

**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**

December 9, 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, December 9, 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 Givens, Hodges and Freels, thus constituting a quorum. Also present were Scott Bean, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Alia Vinson, Allen Boone Humphries Robinson, LLP; and Jennifer Landreville, ETI Bookkeeping Services. Others attending the meeting were Austin Buthod, COH - Economic Development Dept.; James Rains, District G; Gabrielle Luevano, Memorial Management District; Muhammad Ali and Derek St. John, HR Green; Jim Webb, The Goodman Corporation; Antonio Ramos, HFD; Bruce Nichols; Lois Myers; and Josh Pratt. Vice-Chair Rickel called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Lois Myers.

APPROVE MINUTES FROM OCTOBER 28, 2025.

Upon a motion made by Director Moody III, and seconded by Director Iversen, the Board voted unanimously to approve the Minutes of the October 28, 2025, Board meeting, as presented.

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Receive update from HR Green.

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

i. Sports Complex, Detention Basin A.

Mr. St. John reported a public hearing is scheduled for Wednesday, January 7, 2026, at the Memorial Middle School from 6:00 to 8:00 p.m. He reported a presentation will be given on the Memorial City Area Detention Basin, answer questions and receive feedback from the public. He reported the project is being led by the City of Houston and the Authority is a funding partner. No action from the Board was required.

ii. Westview, Detention Basin C.

1) Receive bid tabulations and recommendation for Westview Property demolition services; award contract; and authorize execution of contract.

Mr. Ali reported the demolition of the apartments located at 10157 Westview was advertised for bids November 7 and 14. He reported the bid opening was on December 5th and 9 bids were received. He reviewed the bid tabulations included in the Board materials and reported RNDI Companies, Inc. was the lowest bidder in the amount of \$2,298,807.00. He reported HR Green and PGAL feel the bid is appropriate with the work involved. He reported RNDI Companies has the necessary resources and has demonstrated the capability of performing quality work and is recommending awarding the contract to RNDI Companies, Inc. Upon a motion made by Director Iversen, and seconded by Director Moody III, the Board found RNDI Companies as the lowest qualified bidder and approved awarding the contract for demolition services to RNDI Companies, Inc. in the amount of \$2,298,807.00; and authorized execution of contract.

2) Consider HR Green Task Order for construction phase services.

Mr. Ali reviewed HR Green Task Order for construction phase services for the demolition project in the amount of \$248,600.00 and answered questions. Upon a motion made by Director Durham, and seconded by Director Iversen, the Board voted unanimously to approve HR Green Task Order for construction phase services for the demolition project in the amount of \$248,600.00 as presented.

iii. Memorial Drive, Phase 2.

Mr. Ali reported survey work has begun for the Memorial Drive, Phase 2 project. No action from the Board was required.

iv. W-140 Briar Branch Expansion.

Mr. Ali provided an update on the W-140 Briar Branch Storm Water Detention Basin project, a copy of the Status Report is included in the Board materials.

1) Pay Application No. 10, W-140 Detention Basin, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 10, W-140 Detention Basin, from Reytec Construction in the amount of \$1,177,192.26. 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 Durham, and seconded by Director Iversen, the Board voted unanimously to approve Pay Application No. 10, W-140 Detention Basin, from Reytec Construction in the amount of \$1,177,192.26, as presented.

2) Consider HR Green Supplemental Task Order for Geotech services.

Mr. Ali reviewed HR Green Supplemental Task Order for construction materials testing services for W-140 Detention Basin in the amount of \$41,929.00. Upon a motion made by Director Iversen, and seconded by Director Moody III, the Board voted unanimously to approve HR Green Supplemental Task Order for construction materials testing services for W-140 Detention Basin in the amount of \$41,929.00, as presented.

b. Receive update from The Goodman Corporation.

Mr. Webb presented Goodman Corporation's Status Report, included in the Board materials. He reported all disbursements from the EPA grant for the W-140 Detention Basin have been disbursed and the grant is pending closeout upon completion of project and final walkthrough by EPA. He reported design is in progress for Memorial Drive Phase 2. He reported Goodman Corporation is developing a grant application to pursue \$5Million EDA funding for the detail design phase of the Detention Basin C project. No action from the Board was required.

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 review of invoices for payment, included in the Board materials. She reported receipt of SMC invoices in the amount of \$5,975.77 and requested approval to pay. Upon a motion made by Director Moody III, and seconded by Director Durham, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

ADJOURN.

There being no further business to come before the Board, Vice-Chair Rickel adjourned the meeting at 8:23 a.m.


Secretary