

**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 27, 2021

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 on Tuesday, April 27, 2021, at 8:00 a.m., via videoconference, with access available to the public pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott's emergency disaster declaration dated March 13, 2020, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 – Marshall B. Heins
Position 2 – John Rickel
Position 3 – David P. Durham
Position 4 – Ann T. Givens, *Chair*

Position 5 – Zachary R. Hodges
Position 6 – Brad Freels, *Vice-Chair*
Position 7 – Vacant

and all of the above were present, with the exception of Directors Heins and Freels, thus constituting a quorum. Also present were Scott Bean, Josh Hawes, Linda Clayton, and Leticia Rodriguez, Hawes Hill & Associates, LLP; Jessica Holoubek, Allen Boone Humphries Robinson, LLP; and Pat Hall, ETI Bookkeeping Services. Others attending the meeting were Jennifer Curley, COH - Economic Development Dept.; Council Member Greg Travis, District G; Council Member Amy Peck and Liz Miranda, District A; Ben Gillis and Pat Walters, both of Memorial Management District; Karen Glynn and Laurie Rosenbaum, both of City of Bunker Hill; Drew Masterson, Ben Terry and Kristin Blomquist, Masterson Advisors; Muhammad Ali and Derek St. John, both of Gauge Engineering; Jim Webb, The Goodman Corporation; Cy Dillahunty; Monica Aizpurua; Lois Myers; Margaret Dunlap and Gabrielle Luevano, METRO; Marlene Gafrick; Emily Anderson; Tony Sartori; Nathan Seshadri; and Rick Hall. Chair Givens called the meeting to order at 8:01 a.m.

RECEIVE PUBLIC COMMENTS.

Public Comments were received from Cyd Dillahunty.

APPROVE MINUTES OF THE MARCH 30, 2021, MEETING.

Upon a motion made by Director Rickel, and seconded by Director Hodges, the Board voted unanimously to approve the Minutes of the March 30, 2021, Board meeting, as presented.

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

Ms. Hall presented the Bookkeeper's Report and went over 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.

CONSIDER RESOLUTION RELATING TO ISSUANCE OF BONDS.

Mr. Bean reviewed the Resolution Relating to Issuance of Bonds, included in the Board materials. He reported previously the City had authorized issuance of bonds in a total amount not to exceed \$55,000,000 outstanding. He reported the Resolution requests the City to authorize the issuance of bonds and notes in an amount not to exceed \$90,000,000 outstanding. Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to approve the Resolution Relating to Issuance of Bonds, as presented.

APPROVE INTERLOCAL AGREEMENT WITH CITY OF HOUSTON REGARDING DETENTION PROJECT COST SHARE.

Mr. Rickel reviewed the Interlocal Agreement with the City of Houston outlining the cost share between the City and Authority on Phase I and Phase II of the detention project. He stated he feels it is important the TIRZ Board stays involved and has a seat at the table regarding selection of engineers and contractors for construction of the project. He stated he is not comfortable agreeing to this Agreement until the capacity of bond issuance is approved by the City. Mr. Rickel made a motion to approve the Interlocal Agreement contingent upon the City approve the Resolution Relating to Issuance of Bonds and having a seat at the table during the selection of engineers and contractors for the project. After a lengthy discussion by the Board, Mr. Rickel withdrew his motion. This item was tabled.

CIP COMMITTEE:

a. Project update and recommendations from Gauge Engineering LLC.

Mr. Ali provided an update on the W140 Briar Branch project and answered questions. He reported a few panels have been flagged as failing and will be replaced. He reported the contractors will be replacing the speed bumps that were removed during the construction. He stated he will look into the question regarding the reflective barrier and will report back. He provided an update on the Gessner project and stated the contractor is currently working on the punch list items to close the project out. He anticipates mid-May for a final completion walk through. He provided an update on the Memorial Drive project and stated 10x10 box culverts are being installed.

i. Consider Pay Application No. 29, Briar Branch Channel and Straws Improvements, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 29, Briar Branch Channel and Straws Improvements, from Reytec Construction in the amount of \$111,724.47. He reported Gauge has reviewed the pay application and concurs with the amount and quantities and is recommending for approval. Upon a motion made by Director Rickel, and seconded by Director Hodges, the Board voted unanimously to approve Pay Application No. 29, Briar Branch Channel and Straws Improvements, from Reytec Construction in the amount of \$111,724.47, as presented.

ii. Consider Change Order No. 2, Briar Branch Channel and Straws Improvements, from Reytec Construction.

(a) Consider Interlocal Reimbursement Agreement with City of Houston for Safe Crossings, Briar Branch Access Road.

Mr. Ali reviewed Change Order No. 2, Briar Branch Channel and Straws Improvements, from Reytec Construction in the amount of \$34,086.63. He reported the change order is for installation of safe

crossings at Witte Road and Bunker Hill from the Access Road. He reported Council Member Peck has agreed to provide the funding for the safe crossings from her District service funds. He stated this will take a few months before the funds are available once it goes through the City process. He reviewed the Interlocal Agreement which provides for reimbursement to the Authority for the expense of the safe crossings. Upon a motion made by Director Rickel, and seconded by Director Hodges, the Board voted unanimously to (1) approve Change Order No. 2, Briar Branch Channel and Straws Improvements, from Reytec Construction in the amount of \$34,086.63, as presented; and (2) approve the Interlocal Reimbursement Agreement with City of Houston.

b. Project update from The Goodman Corporation.

Mr. Webb provided an update on funding opportunities. He stated he received a phone call from U.S. Representative Crenshaw's office requesting a request from the TIRZ for the W140 deepening and funding commitment by the TIRZ. He stated TGC has also received letters of support for projects earmarked for Congressional funding. He stated he anticipates a determination on the grant request in the next 3-4 months. No action from the Board was required.

c. Project update from SWA.

The SWA Status Report is included in the Board materials for review.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS WITH REGARD TO THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

An Executive Session was not called.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:56 a.m.

A handwritten signature in blue ink, appearing to read "Ann Givens", is written over a horizontal line.