

MINUTES OF THE BOARD OF DIRECTORS MEETING  
TIRZ 17 Redevelopment Authority/  
Memorial City Redevelopment Authority  
City of Houston, Texas  
November 6, 2007

A meeting of the Board of Directors (“Board”) of the TIRZ 17 Redevelopment Authority/ Memorial City Redevelopment Authority, was held on Tuesday, November 6, 2007 at 7:30 a.m. in the Memorial Hermann Hospital’s Heart and Vascular Institute Conference Room, 921 Gessner, Houston, Texas 77024. The meeting was open to the public.

Board members in attendance:

Charles Turet, Chair  
Carolina Weitzman  
Ken Arnold

Board members not in attendance:

Dan Moody, III  
Terry Cheng

City of Houston representatives in attendance:

Robert Fiederlein

Consultants in attendance:

Linda Canik – ETI Accounting Services  
Trey Lary, Susan Hostetler – Allen Boone Humphries Robinson LLP (“ABHR”)  
Chuck Rogers, Derek St. John – Lockwood, Andrews & Newnam, Inc. (“LAN”)  
Duncan Lamme – RBC Capital Markets

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. Mr. Lary reported the Authority’s by-laws provide that a majority of the Board appointed and serving, shall constitute a quorum. The Board concurred that a quorum was present by this definition.

**2. Discuss and approve minutes of the October 2, 2007 and December 10, 2006 Board meetings**

Following review and discussion, Ken Arnold moved to approve the minutes of the December 10, 2006 Board meeting. The motion was seconded by Charles Turet and carried unanimously, with Carolina Weitzman abstaining from the vote.

The Board then considered approving the minutes of the October 2, 2007 meeting. Carolina Weitzman made a motion to approve the minutes of the October 2, 2007 meeting. The motion was seconded by Ken Arnold, and passed by unanimous vote.

**3. Receive Financial Report and approve payment of invoices**

Linda Canik reviewed the financial report as of October 31, 2007. The Board also reviewed the updated contract expense report. Carolina Weitzman made a motion to approve the financial report and payment of the invoices presented. Ken Arnold seconded the motion, and it passed unanimously.

**4. Report on the long-term financing of the Capital Improvement Plan (CIP) Projects and authorize appropriate action**

Duncan Lamme reviewed the schedule for financing of projects in the CIP. He reported that the City of Houston approved issuance of up to \$10 million in long term bonds. The Board discussed grant funds to be applied to projects in the CIP. The Board discussed private placement versus public offering of the bonds and their impact on debt service fund requirements. Mr. Lamme relayed his conversations with Bank of America regarding private placement of the bonds. The Board took no action regarding this agenda item.

**5. Discuss and take necessary action regarding Line of Credit**

Mr. Lamme then discussed a possible line of credit with Amegy Bank, including associated fees. The Board took no action regarding this agenda item.

**6. Report on TIRZ-Area Drainage action plan and authorize appropriate action**

Derek St. John updated the Board regarding the Queensbury storm sewer improvements. The Board took no action regarding this agenda item.

**7. Report on status of the Bunker Hill Project and authorize appropriate action**

Chuck Rogers reported on the progress of the Bunker Hill widening project, including submittal of plans to the City of Houston and right-of-way acquisition. He reported that the project should be ready for advertisement by the end of November, with bids received in late December, and a contract awarded in January. He stated that the City of Houston requires information signage for this project. The Board considered adopting a logo for the Authority, for use on this sign.

Chuck Rogers reviewed a proposal from TCB for revising right-of-way documents at the east side of Bunker Hill at the Costco Center, in the amount of \$1,890. Following review and discussion, Carolina Weitzman made a motion to approve the proposal from TCB in the amount of \$1,890. Ken Arnold seconded the motion, and it carried by unanimous vote.

**8. Report on status of Gessner widening project and authorize appropriate action**

Chuck Rogers then updated the Board regarding the Gessner widening project, including a schedule for receipt of bids and right-of-way acquisition. Mr. Rogers reviewed and recommended payment of a pay request from Klotz Associates for \$37,458 for redesign and reconfiguration work resulting from the 60% design review approval process. Ken Arnold made a motion to approve the pay request from Klotz Associates. Carolina Weitzman seconded the motion, and it carried by unanimous vote.

Chuck Rogers stated that the City must approve landscaping for the project, and a meeting on this topic is set for later this week. In response to questions from the previous meeting, Chuck Rogers further discussed issues relating to a north bound right turn lane at Gessner and Barryknoll. He stated that a warrant study indicated the right turn lane was not needed. He also stated that there were right-of-way issues at this location, that the Texas Department of Transportation limited the project to Barryknoll, and the extension of Kingsride to Barryknoll will reroute traffic away from this area.

**9. Report on the status of Kingsride Intersection Improvements and authorize appropriate action**

Chuck Rogers updated the Board regarding Kingsride intersection improvements. No action was necessary for this agenda item.

**10. Report on status of TIRZ 17 Website including adopt resolution establishing website posting policy and authorize appropriate action**

Derek St. John updated the Board on the proposed website. The Board commented on a proposed policy regarding postings on the web site and agreed to consider a revised policy, incorporating their comments, at the next meeting. Ken Arnold made a motion to approve the content of the current web site, subject to future modifications, and to defer action regarding the Resolution Establishing Website Posting Policy. Carolina Weitzman seconded the motion, which carried unanimously.

**11. Responses to public comments received at the October 2, 2007 board meeting**

Regarding comments made at the previous Board meeting, Pat Walters stated that no bargaining took place with Fidelis regarding the traffic signal at Village Plaza. Regarding the handout about Metronational's development, Mr. Walters stated that these projects have been publicly announced, and he has no knowledge about the Memorial City apartments. Regarding the skybridge, Mr. Walters stated this project is not a TIRZ project. The Board discussed whether the TIRZ should become involved in commenting to the City on non-TIRZ projects.

**12. Public comment**

Donna Freedman expressed her displeasure at the construction of the apartments and stated the TIRZ should have become involved in acting to stop construction. She questioned the

Clary Road information and asked what will be constructed behind the shopping center. She relayed her conversation with a Fidelis representative.

Roberta Prazak stated that she believes the TIRZ is operating outside the law by not having a master plan filed with the State. She asked how the roads will impact the school. She alleged the destruction of wetlands. Ms. Prazak demanded that the TIRZ go back to the public regarding Gessner and Bunker Hill. She stated that there were emails regarding public input at the Texas Department of Transportation.

Ed Brown discussed a meeting at Springwood High School on September 14, 2006, at which he said Toni Lawrence stated there was an agreement between Fidelis and Trammell Crow regarding a bridge. He requested more information regarding this topic. He asked to know more about the revisions to the Bunker Hill plans. He commented on the public facilities available for this meeting.

Virginia Gregory stated that the Harris County Flood Control District talked to Trammell Crow about the bridge. Regarding the Bunker Hill improvements, she thanked the Board for putting in guard rails, but asked if a sanitary sewer line had been added, and inquired about drainage and protection of trees.

## 12. Adjournment

There being no additional matters for the Board's consideration, Carolina Weitzman made a motion to adjourn the meeting. Ken Arnold seconded the motion, which carried unanimously.

Approved:



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Charles Turet, Chair  
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