

**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 23, 2017

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 Monday, January 23, 2017, 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 Heins and Airola, thus constituting a quorum. Also present were Scott Bean, Linda Clayton and Elisa Rodriguez, all with Hawes Hill Calderon, LLC; and Michelle Lofton, ETI Bookkeeping Services. Others attending the meeting were Jennifer Curley, COH - Economic Development Dept.; Council Member Greg Travis, District G; Amy Peck, District A; Muhammad Ali and Derek St. John, both of LAN; Edward Conger, Klotz Associates; Jim Webb, Goodman Corporation; Laurie Rosenbaum and Karen Glynn, City of Bunker Hill; Jack Valinski, COH; Ben Gillis, Memorial City Management District; Bruce Nichols, Donna and Leon Freedman; Kay Haslam, Denise Knight; Cynthia Neely; Ed Browne; Mike Vandinator; Jim Shroff; Ginny Abiassi; Lois Myers; David Tresch; Sue Speek; John Jackson; and Jim Muckle. Chair Givens called the meeting to order at 8:00 a.m.

RECEIVE PUBLIC COMMENTS.

Kay Haslam discussed observation of a brown oily substance in W153. She stated anyone who discharges into W153 must have a permit. She further stated she has spoken to officials and they have indicated they have not seen or issued any permits to discharge into W153. Ed Browne stated at the groundbreaking of the Gessner Road project, Council Member Stardig made a comment that they are increasing detention underneath. He stated this is really flow through not detention. He requested the Authority to find out where that water is going. Lois Myers stated she has been coming to meetings for 10 years begging for detention. She stated her residence has flooded 3 times in the last few years and the TIRZ has only been patchworking. She further stated the TIRZ needs to come up with a better solution for detention ponds and requested the TIRZ to reach out to Harris County Flood Control and the Army Corps of Engineers to come up with a plan. Donna Freedman discussed the need for additional detention ponds.

APPROVE MINUTES OF DECEMBER 8, 2016, REGULAR MEETING.

Upon a motion duly made by Director Durham, and being seconded by Director Rickel, the Board voted unanimously to approve the Minutes of the December 8, 2016, Board meeting.

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 Rickel, and being seconded by Director Durham, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

CIP COMMITTEE REPORT AND CIP UPDATES.

a. Report from LAN on Town & Country, Memorial Drive, and Sub-Regional Detention Analysis.

Mr. St. John provided a status update on the sub-regional detention analysis, and answered questions. He stated there are multiple steps involved in obtaining a permit and the first step is having an impact analysis demonstrating no adverse effect. He stated after Flood Control reviews the impact analysis and it meets with their approval, they will submit a no objection statement. He stated the impact analysis will be submitted to Flood Control in mid-February. Mr. Ali provided an update on the Four Points by Sheraton parking lot extension project and Memorial Drive project. He reported the Town & Country project is ready to advertise for bid.

b. Consider Pay Estimate No. 3 for Four Points by Sheraton project from Corner Rock Construction in the amount of \$72,289.06.

Mr. Ali reviewed Pay Estimate No. 3 for Four Points by Sheraton project from Corner Rock Construction in the amount of \$72,289.06, included in the Board agenda materials. He reported LAN has reviewed the pay estimate and verifies the work has been done and is recommending for approval. Upon a motion duly made by Director Rickel, and being seconded by Director Hodges, the Board voted unanimously to approve Pay Estimate No. 3 from Corner Rock Construction in the amount of \$72,289.06, as presented.

c. Report from Klotz Associates on Gessner, W-140, and Straws.

Mr. Conger presented the Monthly Status Report from Klotz Associates, included in Board agenda materials, and provided an update on the projects. Chair Givens asked whether we are going to put a restrictor at Long Point at Gessner. Mr. Conger stated we are looking at how to maximize storage including possible placement and location of a restrictor. There was general discussion regarding storage volume effectiveness and restrictor placement. Director Freels requested Mr. Conger meet with Mr. Browne to discuss Mr. Browne's concerns. Mr. Conger provided an update on the Briar Branch project and reported a draft report has been submitted to Flood Control for review.

d. Report from Goodman Corporation on Gessner and Memorial Drive.

Mr. Webb presented updates on Gessner and Memorial Drive, a status report is included in Board agenda materials.

ADVANCE FUNDING AGREEMENT WITH TXDOT FOR GESSNER ROAD.

Mr. Webb requested authorization for the Chair to execute an Advanced Funding Agreement with TxDOT for Gessner Road. Upon a motion duly made by Director Rickel, and being seconded by Director Freels, the Board voted unanimously to authorize execution of the Advanced Funding Agreement with TxDOT for Gessner Road upon review by the Executive Director and Authority's Attorney.

INTERLOCAL AGREEMENT WITH THE CITY OF HOUSTON FOR AMENITY FUNDING AT GESSNER AND LONGPOINT INTERSECTION.

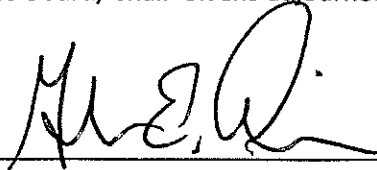
Mr. Bean reviewed the Interlocal Agreement for Construction of Roadway Improvements between City of Houston, Texas and Memorial City Redevelopment Authority, included in the Board agenda materials, and answered questions. He reported the agreement is for the pavers and specialty items at the intersection of Long Point Road and Gessner Road at an approximate cost to the TIRZ of \$179,894.00. Upon a motion duly made by Director Durham, and being seconded by Director Hodges, the Board voted unanimously to approve the Interlocal Governmental Agreement for Construction of Roadway Improvements between City of Houston, Texas and Memorial City Redevelopment Authority, as presented.

COST SHARING AGREEMENT FOR PARKING GARAGE DEMOLITION RELATING TO TOWN & COUNTRY WAY.

Mr. Bean reviewed the Cost Sharing Agreement for Parking Garage Demolition, included in the Board agenda materials, and answered questions. He reported the proportionate cost to the TIRZ is approximately \$97,000.00. Upon a motion duly made by Director Durham, and being seconded by Director Hodges, the Board voted to approve the Cost Sharing Agreement for Parking Garage Demolition. Director Freels abstained. The motion passed.

ADJOURNMENT.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:47 a.m.



Secretary