

**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**

**May 28, 2019**

**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 on Tuesday, May 28, 2019, at 8:00 a.m., at the Four Points by Sheraton, 10655 Katy Freeway, Wycliffe Room, Houston, Texas 77024, inside the boundaries of the TIRZ, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 – Marshall B. Heins

Position 2 – John Rickel

Position 3 – David P. Durham

Position 4 – Ann T. Givens, *Chair*

Position 5 – Zachary R. Hodges

Position 6 – Brad Freels, *Vice-Chair*

Position 7 – Glenn E. Airola, *Secretary*

and all of the above were present, with the exception of Director Heins, thus constituting a quorum. Also present were Scott Bean and Linda Clayton, both of Hawes Hill & Associates, LLP; Jessica Holoubek, Allen Boone Humphries Robinson, LLP; and Pat Hall, ETI Bookkeeping Services. Others attending the meeting were Jennifer Curley, COH - Economic Development Dept.; Jack Valinski, COH; Elizeth Miranda, District A; Ben Gillis, Memorial Management District; Karen Glynn and Laurie Rosenbaum, both of City of Bunker Hill; Muhammad Ali and Derek St. John, both of Gauge Engineering; David Tresch; Lois Myers and Bruce Nichols. Chair Givens called the meeting to order at 8:00 a.m.

**RECEIVE PUBLIC COMMENTS.**

Public comments were received from Bruce Nichols and Lois Myers.

**APPROVE MINUTES OF THE APRIL 23, 2019, MEETING.**

Upon a motion duly made by Director Freels, and being seconded by Director Durham, the Board voted unanimously to approve the Minutes of the April 23, 2019, Board meeting, as presented.

**APPROVE SUPPLEMENTAL REIMBURSEMENT REPORT AND RELEASE OF FUNDS FOR T&C PARTNERS.**

This item was tabled.

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

Ms. Hall presented the Bookkeeper's Report and went over invoices, included in the Board materials. The Board requested check # 2950 payable to CenterPoint and # 2961 payable to T&C Way Partners be voided. Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as amended, voiding checks #2950 and #2961, as discussed.

**CIP COMMITTEE:**

**a. Project update from Gauge Engineering LLC**

Mr. Ali provided an update on the Briar Branch Channel and Straw Improvements project. He reported debris has been cleared from the storms on the westside of Bunker Hill crossing and three rows of boxes have been installed. He reported work has begun on straw #5 at Springrock. He provided an update on the Gessner project and stated 100% plans have been submitted to TxDOT. He reported he anticipates a July letting date. He reported Gauge is working with both management districts on a cost-sharing for raising the lights on Gessner.

**i. Consider Pay Application No. 5 from Reytec Construction, Briar Branch Channel and Straws Improvements in the amount of \$1,765,417.78.**

Mr. Ali reported Gauge has reviewed pay application #5 from Reytec Construction and concurs with the amount and quantities and is recommending for approval. Upon a motion duly made by Director Rickel, and being seconded by Director Durham, the Board voted unanimously to approve Pay Application No. 5 from Reytec Construction, Briar Branch Channel and Straw Improvements in the amount of \$1,765,417.78, as presented.

**ii. Consider proposal from Gauge Engineering for straw extension evaluation and design - Briar Branch Channel and Straw Improvements**

Mr. Ali reviewed Gauge Engineering's task order to provide an evaluation and design of potential straw extensions to Briar Branch. Upon a motion duly made by Director Rickel, and being seconded by Director Freels, the Board voted unanimously to approve Gauge Engineering's task order for Straw Extension Evaluation and Design - Briar Branch in the amount of \$95,235, as presented.

Mr. St. John provided a Rainfall Event Analysis from May 7-9, 2019, a copy of the presentation is available on the Authority's website at:

[http://houstontirz17.org/files/3115/5906/9719/May\\_9th\\_Event\\_Board\\_Presentation\\_05.28.2019.pdf](http://houstontirz17.org/files/3115/5906/9719/May_9th_Event_Board_Presentation_05.28.2019.pdf)

**b. Project update from LAN.** LAN's progress report is included in the Board materials for review.

**c. Project update from The Goodman Corporation.** TGC's progress reports are included in the Board materials for review.

- d. **Project update from SWA.** SWA's progress report is included in the Board materials for review.

**CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.**

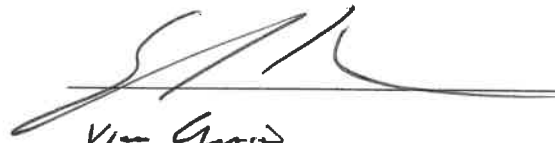
The Board convened in Executive Session at 8:50 a.m.

**RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS WITH REGARD TO THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.**

The Board reconvened in Open Session at 9:12 a.m. No action was taken.

**ADJOURNMENT.**

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:14 a.m.



Vice Chair  
Brian P. Faech