

**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**

August 26, 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, August 26, 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 Directors Givens and Moody III, thus constituting a quorum. Also present were Scott Bean, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Rachel Beeton, Allen Boone Humphries Robinson, LLP; and Jennifer Landreville, ETI Bookkeeping Services. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; Liz Miranda, District A; Gabrielle Luevano, Memorial Management District; Gerardo Barrera, City of Bunker Hill; Muhammad Ali and Derek St. John, HR Green; Jim Webb, The Goodman Corporation; Justin Jenkins, McCall Gibson; Bruce Nichols; and Lois Myers. Vice-Chair Rickel called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Lois Myers.

APPROVE MINUTES FROM JULY 22, 2025, MEETING.

Upon a motion made by Director Freels, and seconded by Director Hodges, the Board voted unanimously to approve the Minutes of the July 22, 2025, Board meeting, as presented.

CIP COMMITTEE UPDATE AND RECOMMENDATIONS:

a. Receive update from HR Green.

A copy of HR Green's Progress Report is included in the Board materials.

i. Sports Complex, Detention Basin A.

Mr. St. John reported a SBISD Workshop is scheduled for September 8th at 6:00 p.m. and HR Green will be making a presentation regarding the project to the SBISD Board. No action from the Board was required.

ii. Memorial Drive, Phase 2.

Mr. Ali reported HR Green has submitted a Master Service Agreement with the City of Bunker Hill and he anticipates the agreement will go before City of Bunker Hill's Council for consideration on September 16. No action from the Board was required.

iii. W-140 Briar Branch Expansion.

Mr. Ali provided an update on the W-140 Briar Branch Expansion project, a copy of the Status Report is included in the Board materials.

1) Pay Application No. 7, W-140 Detention Basin, from Reytec Construction.

Mr. Ali reviewed Pay Application No. 7, W-140 Detention Basin, from Reytec Construction in the amount of \$354,304.87. He reported he has reviewed the pay application and concurs with the amount and quantities and is recommending it for approval. He reported Goodman Corporation has reviewed the pay application and has determined all items are in compliance and the Authority may draw down \$412.00 from the EPA Grant funds. Upon a motion made by Director Hodges, and seconded by Director Durham, the Board voted unanimously to approve Pay Application No. 7, W-140 Detention Basin, from Reytec Construction in the amount of \$354,304.87, as presented.

b. Receive update from The Goodman Corporation.

A copy of Goodman's Status Report is included in the Board materials.

i. W-140 Detention Basin.

Mr. Webb reported the seventh disbursement in the amount of \$412.00 for pay application no. 7 has been submitted to the EPA for processing. He reported this will close out the grant.

ii. Memorial Drive Phase 2.

c. Consider Third Amended and Restated Interlocal Agreement with City of Bunker Hill Village regarding Memorial Drive Phase 2.

Mr. Webb reviewed the Third Amended and Restated Interlocal Agreement with the City of Bunker Hill regarding the Memorial Drive project. He reported the ILA will go before the City of Bunker Hill Council this month for consideration. Upon a motion made by Director Hodges, and seconded by Director Durham, the Board voted unanimously to approve the Third Amended and Restated Interlocal Agreement with the City of Bunker Hill regarding Memorial Drive project, as presented.

RECEIVE AGREED UPON PROCEDURES REPORT FOR LIPEX DEVELOPMENT AGREEMENT; AND AUTHORIZE FINAL PAYMENT.

Mr. Jenkins presented the Agreed-Upon Procedures Report updating interest calculations on the Lipex Development Agreement. He reported the total due the developer as of September 1, 2025 is \$3,275,075.71. This will be the final payment to the developer on the agreement. Upon a motion made by Director Durham, and seconded by Director Hodges, the Board voted unanimously to accept the Agreed-Upon Procedures Report for Lipex Development Agreement; and authorized the final payment to the developer in the amount of \$3,275,075.71.

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

Ms. Landreville presented the Bookkeeper's report and reviewed invoices for payment, included in the Board materials. She reported an additional invoices were submitted by HR Green after the report was generated in the amount of \$54,276.64 and requested approval to pay. Upon a motion made by Director Hodges, and seconded by Director Freels, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

CONVENE IN EXECUTIVE SESSION 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 pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, or value of real property at 8:18 a.m.

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

The Board convened in Open Session at 8:41 a.m. Upon reconvening the following action was taken regarding:

a. Detention Basin C.

- i. Ratify engagement of Berg Oliver Associates for ESA Phase II services.**
- ii. Approve HR Green Task Order for bid services for demolition, clearing and grubbing site for detention.**

Upon a motion made by Director Freels, and seconded by Director Iversen, the Board voted unanimously to (i) ratify engagement of Berg Oliver Associates for ESA Phase II services; and (ii) approve HR Green Task Order for bid services for demolition, clearing and grubbing site for detention in an amount not to exceed \$150,000.

ADJOURN.

There being no further business to come before the Board, Vice Chair Rickel adjourned the meeting at 8:42 a.m.


Secretary