

**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**

April 28, 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, April 28, 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, *Vice-Chair*
Position 2 – Alex Massa, *Asst. Secretary*
Position 3 – Marlen J. Trujillo
Position 4 – Ann T. Givens, *Chair*

Position 5 – Zachary R. Hodges, *Secretary*
Position 6 – Ben Pisklak
Position 7 – Pete DeLongchamps

and all of the above were present, thus constituting a quorum. Also present were Scott Bean, Naina Magon and Gillian Thomas, Hawes Hill & Associates, LLC; Alia Vinson & Kachi Aghasili, 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, Scott Cunningham & David Greaney, HR Green; Jim Webb, The Goodman Corporation; David Ladewig, Manhattan Construction; Lois Myers; Alejandro Mejia; and Bruce Nichols. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Lois Myers and Bruce Nichols.

APPROVE MINUTES FROM FEBRUARY 24, 2026, MEETING.

Upon a motion made by Director Hodges, and seconded by Director Iversen, the Board voted unanimously to approve the Minutes of the February 24, 2026, Board meeting, as presented.

ACCEPT OATH OF OFFICE AND SWORN STATEMENTS FROM NEWLY APPOINTED BOARD MEMBERS.

Mrs. Vinson presented the Oath of Office and Sworn Statement of the newly appointed Board Members. Upon a motion made by Director Hodges and seconded by Director Iversen, the Board voted unanimously to accept the Oath of Office and Sworn Statement of the newly appointed Board Members Alex Massa, Marlen Trujillo, Ben Pisklak and Pete DeLongchamps.

ELECTION OF OFFICERS: VICE-CHAIR; SECRETARY; AND ASST. SECRETARY

Upon a motion made by Director Pisklak and seconded by Director Iversen, the Board voted unanimously to appoint Andy Iversen as Vice Chair; Zachary Hodges as Secretary and Alex Massa as the Assistant Secretary to the Board of Directors.

ACCEPT ANNUAL DISCLOSURE STATEMENTS FROM INVESTMENT OFFICER AND BOOKKEEPER.

Ms. Vinson reviewed the annual disclosure statements from the investment officer and bookkeeper. She reported that the Investment Officer and Bookkeeper are required to annually disclose any relationships with entities or individuals engaged in an investment transaction with the Authority and the investment officer and bookkeeper are reporting none.

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY; ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY.

Ms. Vinson reported the Authority is required to annually review its Investment Policy and amend the Policy when required by any legislative changes to the investment laws. She reported no legislative laws have been enacted affecting the current Policy and is recommending no changes be made. She reported after Legislature Session concludes in 2027 if any changes are made to the Public Funds Investment Act affecting the Policy we can amend the Investment Policy accordingly.

ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE AUTHORITY MAY ENGAGE IN INVESTMENT TRANSACTIONS.

Ms. Vinson reviewed the Resolution and list of Qualified Broker/Dealers with whom the Authority may engage in investment transactions. She reported the list has been reviewed and updated by the Investment Officer and Bookkeeper and it may be amended at any time by the Board by a resolution.

Upon a motion made by Director Iversen, and seconded by Director Hodges, the Board voted unanimously to (a) accept the Annual Disclosure Statements from the Investment Officer and Bookkeeper; (b) adopt the Resolution Regarding Annual Review of Investment Policy; and (c) adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions.

APPOINTMENT OF CIP COMMITTEE.

Chair Givens inquired whether anyone was interested in serving on the Capital Improvements Projects (CIP) Committee. Director Pisklak volunteered to serve. Chair Givens appointed Ann T. Givens; Andy Iversen; and Ben Pisklak to serve on the CIP Committee.

RECEIVE UPDATE FROM HR GREEN.

Mr. Ali presented HR Green's Progress Report, a copy is included in the Board materials.

a. Consider HR Green Task Order for on-call engineering services.

Mr. Ali reviewed HR Green Task Order for on-call engineering services to provide engineering consulting services on an hourly basis, as needed, in an amount not to exceed \$25,000. Upon a motion made by Director Hodges and seconded by Director Iversen, the Board voted unanimously to approve HR Green Task Order for on-call engineering services in an amount not to exceed \$25,000.00.

b. Sports Complex, Detention Basin A.

Mr. Ali provided an update on the City of Houston Sports Complex Detention Basin A project. He reported 100% final plans were submitted on April 15 for review & comments. He reported the next step is for the City to complete the Benefit Cost Analysis. No action from the Board was required.

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

Mr. Ali reviewed HR Green Task Order for schematic design and realignment development services to fully reconstruct Barryknoll Lane within the realigned right-of-way from Gessner St. to the enclosed W-151 channel in the amount of \$499,018.70. He provided an overview of the scope of services and answered questions. Upon a motion made by Director Hodges and seconded by Director Iversen, the Board voted unanimously to approve HR Green Task Order for schematic design and realignment development services in the amount of \$499,018.70, as presented.

c. Detention Basin C (Westview - Northwest HPD and HFD Public Safety Complex)

Mr. Ali provided an update on Detention Basin C project consisting of the Northwest HPD and HFD Public Safety Complex with underground detention. He reported the project is progressing with 10 additional buildings demolished along with debris removal. He reported he anticipates the demolition and abatement will be completed by August 7, 2026. No action from the Board was required.

i. Pay Application No. 1, Park on Westview Demolition, from RNDI Companies.

Mr. Ali reviewed for ratification Pay Application No. 1, Park on Westview Demolition, from RNDI Companies, in the amount of \$195,453.24. 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 Hodges, and seconded by Director Iversen, the Board voted unanimously to ratify Pay Application No. 1, Park on Westview Demolition, from RNDI Companies, in the amount of \$195,453.24, as presented.

ii. Pay Application No. 2, Park on Westview Demolition, from RNDI Companies.

Mr. Ali reviewed Pay Application No. 2, Park on Westview Demolition, from RNDI Companies, in the amount of \$662,052.29. 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 Hodges, and seconded by Director Iversen, the Board voted unanimously to approve Pay Application No. 2, Park on Westview Demolition, from RNDI Companies, in the amount of \$662,052.29, as presented.

iii. HR Green Task Order for preliminary engineering and schematic design services.

Mr. Ali reviewed HR Green Task Order for preliminary engineering and schematic design services to provide professional engineering design services for the combined sub-surface detention basin and joint police and fire station for \$1,457,246.85. He provided an overview of the scope of services and answered questions. Upon a motion made by Director Hodges and seconded by Director Iversen, the Board voted unanimously to approve HR Green Task Order for preliminary engineering and schematic design services for the Northwest HPD and HFD Public Safety Complex and Detention in the amount of \$1,457,246.85, as presented.

d. Memorial Drive, Phase 2.

Mr. Ali shared an update on the Memorial Drive Phase 2 project. He reported the next step is to meet with stakeholders. He reported no further design will be completed until the stakeholder engagement meeting is completed. No action from the Board was required.

e. W-140 Briar Branch Detention Basin

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

i. Pay Application No. 13, W-140 Detention Basin, from Reytec Construction.

Mr. Ali reviewed for ratification Pay Application No. 13, W-140 Detention Basin, from Reytec Construction in the amount of \$461,880.76. 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 Hodges, and seconded by Director Iversen, the Board voted unanimously to ratify Pay Application No. 13, W-140 Detention Basin, from Reytec Construction in the amount of \$461,880.76, as presented.

ii. Pay Application No. 14, W-140 Detention Basin, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 14, W-140 Detention Basin, from Reytec Construction in the amount of \$368,286.50. 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 Hodges, and seconded by Director Iversen, the Board voted unanimously to approve Pay Application No. 14, W-140 Detention Basin, from Reytec Construction in the amount of \$368,286.50, as presented.

iii. HR Green Task Order for supplemental construction materials testing services.

Mr. Ali reviewed HR Green Task Order for supplemental construction materials testing services for W-140 Detention Basin in the amount of \$40,719.00. Upon a motion made by Director Hodges, and seconded by Director Iversen, the Board voted unanimously to approve HR Green Task Order for supplemental construction materials testing services for W-140 Detention Basin in the amount of \$40,719.00, as presented.

RECEIVE UPDATE FROM THE GOODMAN CORPORATION.

Mr. Webb presented Goodman Corporation's Progress Report, included in the Board materials. He reported the EPA grant for the W-140 Detention Project is currently in the close out phase pending final completion of the project. He reported a response is still pending from H-GAC relating to the cost reconciliation for the Memorial Drive Phase I project. He reported should the request to HGAC be denied, there is time to allocate funds in the FY2027 Budget. He reported Goodman Corporation has started the initial design reimbursements for Memorial Drive Phase II. He reported Goodman Corporation has completed submission of the EDA application for \$5 Million for Westview, Detention C project. He noted that a correction was needed to the Goodman Corporation Progress Report regarding the FY2027 Project Fund. There was an error in the Congressman's office and Goodman Corporation was incorrectly listed as awarded when they were not. The project was not accepted. No action from the Board was required.

AUTHORIZE ADDITIONAL EXPENDITURE FOR SECURING SITE LOCATED AT 1057 WESTVIEW DRIVE IN AN AMOUNT NOT TO EXCEED TO BE DETERMINED BY THE BOARD.

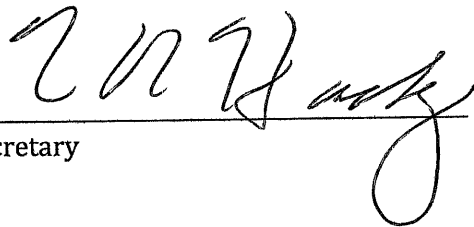
Ms. Magon provided information to the Board regarding the 10157 Westview Drive expenditure to secure the zone-owned property. Upon a motion made by Chair Givens, and seconded by Director Hodges, the Board unanimously authorized additional expenditures for securing the site located at 10157 Westview Drive in an amount not to exceed \$150,000.00.

RECEIVE BOOKKEEPER'S REPORT; APPROVE PAYMENT OF INVOICES; AND RATIFY INVOICES PAID IN MARCH.

Ms. Landreville presented the Bookkeeper's Report, Quarterly Investment Report, current invoices for payment and invoices paid in March for ratification, all included in the Board materials. Upon a motion made by Director Hodges, and seconded by Director Iversen, the Board voted unanimously to accept the Bookkeeper's Report and Quarterly Investment Report; approved payment of current invoices; and ratified payment of invoices in March, as presented.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:02 a.m.


Secretary