made by Director Hodges, and seconded by Chair Givens, the Board voted unanimously to (a) approve the Master Services Agreement with Busy Bee Creatives for website services; (b) approve Busy Bee Creatives Task Order for development one-time fee \$1,750 and monthly maintenance of the website \$350 per month, as presented; and (c) approve Busy Bee Creatives Task Order for ADA Compliance services for the website in the amount of \$500 annually, as presented.

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

Ms. Landreville presented the Bookkeeper's Report and reviewed invoices for payment included in the Board materials. She requested approval to pay additional invoices submitted after the report was generated: HR Green in the amount of \$2,850; and the Gauge/HR Green in the amount of \$29,392. Upon a motion made by Chair Givens, and seconded by Director Massa, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

ADJOURN.

There being no further business to come before the Board, Vice-Chair Iversen adjourned the meeting at 8:53 a.m.


Secretary