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HIRAM CLARKE/FORT BEND REDEVELOPMENT AUTHORITY AND  
TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-FIVE,  
CITY OF HOUSTON, TEXAS  
JOINT BOARD OF DIRECTORS MEETING

April 6, 2017

The Board of Directors (the "Board") of both the Hiram Clarke/Fort Bend Redevelopment Authority (the "Authority") and the Tax Increment Reinvestment Zone Number Twenty-Five, City of Houston (the "City"), Texas (the "Hiram Clarke/Fort Bend Zone"), held a joint regular meeting, open to the public, on the 6th day of April 2017, at 12:00 p.m., at the Fountain Life Center, 14083 South Main Street, Houston, Texas 77035 and the roll was called of the members of the Board:

Rosemary Capetillo	Position 1
Theadore Andrews	Position 2, Chairman
George Anderson	Position 3, Vice Chair
Linda Scurlock	Position 4, Vice Secretary
Homer Clark	Position 5, Treasurer
Kevin Riles	Position 6
Horrace Alison	Position 7 Secretary

and all of the above were present except Director Alison, thus constituting a quorum.

1. **Establish quorum and call to order.** A quorum having been established at 12:03 p.m., the meeting was called to order by Director Andrews. Director Anderson provided an opening prayer.
2. **Minutes from the last meeting.** The Board of the Authority and the Zone considered approving the minutes of the February 2, 2017, joint regular meeting. After review and discussion, Director Anderson moved to approve the minutes as presented. The motion was seconded by Director Scurlock and which passed by unanimous vote.
3. **Chairman's Report:**
  - i. **Legislative Update.** Director Andrews presented an overview of the Zone's activities since creation, and the creation of the Authority, currently executed Inter-Local and Development Agreements, and recommended moving forward planning, the development of partnerships with other Zones and Management Districts, and preparation for the future.

4. **Committee Reports:**

a. **Finance Committee, Homer Clark:**

i. **Finance Report.** Director Clark reviewed the Financial Statements, reported on the fund balances, and reported on a recent deposit of Tax Year 2015 increment by the City of Houston.

ii. **Approve Invoices.**

Director Clark reviewed current invoices submitted for review and included on the Unpaid Bills Report recommended payment of the aforementioned Invoices.

iii. **Draft Fiscal Year 2018 Budget.**

Director Clark discussed the draft Fiscal Year 2018 Budget, the City of Houston Budget Approval and Timeline, and recommended the addition of a new Capital Improvement Project ("CIP") to the Budget. The proposed project is related to intersection mobility and pedestrian safety improvements within the zone. Director Clark also informed the Board the budget, as included, was for review and presentation purposes only, and the Finance Committee would defer the item to the May 4, 2017 Board meeting pending the receipt of comments and questions from board members. In addition, Director Clark presented a letter from the Five Corners Management District ("District") recommending a joint planning committee between the Authority and the District to work collaboratively in implementing quality of life and related public infrastructure projects within the boundaries of the Zone and the District.

Following review and discussion, Director Anderson moved to (1) accept the financial report, and (2) authorize payment of invoices, and (3) table the adoption of the proposed Fiscal Year 2018 Budget. Director Riles seconded the motion, and which passed by unanimous vote.

b. **Board Development Committee:** There were no activities related to Board Development.

c. **Real Estate Development Committee:**

i. **Lease Agreement 14083 South Main Street, Houston Texas 77035.**

Director Riles reviewed provisions included in the proposed Lease Agreement, the attributes and locations of the proposed rented facilities. After review and discussion by the Board, Director Riles motioned to adopt the Lease as presented, and which was seconded by Director Scurlock, and which passed by unanimous vote.

ii. **Platting Activity for City of Houston Planning Commission.**

Director Riles reported there was no current platting activity to report.

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- d. Planning Committee, Horace Alison.**
    - i. Request for Qualifications for infrastructure analysis.** No action was taken.
    - ii. METRO.** Director Scurlock reported on a committee meeting related to the METRO's Highway 90A Project's Request for Information, and the development of a letter, by the Committee, to METRO regarding the project.
- 5. Presentation Hines Beltway Southwest Business Park.** Mr. Charles Meyer provided an update on the Beltway Southwest Business Park project, and reported five buildings have been constructed and leased. With the current (7) tenants, and a recent Letter of Intent executed, the project is now 70% leased. Mr. Meyer also reported the detention pond conversion into a recreational amenity with trails landscaping, and work-out stations has proved popular with tenants.
- 6. Public Comment.** Martha Castex-Tatum, City of Houston District K Community Liaison reported that Council Member Green and staff attended the ribbon cutting for Solar City, Beltway Southwest Business Park tenant and how the new company intends to hire locally. Additionally, Mrs. Castex-Tatum reported that Super Neighborhoods 39 & 40 were holding their quarterly meeting on April 12, 2017, at 6:45 p.m., at the Hiram Clarke Multi-Service Center, located at 3810 West Fuqua Street, Houston, Texas 77075. Agenda and guest speakers will present information about what do Zones and Districts do. Mr. Ray Washington reported that the Texas Department of Transportation will be holding public meetings specific to the West Airport Road Expansion Project, on April 6, 2017, at 5:30 p.m., at Madison High School, located at 13719 White Heather Drive, Houston, Texas 77045.
- 7. Discuss meeting schedule including date and time of next meeting.** After review and discussion, Director Anderson motioned to set the next meeting date for May 4, 2017, and which was seconded by Director Clark, and which passed by unanimous vote.
- 8. Convene in Executive Session pursuant to section 551.087, Texas Government Code, to discuss economic development matters of the Zone.** The Board did not convene in Executive Session.
- 9. Reconvene in Open Session and authorize appropriate action regarding economic development negotiations.** No action was taken.
- 10. Adjourn.** There being no further business to discuss, at the request of Director Andrews, Director Riles moved to adjourn the meeting at 12.58 p.m., which was seconded by Director Scurlock, and which passed by unanimous vote.

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