

**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 28, 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, October 28, 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 Freels, Durham and Iverson, thus constituting a quorum. Also present were Scott Bean, Naina Magon and Gillian Thomas, Hawes Hill & Associates, LLP; Alia Vinson and Rachel Beeton, Allen Boone Humphries Robinson, LLP; and Jennifer Landreville, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; Liz Miranda, District A Chief of Staff; James Rains, Deputy Chief of Staff – District G; Gerardo Barrera, City of Bunker Hill; Muhammad Ali and Derek St. John, HR Green; Jim Webb, The Goodman Corporation and Bruce Nichols. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Antonio Ramos.

APPROVE MINUTES FROM SEPTEMBER 23, 2025, MEETING.

Upon a motion made by Director Hodges, and seconded by Director Moody III, the Board voted unanimously to approve the Minutes of the September 23, 2025, Board meeting, as presented.

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Receive update from HR Green.

A copy of HR Green's Progress Report is included in the Board materials.

i. Sports Complex, Detention Basin A.

Mr. St. John provided an update on the progress of the Sports Complex, Detention Basin A. A City of Houston press release regarding the Sports Complex was also shared with the Board and was included in the Board materials. No action from the Board was required.

ii. Memorial Drive, Phase 2.

Mr. St. John provided an update on Memorial Drive, Phase 2, a copy of the progress report is included in the Board materials.

iii. Westview, Detention Basin C.

Mr. Ali provided an update on the work completed and bidding schedule for Westview, Detention Basin C, a copy of the Progress Report is included in the Board materials.

1) Consider Interlocal Agreement with City of Houston regarding City's contribution for demolition costs.

This item was tabled.

2) Authorize expenditure for securing site located at 10157 Westview Drive in an amount not to exceed to be determined by the Board.

Ms. Magon addressed the Board regarding the 10157 Westview Drive expenditure request. Upon a motion made by Director Rickel and seconded by Director Hodges the Board authorized expenditures for securing the site located at 10157 Westview Drive in an amount not to exceed \$250,000.00.

iv. W-140 Briar Branch Expansion

Mr. Ali provided an update on the W-140 Briar Branch expansion and storm sewer improvements, a copy of the Progress Report is included in the Board materials.

1) Pay Application No. 9, W-140 Detention Basin, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 9, W-140 Detention Basin, from Reytec Construction in the amount of \$1,426,561.93. He reported he has reviewed the pay application and concurs with the amount and quantities and is recommending it for approval. Upon a motion made by Director Moody III and seconded by Director Hodges, the Board voted unanimously to approve Pay Application No. 9, W-140 Detention Basin, from Reytec Construction in the amount of \$1,426,561.93, as presented.

b. Receive update from The Goodman Corporation.

Mr. Webb provided updates on funding opportunities and applications, a copy of the Goodman's Status Report is included in the Board materials.

i. W-140 Detention Basin

Mr. Webb reported on the W-140 Detention Basin. Mr. Webb will confirm the ceremony details for the upcoming ribbon cutting and will share those details with the staff and Board. No action from the Board was required.

ii. Memorial Drive Phase 2

Mr. Webb reported work orders for each segment of the Memorial Drive Phase 2 have been developed and the City of Bunker Hill has approved the associated task orders. He reported Goodman Corporation will be managing the grant.

iii. Westview Detention Basin C

1) Consider Resolution of Funding Commitment for FY25 Disaster Supplemental Application to the Economic Development Administration.

Mr. Webb reviewed the resolution with the Board. Upon a motion made by Director Rickel, and seconded by Director Moody III, the Board voted unanimously to approve the Resolution of Funding Commitment for FY25 Disaster Supplemental Application to the Economic Development Administration.

2) Consider Letter of Funding Commitment for FY25 Disaster Supplemental Application to the Economic Development Administration.

Mr. Webb reviewed the Letter of Funding Commitment with the Board. Upon a motion made by Director Rickel, and seconded by Director Moody III, the Board voted unanimously to approve the Letter of Funding Commitment for FY25 Disaster Supplemental Application to the Economic Development Administration.

APPROVE AMENDED FY2026 BUDGET REFLECTING THE MUNICIPAL SERVICES FEE.

Ms. Magon updated the Board on the changes to the budget. Upon a motion made by Director Rickel and seconded by Director Moody III, the Board voted unanimously to approve the amended FY2026 Budget reflecting the Municipal Services Fee, as presented.

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

Ms. Landreville presented the Bookkeeper's Report and reviewed invoices for payment, included in the Board materials. Upon a motion made by Director Moody III, and seconded by Director Hodges, the Board voted unanimously to accept Bookkeeper's Report and approved payment of invoices, as presented.

ADJOURN.

Chair Givens informed the Board that the next meeting is scheduled for December 9, at 8 a.m. There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:22 a.m.


Secretary