

**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**

**August 27, 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, August 27, 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 Directors Heins and Rickel, 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.; Amy Peck, District A; Ben Gillis and Pat Walters, both of Memorial Management District; Karen Glynn and Laurie Rosenbaum, City of Bunker Hill; Muhammad Ali and Derek St. John, both of Gauge Engineering; Ricky Gonzalez and Michael Salinas, both of LAN; James Vick, SWA; Marlene Gafrick, MetroNational; Auggie Campbell, West Houston Association; Jim Shroff; David Tresch; Robert Benz; Bruce Nichols; Ed Browne; and Lois Myers. Chair Givens called the meeting to order at 8:04 a.m.

**RECEIVE PUBLIC COMMENTS.**

Public comments were received from Bruce Nichols, Ed Browne and Lois Myers.

**APPROVE MINUTES OF THE JULY 30, 2019, MEETING.**

Upon a motion duly made by Director Durham, and being seconded by Director Airola, the Board voted unanimously to approve the Minutes from the July 30, 2019, Board meeting, as presented.

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

Ms. Hall presented the Bookkeeper's Report and went over invoices, included in the Board materials. Upon a motion duly made by Director Freels, and being seconded by Director Hodges, the Board voted unanimously to accept the Bookkeeper's Report, and approved payment of invoices, as presented.

## **DEVELOPMENT AGREEMENT WITH T&C WAY PARTNERS, LLC.**

### **a. Approve Second Amendment to Development Agreement with T&C Way Partners, LLC.**

Ms. Holoubek reviewed the Second Amendment to Development Agreement with T&C Way Partners, LLC. She reported the amendment updates the definition of the developer interest and how the interest is calculated.

### **b. Approve supplemental reimbursement report and release of funds for T&C Partners.**

Ms. Holoubek reviewed the supplemental reimbursement report, included in the Board materials. She reported the interest was recalculated and the final reimbursement to T&C Way Partners under the agreement is \$235,449.78. She reported a separate check is being issued in the amount of \$49,500.00 for the termination fee and will be released upon receipt of the lienholder's release of the lien.

Upon a motion duly made by Director Airola, and being seconded by Director Hodges, the Board voted to (a) approve the Second Amendment to Development Agreement with T&C Way Partners, LLC; and (b) approve the supplemental reimbursement report and authorized release of funds to T&C Way Partners, LLC for the final reimbursement in the amount of \$235,449.78 and authorization to release a check payable to T&C Way Partners LLC in the amount of \$49,500.00 for the termination fee upon receipt of the lienholder's release of lien on the property. Director Freels abstained. The motion passed.

## **RECEIVE UPDATE REGARDING MATHEWSON LN.**

Ms. Gafrick provided a presentation and overview of the Conrad Sauer Mathewson Ln project and answered questions. A copy of the presentation is available on the Authority's website at:

[http://houstontirz17.org/files/8515/6691/9399/ABM-2019 TIRZ 17 Presentation final Conrad Sauer Mathewson.pdf](http://houstontirz17.org/files/8515/6691/9399/ABM-2019%20TIRZ%2017%20Presentation%20final%20Conrad%20Sauer%20Mathewson.pdf)

## **CIP COMMITTEE:**

### **a. Project update and recommendations from Gauge Engineering, LLC**

Mr. Ali provided an update on the Briar Branch Channel & Straws Improvement project, a copy of the progress report is included in the Board materials. He reported the storm boxes are currently being installed west of Bunker Hill Rd. Mr. St. John answered questions regarding the Bunker Hill bridge and reported there is no impact upstream or downstream.

### **i. Consider Pay Application No. 8 from Reytec Construction, Briar Branch Channel and Straws Improvements, in the amount of \$1,962,159.16.**

Mr. Ali reported he has reviewed Pay Application No. 8, Briar Branch Channel & Straws Improvements, from Reytec Construction and concurs with the amounts and quantities and is recommending for approval. Upon a motion duly made by Director Freels, and being seconded by

Director Airola, the Board voted unanimously to approve Pay Application No. 8, Briar Branch Channel & Straws Improvement, from Reytec Construction in the amount of \$1,962,159.16.

**b. Project update from LAN.**

Mr. Salinas provided an update on the Memorial Drive project and reported LAN is working towards 95% plan submittal in November.

**c. Project update from The Goodman Corporation.** Progress Reports are included in the Board materials for review.

**d. Project update from SWA.**

Mr. Vick provided an update on the Gessner project. A copy of SWA's project status report is included in the Board materials for review.

**CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY, WITH REGARD TO PENDING OR CONTEMPLATED LITIGATION; AND 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 8:56 a.m.

**9:18 a.m. Director Hodges left meeting; a quorum was still present.**

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

The Board reconvened in Open Session at 9:29 a.m. Upon reconvening the Board took the following action: Upon a motion duly made by Director Airola, and being seconded by Director Freels, the Board voted unanimously to authorize the Authority's attorney to respond to RPS' letter.

**ADJOURN.**

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:30 a.m.

  
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Secretary