

MINUTES OF THE BOARD OF DIRECTORS MEETING
TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority
City of Houston, Texas
January 11, 2012

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 January 11, 2012, in the HEB Community Room, 9710 Katy Freeway, Houston, Texas.

Board members in attendance:

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

Board members not in attendance:

Dan Moody, III
Brad Freels

Staff in attendance:

Pat Walters - Executive Director

Consultants in attendance:

Michelle Lofton - ETI Bookkeeping Services
Rafael Ortega, Derek St. John, Robert Fiederlein, and Muhammed Ali - Lockwood, Andrews & Newnam, Inc. ("LAN")
Trey Lary and Susan Hostetler - Allen Boone Humphries Robinson LLP

City of Houston Representatives in attendance:

Council Member Helena Brown
Corrie Rae - Council Member Brown's office
Ralph DeLeon, Mary Clark, and Jesse Bounds - City of Houston (the "City")

1. Call Meeting to Order

Director Turet called the meeting to order. All agenda items were considered in order.

2. Public Comments

Council Member Brown greeted the attendees.

Ms. Roberta Prazak commented on the reconciliation of the Kimberley improvement project and streetlights to be installed on Kimberley.

Mr. Ed Brown commented on the recent rainfall and shared photos of the feeder road at Bunker Hill and at Witte and Westview.

Ms. Virginia Gregory commented on the meeting date, Authority contracts, and on whether Council Member Brown may appoint an Authority Board member for the north side, and asked which directors are the north and south side representatives.

Ms. Donna Freedman commented on the Public Improvement Development Contract and commented and shared photos of Ditch 151 after the recent rainfall.

Ms. Lois Meyers commented on the Public Improvement Development Contract and shared photos of flooding on Spring Rock.

3. Minutes

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

4. Financial and Bookkeeping Matters

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

5. Status of FY 2013 Budget Planning

Mr. Walters stated that he, Director Turet, and Director Arnold will begin the budget planning process this month.

6. Gessner Improvement Project

Mr. Walters reported the Authority continues to review the Texas Department of Transportation's reconciliation of costs of the Gessner Improvement Project. Mr. Fiederlein reported the traffic study is underway for Gessner from I-10 to Barryknoll. No action was taken.

7. North Gessner and Witte Improvement Project

Mr. Fiederlein reviewed the findings of the Phase I Preliminary Engineering Report conducted in 2009. Mr. Fiederlein noted that in 2009, the North Gessner and Witte improvement project was deferred pending the results of the Regional Drainage

Study. The Board considered traffic along the feeder road at Gessner and Witte, and discussed a possible timeline for design and construction of the North Gessner and Witte improvement project. No action was taken.

8. Kimberley Improvement Project

Mr. Fiederlein updated the Board regarding the Kimberley Improvement Project and ongoing coordination with CenterPoint Energy regarding installation of the street lights. He discussed the Final Pay Estimate on the project. Following review and discussion and based upon LAN's recommendation, Director Arnold moved to approve the Final Pay Estimate in the amount of \$103,264.61 to Triple B Services, L.L.P. The motion was seconded by Director Givens and carried by unanimous vote.

9. Regional Drainage Study and Projects

Mr. St. John updated the Board on interagency stakeholder coordination meetings relating to the Regional Drainage Study and proposed regional projects. No action was taken.

10. W140 Detention Basin

Mr. St. John discussed the status of preliminary engineering work relating to the detention basin and reviewed a presentation regarding design and construction of the basin. The Board discussed a timeline for design and construction of the detention basin. Mr. St. John reviewed LAN's Phase II Design Engineering Proposal for an estimated \$185,708.50. Following review and discussion, Director Arnold moved to approve the Phase II Design Engineering Proposal by LAN. Director Airola seconded the motion, and it carried by unanimous vote.

11. Barryknoll Improvement Project

Mr. Fiederlein updated the Board on the status of design for the Barryknoll Improvement Project. He discussed revisions to the proposal for design services since the last meeting. Following discussion and review, Director Arnold moved to approve LAN's Phase II Design Engineering Proposal in the amount of \$553,012.13. Director Givens seconded the motion, and it carried unanimously.

12. Town and Country Improvement Project

There was no discussion regarding the Town and Country Improvement Project.

13. Lumpkin Improvement Project

There was no discussion regarding the Lumpkin Improvement Project.

14. Convene in Executive Session Pursuant to Section 551.072, Texas Government Code, to Deliberate the Purchase, Exchange, Lease or Value of Real Property

At 9:05 a.m., Director Turet announced the Board would convene in executive session to discuss the purchase, exchange, lease, or value of real property.

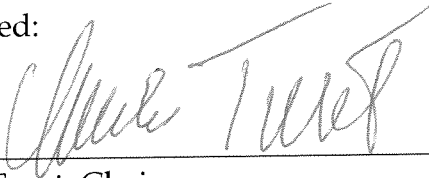
15. Reconvene in Open Session and Authorize Appropriate Action regarding the Purchase, Exchange, Lease or Value of Real Property

At 9:19 a.m., Director Turet announced the Board would reconvene in open session. No action was taken.

16. Adjournment

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

Approved:



Chuck Turet, Chair

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