

MEMORIAL CITY
REDEVELOPMENT AUTHORITY,
TIRZ No. 17,
City of Houston



Agenda and Agenda Materials
Meeting of the Board of Directors

May 13, 2025

**JOINT MEETING OF THE BOARD OF DIRECTORS OF THE
TIRZ 17 REDEVELOPMENT AUTHORITY/MEMORIAL CITY REDEVELOPMENT AUTHORITY
and TAX REINVESTMENT ZONE NUMBER SEVENTEEN
HOUSTON, TEXAS**

NOTICE is hereby given that the Board of Directors of the TIRZ 17 Redevelopment Authority (aka the Memorial City Redevelopment Authority) and the Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, will hold a special joint meeting on **Tuesday, May 13, 2025, at 8:00 a.m.**, at Hawes Hill & Associates LLP, Spring Branch Conference Room, 9600 Long Point Road, Suite 250, Houston, Texas 77055 open to the public, to consider, discuss, and adopt such orders, resolutions or motions, and take direct actions as may be necessary, convenient, or desirable, with respect to the following matters:

AGENDA

1. Establish quorum and call meeting to order.
2. Receive public comments. (In accordance with City of Houston procedures, a statement of no more than 3 minutes may be made on items of general relevance. However, if a person has spoken regarding a topic within the last 4 meetings, their time will be limited to 1 minute. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from deliberating a topic without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law; therefore, questions or comments will not be addressed. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges).
3. Approve Minutes from April 22, 2025, meeting.
4. 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.
5. Reconvene in Open Session and authorize appropriate actions regarding purchase, exchange, lease or value of real property; and consultation with attorney; and authorize entering into Purchase and Sale Agreement.
6. Adjourn.



Scott Bean, Zone Administrator

**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**

April 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, April 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 Givens, Hodges, and Freels, thus constituting a quorum. Also present were Scott Bean, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Alia Vinson, Allen Boone Humphries Robinson, LLP; and Debbie Bessire, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; Gerardo Barrera, City of Bunker Hill; Muhammad Ali, HR Green; Jim Webb, The Goodman Corporation; Kristin Blomquist, Masterson Advisors; Bruce Nichols; Lois Myers; and Sifat Amita. Vice-Chair Rickels called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Lois Myers.

APPROVE MINUTES FROM MARCH 25, 2025, MEETING.

Upon a motion made by Director Moody III, and seconded by Director Iversen, the Board voted unanimously to approve the Minutes of the March 25, 2025, Board meeting, as presented.

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Receive update from HR Green.

i. Acknowledge transition letter from Gauge Engineering to HR Green.

Mr. Ali informed the Board Gauge Engineering has consolidated with HR Green, Inc., a copy of the transition letter is included in the Board materials. He reported HR Green will continue performance, including all rights, obligation, and responsibilities of Gauge Engineering under the current master agreement for professional engineering services and task orders entered into by Memorial City Redevelopment Authority. He reported him and Mr. St. John will continue to lead all assignments for the Authority. Upon a motion made by Director Iversen, and seconded by Director Durham, the Board voted unanimously to acknowledge the transition from Gauge Engineering to HR Green.

ii. Sports Complex, Detention Basin A.

Mr. Ali reported HR Green received an official Notice to Proceed from the City and have begun refining the design plans for the detention, including minimizing tree impacts on Attingham, utility conflict resolution and structural design.

1) Authorize HR Green Task Order in an amount not to exceed \$50,000 for sub-consultant Stantec services.

Mr. Ali reviewed HR Green Task Order for sub-consultant services with Stantec to provide engineering details related to sub-surface detention on a time and materials basis in an amount not to exceed \$50,000. Upon a motion made by Director Durham and seconded by Director Iversen, the board voted unanimously to approve HR Green Task Order for Stantec as a sub-consultant in an amount not to exceed \$50,000.00.

iii. Memorial Drive, Phase 2.

Mr. Ali reported City of Bunker Hill has issued the Request for Qualifications for engineering services for the Memorial Drive, Phase 2 project. No action from the Board was required.

iv. W-140 Briar Branch Expansion

A copy of the Progress Report on the Briar Branch Storm Water Detention Basin Expansion is included in the Board materials for review.

1) Pay Application No. 3, W-140 Detention Basin, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 3, W-140 Detention Basin Expansion, from Reytec Construction in the amount of \$149,068.68. He reported he has reviewed the pay application and concurs with the amount and quantities and is recommending for approval. He reported The Goodman Corporation's authorization to draw the allocated costs from the EPA funding is included in the Board materials. Upon a motion made by Director Moody III, and seconded by Director Durham, the Board voted unanimously to approve Pay Application No. 3, W-140 Detention Basin Expansion, from Reytec Construction in the amount of \$149,068.68, as presented.

b. Receive update from The Goodman Corporation.

Mr. Webb provided an update on current grant funding and potential funding opportunities, a copy of The Goodman Corporation's Status Report is included in the Board materials.

i. W-140 Detention Basin

Mr. Webb reported the draws for the EPA grant on W-140 Detention project will be fully dispersed in the next few months. He reported the first and second draw is currently in process. No action from the Board was required.

ii. Memorial Drive Phase 2

Mr. Webb reported Representative Hunt's office has expressed a desire to carry forward projects he previously supported in the FY25 appropriations process, which includes Memorial Drive Phase 2. He reported a request for \$10M was requested to Representative Hunt's office on April 16. He reported deadlines for submission are sent for Mid-May. 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. Bessire presented the Bookkeeper's Report, Quarterly Investment Report, and reviewed invoices for payment, included in the Board materials. She requested authorization to pay \$485,563.47 to TxDOT regarding the overages for the Gessner project. Ms. Clayton reported TxDOT submitted a

Statement of Cost, and an invoice is being generated and the check will not be released until we receive the required invoice. Upon a motion made by Director Moody III, and seconded by Director Iversen, the Board voted unanimously to accept the Bookkeeper's Report and Quarterly Investment Report; and approved payment of invoices, as presented.

SERIES 2025 TAX INCREMENT CONTRACT REVENUE BONDS:

- a. Receive report from Masterson Advisors;**
- b. Authorize application(s) for rating, if necessary; and**
- c. Authorize CIP Committee to select Underwriters.**

Ms. Blomquist reported she is moving forward with the bond issuance and working with the Administrator and Attorney on the Preliminary Official Statement (POS) and related documents. She reported we are on track to price in June with a closing date of July 2nd.

Upon a motion made by Director Iversen, and seconded by Director Durham, the Board voted unanimously to (b) authorize submitting a rating application; and (c) authorized the CIP Committee to select underwriters for the bond issuance.

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; and pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with Attorney at 8:20 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 8:47 a.m. Upon reconvening in Open Session, no action was taken.

ADJOURN.

There being no further business to come before the Board, Vice-Chair Rickel adjourned the meeting at 8:47 a.m.

Secretary