

**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**

**September 23, 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, September 23, 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 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; Jennifer Landreville, ETI Bookkeeping Services; and Hunter Farrell, McCall Gibson. Others attending the meeting were Andrew Busker, COH - Economic Development Dept.; Gerardo Barrera, City of Bunker Hill; Muhammad Ali and Derek St. John, HR Green; and Jim Webb, The Goodman Corporation. Chair Givens called the meeting to order at 8:00 a.m.

**RECEIVE PUBLIC COMMENTS.**

There were no public comments.

**APPROVE MINUTES FROM AUGUST 26, 2025, MEETING.**

Upon a motion made by Director Rickel, and seconded by Director Freels, the Board voted unanimously to approve the Minutes of the August 26, 2025, Board meeting, as presented.

**8:06 a.m. Director Moody III arrived meeting.**

**APPROVE FY2025 ANNUAL FINANCIAL REPORT AND AUDIT FROM McCALL GIBSON SWEDLUND BARFOOT ELLIS PLLC.**

Mr. Farrell presented the FY2025 Annual Financial Report and Audit, included in the Board materials. He reviewed the Independent Auditor's Report and reported an unmodified/clean opinion. He provided an overview of pages 3-7, Management's Discussion and Analysis; page 10, Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances; pages 13-25, Notes to the Financial Statements; page 27, Schedule of Revenues, Expenditures and Changes in Fund Balance – all Governmental Funds; page 29, Operating Expenditures; pages 30-31, Project Plan Reconciliation; and pages 33-35, Long-Term Debt Service

Requirements. Upon a motion made by Director Rickel, and seconded by Director Moody III, the Board voted unanimously to approve the FY2025 Annual Financial Report and Audit.

**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 HR Green provided a presentation to the SBISD Board regarding the project. He reported the easement negotiations are advancing. No action from the Board was required.

**ii. Memorial Drive, Phase 2.**

Mr. Ali reported the City of Bunker Hill approved HR Green's contract at its council meeting. 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 and storm sewer improvements, a copy of the Progress Report is included in the Board materials.

**1) Pay Application No. 8, W-140 Detention Basin, from Reytec Construction.**

Mr. Ali reviewed Pay Application No. 8, W-140 Detention Basin, from Reytec Construction in the amount of \$506,896.73. He reported he has reviewed the pay application and concurs with the amount and quantities and is recommending it for approval. Upon a motion made by Director Rickel, and seconded by Director Moody III, the Board voted unanimously to approve Pay Application No. 8, W-140 Detention Basin, from Reytec Construction in the amount of \$506,896.73, as presented.

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

Mr. Webb provided updates on funding opportunities and applications, a copy of the Goodman's Status Report is included in the Board materials.

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

Mr. Webb reported all EPA grant funds for the W-140 Detention Basin project have been disbursed. No action from the Board was required.

**ii. Memorial Drive Phase 2.**

Mr. Webb reported work orders for each segment of the Memorial Drive Phase 2 have been developed and the City of Bunker Hill has approved the associated task orders. He reported Goodman Corporation will be managing the grant. No action from the Board was required.

**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 reviewed invoices for payment, included in the Board materials. She requested approval to pay an invoice received from McCall Gibson in the amount of \$2,500 for bond services provided. Upon a motion made by Director Moody III, and seconded by Director Freels, the Board voted unanimously to accept Bookkeeper's Report and approved payment of invoices, as presented, including the McCall Gibson invoice in the amount of \$2,500.

**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 pursuant to Section 551.072 at 8:21 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 reconvened in Open Session at 8:35 a.m. Upon reconvening Chair Givens announced the purchase of property at 10157 Westview Drive, Houston, Texas and the following action was taken regarding the property:

**a. Authorize advertising for demolition of buildings.**

Upon a motion made by Director Rickel, and seconded by Director Moody III, the Board voted unanimously to authorize advertising for bids for demolition of the buildings located at 10157 Westview Drive.

**b. Consider Interlocal Agreement with City of Houston for City's contribution for demolition costs.**

This item was tabled.

**ADJOURN.**

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:37 a.m.

  
Secretary **John Rickel**