

MINUTES OF THE BOARD OF DIRECTORS MEETING  
TIRZ 17 Redevelopment Authority/  
Memorial City Redevelopment Authority  
City of Houston, Texas  
June 22, 2007

A meeting of the Board of Directors (“Board”) of the TIRZ 17 Redevelopment Authority/  
Memorial City Redevelopment Authority (“Authority”), was held on Friday, June 22, 2007 at  
7:30 AM in the Eagle Room, Houston Community College Town and Country Campus, 1010  
West Sam Houston Parkway North, Houston, Texas. The meeting was open to the public.

Board members in attendance:

Charles Turet  
Terry Cheng  
Carolina Weitzman  
Dan Moody, III

Board members not in attendance:

Ken Arnold

City of Houston representatives in attendance:

Robert Fiederlein

Consultants in attendance:

Pat Hall – ETI Accounting Services  
Susan Hostetler – Allen Boone Humphries Robinson LLP (“ABHR”)  
Derek St. John and Rafael Ortega – Lockwood, Andrews & Newnam, Inc. (“LAN”)

Staff in attendance:

Pat Walters, Executive Director  
Carolyn Christian-Anderson

**1. Call meeting to order, take attendance and verify that a quorum is present**

The meeting was called to order by the chair, Charles Turet, at 7:31 a.m. A quorum was present. Agenda items 9 and 10 were taken out of order and followed item 6. The remaining agenda items were taken in order.

**2. Approve minutes of the previous meeting**

Terry Cheng moved that the minutes of May 8, 2007 meeting be approved. The motion was seconded by Carolina Weitzman and carried unanimously.

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

Pat Hall reviewed the financial report as of May 31, 2007. Carolina Weitzman made a motion that the Board approve the financial report and payment of the invoices presented. Dan Moody seconded the motion, and it passed unanimously.

**4. Report on status of City of Houston approval of FY08 Operating Budget and 2008-2013 Capital Improvement Plan**

Pat Walters reviewed the budget for the fiscal year ending June 30, 2008 and the Capital Improvement Plan for 2008-2013. Terry Cheng made a motion that the Board approve submission of the fiscal year 2008 budget to the City of Houston. Dan Moody seconded the motion, which passed by unanimous vote.

**5. Consider and act on website proposal**

The Board discussed the proposal from LAN to develop the website for a fee \$12,727. Carolina Weitzman made a motion that the Board approve the proposal of LAN to develop the web site for a fee of \$12,727. Dan Moody seconded the motion, which carried unanimously, with Terry Cheng abstaining.

**6. Report on status of Bunker Hill Project, including Preliminary Engineering Report and Record of Decisions and Action Items and proposal from TCB for additional engineering services**

The Board reviewed the Preliminary Engineering Report and Record of Decisions and Action Items relating to the Bunker Hill Project. Rafael Ortega reviewed the findings of the City of Houston Technical Review Committee. He reported that the City approved the Authority's recommendation not to require a full right-of-way through Long Point Road at Bunker Hill Road. Carolina Weitzman made a motion that the Board accept the Preliminary Engineering Report and Record of Decisions and Action Items for Bunker Hill Road. Dan Moody seconded the motion, which carried unanimously, with Terry Cheng abstaining from the vote.

The Board next reviewed the proposal from TCB for additional engineering services. Rafael Ortega reviewed the additional services to be provided based on the Bunker Hill Preliminary Engineering Report and Record of Decisions and Action Items, Phase II Environmental Assessment, temporary and permanent signal layouts, and Long Point parking lot drawing. Mr. Ortega stated TCB's proposed fee for such services is \$121,836. Carolina Weitzman made a motion that the Board approve TCB's proposal for additional work for the Bunker Hill Project in the amount of \$121,836. Dan Moody seconded the motion, which carried unanimously, with Terry Cheng abstaining from the vote.

**7. Report on the status of Gessner Road Project, including tree removal, overhead street signage and relationship of Gessner and Kingsride projects**

Rafael Ortega reported that utility investigation along the east right-of-way has indicated that the trees must be removed. He reported that the Texas Department of Transportation requires that the trees be moved before a notice to proceed is issued. Mr. Ortega discussed efforts to relocate utility lines and preserve the trees. He said he is consulting with an arborist at the City regarding moving the trees. The Board expressed concern that the relocated trees will die and cautioned Mr. Ortega to obtain some assurance that the trees will survive the move before efforts are made to relocate them.

Rafael Ortega reviewed overhead street sign options and the Gessner/Kingsride intersection improvements. The Board asked Pat Walters to forward the signage being considered by the Memorial City Management District.

No action was necessary for this agenda item.

**8. Report on status of Kingsride Intersection Improvements**

Rafael Ortega stated that LAN has met with some of the businesses that will be impacted by the improvements. No action was necessary for this agenda item.

**9. Report on the TIRZ Area Drainage Plan, including Preliminary Engineering Report for Queensbury Drainage, Queensbury Storm Sewer, Briar Branch Drainage and Rummel Creek Floodplain**

Derek St. John discussed drainage and storm sewer improvements to Queensbury Lane. He reviewed a proposal of LAN to provide detailed design services for the Queensbury storm sewer improvement project, in the amount of \$79,981. Carolina Weitzman made a motion that the Board approve LAN's proposal for detailed design services for the Queensbury storm sewer improvement project, in the amount of \$79,981. Dan Moody seconded the motion, which carried unanimously, with Terry Cheng abstaining.

**10. Discuss and establish regular date for Board of Directors meetings**

The Board concurred that beginning in August, meetings will be held the first Tuesday of the month at 7:30 a.m. Pat Walters stated he will poll the Board to determine the meeting date for July.

**11. Public comment**

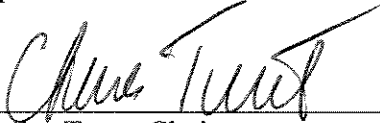
Robert Prazak discussed environmental issues within the District, street and development plans, and conflicts of interest.

**12. Adjournment**

There being no additional matters for the Board's consideration, Dan Moody made a motion

that the Board adjourn the meeting. Carolina Weitzman seconded the motion, which carried unanimously. The meeting was adjourned at 8:07 a.m.

Approved:

A handwritten signature in cursive script, appearing to read "Charles Turet", written over a horizontal line.

Charles Turet, Chair

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