

**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 22, 2025

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, July 22, 2025, 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 Directors Hodges and Freels, thus constituting a quorum. Also present were Scott Bean, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Alia Vinson and Rachel Beeton, 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; Muhammad Ali, HR Green; Jim Webb, The Goodman Corporation; Warren Givens; and Lois Myers. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

APPROVE MINUTES FROM JUNE 24, 2025, MEETING.

Upon a motion made by Director Iversen, and seconded by Director Durham, the Board voted unanimously to approve the Minutes of the June 24, 2025, Board meeting, as presented.

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Receive update from HR Green.

A copy of HR Green's progress report is included in the Board materials for review.

a. Sports Complex, Detention Basin A.

Mr. Ali provided an update on Detention Basin A. He reported a presentation will be given at the SBISD board workshop in September. He reported the County and City are working on an Interlocal Agreement for allocation of funds to the project. No action from the Board was required.

b. Memorial Drive, Phase 2.

Mr. Ali reported the City of Bunker Hill awarded the contract to HR Green for the Memorial Drive Phase 2 project. He anticipates City of Bunker Hill Council approving it at its August meeting. No action from the Board was required.

c. W-140 Briar Branch Expansion.

Mr. Ali provided an update on the W-140 Briar Branch Expansion project, a copy of the progress report is included in the Board materials.

i. Pay Application No. 6, W-140 Detention Basin, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 6, W-140 Detention Basin, from Reytec Construction in the amount of \$379,406.25, included in the Board materials. He reported he has reviewed the pay application and concurs with the amount and quantities and is recommending it for approval. He reported Goodman Corporation has reviewed the pay estimate and has determined all items are in compliance and the Authority may draw down 80% of the allocated costs from the EPA grant in the amount of \$27,200. Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to approve Pay Application No. 6, W-140 Detention Basin, from Reytec Construction in the amount of \$379,406.25, as presented.

b. Receive update from The Goodman Corporation.

A copy of The Goodman Corporation's Status Report is included in the Board materials for review.

a. W-140 Detention Basin.

Mr. Webb reported the first four disbursements have been paid from the EPA grant. He reported the fifth disbursement has been submitted to the EPA for review and approval. He reported once pay application number 6 is submitted it will use the remaining \$27,200. No action from the Board was required.

b. Memorial Drive, Phase 2.

Mr. Webb reported Representative Hunt did not select the TIRZ's portion of Memorial Drive Phase 2 in his FY26 earmark submission. He reported the documents for the \$3M HUD grant have been executed. No action from the Board was required.

c. Consider Interlocal Agreement with Memorial Management District regarding design and/or construction costs of sidewalks.

Tabled.

d. Update regarding City of Houston sidewalk initiative.

Ms. Magon provided an update on the Mayor's initiative for sidewalks. She reported the City is adjusting and allocating an additional \$364,000 in the FY2026 Budget T-1799 Sidewalk Improvements. She reported staff will adjust and submit to the City. She reported the funds will be paid directly to the City and they will be implementing the improvements. She reported an Interlocal Agreement with the City which will include details on the sidewalk improvements will be submitted for consideration by the Board at a future date. No action from the Board was required.

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

Ms. Landreville presented the Bookkeeper's Report and Quarterly Investment Report and reviewed invoices for payment, included in the Board materials. She reported Invoice No. 190059 from HR Green was submitted after the report was generated in the amount of \$38,840.00 and requested approval to pay. Upon a motion made by Director Moody, and seconded by Director Rickel, 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 SECTION 551.072, TEXAS GOVERNMENT CODE TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY; AND PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY.

The Board convened in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, or value of real property at 8:16 a.m.

~~RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY; AND CONSULTATION WITH ATTORNEY.~~

The Board convened in Open Session at 8:37 a.m. Upon reconvening the following action was taken regarding:


a. Detention Basin C.

- i. Ratify engagement of Berg Oliver Associates for ESA Phase 1 services.
- ii. Ratify HR Green Task Order for phase 1 boundary survey services.
- iii. Approve HR Green Task Order for phase 2 topographic survey services.

Upon a motion made by Director Durham, and seconded by Director Rickel, the Board voted unanimously relating to Detention Basin C to (i) ratify the engagement of Berg Oliver Associates for ESA Phase 1 services; (ii) ratify HR Green Task Order for phase 1 boundary survey services; and (ii) approve HR Green Task Order for phase 2 topographic survey services.

ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 8:38 a.m.


Secretary