

MINUTES OF THE BOARD OF DIRECTORS MEETING  
TIRZ 17 Redevelopment Authority/  
Memorial City Redevelopment Authority  
City of Houston, Texas  
May 6, 2008

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 May 6, 2008, in the Memorial Hermann Hospital's Memorial City Conference Room, 920 Frostwood, Houston, Texas, inside the boundaries of the District.

Board members in attendance:

Charles Turet, Chair  
Ken Arnold  
Brenda Stardig Patrick  
Brad Freels  
Zach Hodges

Board members not in attendance:

Glenn Airola  
Dan Moody, III

City of Houston representatives in attendance:

Councilmember Toni Lawrence  
Robert Fiederlein

Consultants in attendance:

Linda Canik - ETI Accounting Services  
Pat Hall - Equi-Tax, Inc.  
Trey Lary and Susan Hostetler - Allen Boone Humphries Robinson LLP ("ABHR")  
Rafael Ortega, Chuck Rogers, Marshall Cheek, Jesse Chavez, Derek St. John, Chip Taylor - Lockwood, Andrews & Newnam, Inc. ("LAN")

Staff in attendance:

Pat Walters - Executive Director  
Perry Pace - Project Manager

**1. Call meeting to order, take attendance and verify that a quorum is present**

Charles Turet called the meeting to order.

**2. Discuss and approve minutes of the April 8, 2008 Board meeting**

The Board discussed the minutes of the April 8, 2008, Board meeting. Ken Arnold made a correction to Item 10 of the minutes relating to greenbelts and hike and bike trails. Following review and discussion, Ken Arnold moved to approve the minutes of the meeting as amended. The motion was seconded by Brenda Stardig Patrick and carried unanimously.

**3. Receive financial report and approve payment of invoices**

Linda Canik reviewed the financial report as of April 30, 2008. Following review and discussion, Ken Arnold made a motion to approve the financial report and payment of the invoices presented. Brenda Stardig Patrick seconded the motion, and it passed unanimously.

**4. Results of North/South Mobility Study**

Chip Taylor presented the results of the North/South Mobility Study. The Board discussed the information presented in the study. The Board concurred that the results of the study are preliminary and the study does not reflect the Authority's plans for improvements.

**5. Fiscal year 2009 budget and capital improvements program**

Pat Walters and Rafael Ortega reviewed the fiscal year 2009 operating budget and 2009-2013 capital improvement plan. Following review and discussion, Ken Arnold made a motion to approve the fiscal year 2009 operating budget and 2009-2013 capital improvement plan, and authorize submittal to the City. Brenda Stardig Patrick seconded the motion, and it carried unanimously.

**6. Hire McCall, Gibson & Company, PLLC to perform Financial Audit**

The Board took no action regarding engagement of McCall, Gibson & Company, PLLC to conduct the Authority's audit for the fiscal year ending June 30, 2008.

**7. Hire Null-Lairson to prepare Financial Statement**

The Board took no action regarding engagement of Null-Lairson, P.C. to prepare the Authority's financial statement.

**8. Report on status of Gessner Road Widening Project**

Rafael Ortega reported on the status of the Gessner widening project. Pat Walters reviewed a proposal from Klotz Associates, Inc., for Phase II Services.

Following review and discussion and based on the engineer's recommendation, Brenda Stardig Patrick made a motion to authorize execution of the proposal of Klotz Associates, Inc. for Phase II services in the amount of \$77,000.00. Ken Arnold seconded the motion, and it passed by unanimous vote.

The Board further reviewed LAN's proposal for owner's representation services. Following review and discussion and based on the engineer's recommendation, Ken Arnold made a motion to authorize execution of LAN's proposal for Owner's Representation Services, in the amount of \$88,000.00. Brenda Stardig Patrick seconded the motion, and it passed by unanimous vote.

Mr. Ortega then reviewed and recommended execution of the contract for soil sampling and testing by Associated Testing Laboratories, Inc. Following review and discussion and based on the engineer's recommendation, Ken Arnold made a motion to approve the proposal of Associated Testing Laboratories, Inc. for soil sampling and testing in an amount not to exceed \$38,000. Brenda Stardig Patrick seconded the motion, and it passed unanimously.

**9. Report on status of the Bunker Hill widening project**

Jesse Chavez reported on the status of the Bunker Hill widening project. He stated there are no pay estimates or change orders for the Board's consideration. No action was necessary regarding this agenda item.

**10. Report on the status of the Kingsride intersection improvements**

Jesse Chavez reported on the status of the Kingsride intersection improvements. He stated there are no pay estimates or change orders for the Board's consideration. No action was necessary regarding this agenda item.

**11. Report on the status of the Queensbury storm sewer project**

Mr. Chavez and Mr. Ortega reported that on the status of the Queensbury storm sewer project. Mr. Chavez stated there are no pay estimates or change orders for the Board's consideration. No action was necessary regarding this agenda item.

**12. Report on status of Rummel Creek floodplain reduction effort and preparation of Letter of Map Revision to Federal Emergency Management Agency**

Derek St. John reported on the status of the preparation of the Letter of Map Revision to the Federal Emergency Management Agency regarding Rummel Creek. Mr. St. John reported that letters were sent to landowners to advise that their land may be removed from the flood plain as a result of the Rummel Creek study.

**13. Consider and act to authorize preliminary Parks, Trails and Green Space feasibility study by LAN**

Pat Walters reviewed a proposal by LAN to examine potential opportunities to preserve public green space, parks and/or trails for a fee of \$12,500. Ken Arnold asked that LAN report on their findings at the next meeting. Following review and discussion, Brenda Stardig Patrick made a motion to approve the proposal of LAN for a preliminary parks, trails and green space study, in the amount of \$12,500. Ken Arnold seconded the motion, and it passed by unanimous vote.

**14. Responses to public comments received at the April 8, 2008 meeting**

Pat Walters responded to public comments received at the previous Board meeting.

**15. Public comment**

Chuck Davidson commented that the Authority should work with the City regarding Gessner Road north of IH-10 and associated drainage issues. He commented on temporary traffic improvements at the Houston Community College, and on prioritizing Witte Road from IH-10 to Long Point.

Hugh Rawl presented comments on the impact of construction on the Authority's traffic studies, on prioritizing Witte Road, and on investigating the Gessner northbound right turn lane onto Barryknoll. He requested increased focus on Ditch 151 drainage issues.

Donna Freedman presented comments regarding Witte Road, saving trees, and the Authority's emphasis on Shadowdale. She requested more public input on plans and questioned the need to designate projects by direction.

Robert Prazak commented on continuity between the Authority's mobility studies, on meetings with the public, on leaving land in the flood plain to be developed as green space, and on plans for the traffic light at Kingsride and Frostwood. She questioned whether improvements were needed at Benignus, and commented that public safety is a TIRZ responsibility.

Councilperson Lawrence congratulated Charles Turet and Pat Walters for their work. She stressed the need for the Authority to work with area landowners as development plans progress. Councilmember Lawrence noted that Witte and Gessner are important projects to the area's mobility, and that it is not necessary to investigate Shadowdale until these projects are completed. She commented on the

Authority's involvement to improve Clary Road. She asked the Authority to prioritize its projects and commented on directors' attendance at meetings.

## 16. Adjournment

There being no additional matters for the Board's consideration, Brenda Stardig Patrick made a motion that the meeting be adjourned. Ken Arnold seconded the motion, and it carried unanimously.

Approved:



---

Chuck Turet, Chairman

TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority  
City of Houston, Texas