

**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 25, 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, February 25, 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 Durham, thus constituting a quorum. Also present were Scott Bean, Naina Magon, and Linda Clayton, Hawes Hill & Associates, LLP; Alia Vinson and Rachel Beeton, 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; Liz Miranda, District A; Kathleen Shelton, COH At Large 5; Gabrielle Luevano, Memorial Management District; Gerardo Barrera, City of Bunker Hill; Derek St. John, Gauge Engineering; Jim Webb, The Goodman Corporation; William James; and Derek Graber. Chair Givens called the meeting to order at 8:00 a.m.

**RECEIVE PUBLIC COMMENTS.**

There were no public comments.

**APPROVE MINUTES FROM JANUARY 14, 2025, MEETING.**

Upon a motion made by Director Moody III, and seconded by Director Rickel, the Board voted unanimously to approve the Minutes of the January 14, 2025, Board meeting, as presented.

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

Ms. Landreville presented the Bookkeeper's Report and review of invoices for payment, 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 approved payment of invoices, as presented.

**RECEIVE ARBITRAGE REBATE REPORT FOR REVENUE AND REFUNDING BONDS SERIES 2019.**

Ms. Vinson reviewed the Interim Excess Earnings Report for the Tax Increment Contract Revenue and Refunding Bonds, Series 2019, included in the Board materials. She reported no arbitrage rebate liability. No action from the Board was required.

**CIP COMMITTEE UPDATE AND RECOMMENDATIONS:**

**a. Receive update from Gauge Engineering LLC.**

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

**i. Sports Complex, Detention Basin A.**

Mr. St. John reported the design contract with HR Green is on Council Agenda tomorrow for consideration. No action from the Board was required.

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

**iii. Memorial Drive, Phase 2**

Mr. St. John reported the City of Bunker Hill is preparing a Request for Qualifications for professional engineering services to advertise for the Memorial Drive Phase 2 project. No action from the Board was required.

**iv. W-140 Briar Branch Expansion.**

Mr. St. John provided an update on the Briar Branch Storm Water Detention Basin Expansion and Storm Sewer Improvements, a copy of the Progress Report is included in the Board materials.

**a) Pay Application No. 1, W-140 Detention Basin, from Reytec Construction.**

Mr. St. John reviewed Pay Application No. 1, W-140 Detention Basin, from Reytec Construction in the amount of \$390,503.20. 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 Freels, the Board voted unanimously to approve Pay Application No. 1, W-140 Detention Basin, from Reytec Construction in the amount of \$390,503.20, as presented.

**b. Receive update from The Goodman Corporation.**

**i. W-140 Detention Basin.**

**ii. Memorial Drive, Phase 2**

**iii. FY2026 Appropriations**

Mr. Webb provided an update on funding applications and pursuit of funding opportunities, a copy of The Goodman Corporation's Status Report is included in the Board materials. He reported H-GAC Transportation Council is having a meeting on February 25, 2025. Director Freels volunteered to speak on behalf of the TIRZ for the H-GAC funding application regarding Memorial Drive, Phase 2 project. 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.**

The Board convened in Executive Session at 8:15 a.m.

**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.**

The Board reconvened in Open Session at 8:52 a.m. Upon reconvening, no action was taken by the Board.

**PROPOSED 2025 BOND ISSUANCE AND AUTHORIZE PREPARATION OF OFFERING DOCUMENT.**

Ms. Vinson reported there is outstanding authorization with the City of Houston to issue bonds. Ms. Blomquist reported approximately \$28 Million remains in authorization from the City that can be issued by the Authority. She reported currently the interest rate is 4.5% and it will take 3-4 months to issue. Upon a motion made by Director Rickel, and seconded by Director Iversen, the Board voted unanimously to authorize the Financial Advisor to engage disclosure counsel and preparation of Offering Documents.

**ADJOURN.**

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:02 a.m.

  
Secretary