

MINUTES OF THE BOARD OF DIRECTORS MEETING  
TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority  
City of Houston, Texas  
October 26, 2010

The Board of Directors (the "Board") of the TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority (the "Authority") met in regular session, open to the public, on October 26, 2010, in the HEB Community Room, 9710 Katy Freeway, Houston, Texas.

Board members in attendance:

Charles Turet, Chair  
Dr. Zach Hodges  
Ken Arnold  
Ann T. Givens  
Glenn Airola  
Dan Moody, III  
Brad Freels

Consultants in attendance:

Pat Hall- ETI Bookkeeping Services  
Mark Scates and Robert Fiederlein - Lockwood, Andrews & Newnam, Inc. ("LAN")  
Trey Lary and Susan Hostetler - Allen Boone Humphries Robinson LLP ("ABHR")

Staff in attendance:

Pat Walters - Executive Director

City of Houston Representatives in attendance:

Todd Curry - Council Member Jolanda Jones' office  
Corrie Rae - Council Member Brenda Stardig's office  
Ralph DeLeon and Julia Gee - Economic Development Department, City of Houston  
(the "City")

**1. Call Meeting to Order**

Director Turet called the meeting to order. All agenda items were considered in order.

**2. Public Comments**

Ms. Virginia Gregory commented on graffiti on Wisterwood, signs along Bunker Hill Road, maintenance of a portion of Westview Drive, line of site issues at Tappenbeck and Bunker Hill, cleaning of storm sewers along Bunker Hill, and rescheduling of a regional drainage committee meeting.

Mr. Ed Brown commented on findings of the regional drainage study and the drainage model, and stakeholders' input to the study data.

Mr. Keith Brown commented that he is a councilmember of the City of Bunker Hill Village (the "Village") but is making comments as a private person and not as a councilmember. Mr. Brown commented that the Village does not want the Authority to make drainage improvements for the Village but rather the Village will install its own improvements.

Mr. Hugh Rawl commented on the drainage study, flooding of the Frostwood area, options for improvements if the Village does not participate in a regional approach, and actions taken at certain meetings.

Ms. Prazak commented on the Kimberley Improvement Project and the TIRZ Project Plan.

### **3. Minutes**

The Board reviewed the minutes of the September 28, 2010, meeting. Following discussion, Director Givens moved to approve the minutes as submitted. The motion was seconded by Director Arnold and carried by unanimous vote.

### **4. Financial and Bookkeeping Matters**

Ms. Hall reviewed the financial report for September and presented checks for payment. Following review and discussion, Director Arnold made a motion to approve the financial report and the payment of the bills presented. Director Hodges seconded the motion, and it passed unanimously.

### **5. Employment and Compensation Committee**

Director Arnold reported that he and Directors Hodges and Givens have prepared evaluation forms and criteria for the Executive Director. He reviewed a timeline for review of the Executive Director's performance each year.

### **6. Bunker Hill Widening Project**

Mr. Fiederlein reported the Bunker Hill widening project is complete. He stated that LAN will be ready to recommend finalization of the project at the next meeting, including the audit of project expenses.

### **7. Kimberley Lane near Beltway 8 Improvement Project**

Mr. Fiederlein stated that design of improvements to Kimberley Lane near Beltway 8 is complete, and requested authorization to advertise for bids for the project. Following review and discussion and based upon the engineer's recommendation, Director Arnold moved to approve the plans and specifications and authorize advertisement for bids for construction of improvements to Kimberley Lane near Beltway 8. The motion was seconded by Director Freels and carried by unanimous vote.

**9. Lumpkin Road Improvement Project**

Mr. Fiederlein updated the Board on the status of the Lumpkin Road Improvement project.

**10. TIRZ 17 Regional Drainage Study**

At Director Turet's request, that Mr. Fiederlein discussed the request of the Harris County Flood Control District (the "District") for expansion of the regional drainage study area to include the Village and Strey Lane.

Mr. Fiederlein stated that LAN has asked the technical experts at the City and the District to review the technical information in the study. He reported that once that review is finalized, a report will be produced. Mr. Fiederlein announced that the next stakeholder meeting is scheduled for Wednesday, November 3 at 3:00 p.m. at LAN's offices. The Board requested that LAN continue to work with the Village regarding the study.

**10. FY 2010 Capital Improvements Plan Update**

Mr. Walters reported that the Authority's budget committee is beginning to prioritize projects, now that the Regional Drainage Study is nearing completion. Director Turet noted that he, Director Arnold and Mr. Walters serve on the budget committee.

**11. Barryknoll Improvement Project**

Mr. Fiederlein updated the Board regarding the Barryknoll Improvement Project.

**12. Memorial Improvement Project**

Mr. Fiederlein updated the Board regarding the Memorial Improvement Project.

**13. Wisterwood Improvement Project**

Mr. Walters reviewed bids received by the Authority for construction of improvements to the esplanade on Wisterwood Drive. He stated that Kudela & Weinheimer recommends the Board award the contract for construction of the improvements to Houston Landscapes Unlimited in the amount of \$16,475. Following review and discussion and based on the landscape architect's recommendation, Director Arnold moved to award the contract for the Wisterwood Improvement Project to Houston Landscapes Unlimited in the amount of \$16,475. The motion was seconded by Director Givens and carried by unanimous vote.

**14. Set Date for Next Board Meeting**

The Board concurred to hold the final Board meeting of the year on December 7, 2010.

**15. Town & Country Way Improvement Project**

Mr. Fiederlein updated the Board regarding the Town & Country Way Improvement Project. He discussed and requested the Board's approval of an updated survey of the 0.2336-acre tract, because the existing survey for the tract noted an undefined waterline easement. Following discussion, Director Givens moved to approve a survey by Kuo & Associates, Inc. in an amount not to exceed \$5,000. The motion was seconded by Director Arnold, and carried by unanimous vote.

**16. Convene in Executive Session pursuant to Chapter 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property**

At 8:24 a.m., Director Turet announced the Board would convene in executive session to conduct a private consultation with its attorney regarding the purchase, exchange, lease, or value of real property.

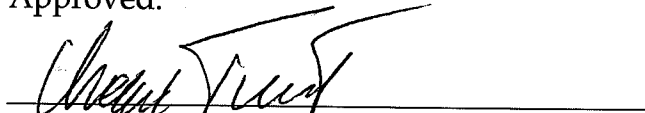
**17. Reconvene in Open Session and authorize appropriate action regarding the purchase, exchange, lease or value of real property**

At 8:44 a.m., Director Turet announced the Board would reconvene in open session. No action was taken.

**18. Adjournment**

There being no additional matters for the Board's consideration, Director Arnold moved to adjourn the meeting. Director Hodges seconded the motion, and it passed unanimously.

Approved:



Chuck Turet, Chair

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