

MINUTES OF THE BOARD OF DIRECTORS MEETING  
TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority  
City of Houston, Texas  
January 29, 2013

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 January 29, 2013, in the HEB Community Room, 9710 Katy Freeway, Houston, Texas.

Board members in attendance:

Ann T. Givens  
John Rickel  
Bob Tucker  
Brad Freels  
Zachary R. Hodges

Board members not in attendance:

Glenn Airola  
David A. Hamilton, P.E.

Consultants in attendance:

Pat Hall - ETI Bookkeeping Services  
Rafael Ortega and Muhammad Ali - Lockwood, Andrews & Newnam, Inc. ("LAN")  
Trey Lary and Susan Hostetler - Allen Boone Humphries Robinson LLP

City of Houston representatives in attendance:

Council Member Helena Brown  
Enrique Reyes, Council Member Brown's office  
Ralph De Leon, Mary Buzak, and Jack Valinski - City of Houston (the "City")

**1. Call Meeting to Order**

Having established that a quorum of the Board was present, Director Givens called the meeting to order. All agenda items were considered in order.

**2. Public Comments**

Ms. Donna Collum requested improvements to Lumpkin Road north of Westview to Northbrook Drive.

Mr. Chuck Davidson commented on drainage and on the upcoming City Council meeting and amendments to Land Development Ordinance Chapter 42.

Mr. Ed Browne commented on the City's prioritization of drainage improvements on the Rebuild Houston website.

Ms. Virginia Gregory commented on meetings at the City, projects on the City's CIP, and expanding the Regional Drainage Study.

Mr. Hugh Rawl commented on the City's list of priority projects and detention for the Frostwood subdivision.

Ms. Roberta Prazak commented on drainage at Fonn Villas, expanding the Regional Drainage Study, opposition to an extension of Lumpkin Road, and the Executive Director position.

### **3. Minutes**

The Board reviewed the minutes of the December 12, 2012, meeting. Following discussion, Director Rickel moved to approve the minutes as submitted. The motion was seconded by Director Tucker and carried unanimously.

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

Ms. Hall reviewed the financial report for December and presented checks for payment by the Authority. After review and discussion, Director Rickel moved to approve the financial report and payment of the bills presented. The motion was seconded by Director Tucker and carried unanimously.

Mr. Lary reviewed the proposed Security Procedure Agreement with Wells Fargo Bank. Following discussion, Director Hodges moved to approve the Security Procedure Agreement with Wells Fargo Bank. Director Freels seconded the motion, and it passed by unanimous vote.

### **5. Report from Chair**

Director Givens thanked the public for their input for the public forum. She reported on the status of the Executive Director search.

### **6. Introduction of MetroNational Representative to the Authority**

Director Givens introduced Glenn Fuhrman of MetroNational. Mr. Fuhrman introduced himself and Perry Hicks and said he will serve as MetroNational's liaison to the Authority.

### **7. January 8, 2013 Public Meeting Summary and Discussion**

Mr. Ortega reported that the Authority received over 100 questions in connection with the public meeting held on January 8, 2013. He stated that a summary of questions

and answers from the public forum are posted on the website. Director Givens thanked participants and directors for their attendance.

**8. Engage Company to Conduct Arbitrage Rebate Study for Series 2008 Bonds**

Mr. Lary reviewed the proposal of Omnicap Group LLC to conduct an arbitrage rebate study of the Authority's Series 2008 bonds. Following discussion, the Board requested that ABHR obtain additional proposals for the study at no additional cost to the Authority. No other action was taken regarding this agenda item.

**9. Barryknoll East Improvement Project**

Mr. Ortega reviewed the bids received by the Authority for the Barryknoll East Improvement Project. He recommended the Authority award the contract to Texas Sterling in the amount of \$5,874,319.99. Mr. Ortega discussed the construction schedule. Director Givens discussed the City's final approval of plans for the project. Following discussion, the Board agreed to hold a special meeting on February 1, 2013 at 1:00 p.m. to consider awarding the contract and approving the related proposals. No action was taken regarding this agenda item.

**10. W140 Basin and Channel Improvement Projects**

Mr. Ortega updated the Board regarding the W140 detention basin. He discussed the relocation of utilities in connection with the project, and requested authorization to advertise for bids for the utility relocation work. Following discussion and based upon the engineer's recommendation, Director Rickel moved to approve plans and specifications and authorize advertisement for bids for the utility relocation work for the W140 detention basin. Director Freels seconded the motion, and it passed by unanimous vote.

Mr. Ortega updated the Board on discussions with Harris County Flood Control District regarding the W140 channel improvements.

**11. Updating the Regional Drainage Study**

The Board tabled action regarding LAN's proposal to update the Regional Drainage Study. No action was taken regarding this agenda item.

**12. Remarks from Director Tucker**

Director Tucker stated he had determined to defer his remarks to the next meeting.

**13. Convene in Executive Session Pursuant to Section 551.072, Texas Government Code, to Deliberate the Purchase, Exchange, Lease or Value of Real Property**

At 8:59 a.m., Director Givens announced the Board will meet in executive session to deliberate the purchase, exchange, lease or value of real property.

**14. Reconvene in Open Session and Authorize Appropriate Action Regarding the Purchase, Exchange, Lease or Value of Real Property**

At 9:15 a.m., the Board reconvened in open session. No action was taken.

**15. Adjournment**

There being no additional matters for the Board's consideration, the Board concurred to adjourn the meeting.

Approved:



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