

**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**

August 25, 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, August 25, 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 Directors Givens, thus constituting a quorum. Also present were Scott Bean, Naina Magon, Linda Clayton, and Don Huml, Hawes Hill & Associates, LLC; Alia Vinson, Allen Boone Humphries Robinson, LLP; and Jennifer Landreville, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; Gerardo Barrera, City of Bunker Hill; Muhammad Ali and Derek St. John, HR Green; Jim Webb and Sam Hopper, Goodman Corporation; Bruce Nichols, Andrew Moore; Andrew Halphen; and Alejandro Mejia. Vice-Chair Iversen called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Bruce Nichols and Andrew Moore.

APPROVE MINUTES FROM JULY 28, 2026, MEETING.

Upon a motion made by Director Pisklak, and seconded by Director Hodges, the Board voted unanimously to approve the Minutes of the July 28, 2026, Board meeting, as presented.

RECEIVE HR GREEN UPDATES AND RECOMMENDATIONS:

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 detention project. He reported the benefit cost ratio is 1.15. He reported HR Green is working with the City and ISD regarding the easement required for the project. He reported this is a City of Houston project and he will let the City know the public would like another public meeting. Mr. Ali provided an update on the Barryknoll realignment and answered questions. No action from Board was required.

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

Mr. St. John provided an update on underground detention for the HPD and HFD Public Safety Complex project. He reported the RFP for CMAR (Construction Manager at Risk) will be advertised for bids on September 4. Mr. Ali provided an update on the demolition and abatement of the apartments. He reported the substantial completion walkthrough has been conducted and three foundations and debris for cleanout. He reported a Change Order will be submitted for consideration for the next meeting for a time extension.

i. Consider Pay Application No. 6, Park on Westview Demolition, from RNDI Companies.

Mr. Ali reviewed Pay Application No. 6, Park on Westview Demolition, from RNDI Companies in the amount of \$228,249.90. 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 Pisklak, and seconded by Director DeLongchamps, the Board voted unanimously to approve Pay Application No. 6, Park on Westview Demolition, from RNDI Companies in the amount of \$228,249.90, as presented.

c. Memorial Drive, Phase 2.

Mr. Ali provided an update on Memorial Drive Phase 2 project. No action from Board was required.

d. W-140 Briar Branch Detention Basin.

i. Consider HR Green Supplemental Task Order for construction management and inspection services.

Mr. Ali reported the contractor re-mobilized yesterday. He reviewed HR Green's Supplemental Task Order for construction management and inspection services for the remaining 3 months of the project in the amount of \$49,771. Upon a motion made by Director Hodges, and seconded by Director Pisklak, the Board voted unanimously to approve HR Green Supplemental Task Order for construction management and inspection services in the amount of \$49,771, as presented.

RECEIVE THE GOODMAN CORPORATION REPORT.

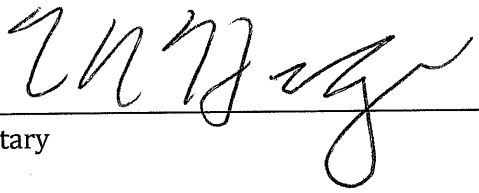
Mr. Webb presented Goodman Corporation's Status Report, included in the Board materials. He reported an extension for the duration of the W-140 project has been requested to the EPA per compliance provisions. He reported unfortunately the EDA has determined the Detention Basin C project will be selected for funding this cycle. He reported this does not prevent the Authority from reapplying for the next cycle of funding. No action from Board was required.

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

Ms. Landreville presented the Bookkeeper's Report and reviewed invoices for payment included in the Board materials. Upon a motion made by Director Hodges, and seconded by Director Pisklak, 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 Iversen adjourned the meeting at 8:21 a.m.


Secretary