



SAINT GEORGE PLACE REDEVELOPMENT AUTHORITY and  
REINVESTMENT ZONE NUMBER ONE, CITY OF HOUSTON, TEXAS  
(THE SAINT GEORGE PLACE ZONE)

### NOTICE OF JOINT MEETING OF THE BOARD OF DIRECTORS

**NOTICE** is hereby given that the Saint George Place Redevelopment Authority, City of Houston, Texas, and the Reinvestment Zone Number One, City of Houston, Texas, also known as the Saint George Place Zone, will hold a joint meeting on **Tuesday, September 9, 2025, at 12:15 p.m.**, at the offices of **Allen Boone Humphries Robinson, Rio Grande Conference Room, 24<sup>th</sup> Floor**, 3200 Southwest Freeway, Houston, Texas 77027\*, open to the public, public is welcome to attend in person or via videoconference at:

<https://us02web.zoom.us/j/83226921709?pwd=mIOSt6f2xvWr6omH46BytXURuAvbKN.1>; or via

teleconference at: **(346) 248-7799**; Meeting ID: **832 2692 1709**; Password: **727065**; to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

#### AGENDA

1. Establish quorum and call meeting to order.
2. Receive Public Comments. (In accordance with City of Houston procedures, a statement of no more than 3 minutes may be made on items of general relevance. However, if a person has spoken regarding a topic within the last 4 meetings, their time will be limited to 1 minute. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from deliberating a topic without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law; therefore, questions or comments will not be addressed. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges).
3. Approve Minutes from August 12, 2025, meeting.
4. Approve FY2025 Annual Financial Report and Audit from McCall Gibson Swedlund Barfoot Ellis PLLC.
5. Update on TIRZ #1 St. George Place website.
6. Receive Report from Harris County Precinct 4.
7. Receive update regarding the Livable Centers Study.
8. Consider Redbud Arts Center Task Order to Master Service Agreement for 2026 public art sculptures to Richmond Ave. medians.
9. Receive update from SWA.
  - a. Discuss Richmond Ave median tree damage caused by developer; and take appropriate action as necessary.
10. Receive updates and recommendations from HR Green.
  - a. Bering Drive.
    - 1) Consider Change Order No. 3, Bering Drive, from Environmental Allies.
    - 2) Consider Pay Application No. 9, Bering Drive, from Environmental Allies.
    - 3) Consider HR Green Supplemental Task Order for construction phase, construction management and materials testing services.
  - b. Schumacher.
  - c. East and West Greenridge Safety Improvements.
  - d. Richmond and Fountain View intersection improvements.
  - e. Greenridge Drive.
11. Receive updates and recommendations from The Goodman Corporation.
  - a. Zone Wide Intersection Improvements.
  - b. Hillcroft Pedestrian Signal & Related Wisdom HS Safety Improvements.
  - c. East and West Greenridge Safety Improvements.
  - d. Funding Opportunities.
12. Receive Bookkeeper's Report and approve payment of invoices.

\*Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Authority's Zone Administrator at (713) 595-1200 at least three business days prior to the meeting so that the appropriate arrangements can be made. The Board will conduct an in-person meeting at its physical meeting location. As an accommodation during the current levels of transmission during this COVID-19 virus epidemic emergency, the Board is making available a Zoom teleconference and/or videoconference option for members of the public to participate and to address the Board. Members of the Board may participate by videoconference in accordance with requirements of the Texas Open Meetings Act, provided a quorum of the Board meets in-person. Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.



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13. Receive Executive Director's Report.
14. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney regarding updates on the regulation of land uses in the St. George Place and related administrative actions, policy, requirements, procedures, pursuant to St. George Place zoning regulations, including the Planned Unit Development Districts.
15. Reconvene in Open Session and authorize appropriate actions with regard to private consultation with attorney:
  - a. Consideration and action of the TIRZ#1 St. George Place Redevelopment Authority with regard to the administration of the St. George Place zoning regulations, including the Planned Unit Developments.
16. Adjourn.

David W. Hawes, Executive Director