

MINUTES OF THE BOARD OF DIRECTORS MEETING  
TIRZ 17 Redevelopment Authority/  
Memorial City Redevelopment Authority  
City of Houston, Texas  
March 4, 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 March 4, 2008, in the Memorial Hermann Hospital's Memorial City  
Conference Center, 920 Frostwood, Houston, Texas, inside the boundaries of the  
District.

Board members in attendance:

Charles Turet, Chair  
Ken Arnold  
Brenda Stardig Patrick

Board members not in attendance:

Carolina Weitzman  
Dan Moody, III  
Terry Cheng

City of Houston representatives in attendance:

Robert Fiederlein

Consultants in attendance:

Linda Canik - ETI Accounting Services  
Jessica Holoubek and Susan Hostetler - Allen Boone Humphries Robinson LLP  
("ABHR")  
Rafael Ortega, Chuck Rogers, and 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 February 5, 2008 Board meeting**

The Board discussed the minutes of the February 5, 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 Walters reviewed the financial report as of February 29, 2008. Ken Arnold requested that the contract expense report be updated for the Board's review at the next meeting. Mr. 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. Report on the status of the Gessner widening project**

Chuck Rogers reported on the status of the Gessner widening project. He reported that the Texas Department of Transportation ("TxDOT") will receive bids for the project on March 5, 2008. He reported that the Authority has made payment to TxDOT for its share of the construction project costs. Rafael Ortega stated that next month LAN will present its plan to communicate information on the status of construction to property owners. No action was necessary regarding this agenda item.

**5. Report on status of the Bunker Hill widening project**

Mr. Ortega stated that payment and performance bonds for the Bunker Hill widening project are being executed. He reported on the acquisition of right of way by the City of Houston. The Board discussed timing of issuance of the Notice to Proceed to the contractor, and agreed not to issue the Notice until right of way issues have been resolved. No action was necessary regarding this agenda item.

**6. Report on the status of the Kingsride intersection improvements**

Chuck Rogers reported that construction contract for the Kingsride intersection improvements has been executed and a preconstruction meeting was held on February 28, 2008. No action was necessary regarding this agenda item.

**7. Report on the status of the Queensbury storm sewer project**

Derek St. John reported that on February 25, 2008, Huff & Mitchell was issued a Notice to Proceed on the Queensbury storm sewer project. No action was necessary regarding this agenda item.

**8. Report on the status of the Rummel Creek floodplain reduction efforts and preparation of Letter of Map Revision to Federal Emergency Management Agency ("FEMA")**

Derek St. John stated that the Rummel Creek floodplain reduction feasibility study revealed that the floodplain in the area was smaller than originally mapped. He stated that it will be necessary to submit a Letter of Map Revision to FEMA in order to update the floodplain information on the Flood Insurance Rate Map. Mr. St. John stated that before the Letter of Map Revision can be submitted to FEMA, the Authority must receive a no-objection letter from Harris County, followed by approval of the floodplain reduction feasibility study by the City of Houston, the area floodplain administrator. Mr. St. John stated that FEMA will probably waive the report review fee since the area under consideration is already developed.

Ken Arnold asked that LAN contact the Shadow Oaks Civic Association about this matter. Brenda Stardig Patrick stated she will follow up with the Shadow Oaks Civic Association. The Board asked that LAN inform CenterPoint Energy about the flood plain reduction.

**9. Budget subcommittee to review projects for fiscal year 2009**

The Board considered appointing a subcommittee to work with LAN to develop a capital projects list and review sources of funding. Following discussion, Brenda Stardig Patrick made a motion to appoint Ken Arnold and Chuck Turet to the budget subcommittee. Ken Arnold seconded the motion, which passed unanimously.

**10. Responses to public comments received at the February 5, 2008 meeting**

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

**11. Public comment**

Roberta Prazak presented comments regarding the name of Rummell Creek, keeping detention flow along the north side of I-10 away from Buffalo Bayou, creating parks and detention from undeveloped land, the definition of "commercial

area," the Fonn Villas drainage project, traffic signals at Kimberly and Town and Country, and green space along Gessner and Bunker Hill.

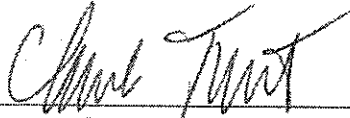
Virginia Gregory presented comments regarding the schedule and starting location for the Bunker Hill widening project, right-of-way along Bunker Hill, communication with property owners regarding construction projects, vacancies on the Board, the Bunker Hill plats, and how the Bunker Hill project will not impact the school.

Ed Brown discussed detention of the Daniel Industries property now owned by Fidelis.

## 12. 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