

**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**

February 22, 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, February 22, 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 Directors Rickel, Hodges, and Moody, thus constituting a quorum. Also present were Scott Bean, and Linda Clayton, Hawes Hill & Associates, LLP; Jessica Holoubek, Allen Boone Humphries Robinson, LLP; Pat Hall, ETI Bookkeeping Services; and Kristin Blomquist, Masterson Advisors. Others attending the meeting were Jennifer Curley, COH - Economic Development Dept.; Council Member Mary Nan Huffman and Kathleen Shelton, District G; Council Member Amy Peck, District A; Karen Glynn and Laurie Rosenbaum, both of City of Bunker Hill; Muhammad Ali, Gauge Engineering; Bruce Nichols; Lois Myers; Beverly Chambers; Dean Bixler; and Duke Millard. Chair Givens called the meeting to order at 8:10 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received by Lois Myers.

INTRODUCTION OF COUNCIL MEMBER MARY NAN HUFFMAN FOR DISTRICT G.

Newly elected Council Member Huffman introduced herself to the Board.

APPROVE MINUTES OF THE DECEMBER 7, 2021, REGULAR MEETING.

Upon a motion made by Director Freels, and seconded by Director Durham, the Board voted unanimously to approve the Minutes of the December 7, 2021, Board meeting, as presented.

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

Ms. Hall presented the Bookkeeper's Report and went over invoices, included in the Board materials, including invoices paid in January. Upon a motion made by Director Durham, and seconded by

Director Freels, the Board voted unanimously to accept the Bookkeeper's Report, approved payment of current invoices, and ratified payment of invoices from January, as presented.

RECEIVE INTERIM EXCESS EARNINGS REPORT FROM OMNICAP ON REVENUE REFUNDING BONDS SERIES 2016.

Ms. Holoubek reviewed the Interim Excess Earnings Report for the Tax Increment Contract Revenue Refunding Bonds, Series 2016. She reported no arbitrage rebate liability. No action from the Board was required.

CIP COMMITTEE:

a. Project update and recommendations from Gauge Engineering LLC.

Mr. Ali provided an update on the Memorial Drive Phase I project, a copy of the Status Report is included in the Board materials. He reported the project is approximately 75% complete and currently two lanes are open. He reported TxDOT is closing out the Gessner Rd. project. He reported the drainage analysis currently in progress for Memorial Drive, Phase 2. He reported geotechnical, survey and environmental work is ongoing for the w-140 Basin deepening project. He anticipates receiving the survey this week.

i. Consider Task Order for On-Call Engineering Services.

Mr. Ali reviewed Gauge Engineering Task order for On-Call engineering services billed on an hourly basis in an amount not to exceed \$25,000.00, included in the Board materials.

ii. Consider Task Order for Traffic Study and DCR Services for Memorial Drive from Tallowood to City of Bunker Hill Village City Limits.

Mr. Ali reviewed Gauge Engineering Task Order to conduct a traffic study for the Design Concept Report (DCR) in an amount of \$23,635.70, included in the Board materials.

Upon a motion made by Director Freels, and seconded by Director Durham, the Board voted unanimously to (i) approve Gauge Engineering Task Order for On-Call engineering services on an hourly basis in an amount not to exceed \$25,000.00; and (ii) approve Gauge Engineering Task Order to conduct a traffic study for the DCR Report in the amount of \$23,635.70.

b. Project update from The Goodman Corporation.

The Goodman Corporation Progress Report is included in the Board materials for review.

c. Project update from SWA.

SWA Status Report on projects 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; AND PURSUANT TO SECTION 551.087, TEXAS GOVERNMENT CODE, TO DISCUSS OR DELIBERATE REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.

The Board convened in Executive Session at 8:27 a.m.

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 9:05 a.m. Upon reconvening in Open Session, no action was taken.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:05 a.m.


Secretary