

**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**

January 25, 2018

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, January 25, 2018, 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 Director Hodges, thus constituting a quorum. Also present were Scott Bean and Linda Clayton, both of Hawes Hill & Associates, LLP; Jessica Carr, Allen Boone Humphries Robinson, LLP; and Michelle Lofton, ETI Bookkeeping Services. Others attending the meeting were Jennifer Curley, COH - Economic Development Dept.; Council Member Greg Travis and Monica Aizpurua, both of District G; Amy Peck, District A; Ben Gillis, Memorial Management District; Karen Glynn and Laurie Rosenbaum, both of City of Bunker Hill; Muhammad Ali, LAN; Bart Standley, RPS; Jim Webb, The Goodman Corporation; Virginia Gregory; Robert Benz; Bruce Nichols; Jim Shroff; Ed Browne; Cynthia Neely; T. Jackson; David Tesch; Lois Myers; Emily Anderson; Carl Cullen; and Bruce Newell. Chair Givens called the meeting to order at 8:01 a.m.

RECEIVE PUBLIC COMMENTS.

Virginia Gregory commented on the TIRZ website needing to be updated and the difficulty finding certain information. She stated it is difficult to determine the funds spent on the realignment of Town & Country. Bruce Nichols stated he spoke with the Spring Branch School District Superintendent Monday night. He reported the Superintendent could not discuss details, but he heard encouraging words from him regarding possible detention under the school fields. He stated Frostwood advocates are urging the approval of the TIRZ's potential plan for detention at the school fields and Frostwood has stepped up its efforts with the school district for support of the detention. Lois Myers stated she has been coming to the TIRZ meetings for 10 years and the problems remain the same. She made comments regarding the property values not recovering from previous floods. She stated she would like to know when the Briar Branch straws, channel improvements and Bunker Hill bridge are going to be completed. She made comments regarding possibly enlarging the Briar Branch detention pond and/or placing detention at Witte and IH-10. Cynthia Neely stated Residents Against Flooding opposes the use of tax dollars to build a roundabout at Town & Country and stated Midway should pay for its own entrance and drainage. She made comments regarding the Development Agreement

with T & C Way Partners and Midway selling a piece of its land to the TIRZ for enhancements to Midway's property. She further made comments regarding the potential detention under the sports fields at Attingham Drive and stated it is misleading for the TIRZ to discuss plans for detention under the school fields when there has been no public input and nothing in the minutes. She stated the TIRZ's CIP falls short of meeting obligations to flooded homeowners.

APPROVE MINUTES OF THE DECEMBER 5, 2017, REGULAR MEETING.

Upon a motion duly made by Director Heins, and being seconded by Director Freels, the Board voted unanimously to approve the Minutes of the December 5, 2017, 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 bookkeeper's report and went over invoices, included in the Board agenda materials. Upon a motion duly made by Director Freels, and being seconded by Director Rickel, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

CIP COMMITTEE.

a. Project Update Report from LAN, including:

Mr. Ali provided an update on the Town & Country West Drainage & Mobility Improvements project, a copy of the progress report is included in the Board agenda materials. He reported oversized box culverts will be installed which will provide approximately 6.5 acre-feet of storage. He reported he is anticipating the project to be completed earlier than planned. Director Freels addressed comments made during public comments. Mr. Ali provided an update on ongoing projects, a copy of the Consultant Report is included in the Board agenda materials. He reported they are awaiting on execution of the Advanced Funding Agreement by TxDOT before the Memorial Drive Improvements from Beltway 8 to Tallwood Rd. can proceed.

i. Pay Estimate No. 3 from SER Construction Partners, T&C Reconstruction and Drainage Improvement, in the amount of \$214,374.10.

Mr. Ali reviewed Pay Estimate No. 3 from SER Construction Partner for the T&C Reconstruction and Drainage Improvement project in the amount of \$214,374.10, included in the Board agenda materials. He reported SER has complied with all requirements in the estimate and LAN is recommending for approval.

ii. Pay Estimate No. 4 from SER Construction Partners, T&C Reconstruction and Drainage Improvement, in the amount of \$838,263.94.

Mr. Ali reviewed Pay Estimate No. 4 from SER Construction Partners for the T&C Reconstruction and Drainage Improvement project in the amount of \$838,263.94, included in the Board agenda materials. He reported SER has complied with all requirements in the estimate and LAN is recommending for approval.

Upon a motion duly made by Director Rickel, and being seconded by Director Freels, the Board voted unanimously to (i) approve Pay Estimate No. 3 from SER Construction Partner for the T&C Reconstruction and Drainage Improvement project in the amount of \$214,374.10, as presented; and (ii) approve Pay Estimate No. 4 from SER Construction Partners for the T&C Reconstruction and Drainage Improvement project in the amount of \$838,263.94, as presented.

b. Project Update Report from RPS

Mr. Standley provided an update on the Briar Branch Channel Improvements & Straws and Bunker Hill Bridge project, a copy of the monthly status report is included in the Board agenda materials. He reported RPS has received final comments from Harris County Flood Control and will be submitting the plans to the City within the next three weeks. He reported an updated environmental report will be submitted to the City within the next 30 days. He provided an update on the N. Gessner Drainage and Mobility Improvements project, a copy of the monthly progress report is included in the Board agenda materials. He reported a geotechnical investigation is underway and RPS is working on the ESA-II required by TxDOT. He answered questions regarding the Briar Branch detention improvements. He stated the improvements will be dedicated to the City of Houston and the boxes will be maintained by the City. Mr. Bean reported Flood Control has stated they will not maintain the detention basin and the City will have to maintain. There was general discussion regarding whether additional detention capacity can be added. No action from the Board was required.

c. Project Update Report from Goodman Corporation

Mr. Webb provided an update on TIP funding for the Memorial Drive and North Gessner projects. He reported both TxDOT projects are actively moving forward. He reported he has met with the TIRZ and City of Bunker Hill regarding the Memorial Drive from Tallowood to Gessner project and is anticipating bringing to the Board for consideration a revised Interlocal Agreement outlining each parties' responsibilities. No action from the Board was required.

d. Project Update Report from SWA

Mr. Bean reported the SWA Progress Report is in agenda materials for review.

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.

An Executive Session was called at 8:29 a.m.

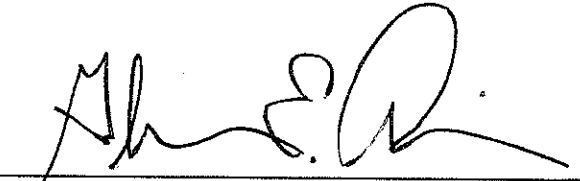
RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING PRIVATE CONSULTATION WITH ATTORNEY; AND RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS WITH REGARD TO PENDING OR CONTEMPLATED LITIGATION AND REGARDING THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

The Board reconvened in Open Session at 8:59 a.m.

Upon reconvening in open session, a motion was duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to authorize the Executive Director to engage a real estate appraiser in an amount not to exceed \$5,000.00.

ADJOURNMENT

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:00 a.m.



Secretary