

**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**

February 27, 2018

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, February 27, 2018, 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 Hodges, thus constituting a quorum. Also present were Scott Bean and Linda Clayton, both of Hawes Hill & Associates, LLP; Jessica Carr, Allen Boone Humphries Robinson, LLP; Michelle Lofton, ETI Bookkeeping Services; Jennifer Curley, COH - Economic Development Dept.; Council Member Greg Travis, District G; Muhammad Ali and Derek St. John, both of LAN; Jim Webb, Goodman Corporation. Others attending the meeting were Ben Gillis, Pat Walters and Cara Cullen, all with Memorial Management District; Laurie Rosenbaum, City of Bunker Hill; Emily Anderson, Half Associates; Jim Shroff; Robert Benz; Dean Bixler; Ed Browne; Lois Myers; David Tresch; Gregg Nady; Virginia Gregory; and Bruce Nichols. Chair Givens called the meeting to order at 8:01 a.m.

RECEIVE PUBLIC COMMENTS.

Virginia Gregory commented on the preliminary engineering on the Briar Branch straws and W-140 Channel Improvements. She stated she thought construction was going to start in the Spring and the engineering design is not even complete and doesn't understand what the delay is. She requested to receive a public statement on when this project is going to be completed. Bruce Nichols commented on public comments made at the previous meeting stating there have been no public discussions regarding detention at the playing fields. He stated the statements made were not true and there have been public discussions, and discussions at the school board meetings. Ed Browne made comments regarding Bruce Nichols' comments and stated any statement in the minutes have been brief. He made a comment on extending the life of the TIRZ to be able to do projects and wanted to know if the TIRZ is running out of money; if it is going to get these projects completed or are the projects going to keep being pushed back. Dean Bixler stated he is concerned about the W140 Channel Improvements and Briar Branch Straws and stated all the updates look the same and is wondering when the TIRZ is going to break ground on the project. Lois Myers stated part of the problem is the City and County do not work together. She stated one of the reasons for the County

not agreeing to projects is the TIRZ is attempting to displace too much water. She stated the County has indicated the TIRZ is not going to dump that much water and have requested the TIRZ consultants to go back to the drawing board. She made comments regarding the need for more detention area.

APPROVE MINUTES OF THE JANUARY 25, 2018, REGULAR MEETING.

Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to approve the Minutes of the January 25, 2018, 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. Upon a motion duly made by Director Heins, 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.

a. Project Update Report from LAN, including:

Mr. Ali provided an update on Town & Country drainage and mobility project; a copy of the progress report is included in the Board agenda materials. He reported the storm water box culverts are complete along Town & Country Way and installation of box culverts continues along Town & Country Blvd. He reported a meeting is scheduled with TxDOT regarding the Memorial Drive improvements on March 9. He reported cost estimates and schematics have been submitted to Goodman Corporation for TIP application for the Memorial Drive improvements from Tallowood Rd. to City of Houston/City of Bunker Hill Village boundary. Mr. St. John provided an update on HGMP grant investigations. He reported H-GAC has not made a call for projects and expects the call to be in June or July. He reported the benefit cost ratio to be eligible for a grant is 1:2.

i. Pay Estimate No. 5 from SER Construction Partners, T&C Reconstruction and Drainage Improvement, in the amount of \$822,166.44

Mr. Ali reviewed Pay Application No. 5 from SER Construction Partners, T&C Reconstruction and Drainage Improvement in the amount of \$822,166.44, included in the Board agenda materials. He reported LAN has reviewed the pay application and concurs with the amounts and quantities and is recommending for approval. Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to approve payment of Pay Application No. 5, T&C Reconstruction and Drainage Improvement from SER Construction Partners in the amount of \$822,166.44, as presented.

b. Project Update Report from RPS

See below – covered later in meeting.

c. Project Update Report from Goodman Corporation

Mr. Webb provided an update on TIP project assistance. He reported the Memorial Drive and N. Gessner projects continue to move forward and both projects have executed agreements. He reported the federal funding budget included \$90 million for disaster recovery so there may be other opportunities down the road over the \$ 1 Million HGMP. He answered questions regarding the HMGP grant and reported application deadline is one year from date of disaster.

i. Approve Interlocal Agreement with City of Bunker Hill Village.

This item has been tabled. Mr. Webb reported the City Administrator at City of Bunker Hill is reviewing the Agreement and anticipates the agreement to be ready for consideration at the March meeting.

d. Project Update Report from SWA

The SWA project status report is 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.

The Board convened in Executive Session at 8:28 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 8:42a.m. No action was taken.

b. Project Update Report from RPS

The monthly status reports for Briar Branch Channel Improvements, Briar Branch Straws and Bunker Hill Bridge and N. Gessner Drainage and Mobility Improvements are included in the Board agenda materials for review. The Board discussed a proposed traffic study southbound on N. Gessner for the left turn lane into CVS Pharmacy. Mr. Bean stated there have been concerns if the turn lane is eliminated it may cause an impact to CVS Pharmacy and the TIRZ has been requested to do a traffic study. Chair Givens reported CM Stardig has requested a study be conducted because she has concerns it may cause a negative impact to CVS business. Mr. Bean stated for safety reasons and landscaping they would like to close the turn lane but do not want to impact the business. Ms. Curley stated she would check with Public Works to see if they have already completed a traffic study. After full discussion the consensus of the Board was to hold off on conducting a traffic study until Ms. Curley reports her findings.

ADJOURNMENT.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 8:52 a.m.



Secretary