

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

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

Board members in attendance:

Ann T. Givens, Chair
Bob Tucker
David A. Hamilton, P.E.
Glenn Airola
John Rickel
Zachary R. Hodges

Board members not in attendance:

Brad Freels

Staff in attendance:

Don Huml - Executive Director

Consultants in attendance:

Michelle Lofton - ETI Bookkeeping Services
Muhammad Ali and Raphael Ortega - Lockwood, Andrews & Newnam, Inc. ("LAN")
Jessica Holoubek and Susan Hostetler - Allen Boone Humphries Robinson LLP
James Vick and Amy Harbert - SWA Group
Wayne Klotz - Klotz Associates, Inc. ("Klotz")

City of Houston representatives in attendance:

Council Member Oliver Pennington
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, Mr. Huml called the meeting to order.

2. Public Comments

Ms. Virginia Gregory commented on landscaping at the W140 detention basin.

Council Member Pennington commended the Board regarding the W140 detention basin and asked that the Authority consider a comprehensive traffic plan.

Ms. Roberta Prazak commented on a 2010 map of the Authority and noted the Lumpkin Road improvement project is not listed on the map.

3. Open Discussion Regarding TIRZ 17 Local Interaction Groups

Director Hamilton proposed that in order to foster dialogue with members of the public, the members of the Authority Board of Directors meet periodically with members of the public to gather input regarding Authority projects. Director Givens advised that these local interaction groups are for information gathering purposes only. The Board asked that any interested person contact Mr. Huml to request to be involved in such meetings.

4. Minutes of September 24, 2013 Meeting

The Board reviewed the minutes of the September 24, 2013, meeting. Following discussion, Director Tucker moved to approve the minutes as submitted. The motion was seconded by Director Airola and carried unanimously.

5. Financial and Bookkeeping Matters

Ms. Lofton reviewed the financial report for September and presented checks for payment by the Authority. She noted that check no. 10185 to L.N. McKean, Inc. for the phase 2 detention basin project has been voided and a new check has been written in the correct amount of \$306,773.05. She noted the new check will appear on the next report. Ms. Lofton noted the Authority's budget has been approved by the City. Mr. Huml reviewed invoicing from LAN. After review and discussion, Director Hamilton moved to approve the financial report and payment of the bills presented. The motion was seconded by Director Tucker and carried unanimously.

6. Presentation by SWA Group Regarding Parks and Green Space Improvements Planning

Mr. Vick reviewed the services and recent projects of SWA Group regarding parks and green space.

7. Open Discussion Regarding Parks and Green Space Planning Processes

The Board discussed the process for developing parks and green space planning. The Board agreed that Mr. Huml will work with SWA Group to develop plans for parks and green space improvements and agreed that Board members will provide their individual input to Mr. Huml.

8. Task Order (T-1725) with SWA Group for Professional Design On Call Services

The Board reviewed a Task Order for Professional Design Services—On Call Services with SWA Group in an amount not to exceed \$15,000. Mr. Huml noted the Task Order will allow SWA Group, under his direction, to research the area to develop specific projects. Following review, Director Givens moved to approve the Task Order with SWA Group in an amount not to exceed \$15,000. Director Airola seconded the motion, and it carried by unanimous vote.

9. Task Order (T-1735) with Klotz for Detention Basin Due Diligence Phase Engineering Consulting Services

The Board reviewed a Task Order from Klotz in an amount not to exceed \$10,000 for due diligence consulting regarding the T-1735 detention basin. Following discussion, Director Rickel moved to approve the Task Order with Klotz in an amount not to exceed \$10,000. Director Hamilton seconded the motion, and it passed by unanimous vote.

10. Lumpkin Road Improvement Project

Mr. Ali updated the Board regarding the Lumpkin Road improvement project. He summarized his discussions with the City regarding a variance for the median for a portion of the roadway. No action was necessary regarding this agenda item.

11. W140 Detention Basin Project

Mr. Ali updated the Board regarding the W140 detention basin project. Regarding the Briar Branch stormwater detention basin utility relocation project by Reytec Construction Resources, Inc. ("Reytec"), Mr. Ali reviewed and recommended payment of Pay Estimate No. 3 and Final in the amount of \$15,817.41. The Board reviewed the Certificate of Final Completion for the project. Following review and based upon the engineer's recommendation, Director Tucker moved to approve Pay Estimate No. 3 and Final in the amount of \$15,817.41 to Reytec and to authorize execution of the Certificate of Final Completion. Director Airola seconded the motion and it was unanimously approved.

Mr. Ali updated the Board regarding the the Briar Branch detention basin package by L.N. McKean, Inc. He reviewed and recommended payment of Pay Estimate No. 1 in the amount of \$306,773.05. Following review and discussion, upon a motion made by Director Hamilton and seconded by Director Givens, the Board voted unanimously to approve Pay Estimate No. 1 in the amount of \$306,773.05 to L.N. McKean, Inc.

12. Barryknoll East Improvement Project

Mr. Ali updated the Board on the Barryknoll East Roadway and Drainage Improvement Project by Texas Sterling Construction Co. ("Texas Sterling"). He reported on Texas Sterling's coordination with AT&T to relocate AT&T's private utilities and the resulting impact on the construction schedule. Mr. Ali reviewed and recommended payment of Pay Estimate No. 6 in the amount of \$812,996.51. Following discussion and review and based upon the engineer's recommendation, Director Tucker moved to approve Pay Estimate No. 6 in the amount of \$812,996.51 to Texas Sterling. The motion was seconded by Director Rickel and carried unanimously.

13. Executive Director's Report

Mr. Huml reported regarding his work for the Authority during October.

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

At 8:42 a.m., Mr. Huml announced the Board will meet in executive session to deliberate the purchase, exchange, lease or value of real property.

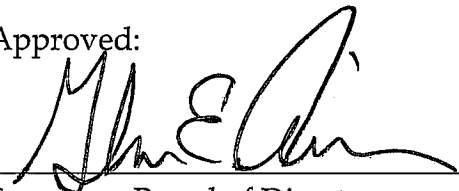
15. Convene in Open Session and Authorize Appropriate Action Regarding the Purchase, Exchange, Lease or Value of Real Property

At 9:07 a.m., the Board reconvened in open session. No action was taken.

16. Adjournment

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

Approved:



Secretary, Board of Directors

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