

MINUTES OF THE BOARD OF DIRECTORS MEETING
TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority
City of Houston, Texas
April 26, 2011

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 April 26, 2011, in the HEB Community Room, 9710 Katy Freeway, Houston, Texas.

Board members in attendance:

Charles Turet, Chair
Dr. Zach Hodges
Ken Arnold
Glenn Airola
Ann T. Givens
Brad Freels

Board members not in attendance:

Dan Moody, III

Consultants in attendance:

Michelle Lofton - ETI Bookkeeping Services
Derek St. John and Robert Fiederlein - Lockwood, Andrews & Newnam, Inc. ("LAN")
Jessica B. Holoubek and Susan Hostetler - Allen Boone Humphries Robinson LLP
Mark McGrath - McGrath & Co., PLLC
Mike McCall - McCall Gibson Swedlund Barfoot PLLC

Staff in attendance:

Pat Walters - Executive Director

City of Houston Representatives in attendance:

Todd Curry - Council Member Jolanda Jones' office
Corrie Rae - Council Member Brenda Stardig's office
Ralph De Leon, Jesse Bounds, and Mary Clark - City of Houston (the "City")

1. Call Meeting to Order

Director Turet called the meeting to order. All agenda items were considered in order with the exception of agenda item 12, which was considered after agenda item 13.

2. Public Comments

Dr. Kenneth Lowery commented on flooding and drainage.

Ms. Virginia Gregory commented on detention, the Kimberley Lane improvements project, and use of TIRZ funds.

Ms. Lois Meyers commented on the proposed TIRZ budget, the Bunker Hill improvement project, and detention.

Mr. Chuck Davis commented on the regional drainage study and on community events.

3. Minutes

The Board reviewed the minutes of the March 29, 2011, meeting. Following discussion, Director Hodges moved to approve the minutes as submitted. The motion was seconded by Director Givens and carried by unanimous vote.

4. Financial and Bookkeeping Matters

Ms. Lofton reviewed the financial report for March and presented checks for payment by the Authority. Following review and discussion, Director Hodges moved to approve the financial report and the payment of the bills presented. Director Airola seconded the motion, and it passed unanimously.

5. Engage McGrath & Co., PLLC to Prepare Financial Statement

Mr. Walters stated that the City requires that the Authority have a Financial Statement prepared for submission to the Authority's auditor. The Board reviewed a proposal from McGrath & Co., PLLC to prepare the Authority's Financial Statement. Following review and discussion, Director Freels made a motion to engage McGrath & Co., PLLC to prepare the Financial Statement for the fiscal year ending June 30, 2011, for a fee not to exceed \$8,500. Director Givens seconded the motion, which passed unanimously.

6. Engage McCall Gibson Swedlund Barfoot PLLC to Perform Annual Financial Audit

The Board reviewed a proposal to conduct the Authority's audit for the fiscal year ending June 30, 2011. Following review and discussion, Director Givens made a motion to engage McCall Gibson Swedlund Barfoot PLLC to conduct the Authority's audit for the fiscal year ending June 30, 2011, for a fee not to exceed \$8,000. The motion was seconded by Director Hodges and carried by unanimous vote.

7. Approve Draft Fiscal Year 2012 Budget for Submission to the City

Mr. Walters reported he continues to work with the City on the draft fiscal year 2012 budget, and it is not yet ready for the Board's approval. The Board took no action regarding this agenda item.

8. Kimberley Improvement Project

Mr. Fiederlein updated the Board regarding the Kimberley Improvement Project. He reported on the remaining work to complete Phase 1 of the project. Mr. Fiederlein discussed conveyance of right-of-way and finalization of maintenance agreements for the project. Mr. Fiederlein reported that additional construction management services may be required due to the complexity of the project. The Board took no action regarding approval of additional construction management services.

9. TIRZ 17 Regional Drainage Study Update

Mr. St. John reported on a meeting with the City regarding the Regional Drainage Study. He reported on the steps needed to finalize the Regional Drainage Study.

10. Barryknoll Improvement Project

Mr. Fiederlein reviewed LAN's proposal for a supplemental Phase 1 preliminary engineering report for the Barryknoll Improvement Project. Following review and discussion and based upon LAN's recommendation, Director Arnold moved to approve the supplemental Phase 1 preliminary engineering report for the Barryknoll Improvement Project, at an estimated cost of \$106,178. Director Hodges seconded the motion and it passed by unanimous vote.

11, 13. Convene in Executive Session (Pursuant to Section 551.072, Texas Government Code, to Deliberate the Purchase, Exchange, Lease or Value of Real Property, and Pursuant to Section 551.071, Texas Government Code, to Conduct a Private Consultation with Attorney to Discuss Pending or Contemplated Litigation, or a Settlement Offer

At 8:16 a.m., Director Turet announced the Board would convene in executive session to conduct a private consultation with its attorney regarding the purchase, exchange, lease, or value of real property, and to discuss pending or contemplated litigation.

12, 14. Reconvene in Open Session and Authorize Appropriate Action regarding the Purchase, Exchange, Lease or Value of Real Property, and regarding Contemplated Litigation, or a Settlement Offer

At 8:52 a.m., Director Turet announced the Board would reconvene in open session. No action was taken regarding the purchase, exchange, lease or value of real property, or regarding contemplated litigation or a settlement offer.

15. Adjournment

There being no additional matters for the Board's consideration, Director Hodges moved to adjourn the meeting. Director Givens seconded the motion, and it passed unanimously.

Approved:



Chuck Turet, Chair

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