

**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 24, 2026

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 LLC, 9600 Long Point Road, Spring Branch District Conference Room, Suite 250, Houston, Texas 77055, open to the public on Tuesday, February 24, 2026, 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 Director Freels, thus constituting a quorum. Also present were Scott Bean, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLC; Alia Vinson, Allen Boone Humphries Robinson, LLP; and Jennifer Landreville and Sean Stepanik, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; James Rains, District G; Alan Roman, District A; Gerardo Barrera, City of Bunker Hill; Muhammad Ali, Derek St. John, and Michael Guthrie, HR Green; Jim Webb, The Goodman Corporation; Lois Myers; and Karen Lachaux. 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 JANUARY 27, 2026, MEETING.

Upon a motion made by Director Moody, and seconded by Director Hodges, the Board voted unanimously to approve the Minutes of the January 27, 2026, 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 City of Houston Sports Complex Detention project. He reported 90% plans were submitted to the City last Saturday for review. No action from the Board was required.

1) HR Green Task Order for schematic design and realignment development services.

This item was tabled.

ii. Westview, Detention Basin C.

Mr. Ali provided an update on the Westview site project. He reported the asbestos abatement has begun and demolition is anticipated to start March 27 with a goal to be completed in six months. He reported HR Green is developing a task order for preliminary engineering services. No action from the Board was required.

iii. Memorial Drive, Phase 2.

Mr. Ali provided an update on the Memorial Drive, Phase 2 project. He reported HR Green is updating the typical sections with 6-ft. sidewalks on each side. No action from the Board was required.

iv. W-140 Briar Branch Detention Basin.

Mr. Ali provided an update on the W-140 Briar Branch Detention expansion project. He reported the basin excavation and storm sewer installation in neighborhoods is complete. He reported installation of the channel lining and wet well components continues.

1) Pay Application No. 12, W-140 Detention Basin, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 12, W-140 Detention Basin, from Reytec Construction in the amount of \$322,665.13. 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 Rickel, and seconded by Director Hodges, the Board voted unanimously to approve Pay Application No. 12, W-140 Detention Basin, from Reytec Construction in the amount of \$322,665.13, as presented.

b. Receive update from The Goodman Corporation.

Mr. Webb presented Goodman Corporation's Progress Report, included in the Board materials. He reported all the grant funds for the W-140 Detention have been disbursed. He reported Goodman Corporation reviewed the TxDOT invoice relating to cost reconciliation for the Memorial Drive Phase I project and is requesting funding from H-GAC to mitigate the additional expenses. He reported Goodman Corporation has drafted and will be submitting the EDA application for \$5 Million for Westview, Detention C project.

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

Ms. Landreville reviewed the Bookkeeper's Report and invoices included in the Board materials. Upon a motion made by Director Rickel, and seconded by Director Hodges, 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, Chair Givens adjourned the meeting at 8:20 a.m.

