**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**

June 23, 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, June 23, 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, with the exception of Director Massa, thus constituting a quorum. Also present were Scott Bean and Linda Clayton, Hawes Hill & Associates, LLC; Alia Vinson, and Kachi Aghasili, Allen Boone Humphries Robinson, LLP; and Sean Stapanik, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; Gerardo Barrera, City of Bunker Hill; Derek St. John, HR Green; Jim Webb, Goodman Corporation; Bruce Nichols; Lois Myers; Karen Rust; Wendy Barnard; Shaun Benesch; Hunter Braeutigam; Roberta Prazak; and Shannon Benesch. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.
Public comments were received from Bruce Nichols; Karen Rust; Wendy Barnard; Shaun Benesch; Hunter Braeutigam; and Lois Myers.

APPROVE MINUTES FROM MAY 26, 2026, MEETING.
Upon a motion made by Director Hodges, and seconded by Director DeLongchamps, the Board voted unanimously to approve the Minutes of the May 26, 2026, Board meeting, as presented.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS.
Ms. Vinson provided an overview of Sections 2054.5191 and 2063.103 of the Texas Government Code requiring governmental officials to complete a certified cybersecurity training program once a year; and a select group of officials to complete a certified artificial intelligence program. Links to the training are included in the Memorandum in the Board packet and will be emailed to the Board Members. She reported the training must be completed annually by August 31 and requested the Board Members to inform Ms. Clayton and she would provide the information to ABHR to prepare the report to satisfy the mandatory state requirements. No action from the Board was required.

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 reported the City contract is proceeding with the Benefit Cost Ration evaluation and he anticipates it will be completed by early July. He reported the City is currently formalizing the easement offer which will need to go before the School Board for consideration. No action from the Board was required.

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

Mr. St. John provided an update on the building abatement and demolition of the apartments. A copy of the Process Report is included in the Board materials.

i. Pay Application No. 4, Park on Westview Demolition, from RNDI Companies.

Mr. St. John reviewed Pay Application No. 4, Park on Westview Demolition, from RNDI Companies in the amount of $211,342.56. He reported HR Green has reviewed the pay application and concurs with the amount and quantities and is recommending it for approval. Upon a motion made by Director Pisklak, and seconded by Director Hodges, the Board voted unanimously to approve Pay Application No. 4, Park on Westview Demolition, from RNDI Companies in the amount of $211,342.56, as presented.

c. Memorial Drive, Phase 2.

Mr. St. John reported HR Green is actively working on the design plans. He reported Memorial District is considering annexing Lantern Lane Shopping Center and will meet with the property owners to see if they are interested. He reported landscaping and lighting in this area will depend on whether the property owners are interested in being annexed into the District for the District to maintain improvements. No action from the Board was required.

d. W-140 Briar Branch Detention Basin.

Mr. St. John reported final inspection of the pump station is scheduled for permitting. No action from the Board was required.

e. Draft FEMA Floodplain Maps.

Mr. St. John provided information on the draft FEMA floodplain maps. No action from the Board was required.

RECEIVE UPDATE FROM THE GOODMAN CORPORATION.

Mr. Webb presented Goodman Corporation's Status Report, included in the Board materials. He reported all disbursements have been made under the EPA Grant for the W140 Detention project. He reported he has not received a response from HGAC for cost participation in the reconciliation of the Memorial Drive Phase 1 project. He reported Goodman completed submitting an EDA application for $5Million for the design phase of Detention Basin C. No action from the Board was required.

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

Mr. Stapanik presented the Bookkeeper's Report, and reviewed invoices for payment, 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 and approved payment of invoices, as presented.

FY2027 BUDGET.

a. Consider Amended Hawes Hill & Associates LLC Agreement.

Mr. Bean presented the FY2027 Budget, included in the Board materials. He reported Hawes Hill is requesting an increase from $120,000 to $141,000 annually ($11,750 per month). He reviewed the Amended Professional Services Agreement with Hawes Hill, in accordance with the Budget included in the Board materials and answered questions. Upon a motion made by Director Iversen, and seconded by Director Hodges, the Board voted unanimously to (1) approve the FY2027 Budget; and (2) approve the Amended Professional Services Agreement with Hawes Hill, as presented.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:50 a.m.

Secretary