

MINUTES OF THE BOARD OF DIRECTORS MEETING
TIRZ 17 Redevelopment Authority/
Memorial City Redevelopment Authority
City of Houston, Texas
April 8, 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 April 8, 2008, in the Memorial Hermann Hospital's Heart and Vascular Conference Room, 921 Gessner Road, Houston, Texas, inside the boundaries of the District.

Board members in attendance:

Charles Turet, Chair
Ken Arnold
Dan Moody, III
Brenda Stardig Patrick

Board members not in attendance:

Carolina Weitzman
Terry Cheng

City of Houston representative in attendance:

Jennifer Mott

Consultants in attendance:

Linda Canik - ETI Accounting Services
Trey Lary and Susan Hostetler - Allen Boone Humphries Robinson LLP ("ABHR")
Rafael Ortega, Chuck Rogers, Marshall Cheek, Jesse Chavez, Derek St. John -
Lockwood, Andrews & Newnam, Inc. ("LAN")

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. Discuss and approve minutes of the March 4, 2008 Board meeting

The Board discussed the minutes of the March 4, 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

Linda Canik reviewed the financial report as of March 31, 2008. Pat Walters reported on preparation of the forecast budget. Following review and discussion, Ken Arnold made a motion to approve the financial report and payment of the invoices presented. Brenda Stardig Patrick seconded the motion, and it passed unanimously.

4. Resolution Appointing Investment Officer

Mr. Walters reviewed the Resolution Appointing Investment Officer. He stated that he has taken the investment officer training required by the Public Funds Investment Act. Following review and discussion, Brenda Stardig Patrick made a motion to adopt the Resolution Appointing Investment Officer, reflecting that Pat Walters is appointed as an Investment Officer of the Authority. Ken Arnold seconded the motion, and it carried by unanimous vote.

5. Fiscal year 2009 budget and proposal to develop right-of-way acquisition costs for fiscal year 2009 projects

Mr. Walters reviewed the fiscal year 2009 budget approval process. He reported on expected income to the Authority from the City of Houston. He reported that in the past the Authority has equally shared the cost of the Executive Director's salary with the Memorial City Management District (the "District"), but that due to increased Authority activity and decreased District activity, the cost-sharing percentage and related agreement may need to be revised. Ken Arnold asked that staff keep time records to confirm the time allocation between the District and Authority is accurate. Pat Walters discussed increased auditing costs due to the City's audit requirements.

Rafael Ortega discussed projects that may be included in the City's Capital Improvement Plan. The Board further reviewed a proposal from LAN to study the costs of right-of-way acquisitions for future projects, for a fee of \$10,000.

Following review and discussion, Ken Arnold made a motion to authorize LAN's right-of-way proposal in the amount of \$10,000. Brenda Stardig Patrick seconded the motion, and it carried unanimously.

6. Report on the status of the Gessner widening project

Chuck Rogers and Rafael Ortega reported on the status of the Gessner widening project. Mr. Ortega reviewed and recommended approval of the revised proposal from Klotz Associates, Inc., for Phase II Services. The Board discussed the related proposal for additional landscaping services by Kudela & Weinheimer.

Regarding the impact of construction on area businesses and residents, Trey Lary reminded the Board of its policy, as demonstrated in the construction plans and specifications of its various road projects, to construct the appropriate driveways and transitions from the public streets to private property and to re-stripe parking spaces impacted by the Authority's work, all in compensation for the dedication of right-of-way for the road project. The Board concurred that this is its policy.

The Board further reviewed a revised proposal by LAN for owner's representation services. The Board agreed to review the proposals by LAN and Klotz Associates, Inc., and to consider their approval at the next meeting. Ken Arnold asked Rafael Ortega and Trey Lary to follow up regarding the various proposals and the Authority's contractual relationship with Klotz & Associates, Inc. and its subcontractors. The Board took no action regarding this agenda item.

7. Report on status of the Bunker Hill widening project

Jesse Chavez reported on the status of the Bunker Hill widening project. He stated there are no pay estimates or change orders for the Board's consideration. No action was necessary regarding this agenda item.

8. Report on the status of the Kingsride intersection improvements

Jesse Chavez reported on the status of the Kingsride intersection improvements. He stated there are no pay estimates or change orders for the Board's consideration. No action was necessary regarding this agenda item.

9. Report on the status of the Queensbury storm sewer project

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

10. Report on status of Rummel Creek floodplain reduction efforts and proposal for preparation of Letter of Map Revision to Federal Emergency Management Agency

The Board reviewed a revised proposal for preparation of the Letter of Map Revision to the Federal Emergency Management Agency ("FEMA") regarding the

Rummel Creek floodplain study. Derek St. John stated the proposal's schedule was revised.

The Board discussed targeting greenbelt and hike and bike trails and contacting the property owners impacted by the floodplain reduction study, to investigate cooperation with the Authority to create a greenbelt area.

Following review and discussion, Ken Arnold made a motion to approve LAN's proposal to prepare the Letter of Map Revision to FEMA in an amount not to exceed \$13,800. The motion was seconded by Dan Moody, and passed by unanimous vote.

11. Responses to public comments received at the March 4, 2008 meeting

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

12. Public comment

Donna Freedman presented comments regarding parks, and concern regarding Glenn Airola's service on the District Board and the Authority Board.


Roberta Prazak presented comments regarding public safety, property acquired by Metro National, LAN's work for the Authority, planting of trees along Gessner, access to the hospital during construction, and the cost of public information.

Ed Brown discussed drainage issues and the elevation of property owned by Metro National.

13. Adjournment

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

Approved:



Chuck Turet, Chairman
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