

MINUTES OF THE BOARD OF DIRECTORS MEETING
TIRZ 17 Redevelopment Authority/
Memorial City Redevelopment Authority
City of Houston, Texas
June 10, 2008

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 June 10, 2008, in the Memorial Hermann Hospital's Memorial City Conference Room, 920 Frostwood, Houston, Texas, inside the boundaries of the District.

Board members in attendance:

Charles Turet, Chair
Ken Arnold
Brenda Stardig Patrick
Brad Freels
Zachary Hodges
Glenn Airola

Board members not in attendance:

Dan Moody, III

City of Houston representatives in attendance:

Robert Fiederlein

Consultants in attendance:

Pat Hall - ETI Accounting Services
Chuck Rogers, Jesse Chavez, Derek St. John, David Manuel - Lockwood, Andrews & Newnam, Inc. ("LAN")
Trey Lary and Susan Hostetler - Allen Boone Humphries Robinson LLP ("ABHR")
Chris Swedlund - McCall, Gibson & Company, PLLC

Staff in attendance:

Pat Walters - Executive Director
Perry Pace - Project Manager

1. Call meeting to order, take attendance and verify that a quorum is present

Charles Turet called the meeting to order.

2. Approve Minutes of the May 6, 2008 Board Meeting

The Board discussed the minutes of the May 6, 2008, Board meeting. Following review and discussion, Ken Arnold moved to approve the minutes of the meeting as submitted. The motion was seconded by Brenda Stardig Patrick and carried unanimously.

3. Receive Financial Report and Approve Payment of Invoices

Pat Hall reviewed the financial report as of May 31, 2008. Ken Arnold asked Pat Walters to provide the Board with further explanation regarding the \$4,500 construction fee refund to the General Fund. Following review and discussion, Brenda Stardig Patrick made a motion to approve the financial report and payment of the invoices presented. Ken Arnold seconded the motion, and it passed unanimously.

4. Hire McCall, Gibson & Company, PLLC to Perform Financial Audit

Chris Swedlund presented a proposal to conduct the Authority's audit for the fiscal year ending June 30, 2008. The Board discussed the auditing standards for the Authority's audit. Following review and discussion, Ken Arnold made a motion to engage McCall, Gibson & Company, PLLC to conduct the Authority's audit for the fiscal year ending June 30, 2008. The motion was seconded by Brenda Stardig Patrick and carried by unanimous vote.

5. Hire Null-Lairson, P.C. to Prepare Financial Statement

Pat Walters stated that at the City's request and in connection with Statement of Accounting Standards No. 112, the Authority will prepare a Financial Statement for submission to McCall, Gibson & Company, PLLC. He presented a proposal from Null-Lairson, P.C. to prepare the Authority's Financial Statement. Following review and discussion, Brenda Stardig Patrick made a motion to engage Null-Lairson, P.C. to prepare the Financial Statement for the fiscal year ending June 30, 2008. Ken Arnold seconded the motion, which passed unanimously.

6. Reorganize the Board and Elect Officers

Mr. Walters stated that due to the resignation of Terry Cheng and the recent Board appointments by the City, it is necessary to elect new officers. Following discussion, upon a motion made by Ken Arnold and seconded by Zachary Hodges, the Board voted unanimously that the directors serve in the following offices:

Charles Turet

Chairperson (appointed by City)

Ken Arnold	Vice Chairperson
Brenda Stardig Patrick	Secretary
Dan Moody, III	Assistant Secretary
Zachary Hodges	Assistant Vice Chairperson
Brad Freels	Assistant Vice Chairperson; and
Glenn Airola	Assistant Vice Chairperson.

7. Report on the Status of the Gessner Road Widening Project

Chuck Rogers reported on the status of the Gessner widening project. He stated there are no pay estimates or change orders for the Board's consideration.

Chuck Rogers reviewed and recommended approval of the standby proposal of Associated Testing Laboratories, Inc. and their subcontractor USA Environmental, LP, for excavation of any petroleum contaminated soil discovered during the project. The Board discussed the nature of the unit price contract. Mr. Rogers stated that LAN estimates the costs for the excavation would be \$18,014.40, based on estimated quantities and labor. Following review and discussion and based on the engineer's recommendation, Ken Arnold made a motion to authorize execution of the standby proposal for excavation of contaminated soil. Brenda Stardig Patrick seconded the motion, and it passed by unanimous vote.

The Board then discussed CenterPoint Energy's estimate of \$34,544 to relocate a terminal pole away from the road construction. Following review and discussion and based on the engineer's recommendation, Ken Arnold made a motion to approve relocation of the terminal pole by CenterPoint Energy at an estimated cost of \$34,544. Brenda Stardig Patrick seconded the motion, which carried unanimously.

8. Report on Status of the Bunker Hill Widening Project

Chuck Rogers reported on the status of the Bunker Hill widening project. He stated there are no pay estimates for the Board's consideration. Mr. Rogers and Jesse Chavez discussed Conrad Construction's request for date adjustments for incentive milestones and overall project completion. The Board requested that an inquiry be made regarding completion of the bridge before school resumes.

Following review and discussion and based on the engineer's recommendation, Brenda Stardig Patrick moved to (1) approve 22 additional days for Incentives 1 and 3 and for the overall project completion date, and (2) authorize execution of Change Order No. 1 to the contract in the amount of \$1,571.20 for the bridge closure sign. Brad Freels seconded the motion, and it carried unanimously.

9. Report on the Status of the Kingsride Intersection Improvements

Jesse Chavez reported on the status of the Kingsride intersection improvements. Chuck Rogers reported that a tree at the construction site will need to be removed and replaced. He reviewed and recommended approval of a proposal from Embark Tree and Landscape Services ("Embark") to install two 3-inch red oak trees for \$1,779. Mr. Rogers reported that the proposal meets the City's tree replacement requirements. Mr. Rogers stated that Cravens Partners' change order to replace the tree was much more expensive. Following review and discussion and based on the engineer's recommendation, Zachary Hodges made a motion to approve Embark's proposal in the amount of \$1,779, for installation of two 3-inch red oak trees. Ken Arnold seconded the motion, and it passed by unanimous vote.

10. Report on the Status of the Queensbury Storm Sewer Improvements

Mr. Chavez reported on the status of the Queensbury storm sewer project. Mr. Chavez stated there are no pay estimates or change orders for the Board's consideration. No action was necessary regarding this agenda item.

11. Report on Drainage Programs, Ditch W151 and Rummel Creek Floodplain Reduction

Derek St. John reported on the preparation of the Letter of Map Revision to the Federal Emergency Management Agency regarding Rummel Creek, and on the meeting with Harris County Flood Control District regarding Ditch W151. No action was necessary for this agenda item.

12. Report on the Parks, Trails and Greenspace Feasibility Study by LAN

The Board reviewed LAN's draft feasibility study regarding greenspace, parks and trails in the Zone's boundaries. The Board agreed that Brenda Stardig Patrick, Zach Hodges, and Ken Arnold will serve as the parks committee and will review the draft study with LAN and make recommendations to the Board.

13. Discuss Rescheduling Upcoming Board Meetings

The Board reviewed its schedule of meetings for July, August, and September, and concurred to continue to meet the first Tuesday of those months.

14. Responses to Public Comments Received at the May 6, 2008 Meeting

Pat Walters responded to public comments received at the previous Board meeting.

15. Public Comments

Roberta Prazak commented on statements by the Mayor regarding the Authority, and on the Authority's check register, approval of minutes, the replacement of trees, lane closures, Attingham drainage, Charles Turet's service on the Board and term limits.

Donna Cullum requested that the Board consider a linear park along Westview. The Board requested that Ms. Cullum work with the parks committee regarding the park.

Virginia Gregory requested better traffic control at the construction sites, and coordination of construction of Bunker Hill to accommodate the school schedule.

Ed Brown commented that flooding and the need for improved detention in the area are serious issues.

16. Adjournment

There being no additional matters for the Board's consideration, Brenda Stardig Patrick made a motion that the meeting be adjourned. Ken Arnold seconded the motion, and it carried unanimously.

Approved:



Chuck Turet, Chairman

TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority
City of Houston, Texas