

**MINUTES OF THE JOINT MEETING OF THE
TIRZ 17 REDEVELOPMENT AUTHORITY/MEMORIAL CITY REDEVELOPMENT AUTHORITY and
TAX REINVESTMENT ZONE NUMBER SEVENTEEN
CITY OF HOUSTON, TEXAS
BOARD OF DIRECTORS**

July 26, 2016

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority and Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, held a regular joint meeting on Thursday, July 26, 2016, at 8:00 a.m., at the Four Points by Sheraton, 10655 Katy Freeway, Wycliffe Room, Houston, Texas 77024, inside the boundaries of the TIRZ, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 – Marshall B. Heins

Position 2 – John Rickel

Position 3 – David P. Durham

Position 4 – Ann T. Givens, *Chair*

Position 5 – Zachary R. Hodges

Position 6 – Brad Freels, *Vice-Chair*

Position 7 – Glenn E. Airola, *Secretary*

and all of the above were present, with the exception of Directors Rickel, Hodges and Freels, thus constituting a quorum. Also present were Scott Bean and Linda Clayton, both of Hawes Hill Calderon, LLC; Jessica Holoubek, Allen Boone Humphries Robinson, LLP; and Michelle Lofton, ETI Bookkeeping Services. Others attending the meeting were Jennifer Curley, COH - Economic Development Dept.; Sallie Acorn, District G; Amy Peck, District A; Barry Abrams, BlankRome; Tayo Ilori, McGrath & Co.; Muhammad Ali and Derek St. John, both of LAN; Edward Conger, Klotz Associates; Jim Webb, Goodman Corporation; Virginia Gregory; Kay Haslam; Bruce Nichols, Jim Shroff; Kelly Landwermeyer; Amanda Kraysek; David Tresch; Dean Bixler; Cynthia Neely, Jim Muckle; and Louise Hansen. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Louise Hansen thanked the Board for pushing forth with flood relief for Frostwood. She stated she has flooded three times since 2009 and has been forced to sell her home. She encouraged the Board to continue with the detention promised in the CIP. Kay Haslam stated W153 is full once again and cannot take any additional water. She stated the Army Corps of Engineers controls W153 and anyone who wants to release water in W153 must get permission from them. She stated the Authority/TIRZ is going to need to revise its plans. Kelly Landwermeyer stated he was in support of the Authority/TIRZ's CIP plan. He asked the Board to keep up its efforts with the latest CIP. Virginia Gregory discussed Fidelis and MetroNational elevating their properties and the lack of detention; She wanted to know if there are a different building standards for developers compared to residential building. She stated she was tired of runoff water from developers.

APPROVE MINUTES OF JUNE 23, 2016, REGULAR MEETING.

Upon a motion duly made by Director Durham, and being seconded by Director Heins, the Board voted unanimously to approve the Minutes of the June 23, 2016, Board meeting, as presented.

RECEIVE FINANCIAL AND BOOKKEEPER'S REPORT, INCLUDING PAYMENT OF INVOICES, REVIEW OF INVESTMENTS AND PROJECT CASH FLOW REPORTS.

Ms. Lofton presented the financial and bookkeeper's report, and went over invoices included in the Board agenda materials. Upon a motion duly made by Director Durham, and being seconded by Director Airola, the Board voted unanimously to accept the financial and bookkeeper's report and approved payment of invoices, as presented.

PROPOSAL FROM MCGRATH AND COMPANY FOR PRE-AUDIT SERVICES.

Mr. Ilori reviewed the proposal from McGrath & Co to prepare the financial statements for the auditor. Mr. Bean noted the fees were for \$9,500 and Mr. Ilori reported the fees were the same as last years. Upon a motion duly made by Director Airola, and being seconded by Director Heins, the Board voted unanimously to approve the proposal from McGrath & Co. to perform the pre-audit services, as presented.

FY2017 BUDGET AND CIP UPDATE.

Mr. Bean reported the budget and CIP was expected to go in front of City Council in late August. No action from the Board was required.

PROPOSAL FROM LAN FOR DRAINAGE ANALYSIS.

This item was tabled.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY, WITH REGARD TO PENDING OR CONTEMPLATED LITIGATION; AND CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

The Board convened in Executive Session at 8:13 a.m.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING PRIVATE CONSULTATION WITH ATTORNEY, WITH REGARD TO PENDING OR CONTEMPLATED LITIGATION AND REGARDING THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

The Board reconvened in open session at 9:25 a.m. No action was taken.

ADJOURNMENT.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:26 a.m.

A handwritten signature in black ink, appearing to be "M. E. Givens", written over a horizontal line.

Secretary