

MINUTES OF THE BOARD OF DIRECTORS MEETING  
TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority  
City of Houston, Texas  
September 27, 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 September 27, 2011, in the HEB Community Room, 9710 Katy Freeway, Houston, Texas.

Board members in attendance:

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

Board members not in attendance:

Dan Moody, III  
Dr. Zach Hodges

Staff in attendance:

Pat Walters - Executive Director

Consultants in attendance:

Michelle Lofton - ETI Bookkeeping Services  
Rafael Ortega, Derek St. John, and Robert Fiederlein - Lockwood, Andrews & Newnam, Inc. ("LAN")  
Trey Lary and Susan Hostetler - Allen Boone Humphries Robinson LLP  
Duncan Lamme - RBC Capital Markets  
Mike McCall - McCall Gibson Swedlund Barfoot PLLC

City of Houston Representatives in attendance:

Corrie Rae - Council Member Brenda Stardig'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**

Ms. Virginia Gregory reviewed a history of drainage projects in the area and commented on the Strey Lane project.

Ms. Roberta Prazak commented on appointment of Board members.

Mr. Brown commented on the bridge at Bunker Hill and detention.

### **3. Minutes**

The Board reviewed the minutes of the August 30, 2011, meeting. Following discussion, Director Givens moved to approve the minutes as submitted. The motion was seconded by Director Freels and carried by unanimous vote.

### **4. Financial and Bookkeeping Matters**

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

### **5. Renewal of Insurance**

Mr. Walters reviewed the 2011-2012 insurance renewal proposal from Texas Municipal League, for general liability and errors and omissions liability coverage for the Authority and Reinvestment Zone Number Seventeen. He reported the premium is \$1,724 for both entities. After review and discussion, Director Givens made a motion to renew insurance coverage with the Texas Municipal League intergovernmental risk pool. Director Airola seconded the motion, and it passed unanimously.

### **6. Fiscal Year 2011 Audit and Submittal to the City of Houston**

Mr. McCall reviewed the audit with the Board and discussed reporting changes from the previous fiscal year. Following review and discussion, Director Givens made a motion to approve the audit for the fiscal year ending June 30, 2011, and to authorize submittal of the audit to the City. The motion was seconded by Director Arnold and carried by unanimous vote.

### **7. Kimberley Improvement Project**

Mr. Fiederlein updated the Board regarding the Kimberley Improvement Project. He reviewed Change Order No. 3 to the contract with Triple B Services, in the amount of \$26,701.05. The Board discussed the project completion date. Following discussion and review and based upon LAN's recommendation, Director Arnold moved to approve Change Order No. 3 to the contract with Triple B Services, in the amount of \$26,701.05. Director Airola seconded the motion, and it was approved by unanimous vote.

The Board then reviewed the construction materials testing proposal of Aviles Engineering Corp., in the amount of \$18,216.00. Following review and discussion and based upon LAN's recommendation, Director Arnold moved to approve the construction materials testing proposal of Aviles Engineering Corp, in the amount of \$18,216.00. The motion was seconded by Director Airoid and carried unanimously.

#### **8. Regional Drainage Study**

Mr. St. John updated the Board on interagency stakeholder coordination meetings relating to the Regional Drainage Study and proposed regional projects.

#### **9. W140 Detention Basin**

Mr. Walters reported the closing for purchase of the detention property is scheduled for October 7, 2011. Following review and discussion, Director Arnold moved to authorize the Chair to execute the closing documents, including the post-closing agreement, and to authorize disbursement of funds to pay the purchase price, together with any fees and expenses related to the closing. Director Freels seconded the motion, and it carried unanimously. Mr. St. John reported on the status of preliminary engineering work relating to the detention basin.

#### **10. Barryknoll Improvement Project**

Mr. Fiederlein updated the Board on the status of design for the Barryknoll Improvement Project. The Board discussed meetings with area stakeholders to pursue a regional project.

#### **11. 2011 Financing Progress**

Mr. Lamme discussed financing options.

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

At 8:45 a.m., Director Turet announced the Board would convene in executive session to discuss the purchase, exchange, lease, or value of real property.

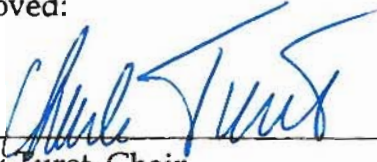
#### **13. Reconvene in Open Session and Authorize Appropriate Action regarding the Purchase, Exchange, Lease or Value of Real Property**

At 9:00 a.m., Director Turet announced the Board would reconvene in open session. No action was taken.

**14. Adjournment**

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

Approved:



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Chuck Turet, Chair

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