

MINUTES OF THE BOARD OF DIRECTORS MEETING
TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority
City of Houston, Texas
June 29, 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 June 29, 2010, in the HEB Community Room, 9710 Katy Freeway, Houston, Texas.

Board members in attendance:

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

Board members not in attendance:

Ken Arnold
Brad Freels

Consultants in attendance:

Pat Hall and Michelle Lofton - ETI Bookkeeping Services
Rafael Ortega, Derek St. John, Mark Scates, and Marty Kobs - Lockwood, Andrews & Newnam, Inc. ("LAN")
Trey Lary and Susan Hostetler - Allen Boone Humphries Robinson LLP ("ABHR")
Darin Weinheimer - Kudela & Weinheimer

Staff in attendance:

Pat Walters - Executive Director

City of Houston Representatives in attendance:

Melissa White - Council Member Jolanda Jones' office
Will Dabney - Council Member Brenda Stardig's office
Julia Gee and Jesse Bounds - Economic Development, City of Houston ("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 landscaping installed along Bunker Hill.

Mr. Dean Bixler commented on drainage issues.

Mr. Chuck Davidson commented on the North Gessner improvement project and the TIRZ 17 Regional Drainage Study.

Ms. Lois Meyers commented on the budget and detention projects.

Mr. Ed Brown commented on the boundaries of the TIRZ 17 Regional Drainage Study.

Ms. Roberta Prazak commented on traffic in residential areas.

3. Minutes of the May 25, 2010 Meeting

The Board reviewed the minutes of the May 25, 2010, meeting. Director Givens presented corrections to the minutes. Following discussion, Director Moody moved to approve the minutes as revised. The motion was seconded by Director Hodges and carried by unanimous vote.

4. Financial and Bookkeeping Matters

Ms. Hall reviewed the financial report for May and presented checks for payment. She reported on receipt of the 2010 increment. Following review and discussion, Director Hodges made a motion to approve the financial report and the payment of the bills presented. Director Givens seconded the motion, and it passed unanimously.

5. FY 2011 budget

Mr. Walters discussed the 2011-2015 CIP submitted to the City and the fiscal year 2011 budget.

6. Gessner Road Widening Project

Mr. St. John reported that the Gessner widening project is substantially complete. Mr. St. John stated that the Texas Department of Transportation is preparing an audit of project costs.

7. Bunker Hill Widening Project

Mr. St. John updated the Board regarding the Bunker Hill widening project. He stated the City has accepted the project. The Board discussed the status of the palm trees in the esplanade.

8. IH-10 East Bound Frontage Road and Bunker Hill Turning Lanes

Mr. St. John reported that Batterson, L.L.P. plans to stripe the Bunker Hill/I-10 east bound frontage road this week.

9. Kimberley Lane near Beltway 8 Drainage Improvements

Mr. St. John discussed mobility and drainage improvements to Kimberley Lane near Beltway 8. He updated the Board on the status of right-of-way acquisition. Mr. St. John reviewed options for landscaping and lighting improvements that may be made within the project boundaries, in conjunction with the mobility and drainage improvements: Option 1, to install the City's standard amenities at an estimated cost of \$91,195; Option 2, to install upgraded amenities to the commercial sites at an estimated cost of \$377,879; and Option 3, to install upgraded amenities for the entire project at an estimated cost of \$516,670. Following discussion, the Board concluded that pursuit of Option 3 was consistent with the approach the Authority has taken with other projects.

The Board discussed the City's requirement that another entity agree to maintain any upgrades from the City's standard requirements. Mr. St. John noted that the church and school have stated they want the improvements of Option 3, but will not maintain them. The Board discussed asking area homeowner associations to assist in maintenance of the improvements and requested that LAN prepare estimates of maintenance costs for such improvements.

Following review and discussion, Director Hodges moved to approve Option 3, subject to reduction of the amenities package if a sponsor is not found to maintain them for the church and school. Director Airola seconded the motion. Upon the question being called, Directors Hodges, Turet and Airola voted aye, and Director Givens voted nay, with Director Moody abstaining from the vote. The motion carried.

10. TIRZ 17 Regional Drainage Study

Mr. St. John discussed development of the existing conditions model for the TIRZ 17 Regional Drainage Study and reviewed recent coordination meetings with public representatives.

11. Westview Esplanade Project

Mr. Walters reported that landscaping improvements to the Westview esplanade are substantially complete.

12. Wisterwood Esplanade Project

Mr. Walters discussed installing landscaping improvements to Wisterwood Drive between IH-10 and Westview Drive. He reviewed Kudela & Weinheimer's

proposal to design the improvements for \$4,550 and stated that the estimated construction cost is \$8,000-15,000. Mr. Walters discussed the steps necessary to include the improved esplanade in the City's Adopt An Esplanade Program and noted the City requires that an entity agree to maintain the esplanade in order for it to be submitted for consideration in the Adopt An Esplanade Program. Following review and discussion, Director Moody moved to authorize the design of the landscaping improvements, subject to the Executive Director identifying an entity to maintain them. Director Hodges seconded the motion, and it carried unanimously.

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

At 9:11 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.

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

At 9:30 a.m., Director Turet announced the Board would reconvene in open session. Director Givens moved to authorize execution of the Purchase and Sale Agreement for the purchase of 0.2336 acres of real property and the deposit of the funds with the title company and the payment of the option fee pursuant to the Agreement. Director Airola seconded the motion, and it passed by unanimous vote.

17. Town and Country Way Widening Project

Mr. St. John discussed recent flooding at Town and Country Way.

18. Adjournment

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

Approved:



Chuck Turet, Chair

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