

**MINUTES OF THE MEETING OF**  
REINVESTMENT ZONE NUMBER TWENTY-FIVE, CITY OF HOUSTON, TEXAS  
(HIRAM CLARKE/FORT BEND ZONE)  
AND  
HIRAM CLARKE/FORT BEND REDEVELOPMENT AUTHORITY  
JOINT BOARD OF DIRECTORS MEETING  
**February 7, 2019**

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 7th day of February 2018, at 12 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
Horace Allison	Position 7 Secretary

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

1. **Establish quorum and call to order** - With a quorum established at 12:02, the meeting was called to order by Director Andrews. Director Riles provided an opening prayer.
2. **Minutes from the last meeting** – The Board of the Authority and the Zone considered approving the minutes of the January 3, 2018 and October 4th, 2018 joint regular meeting. After review and discussion, Director Andrews asks for a motion to approve previous minutes. Motion moved by Director Anderson and seconded by Director Riles and which passed by unanimous vote.

**3. Chair and Committee Reports:**

**a. Charimains’ Report, Theadore Andrews:**

**i. Consultants Report:**

**Hawes Hill, Don Huml** – Mr. Haul reporting on the upcoming Capitol Improvement Plan (“CIP”) for the FY 2020. It was stated that the templates should be released in March or April thus allowing the CIP update to begin. An update on the projected increment for TIRZ 25 was given for 2020 equaling to \$1.3 million. He also spoke on TIRZ #9 and their current plan with their intersections improvements of West Orem Drive and South Post Oak Road as well as West Orem Drive and Hiram Clarke Road. There was no vote taken, this report was for information purposes only.

**Huitt-Zollars, Chaitanya** – Ms. Chaitanya, updated the board on research into the four intersections, within intersections improvement Project. The research is to verify which improvement options are most effective for traffic during peak hours to satisfy a grade of “C” or “D” and are still acceptable in the year 2040. The currently the traffic operates at grades “E” or “F”. There was no vote taken, this report was for information purposes only.

**IMPACT Strategies Consultants - Eric Lyons** – Mr. Lyons updating the board on the current project plan of MERTONext, where he recommended the board to engage now. He further explained some of the services enhancements and bus rapid transit that would affect the TIRZ. Mr. Lyons has asked to bring a METRONext meeting into the Zone in order to reach TIRZ #25 and #9 as well as the Management District. He also updated the board on a previously sought question of the 90-A Rail and its development status. Director Andrews asks for a motion to engage with TIRZ’s #25, 24, 9 as well as the Management District to

- host a public forum meeting. The motion was moved by Director Anderson and seconded by Director Scurlock, and which passed by unanimous vote;
- ii. South Post Oak Park Rendering** – Commissioner Grady Prestage (“the Commissioner”) presented to the board a recreational facility, South Post Oak Park. The Commissioner asks the board to fund the construction of the artificial turf field within the park, which is not to exceed \$1 million. Director Andrews ask for a motion to develop a plan on how to participate within the development up to the \$1 million. The motion was moved by Director Riles and seconded by Director Anderson and which passed by unanimous vote;
- b. Finance Committee, Homer Clark:**
    - i. Finance Report** - Director Clark reviewed the Financial Statements and Compilation Report and reported on the fund balances ending December 31, 2018.
    - ii. TexPool Update** – Director Clark reviewed the TexPool statement and reported on the fund balances ending December 31, 2018.
    - iii. Approve Invoices for Payment** - Director Clark reviewed current invoices submitted for the Unpaid Bills Report and recommended payment of all invoices. After review and discussion, Director Scurlock moved to approve payment of current invoices. The motion was seconded by Director Allison, and which passed by unanimous vote;
  - c. Board Development Committee, George Anderson:**
    - i. Office Contract Staffing** - Director Anderson reports on the tasks taken provided by LeRon Wilson and presents the contract to employ him as a TIRZ contract staffing. After review and discussion, Director Anderson entertains a motion to accept the agreement as presented. The motion was moved by Director Riles and seconded by Director Allison and which passed by unanimous vote;
    - ii. Board Members Email Addresses** - Director Anderson reported on the importance conducting TIRZ business on TIRZ email address as a best practice and to help with any Texas Public Information Act (“TPIA”) requests. The emails will be created and set up by Mr. Wilson with syntax, FirstName@hcfbh.com. This report is for information purposes only.
    - iii. Board Photo** - Director Anderson added this section as a reminder for board photographs.
    - iv. Website Update** - Director Anderson introduces Mr. Jesse Young with Present The Vision to give the website update. Mr. Young discussed the importance knowing what TIRZ is as well transparency and showing off the Zone and what the TIRZ has done. My. Young also walked the board through each page of the site, explaining its importance. This report is for information purposes only.
  - d. Real Estate Development Committee, Kevin Riles:**
    - i. Hine Development on Boulevard Oaks Business Park Update** – Director Riles reported on withdrawal of the request for \$2.2 million from Hines and the detentions section of the development plan. This report is for information purposes only. This report is for information purposes only.
  - e. Planning Committee, Linda Scurlock:**
    - i. Platting** - Director Scurlock reported on the platting of Center Point Energy Pecan Point Preserve and her difficulties faced on receiving the plans for the development. This report is for information purposes only.
- 4. Public Comments** – Council Member Martha Castex-Tatum, District K, commented on the inspiration and great work provided by the TIRZ. As well as recent completed projects and ribbon cuttings in District K. Ms. Carol wanted to thank everyone for their attendance in 6<sup>th</sup> annual banquet and honoring Mrs. Harris. Mrs. Harris would like to thank the board for their great work, and to say “You Right!”. Mr. Allen Goodlow offered 5 Corners Newsletter. Mr. Kamal Rasheed, introduced business partners. In attendance is Parks Board Outreach Manager, Lisa Kasianowitz who spoke on the developments within District K. Carl Davis Evans express the 2<sup>nd</sup> Annual Significant Gala. Joyce Owens and Ms. Washington, introduced themselves and their services. MAPCT Elite Marcus Odums, introduced himself and his organization. Resheed Taylor introduced himself. Jim Web introduced himself and what there could offer the TIRZ. Mr. Joel, spoke on upcoming projects.

5. **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
6. **Reconvene in Open Session and authorize appropriate action regarding economic development negotiations.** No action was taken;
7. **Discuss meeting schedule including date and time of next meeting** –Proposed next meeting date: Thursday, March 7, 2019, noon.
8. **Adjourn.** There being no further business to discuss, Director Andrews entertains a motion to adjourn, which was moved by Director Anderson and seconded by Director Riles, which passed by unanimous vote.

---

Secretary, Board of Directors

