

**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**

October 24, 2023

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, October 24, 2023, 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 Iversen, thus constituting a quorum. Also present were Scott Bean and Linda Clayton, Hawes Hill & Associates, LLP; Sanjay Bapat, Allen Boone Humphries Robinson, LLP; Jennifer Landreville, ETI Bookkeeping Services; and Justin Jenkins, McCall Gibson Swedlund Barfoot PLLC. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; James Rains, District G; Ben Gillis, Memorial Management District; Muhammad Ali, Gauge Engineering; Marlene Gafrick, MetroNational; Bruce Nichols; Lois Myers; and Glen Crawford. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Lois Myers.

APPROVE MINUTES FROM AUGUST 22, 2023, MEETING.

Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to approve the Minutes of the August 22, 2023, Board meeting, as presented.

APPROVE FY2023 ANNUAL FINANCIAL REPORT AND AUDIT FROM McCALL GIBSON SWEDLUND BARFOOT PLLC.

Mr. Jenkins presented the FY2023 Annual Financial Report and Audit, included in the Board materials. He reviewed the Independent Auditor's Report and reported an unmodified/clean opinion. He went over pages 3-7, Management's Discussion and Analysis; page 8, Statement of Net Position and Funds Balance Sheet; page 10, Statement of Activities and Funds Statement of Revenues, Expenditures and Changes in Fund Balances; pages 13-26, Notes to the Financial Statements; page 28, Schedule of Revenues, Expenditures and Changes in Fund Balances; pages 30-31, Operating Expenditures and Capital Expenditures; and pages 34-36, Long-Term Debt Services Requirements.

Upon a motion made by Director Rickel, and seconded by Director Moody, the Board voted unanimously to approve the FY2023 Annual Financial Report and Audit.

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

Ms. Landreville presented the Bookkeeper's Report and reviewed the current invoices for payment and invoices paid in September, included in the Board materials. Upon a motion made by Director Freels, and seconded by Director Rickel, the Board voted unanimously to accept the Bookkeeper's Report, approved payment of current invoices, and ratified payment of the September invoices, as presented.

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Receive update from City of Houston and HR Green regarding Detention Basin A.

None.

b. Receive update from Gauge Engineering, LLC.

Gauge Engineering Progress Report is included in the Board materials for review. Mr. Ali reported Gauge is reviewing a preliminary report from HR Green for detention basin A; however, HR Green is still working on the Benefit Cost Analysis. He reported Memorial Drive Phase 2 plans are approximately 30% complete. He reported Gauge is advancing plans for the W-140 detention basin expansion and answered questions regarding the project. He reported the City accepted the Memorial Drive Phase 1 project and TxDOT is closing the project out. No action from the Board was required.

c. Receive update from The Goodman Corporation.

The Goodman Corporation progress reports are included in the Board materials for review. No action from the Board was required.

d. Receive update from SWA.

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

NEXT BOARD MEETING – TUESDAY, DECEMBER 5, 2023.

Chairwoman Givens announced the next Board meeting is scheduled for Tuesday, December 5, 2023, at 8:00 a.m. No action from the Board was required.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.087, TEXAS GOVERNMENT CODE, TO DISCUSS OR DELIBERATE REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; 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 at 8:23 a.m.

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

The Board reconvened in Open Session at 8:40 a.m. Upon reconvening, no action was taken by the Board.

ADJOURN.

There being no further business to come before the Board, Chairwoman Givens adjourned the meeting at 8:40 a.m.


Secretary