

**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 23, 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, April 23, 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, with the exception of Director Rickel, thus constituting a quorum. Also present were Scott Bean and Linda Clayton, Hawes Hill & Associates, LLP; Sanjay Bapat, Allen Boone Humphries Robinson, LLP; and Pat Hall, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; Alan Roman, District A; Ben Gillis, Memorial Management District; Muhammad Ali, Gauge Engineering; Jim Webb, The Goodman Corporation; Lois Myers; and John Jackson. Chair Givens called the meeting to order at 8:01 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Lois Myers.

APPROVE MINUTES FROM FEBRUARY 27, 2024, MEETING.

Upon a motion made by Director Durham, and seconded by Director Moody, the Board voted unanimously to approve the Minutes of the February 27, 2024, Board meeting.

ADOPT RESOLUTION APPOINTING INVESTMENT OFFICERS.

Ms. Clayton reviewed the Resolution Appointing Investment Officers, included in the Board materials. She reported the Resolution appoints Kenneth Byrd and Jennifer Landreville, both with ETI Bookkeeping, as the investment officers for the Authority.

ACCEPT ANNUAL DISCLOSURE STATEMENTS OF INVESTMENT OFFICERS AND BOOKKEEPER.

Ms. Clayton reviewed the annual disclosure statements from the investment officers and bookkeeper. She reported the Investment Officer and Bookkeeper are required to annually disclose any relationships with entities or individuals engaged in an investment transaction with the Authority and the investment officer and bookkeeper are reporting none.

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY AND ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY.

Ms. Clayton reported the Authority is required to annually review its Investment Policy and amend the Policy when required by any legislative changes to the investment laws. She reported the Authority's Attorney has reviewed the current Investment Policy and no legislative laws have been enacted affecting the current Policy and he is recommending no changes be made.

ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING AMENDED LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE AUTHORITY MAY ENGAGE IN INVESTMENT TRANSACTIONS.

Ms. Clayton reviewed the Resolution and list of Qualified Broker/Dealers with whom the Authority may engage in investment transactions. She reported the list has been updated and reviewed by the Investment Officer and may be amended at any time by the Board by a resolution.

Upon a motion made by Director Freels, and seconded by Director Iverson, the Board voted unanimously to (a) adopt the Resolution Appointing Investment Officers; (b) accept the Annual Disclosure Statements from the investment officer and bookkeeper; (c) adopt the Resolution Regarding Annual Review of Investment Policy; and (d) adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions.

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

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

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Receive update and recommendations from Gauge Engineering LLC.

Mr. Ali provided an update on Detention Basin A – location proposed at the Sports Complex. He reported HR Green and the City provided Gauge with the PER to review for comments. He provided an update on the W140 Detention Expansion. He reported Gauge is signing and sealing the plans today for submittal to the City.

i. Consider Gauge Engineering Task Order for on-call services.

Mr. Ali reviewed Gauge Engineering Task Order for on-call services in the amount of \$25,000. Upon a motion made by Director Durham, and seconded by Director Iversen, the Board voted unanimously to approve Gauge Engineering Task Order for on-call services in the amount of \$25,000.00, as presented.

b. Receive update from The Goodman Corporation.

Mr. Webb pointed out the TIRZ received a \$3 Million EPA grant for the W140 Expansion project. He reported an application was submitted for a \$10 Million grant towards the Memorial Drive Phase 2

project. He answered questions regarding the Memorial Drive Phase 2 earmark and design plans in coordination with earmarks for construction. No action from the Board was required.

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 8:25 a.m.

A handwritten signature in blue ink, reading "David P. Durham". The signature is written in a cursive style and is positioned above a horizontal line.

Secretary