

MINUTES OF THE BOARD OF DIRECTORS MEETING
TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority
City of Houston, Texas
July 27, 2010

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 July 27, 2010, in the HEB Community Room, 9710 Katy Freeway, Houston, Texas.

Board members in attendance:

Charles Turet, Chair
Dr. Zach Hodges
Dan Moody, III
Ken Arnold
Brad Freels

Board members not in attendance:

Ann T. Givens
Glenn Airola

Consultants in attendance:

Pat Hall and Michelle Lofton - ETI Bookkeeping Services
Rafael Ortega, Derek St. John, and Mark Scates - Lockwood, Andrews & Newnam, Inc.
("LAN")
Trey Lary and Susan Hostetler - Allen Boone Humphries Robinson LLP ("ABHR")

Staff in attendance:

Pat Walters - Executive Director

City of Houston Representatives in attendance:

Council Member Jolanda Jones
Melissa White - Council Member Jolanda Jones' office
Will Dabney - Council Member Brenda Stardig's office
Julia Gee and Jesse Bounds - Economic Development Department, City of Houston
("City")

1. Call Meeting to Order

Director Turet called the meeting to order. All agenda items were considered in order.

2. Public Comments

Mr. Chuck Davidson commented on the TIRZ 17 Regional Drainage Study.

Ms. Donna Freedman commented on the Notice of Meeting and the Authority's budget for drainage projects.

Ms. Roberta Prazak commented on the Notice of Meeting, the TIRZ 17 Drainage Study, community input for Authority projects, and the meeting location.

Ms. Virginia Gregory commented on change orders to the Gessner Road project and communications regarding a possible variance for the Bunker Hill project.

Mr. Craig Adams commented on the landscaping installed on Bunker Hill and Ms. Gregory's appointment as the Spring Branch Civic Association's representative.

Mr. Ed Brown commented on the TIRZ 17 Drainage Study, the landscaping package for Kimberley Lane, and executive sessions.

Council Member Jones requested information relating to detention projects, the TIRZ 17 Regional Drainage Study, the Kimberley Lane project, and the Authority's meeting notices, Board packets, public comments, and executive sessions.

3. Minutes of the June 29, 2010 Meeting

The Board reviewed the minutes of the June 29, 2010, meeting. Following discussion, Director Moody moved to approve the minutes as submitted. The motion was seconded by Director Hodges and carried by unanimous vote.

4. Financial and Bookkeeping Matters

Ms. Hall reviewed the financial report for June and presented checks for payment. Following review and discussion, Director Arnold made a motion to approve the financial report and the payment of the bills presented. Director Moody seconded the motion, and it passed unanimously.

5. FY 2011 budget

Mr. Walters stated the City has not yet approved the Authority's fiscal year 2011 budget.

6. Gessner Road Widening Project

Mr. St. John reported that the Gessner widening project is substantially complete. He stated that the Texas Department of Transportation continues to audit the project costs.

7. Bunker Hill Widening Project

Mr. St. John updated the Board regarding the Bunker Hill widening project. Discussion ensued regarding landscaping and vegetation. Mr. Walters reported that

plans for landscaping were submitted to and approved by the City and that the City must approve any variance. Director Arnold and Mr. Walters reiterated the Authority's offer to consider supporting the Spring Branch Civic Association in requesting a variance from the City, if the Spring Branch Civic Association will send a letter requesting that the Authority do so.

8. IH-10 East Bound Frontage Road and Bunker Hill Turning Lanes

Mr. St. John reported that the striping of the Bunker Hill/I-10 east bound frontage road is complete. Mr. Ortega noted the project involved coordination with the Texas Department of Transportation on design within its right-of-way, pavement striping, and sign installation.

9. Kimberley Lane near Beltway 8 Drainage Improvements

Mr. St. John discussed mobility and drainage improvements to Kimberley Lane near Beltway 8. Mr. St. John reviewed updated cost estimates for the project.

10. North Gessner Thoroughfare Improvement Plan

Mr. St. John discussed proposed drainage, roadway and utility improvements to Gessner north of IH-10. Mr. St. John noted that Phase 2 of the Preliminary Engineering Report will be completed after the TIRZ 17 Regional Drainage Study is complete.

11. TIRZ 17 Regional Drainage Study

Mr. St. John stated that ditch W156 is not included in the TIRZ 17 Regional Drainage Study due to its drainage patterns. Mr. St. John noted the existing conditions model is complete. Mr. St. John reported on a recent agency coordination meeting with the City, the Harris County Flood Control District (the "HCFCD"), Hedwig Village, and Bunker Hill Village.

Mr. St. John and Mr. Ortega reported that the HCFCD has requested that the study area be expanded to the east. Mr. Ortega stated that the HCFCD will pay for the cost of the expanded study. Mr. St. John stated that LAN is studying the scope of the request and will present additional information at the next meeting. The Board took no action regarding additional engineering services or a cost sharing agreement with HCFCD.

12. Barryknoll Drainage Improvements

Mr. St. John reviewed proposed drainage improvements to Barryknoll Lane. Mr. St. John reported that Phase 1 of the preliminary engineering report is substantially complete, and a meeting with the City's Technical Review Committee is planned for August. Mr. Ortega reported that LAN is preparing the project in anticipation of the

completion of the TIRZ 17 Regional Drainage Study. Mr. Ortega noted that, due to the improvements, the existing right of way may need to be expanded. The Board directed LAN to explore improvement options that do not involve the expansion of the City's right-of-way into residential property.

13. Westview Esplanade Project

Mr. Walters reported that landscaping improvements to the Westview esplanade are complete. He reviewed Pay Estimate No. 7 and Final in the amount of \$9,772.05. Following review and discussion and based upon the landscape architect's recommendation, Director Moody moved to approve Pay Estimate No. 7 and Final to Boyer in the amount of \$9,772.05, accept the landscape architect's certificate of completion, and accept the project for maintenance by the Authority. Director Arnold seconded the motion, and it passed unanimously.

14. Convene in Executive Session pursuant to Chapter 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property

At 9:12 a.m., Director Turet announced the Board would convene in executive session to conduct a private consultation with its attorney regarding the purchase, exchange, lease, or value of real property.

15. Reconvene in Open Session and authorize appropriate action regarding the purchase, exchange, lease or value of real property, including authorizing negotiations and execution of Purchase Agreements

At 9:23 a.m., Director Turet announced the Board would reconvene in open session. No action was taken.

16. Town and Country Way Widening Project

There was no report regarding the Town & Country Way project.

17. Adjournment

There being no additional matters for the Board's consideration, Director Hodges moved to adjourn the meeting. Director Arnold seconded the motion, and it passed unanimously.

Approved:

Chuck Turet, Chair
TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority
City of Houston, Texas