

**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**

**June 27, 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 Tuesday, June 27, 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 Director Heins, thus constituting a quorum. Also present were Scott Bean, Linda Clayton and Elisa Rodriguez, all with Hawes Hill & Associates, LLP; Jessica Holoubek, Allen Boone Humphries Robinson, LLP; and Michelle Lofton, ETI Bookkeeping Services. Others attending the meeting were Council Member Greg Travis and Monica Aizpurua, District G; Amy Peck, District A; Muhammad Ali, LAN; Bart Standley and Natalie Weiershausen, both with Klotz Associates; Emily Anderson, Half Associates; Jack Valinski, COH; Ben Gillis, Memorial City Management District; Karen Glynn, City of Bunker Hill Village; Mike Vandewater, HCFCD; Virginia Gregory; Kay Haslam, Jim Shroff; Bruce Nichols; Cynthia Neely; John Jackson; Kelly Lawdweumeger; Dean Bixler; Lois Myers; Ed Browne; and David Tresch. Chair Givens called the meeting to order at 8:00 a.m.

**RECEIVE PUBLIC COMMENTS.**

Virginia Gregory commented on the TIRZ 17 website, public records, de-annexation of Springrock and the W140 straws. Kay Haslam commented on the Memorial Drive project and standards of Rebuild Houston and the hope that the TIRZ would follow those standards. She also commented on the Memorial Drive Preliminary Engineer's Report. Bruce Nichols commented on a public comment made at the last meeting and wanted to correct that statement. He stated Frostwood is not a member of RAF. He stated we do respect RAF for their long campaign to raise awareness; however, this was before the lawsuit was filed and Frostwood has stayed out of the lawsuit. He stated Frostwood appreciates the TIRZ's new direction and Frostwood remains supportive. Ed Browne stated the Frostwood board voted to donate \$1,000 to RAF and therefore Frostwood is a member of RAF since it donated funds. He made comments regarding Detention A, the lawsuit, CIP and time extension of TIRZ. Lois Myers commented on rain, drainage and flooding, and the proposed detention at the playing fields.

**APPROVE MINUTES OF MAY 30, 2017, REGULAR MEETING.**

Upon a motion duly made by Director Rickel, and being seconded by Director Freels, the Board voted unanimously to approve the May 30, 2017, Board meeting, as presented.

**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. She reported check #2719 is being voided and reissued to City Centre North Venture Partners. Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to accept the Bookkeeper's report and approved payment of invoices, as amended, voiding check #2719 and reissuing the check to be made payable to City Centre North Venture Partners.

**REVIEW ARBITRAGE REBATE REPORT FOR THE SERIES 2009 BONDS.**

Ms. Holoubek reviewed the Arbitrage Rebate Report for the Series 2009 Bonds. She reported there is no rebate due to the IRS and no action is required.

**CIP COMMITTEE.**

**a. Proposed FY2018 CIP.**

Mr. Bean reported he has nothing new to report on the FY2018 CIP. No action from the Board was required or taken.

**b. Project Update Report from LAN.**

Mr. Ali provided an update on the Town & Country and Memorial Drive projects. A copy of LAN's project report is included in the Board agenda materials. No action from the Board was required.

**c. Project Update Report from Klotz Associates.**

Mr. Standley provided an update on the N. Gessner project. He reported a draft of the Preliminary Engineers Report has been submitted to the City for review and comments. He provided an update on the Briar Branch project. A copy of the project reports is included in the Board agenda materials. No action from the Board was required.

**d. Project Update Report from Goodman Corporation.**

Mr. Bean reported The Goodman Corporation's report is included in the Board agenda materials for review.

**e. Project Update Report from SWA.**

Mr. Bean reported SWA's report is included in the Board agenda materials for review.

**CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY, WITH REGARD TO**

**PENDING OR CONTEMPLATED LITIGATION; AND CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.**

An Executive Session was called at 8:27 a.m.

**RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING PRIVATE CONSULTATION WITH ATTORNEY; AND RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS WITH REGARD TO PENDING OR CONTEMPLATED LITIGATION AND REGARDING THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.**

The Board reconvened in Open Session at 8:38 a.m. No action was taken.

#### **ADJOURNMENT**

The Board discussed combining the July and August meeting and agreed the next regular meeting scheduled is for Tuesday, August 29, subject to room availability.

There being no further business to come before the Board, Chairman Givens adjourned the meeting at 8:42 a.m.

  
Secretary