

**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**

January 14, 2025

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, January 14, 2025, 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 Iversen, thus constituting a quorum. Also present were Scott Bean, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Alia Vinson, Allen Boone Humphries Robinson, LLP; and Jennifer Landreville, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; James Rains, District G; Council Member Amy Peck, District A; Gabrielle Luevano, Memorial Management District; Muhammad Ali and Derek St. John, Gauge Engineering; Jim Webb, The Goodman Corporation; Bruce Nichols; and Lois Myers. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

APPROVE MINUTES FROM NOVEMBER 12, 2024, MEETING.

Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to approve the Minutes of the November 12, 2024, 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 INVOICES PAID IN NOVEMBER AND DECEMBER.

Ms. Landreville presented the Bookkeepers Report and Quarterly Investment Report, included in the Board materials. She reviewed the current invoices for payment and invoices paid in December for ratification, included in the Board materials. Upon a motion made by Director Rickel, and seconded by Director Freels, the Board voted unanimously to accept the Bookkeeper's Report and Quarterly Investment Report; authorized payment of current invoices; and ratified payment of the December invoices, as presented.

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Receive update from Gauge Engineering LLC.

A copy of Gauge Engineering's Status Report is included in the Board materials for review.

i. Sports Complex, Detention Basin B.

Mr. St. John provided an update on the Sports Complex, Detention Basin B project. He reported SBISD has stated it would be responding to the City regarding the City's appraisal by February 1st. He reported an agenda item is anticipated to be on City Council Agenda for a contract for design services. He reported construction is anticipated to begin in 2026. No action from the Board was required.

ii. HCFCD W-151/W-153 Study.

Mr. St. John provided an update on Harris County Flood Control District study for W-151/W-153. No action from the Board was required.

iii. Memorial Drive, Phase 2.

Mr. Ali reported a Request for Qualifications for the project will be issued by the City of Bunker Hill. No action from the Board was required.

iv. W-140 Briar Branch Expansion.

Mr. Ali reported contractor began work on January 6 and work to locate utilities has begun. He reported the contractor has submitted documents for the slurry wall approval. No action from the Board was required.

b. Receive update from The Goodman Corporation.

i. W-140 Detention Basin.

ii. Memorial Drive Phase 2.

Mr. Webb provided updates on grant applications and funding opportunities, a copy of the Status Report is included in the Board materials. He reported H-GAC will be making funding recommendations this month, and the Memorial Drive Phase 2 application/rating is on the bubble. He reported federal appropriations for the FY2025 \$7 Million congressional Earmark for Memorial Drive Phase 2 has been moved to March. No action from the Board was required.

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

The Board convened in Executive Session at 8:17 a.m.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

The Board reconvened in Open Session at 8:45 a.m. Upon reconvening the following action was taken:

a. Consider authorizing agreement for brokerage services.

Upon a motion made by Director Rickel, and seconded by Director Durham, the Board voted unanimously to authorize the Real Estate Committee to engage a broker for brokerage services.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:46 a.m.

[Handwritten Signature]
Asst. Secretary