

**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**

February 27, 2024

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 LLP, 9600 Long Point Road, Spring Branch District Conference Room, Suite 250, Houston, Texas 77055, open to the public on Tuesday, February 27, 2024, at 8:00 a.m., and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 – Andy Iversen

Position 2 – John Rickel, *Vice-Chair*

Position 3 – David P. Durham, *Secretary*

Position 4 – Ann T. Givens, *Chair*

Position 5 – Zachary R. Hodges, *Asst. Secretary*

Position 6 – Brad Freels

Position 7 – Dan Moody III

and all of the above were present, thus constituting a quorum. Also present were Scott Bean and Linda Clayton, Hawes Hill & Associates, LLP; and Jennifer Landreville, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; Council Member Mary Nan Huffman and James Rains, District G; Ben Gillis, and Gabrielle Luevano, Memorial Management District; Muhammad Ali and Derek St. John, Gauge Engineering; Jim Webb, The Goodman Corporation; Bruce Nichols; Lois Myers; Glen Crawford; and John Anderson. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Lois Myers.

APPROVE MINUTES FROM DECEMBER 5, 2023, MEETING.

Upon a motion made by Director Rickel, and seconded by Director Freels, the Board voted unanimously to approve the Minutes of the December 5, 2023, Board meeting, as presented.

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

Ms. Landreville presented the Bookkeeper's Report, review of current invoices for payment and review of invoices paid in January for ratification, included in the Board materials. Upon a motion made by Director Moody III, and seconded by Director Rickel, the Board voted unanimously to accept the Bookkeeper's Report, approved payment of current invoices and ratified payment of the January invoices, as presented.

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Receive update and recommendations from Gauge Engineering LLC.

Mr. St. John reported Gauge has been working closely with the City and HR Green regarding the City's preliminary engineering report for the Sports Complex detention. He reported a benefit cost ratio over 1 has been reached and options are being evaluated. He provided an update on the W140 detention expansion. He reported Gauge is addressing City comments on 100% plans and anticipates final submittal by the end of March. He anticipates the project will be ready to bid in April.

i. Consider Gauge Engineering Task Order for additional design services regarding W140 Detention Expansion.

Mr. St. John reviewed Gauge Engineering Task Order for additional design services on the W140 Detention Expansion in the amount of \$54,890.00. He reviewed the scope of services and answered questions. Upon a motion made by Director Rickel, and seconded by Director Freels, the Board voted unanimously to approve Gauge Engineering Task Order for additional engineering services for detailed design for the W140 Detention Expansion, as presented.

ii. Consider Gauge Engineering Task Order for pumped detention analysis regarding Detention Basin A.

Mr. St. John reviewed Gauge Engineering Task Order for deepening and pumped detention analysis to provide support to HR Green for Detention Basin A in the amount of \$29,640.00. Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to approve Gauge Engineering Task Order for deepening and pumped detention analysis to provide support to HR Green for Detention Basin A in the amount of \$29,640.00, as presented.

b. Receive update and recommendations from The Goodman Corporation.

Mr. Webb provided an update on funding opportunities. He reported narrative application materials have been submitted to H-GAC for consideration. He reported he is also looking at a possible earmark through Congressman Hunt's office.

i. Consider Resolution Authorizing Amendment No. 1 to Advance Funding Agreement with TxDOT regarding Gessner project.

Mr. Webb reviewed the Resolution Authorizing Execution of an Advance Funding Agreement Amendment No. 1 with TxDOT regarding the Gessner Road project. He reported we received \$342,000 from H-GAC for the overruns on the project and TxDOT will invoice the Authority for the balance of approximately \$485,000. Upon a motion made by Director Durham, and seconded by Director Rickel, the Board voted unanimously to approve the Resolution Authorizing Execution of an Advance Funding Agreement Amendment No. 1 with TxDOT for the Gessner project.

c. Receive update from SWA.

None.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.087, TEXAS GOVERNMENT CODE, TO DISCUSS OR DELIBERATE REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY; AND PURSUANT TO SECTION

551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING TO ECONOMIC DEVELOPMENT NEGOTIATIONS; THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY; AND CONSULTATION WITH ATTORNEY.

An Executive Session was not called.

ADJOURN.

There being no further business to come before the Board, Chairwoman Givens adjourned the meeting at 8:20 a.m.

A handwritten signature in cursive script, appearing to read "David H. Durham", is written over a horizontal line.

Secretary