

MINUTES OF THE BOARD OF DIRECTORS MEETING
TIRZ 17 Redevelopment Authority/
Memorial City Redevelopment Authority
City of Houston, Texas
March 2, 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 March 2, 2010, in the HEB Community Room, 9710 Katy Freeway, Houston, Texas.

Board members in attendance:

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

Consultants in attendance:

Pat Hall - ETI Bookkeeping Services
Derek St. John, Rafael Ortega, Mark Scates, and Marty Kobs - Lockwood, Andrews & Newnam, Inc. ("LAN")
Trey Lary and Jessica Holoubek - Allen Boone Humphries Robinson LLP ("ABHR")

Staff in attendance:

Pat Walters - Executive Director

City of Houston Representatives in attendance:

Council Member Stephen Costello
Council Member Oliver Pennington
Melissa White - Council Member Jolanda Jones' office
Will Dabney - Council Member Brenda Stardig's office
Julia Gee - Economic Development

1. Call Meeting to Order

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

2. Public Comments

Council Member Pennington discussed completion of the regional drainage study prior to awarding additional drainage projects.

Mr. Hugh Rawl commented on completion of the regional drainage study by the summer and the need for additional detention.

Ms. Roberta Prazak discussed the need for a drainage study, the membership of the Board of Directors, and the Kimberly road project.

Mr. Westin Holmes discussed mobility along Bunker Hill at I-10.

3. Minutes of the January 26, 2010 Meeting

The Board reviewed the minutes of the January 26, 2010, meeting. Following discussion, Director Arnold moved to approve the minutes as submitted. The motion was seconded by Director Moody, and carried by unanimous vote.

4. Financial and Bookkeeping Matters

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

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

At 7:45 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.

6. Reconvene in Open Session and authorize appropriate action regarding the purchase, exchange, lease or value of real property, including authorizing negotiation and execution of Purchase Agreement

At 8:30 a.m., Director Turet announced the Board would reconvene in open session. Director Moody made a motion to authorize LAN and Authority representatives to negotiate the purchase of an approximately one-half acre tract of land and authorize the Chair to execute a Purchase Agreement for the tract. The motion was seconded by Director Arnold and carried by unanimous vote.

Director Arnold made a motion to authorize LAN and Authority representatives to negotiate the purchase of an approximately one-quarter acre tract of land and authorize the Chair to execute a Purchase Agreement for the tract. The motion was seconded by Director Airola and carried by unanimous vote.

7. Town and Country West Drainage and Mobility Improvements

Director Turet requested that LAN consider the public's comments about considering a regional drainage study prior to design of the project. No action was necessary for this agenda item.

8. Kimberley near Beltway 8 Drainage Improvements

Mr. St. John presented a summary of LAN's preliminary engineering report. No action was necessary for this agenda item.

9. Bunker Hill Widening Project

Mr. St. John and Mr. Walters updated the Board regarding the Spring Branch Civic Association's concerns regarding sight distance issues at the corner of Tappenbeck and Bunker Hill. Mr. Walters reported that no response has been received yet from Spring Branch Civic Association. Mr. Scates reported that trees have been removed to improve line of sight, traffic and tree issues. No action was necessary for this agenda item.

10. Gessner Road Widening Project

Mr. St. John reported that the Gessner widening project is substantially complete. He reviewed and recommended payment of Change Order No. 27 in the amount of \$11,486.55 for landscape material; Change Order No. 28 in the amount of \$898.37 to modify an existing driveway gate; and Change Order No. 29 in the amount of \$11,119.47, for restoration of landscaping and irrigation in the right-of-way. Following discussion and based on the engineer's recommendation, Director Arnold made and Director Hodges seconded a motion to approve Change Orders Nos. 27, 28, and 29 to the Gessner widening project. The motion carried unanimously.

11. Memorial near Beltway 8 Drainage Improvements

Mr. Ortega discussed the schedule for construction of two additional left-turn lanes on Memorial eastbound at Beltway 8 and increased storm drainage capacity. He stated the project has been temporarily delayed to separate this project from the Kimberly project and to allow for conformation of the proposed drainage improvements with the regional drainage study. No action was necessary for this agenda item.

12. TIRZ 17 Regional Drainage Study

Mr. St. John reported on the status of the regional drainage study. Director Turet inquired whether members of the public had received copies of information for distribution. Director Arnold requested that comments to the study be addressed to the TIRZ as well as the City. No action was necessary for this agenda item.

13. Adjournment

There being no additional matters for the Board's consideration, the meeting was adjourned.

Approved:



Chuck Turet, Chairman

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