

**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**

May 26, 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, May 26, 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 Naina Magon and Linda Clayton, Hawes Hill & Associates, LLC; Alia Vinson, Allen Boone Humphries Robinson, LLP; Jennifer Landreville and Sean Stapanik, ETI Bookkeeping Services. Others attending the meeting were Thien-Tam Do, COH Economic Development Dept.; Gerardo Barrera, City of Bunker Hill; Muhammad Ali, Scott Cunningham and Derek St. John, HR Green; Jim Webb, The Goodman Corporation; Wendy Barnard, Charlotte Nall, Limulaki Davis, Mackenzie Nall, Will Rassman, Fred Allen, and Lois Myers. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Charlotte Nall, Limulaki Davis, Mackenzie Nall, Will Rassman, Wendy Barnard and Lois Myers.

APPROVE MINUTES FROM APRIL 28, 2026, MEETING.

Upon a motion made by Director Iversen, and seconded by Director DeLongchamps, the Board voted unanimously to approve the Minutes of the April 28, 2026, Board meeting, as presented.

RECEIVE UPDATE FROM HR GREEN.

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

a. Sports Complex, Detention Basin A (City of Houston project)

Mr. St. John provided an update on the Sports Complex (City of Houston project). He reported 100% final plans were submitted on April 15 and the Benefit Cost Ratio analysis is ongoing. He reported the Interlocal Agreement regarding the \$20 million contribution towards the project has been signed. No action from the Board was required.

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

Mr. Ali provided an update on the Westview Northwest HPD and HFD Public Safety Complex/Detention Basin C project. He reported the demolition and abatement is anticipated to be completed the first week of August. No action from the Board was required.

i. Pay Application No. 3, Park on Westview Demolition, from RNDI Companies.

Mr. Ali reviewed Pay Application No. 3, Park on Westview Demolition, from RNDI Companies, in the amount of \$475,316.73. He reported he has reviewed the pay application and concurs with the amount and quantities and is recommending for approval. Upon a motion made by Director Iversen, and seconded by Director DeLongchamps, the Board voted unanimously to approve Pay Application No. 3, Park on Westview Demolition, from RNDI Companies, in the amount of \$475,316.73, as presented.

ii. Consider HR Green Task Order for additional asbestos consulting and monitoring services.

Mr. Ali reviewed HR Green Task Order for additional asbestos consulting and monitoring services for the Park on Westview site and building demolition, based on time and materials in an amount not-to-exceed \$56,892.00. Upon a motion made by Director Iversen, and seconded by Director DeLongchamps, the Board voted unanimously to approve HR Green Task Order for additional asbestos consulting and monitoring services, in an amount not-to-exceed \$56,892.00, as presented.

c. Memorial Drive, Phase 2.

Mr. Ali provided an update on the Memorial Drive Phase 2 project. He reported design is ongoing and HR Green is coordinating a meeting with Lantern Lane Shopping Center stakeholders. No action from the Board was required.

d. W-140 Briar Branch Detention Basin

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

i. Pay Application No. 15, W-140 Detention Basin, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 15, W-140 Detention Basin, from Reytec Construction in the amount of \$292,399.13. 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 Iversen, and seconded by Director Trujillo, the Board voted unanimously to approve Pay Application No. 15, W-140 Detention Basin, from Reytec Construction in the amount of \$292,399.13, as presented.

e. FEMA Map update.

Mr. St. John reported the current FEMA maps stop at Blalock. He reported he will send a link to the Board to review the FEMA maps and HR Green will give a presentation at the next Board meeting. No action from the Board was required.

RECEIVE UPDATE FROM THE GOODMAN CORPORATION.

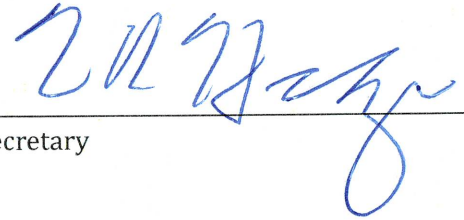
Mr. Webb presented Goodman Corporation's Progress Report, included in the Board materials. He reported all disbursements are complete for the W-140 Detention Project. He reported a response is still pending from H-GAC relating to the cost reconciliation for the Memorial Drive Phase I project. He reported Goodman is managing the HUD grant to offset design cost for Memorial Drive Phase II and Bunker Hill Village is holding and dispensing funds. He reported the submission of the EDA application for \$5 Million for Westview, Detention C project is still under review. No action from the Board was required.

RECEIVE BOOKKEEPER'S REPORT; AND APPROVE PAYMENT OF INVOICES.

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

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:41 a.m.



Secretary