

**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 26, 2022

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 26, 2022, at 8:00 a.m., and open to the public via videoconference, 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 Director Hodges, thus constituting a quorum. A quorum of the Board was present in person and Chair Givens attended via videoconference. Also present were Scott Bean, and Linda Clayton, Hawes Hill & Associates, LLP; Sanjay Bapat, Allen Boone Humphries Robinson, LLP; and Pat Hall, ETI Bookkeeping Services. Others attending the meeting were Jennifer Curley, and Andrew Busker, COH - Economic Development Dept.; Council Member Amy Peck, and Liz Miranda, District A; Kathleen Shelton, District G; Gabrielle Luevano, Memorial Management District; Karen Glynn, City of Bunker Hill; Muhammad Ali, Gauge Engineering; Jim Webb, The Goodman Corporation; Bruce Nichols; Lois Myers; Cynthia Neely; Emily Anderson; Margaret Dunlap; Dean Bixler; Ben Chambers; and Cyd Dillahunty. 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 MARCH 29, 2022, REGULAR MEETING.

Upon a motion made by Director Durham, and seconded by Director Moody, III, the Board voted unanimously to approve the Minutes of the March 29, 2022, Board meeting, as presented.

**APPROVE AGREED-UPON PROCEDURES REPORT FOR LIPEX DEVELOPMENT AGREEMENT;
AND AUTHORIZE PAYMENT.**

At the request of MetroNational, this item was tabled and will be discussed at the next Board meeting.

**RECEIVE FINANCIAL AND BOOKKEEPER'S REPORT, INCLUDING APPROVAL OF 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. Chair Givens requested the CIP begin working on the preliminary FY2023 CIP Budget. Upon a motion made by Director Rickel, and seconded by Director Freels, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

CIP COMMITTEE:

a. Project update from Gauge Engineering LLC.

Mr. Ali provided updates on Memorial Drive Phase 1 Improvements, a copy of the progress report is included in the Board materials. He reported two lanes are currently open. He reported the contractor continues to work on roadway and sidewalk installations. He reported TxDOT has not closed out the Gessner Road project and the Authority should be receiving a credit back from TxDOT in an estimated amount of \$30,000. He provided an update on phase 2 Memorial Drive project and reported a traffic signal is recommended to be installed at the intersection of Memorial Drive at Litchfield Lane. He provided an update and estimated schedule for the W140 Basin Deepening/Pump project. He reported the goal is to have final/sealed designs in December and work to begin at the end of the 1st quarter of 2023 or 1st half of the 2nd quarter. He reported with this project 24-acre feet of detention will be added for a total of 66-acre feet. No action from the Board was required.

b. Project update from The Goodman Corporation.

Mr. Webb reported The Goodman Corporation is working through the Crenshaw EPA grant progress. He reported HGAC TIP Call for Projects is expected to initiate in the summer. No action from the Board was required.

c. Project update from SWA.

SWA Project Status Report is included in the Board materials for review. No action from the Board was required.

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 551.087, TEXAS GOVERNMENT CODE, TO DISCUSS OR DELIBERATE REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.

The Board convened in Executive Session pursuant to Section 551.087, Texas Government Code, at 8:26 a.m.

Director Durham left meeting at 8:39 a.m., a quorum of the Board was still present.

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

The Board reconvened in Open Session at 8:41 a.m. Upon reconvening in Open Session, no action was taken by the Board.

ADJOURNMENT.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:42 a.m.


Secretary